

Labour & Materials Estimate

Site Address: Basement Conversion

Proposal: Basement conversion revised

| Cost Summary | | Labour | Material | Total £ |
|---|--------|-------------------|-------------------|-------------------|
| Enabling works | | £744.93 | £108.36 | £853.29 |
| Excavations & foundations (waste includes 20% bulking) | | £2,236.46 | £1,245.78 | £3,482.24 |
| Retaining walls (masonry) | | £1,062.97 | £1,511.74 | £2,574.71 |
| Tanking system | | £4,314.79 | £4,613.32 | £8,928.11 |
| Basement floor | | £2,282.20 | £3,761.83 | £6,044.03 |
| Brickworks | | £159.61 | £687.31 | £846.92 |
| Windows & external doors | | £152.85 | £870.64 | £1,023.49 |
| Structural works | | £491.73 | £151.24 | £642.97 |
| Joinery 1st fix | | £1,329.78 | £1,019.20 | £2,348.98 |
| Joinery 2nd & final fix | | £505.84 | £649.90 | £1,155.74 |
| Staircase & balustrading | | £365.75 | £722.20 | £1,087.95 |
| Plastering & insulation | | £2,814.40 | £1,634.68 | £4,449.08 |
| Electrical | | £1,285.37 | £617.82 | £1,903.19 |
| Heating | | £524.03 | £415.05 | £939.08 |
| Painting & decorating | | £1,946.62 | £297.59 | £2,244.21 |
| Sundry fixings & fasteners | | | £162.48 | £162.48 |
| Sub-total labour and materials @ cost. | | £20,217.33 | £18,469.14 | £38,686.47 |
| Builders contingencies (BC%) | 5.00% | £1,010.87 | £923.46 | £1,934.33 |
| Preliminaries, see detailed section. | | £4,605.00 | £270.36 | £4,875.36 |
| Contract time in weeks | 6 | | | |
| Total labour and materials, including preliminaries & contingencies | | £25,833.20 | £19,662.96 | £45,496.16 |
| Overheads & Profit (OHP%) | 15.00% | £3,874.98 | £2,949.44 | £6,824.42 |
| Total excluding VAT. | | £29,708.18 | £22,612.40 | £52,320.58 |

| Build Stage Summary: Each item includes builders contingencies, preliminaries and builders profit. | Labour | Material | Total £ |
|---|-------------------|-------------------|-------------------|
| Enabling works | £1,094.63 | £132.67 | £1,227.30 |
| Excavations & foundations (waste includes 20% bulking) | £3,286.35 | £1,525.25 | £4,811.60 |
| Retaining walls (masonry) | £1,561.97 | £1,850.88 | £3,412.85 |
| Tanking system | £6,340.33 | £5,648.25 | £11,988.58 |
| Basement floor | £3,353.56 | £4,605.74 | £7,959.30 |
| Brickworks | £234.54 | £841.50 | £1,076.04 |
| Windows & external doors | £224.60 | £1,065.95 | £1,290.55 |
| Structural works | £722.57 | £185.17 | £907.74 |
| Joinery 1st fix | £1,954.03 | £1,247.84 | £3,201.87 |
| Joinery 2nd & final fix | £743.30 | £795.69 | £1,538.99 |
| Staircase & balustrading | £537.45 | £884.21 | £1,421.66 |
| Plastering & insulation | £4,135.60 | £2,001.39 | £6,136.99 |
| Electrical | £1,888.78 | £756.42 | £2,645.20 |
| Heating | £770.03 | £508.16 | £1,278.19 |
| Painting & decorating | £2,860.44 | £364.35 | £3,224.79 |
| Sundry fixings & fasteners | | £198.93 | £198.93 |
| Total excluding VAT. | £29,708.18 | £22,612.40 | £52,320.58 |

| Fluctuation | Total £ | M2 | Rate per m2 |
|----------------------------------|-------------------|---------------|--------------------|
| Proposed Contract Price Less 10% | £47,088.52 | 51.584 | £912.85 |
| Proposed Contract Price | £52,320.58 | 51.584 | £1,014.28 |
| Proposed Contract Price Plus 10% | £57,552.64 | 51.584 | £1,115.71 |

| Description | Abbreviation |
|--|----------------|
| Line only contains information in labour section. | < |
| Line only contains information in materials section. | > |
| Builder's contingencies. | BC% |
| Bag. | Bg |
| Builder's profit. | BP% |
| Box. | Bx |
| Day. | Dy |
| Each. | Ea |
| Half day. | Hd |
| Hired plant. | Hp |
| Hour. | Hr |
| Tool hire. | Ht |
| Included in pipe and fittings. | IPF |
| Load. | Ld |
| Lump sum. | Ls |
| Lineal metres. | M |
| Square metres. | M ² |

| Description | Abbreviation |
|--|----------------|
| Cubic metres. | M ³ |
| Not applicable. | Na |
| Number. | Nr |
| Overheads & Profit. | OHP% |
| Pack. | Pk |
| Pair. | Pr |
| Per week. | PW |
| Roll. | RI |
| Sheet. | Sh |
| Builder's skip. | Sp |
| Standing seam roof Unit for 10Nr (such as 10Nr/M2). | SSR Ten |
| Thousand. | Th |
| Ton. | Tn |
| Unit of measurement. | UoM |
| Week. | Wk |
| Weeks. | Wks |

| Trade | Grade | Rate of Pay Per Day | Converting Trade day rates into hourly crew rates. |
|--------------------------------|-------|---------------------|--|
| Groundworker. | GR | £195.00 | In all cases we use a trade day rate based on an eight (8) hour day including breaks. The crew rate per hour is simply the trade day rate divided by 8. |
| General labourer. | GL | £127.00 | |
| Semi skilled labourer. | SL | £144.00 | For example: $\frac{\text{The rate of pay per day for a Roofer} = \text{£208.00}}{\text{Divide by 8 hours per day} =} = \text{£26.00}$ Day Hour |
| Bricklayer. | BL | £215.00 | |
| Carpenter and joiner. | CJ | £209.00 | Where a crew grade is more than one operative the day rates are added together and divided by 8. For example: $\frac{\text{The day rate for a Roofer} = \text{£208.00}}{\text{+ Semi-skilled labourer} = \text{£144.00}} = \text{£352.00}$ Day Divide by 8 hours per day = £44.00 Hour |
| Roofer. | RR | £208.00 | |
| Plasterer. | PL | £205.00 | |
| Electrician. | EL | £226.00 | |
| Plumbing and heating engineer. | PH | £232.00 | |
| Painter and decorator. | PD | £172.00 | |
| Specialist Sub-Contractor. | SSC | £200.00 | |
| Tiler. | TLR | £228.00 | |
| Working foreman. | WF | £235.00 | |

| Crew Composition | Crew Grade | Crew Rate per hour |
|--|------------|--------------------|
| Groundworker. | GW | £24.38 |
| Groundworker X 2. | GW2 | £48.75 |
| Groundworker X 2 and general labourer. | GW2.1 | £64.63 |
| Groundworker and carpenter. | GWC | £50.50 |
| General labourer. | GL | £15.88 |
| Semi-skilled labourer. | SL | £18.00 |
| Semi-skilled labourer & general labourer X 1. | SL1 | £33.88 |
| Semi-skilled labourer & general labourer X 2. | SL2 | £49.75 |
| Bricklayer X 1 and semi-skilled labourer. | BL1.1 | £44.88 |
| Bricklayer X 2 and semi-skilled labourer. | BL2.1 | £71.75 |
| Bricklaying gang working on a fixed rate or price. | BLG | £86.00 |
| Stonemason and semi-skilled labourer. | SM1.1 | £50.25 |
| Stonemason X 2 and 1 semi-skilled labourer. | SM2.1 | £82.50 |
| Stonemason gang working on a fixed rate or price. | SMG | £96.75 |
| Structural Insulated Panel erectors | SIP | £50.53 |
| Carpenter and general labourer. | CJL | £42.00 |
| Carpenter and joiner. | CJ | £26.13 |
| Carpenter and joiner X 2. | CJ2 | £52.25 |
| Carpenter and joiner X 2 and 1 general labourer. | CJ2.1 | £68.13 |

| Crew Composition | Crew Grade | Crew Rate per hour |
|---|------------|--------------------|
| Roofer. | RR | £26.00 |
| Roofer and semi-skilled labourer. | RRS | £44.00 |
| Plasterer. | PL | £25.63 |
| Plasterer and semi-skilled labourer. | PLS | £43.63 |
| Electrician. | EL | £28.25 |
| Plumbing and heating engineer X 1. | PH | £29.00 |
| Plumbing and heating engineer X 2. | PH2 | £58.00 |
| Painter and decorator. | PD | £21.50 |
| Painter and decorator X 2. | PD2 | £43.00 |
| Skilled assembly operative factory based. | SA1 | £9.50 |
| Skilled assemble operative factory based X 2. | SA2 | £19.00 |
| Specialist sub-contractor. | SSC | £25.00 |
| Specialist sub-contractor X 2. | SSC2 | £50.00 |
| Specialist sub-contractor X 1 and 1 SL. | SSL | £43.00 |
| Tiler. | TLR | £28.50 |
| Working foreman. | WF | £29.38 |
| Working foreman & semi-skilled labourer. | WSL | £47.38 |
| WSL & general labourer X 1. | WSL1 | £63.25 |
| WSL & general labourer X 2. | WSL2 | £79.13 |

| Labour Rate £ | Crew Hours | Preliminaries | UoM | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM | Material Quantity | Rate £ | Material Total £ |
|---------------|------------|---------------------------------|-----|-----------------|------------|-------------|-----------|----------------|-----|-------------------|--------|------------------|
| | | Working Foreman, supervision. | Wks | 6.000 | WF | 1175.1 | 0.50 | 3,525.00 | < | < | < | < |
| | | Labourer driver, time off site. | Wks | 6.000 | SL | 720.0 | 0.25 | 1,080.00 | < | < | < | < |
| | | Chemical site lavatory. | > | > | > | > | > | > | Wks | 6.000 | 42.57 | 255.42 |
| | | Builders skip roundup. | > | > | > | > | > | > | Sp | 0.083 | 180.00 | 14.94 |
| | | | | | | | | 4,605.00 | | | | 270.36 |

| Labour Rate £ | Crew Hours | Enabling works | UoM | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM | Material Quantity | Rate £ | Material Total £ |
|---------------|------------|---|-----|-----------------|------------|-------------|-----------|----------------|-----|-------------------|--------|------------------|
| 12.44 | 0.09 | Demolish walls 4" single leaf. | M² | 0.346 | SL2 | 49.75 | 0.25 | 4.30 | < | < | < | < |
| 6.44 | 9.98 | Lift & remove existing paving slabs | M² | 52.513 | SL1 | 33.88 | 0.19 | 338.04 | < | < | < | < |
| 6.78 | 9.64 | Remove lathe & plaster ceilings. | M² | 48.187 | SL1 | 33.88 | 0.20 | 326.52 | < | < | < | < |
| 63.00 | 1.50 | Strip out staircase. | Nr | 1.000 | CJL | 42.00 | 1.50 | 63.00 | < | < | < | < |
| 6.53 | 0.50 | Strip out internal doors, frames & architraves. | Nr | 2.000 | CJ | 26.13 | 0.25 | 13.07 | < | < | < | < |
| - | - | Load waste into skips, labour included above. | > | > | > | > | > | > | Sp | 0.602 | 180.00 | 108.36 |
| | | | | | | | | 744.93 | | | | 108.36 |

| Labour Rate £ | Crew Hours | Excavations & foundations (waste includes 20% bulking) | UoM | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM | Material Quantity | Rate £ | Material Total £ |
|---------------|------------|--|-----|-----------------|------------|-------------|-----------|----------------|-----|-------------------|--------|------------------|
| 64.63 | 34.60 | Reducing levels, by hand. | M³ | 34.604 | GW2.1 | 64.63 | 1.00 | 2,236.46 | Sp | 6.921 | 180.00 | 1,245.78 |
| | | | | | | | | 2,236.46 | | | | 1,245.78 |

| Labour Rate £ | Crew Hours | Retaining walls (masonry) | UoM | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM | Material Quantity | Rate £ | Material Total £ |
|---------------|------------|--|-----|-----------------|------------|-------------|-----------|----------------|-----|-------------------|--------|------------------|
| 17.94 | 5.57 | Block solid concrete 7.3N 440x215x100mm. | M² | 22.272 | BL2.1 | 71.75 | 0.25 | 399.50 | Ea | 234.000 | 1.17 | 273.78 |
| 502.25 | 9.25 | Facing brick. | Th | 1.321 | BL2.1 | 71.75 | 7.00 | 663.47 | Th | 1.387 | 770.98 | 1,069.35 |
| - | - | Building sand bulk bag. | Tn | 0.000 | > | > | > | > | Bg | 2.000 | 40.70 | 81.40 |
| - | - | Ordinary portland cement 25kg bag. | Nr | 0.000 | > | > | > | > | Ea | 15.000 | 5.15 | 77.25 |
| - | - | Mortar plasticiser 5 litres. | Nr | 0.000 | > | > | > | > | Ea | 2.000 | 4.98 | 9.96 |
| | | | | | | | | 1,062.97 | | | | 1,511.74 |

| Labour Rate £ | Crew Hours | Tanking system | UoM | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM | Material Quantity | Rate £ | Material Total £ |
|---------------|------------|--|-----|-----------------|------------|-------------|-----------|----------------|------|-------------------|--------|------------------|
| 1.25 | 4.65 | Spray walls & floors with WYKAMOL Microsealer. | M² | 185.890 | SSC2 | 50.00 | 0.03 | 232.36 | Ea | 1.000 | 22.29 | 22.29 |
| 11.00 | 29.55 | Fix WYKAMOL CM8 membrane to walls, with Surefix brick plugs. | M² | 134.306 | SSC2 | 50.00 | 0.22 | 1,477.37 | RI | 4.000 | 104.71 | 418.84 |
| 4.00 | 4.13 | Lay WYKAMOL CM20 membrane over floor area. | M² | 51.584 | SSC2 | 50.00 | 0.08 | 206.34 | RI | 2.000 | 108.24 | 216.48 |
| - | - | WYKAMOL membrane joint sealing tape 28mm x 22.5m roll. | M¹ | 12.896 | > | > | > | > | RI | 1.000 | 15.00 | 15.00 |
| - | - | WYKAMOL 60mm Surefix plugs 200nr per pack. | Nr | 886.420 | > | > | > | > | Pack | 5.000 | 35.09 | 175.45 |
| 200.00 | 12.00 | Cut out & excavate for drainage sump/s. | Nr | 3.000 | SSC2 | 50.00 | 4.00 | 600.00 | < | < | < | < |
| 5.00 | 3.20 | Fit WYKAMOL Drainage Channel to perimeter walls. | M¹ | 31.988 | SSC2 | 50.00 | 0.10 | 159.94 | < | < | < | < |
| 5.00 | 2.79 | Fit WYKAMOL Drainage Channel to internal walls. | M¹ | 27.879 | SSC2 | 50.00 | 0.10 | 139.40 | < | < | < | < |
| - | - | WYKAMOL Drainage Channel channels in 2m lengths | Nr | 29.934 | > | > | > | > | Ea | 33.000 | 12.65 | 417.45 |
| 12.50 | 0.50 | Fit WYKAMOL access ports. | Nr | 2.000 | SSC2 | 50.00 | 0.25 | 25.00 | Ea | 2.000 | 15.29 | 30.58 |
| 5.00 | 2.40 | Fit WYKAMOL drainage corner unions. | Nr | 24.000 | SSC2 | 50.00 | 0.10 | 120.00 | Ea | 24.000 | 4.71 | 113.04 |
| - | - | WYKAMOL Floor drain in 2.2m lengths. | M¹ | 2.000 | > | > | > | > | Ea | 1.000 | 15.88 | 15.88 |
| 6.00 | 7.18 | Seal joints in WYKAMOL drainage channel with sealing tape | M¹ | 59.867 | SSC2 | 50.00 | 0.12 | 359.20 | RI | 4.000 | 32.35 | 129.40 |
| 4.00 | 7.44 | Seal joints in WYKAMOL membrane with sealing tape. | M¹ | 92.945 | SSC2 | 50.00 | 0.08 | 371.78 | RI | 5.000 | 28.24 | 141.20 |
| 5.00 | 0.30 | Fit WYKAMOL sump connector. | Nr | 3.000 | SSC2 | 50.00 | 0.10 | 15.00 | Ea | 3.000 | 8.18 | 24.54 |
| 3.00 | 3.10 | Lay Styrofoam Floormate 300A 600x2500x50mm | M² | 51.584 | SSC2 | 50.00 | 0.06 | 154.75 | Ea | 42.000 | 12.73 | 534.66 |
| 125.00 | 7.50 | Fit WYKAMOL Double Pump & Sump kit with metal lid. | Nr | 3.000 | SSC2 | 50.00 | 2.50 | 375.00 | Ea | 3.000 | 700.00 | 2,100.00 |
| 100.00 | 0.00 | Fit WYKAMOL Aquasafe pump monitoring alarm. | Ea | 0.000 | > | > | > | > | Ea | 1.000 | 217.65 | 217.65 |
| 50.00 | 1.57 | Clear waste into skips. | M³ | 1.573 | SSC2 | 50.00 | 1.00 | 78.65 | Sp | 0.227 | 180.00 | 40.86 |
| | | | | | | | | 4,314.79 | | | | 4,613.32 |

| Labour Rate £ | Crew Hours | Basement floor | UoM | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM | Material Quantity | Rate £ | Material Total £ |
|---------------|------------|--|-----|-----------------|------------|-------------|-----------|----------------|-----|-------------------|--------|------------------|
| 29.08 | 11.47 | Lay & compact MOT type 1 hardcore, delivered in bulk bags. | Tn | 25.484 | GW2.1 | 64.63 | 0.45 | 741.16 | Bg | 32.000 | 40.08 | 1,282.56 |
| - | - | Tool hire, plate compactor for the above task. | > | > | > | > | > | > | Dy | 1.000 | 31.68 | 31.68 |
| 22.62 | 1.78 | Sand blinding, delivered in bulk bags. | Tn | 5.097 | GW2.1 | 64.63 | 0.35 | 115.30 | Bg | 6.000 | 40.70 | 244.20 |
| 2.59 | 2.27 | Polythene membrane, blue standard duty 300mu 100m2 rolls. | M² | 56.630 | GW2.1 | 64.63 | 0.04 | 146.40 | RI | 1.000 | 42.94 | 42.94 |
| 4.80 | 6.15 | Perimeter screed upstand 20mm PIR insulation. | M¹ | 55.910 | PLS | 43.63 | 0.11 | 268.33 | Ea | 2.000 | 15.28 | 30.56 |
| 4.14 | 8.77 | Foil faced rigid PIR insulation board 2400x1200x80mm. | M² | 51.584 | GW | 24.38 | 0.17 | 213.80 | Ea | 19.000 | 57.34 | 1,089.46 |
| 12.93 | 12.34 | Concrete floor slab 150mm thick. | M² | 61.675 | GW2.1 | 64.63 | 0.20 | 797.21 | M³ | 10.000 | 100.08 | 1,000.83 |
| - | - | Tool hire, power float. | > | > | > | > | > | > | Dy | 1.000 | 39.60 | 39.60 |
| | | | | | | | | 2,282.20 | | | | 3,761.83 |

| Labour Rate £ | Crew Hours | Brickworks | UoM | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM | Material Quantity | Rate £ | Material Total £ |
|---------------|------------|--|----------------|-----------------|------------|-------------|-----------|----------------|----------------|-------------------|--------|------------------|
| 10.76 | 0.15 | Lintels Steel Lintel 100/100/100 1650mm | Ea | 1.000 | BL2.1 | 71.75 | 0.15 | 10.76 | Ea | 1.000 | 62.72 | 62.72 |
| 10.76 | 0.15 | Lintels Steel Lintel 100/100/100 1500mm | Ea | 1.000 | BL2.1 | 71.75 | 0.15 | 10.76 | Ea | 1.000 | 75.15 | 75.15 |
| 2.87 | 0.35 | Cavity closers 100mm cavity. | M ¹ | 8.800 | BL2.1 | 71.75 | 0.04 | 25.26 | Ea | 4.000 | 14.86 | 59.44 |
| 7.18 | 0.90 | Twice weathered precast concrete coping 300x900mm. | Nr | 9.000 | BL2.1 | 71.75 | 0.10 | 64.58 | Ea | 9.000 | 7.79 | 70.11 |
| 16.50 | 0.40 | Stone window & door heads. | Nr | 2.000 | SM2.1 | 82.50 | 0.20 | 33.00 | M ¹ | 3.300 | 44.21 | 145.89 |
| 12.38 | 0.15 | Stone window & door cills. | Nr | 1.000 | SM2.1 | 82.50 | 0.15 | 12.38 | M ¹ | 1.700 | 139.27 | 236.76 |
| 0.72 | 0.04 | Weep vent sleeves. | Nr | 4.000 | BL2.1 | 71.75 | 0.01 | 2.87 | Ea | 4.000 | 0.40 | 1.60 |
| - | - | Tool hire, 110v cement mixer with transformer. | > | > | > | > | > | > | Hp | 1.000 | 35.64 | 35.64 |
| | | | | | | | | 159.61 | | | | 687.31 |

| Labour Rate £ | Crew Hours | Windows & external doors | UoM | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM | Material Quantity | Rate £ | Material Total £ |
|---------------|------------|--|-----|-----------------|------------|-------------|-----------|----------------|----------------|-------------------|--------|------------------|
| 52.25 | 1.00 | White UPVC windows inc double glazed glass. | Nr | 1.000 | CJ2 | 52.25 | 1.00 | 52.25 | M ² | 1.300 | 187.28 | 243.46 |
| 84.92 | 3.25 | White UPVC french doors inc double glazed glass. | Nr | 1.000 | CJ | 26.13 | 3.25 | 84.92 | M ² | 2.800 | 216.35 | 605.78 |
| 15.68 | 0.60 | Window boards, MDF. | Nr | 1.000 | CJ | 26.13 | 0.60 | 15.68 | M ¹ | 2.000 | 5.61 | 11.22 |
| - | - | Frame sealant. | > | > | > | > | > | > | Ea | 2.000 | 5.09 | 10.18 |
| | | | | | | | | 152.85 | | | | 870.64 |

| Labour Rate £ | Crew Hours | Structural works | UoM | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM | Material Quantity | Rate £ | Material Total £ |
|---------------|------------|--|----------------|-----------------|------------|-------------|-----------|----------------|-----|-------------------|--------|------------------|
| 31.63 | 2.00 | Insert steel props & strongboys. | Nr | 4.000 | WSL1 | 63.25 | 0.50 | 126.50 | < | < | < | < |
| - | - | Tool hire, steel props. | > | > | > | > | > | > | Hp | 4.000 | 7.92 | 31.68 |
| - | - | Tool hire, strongboys. | > | > | > | > | > | > | Hp | 4.000 | 7.92 | 31.68 |
| 56.10 | 4.99 | Remove brickwork to form new openings in existing walls. | M ² | 3.990 | BL1.1 | 44.88 | 1.25 | 223.84 | Sp | 0.167 | 180.00 | 30.06 |
| 22.44 | 3.15 | Make good brick reveals, new openings in existing walls. | M ¹ | 6.301 | BL1.1 | 44.88 | 0.50 | 141.39 | Th | 0.075 | 770.98 | 57.82 |
| | | | | | | | | 491.73 | | | | 151.24 |

| Labour Rate £ | Crew Hours | Joinery 1st fix | UoM | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM | Material Quantity | Rate £ | Material Total £ |
|---------------|------------|---|----------------|-----------------|------------|-------------|-----------|----------------|----------------|-------------------|--------|------------------|
| 41.81 | 3.20 | Redwood rebated & grooved fire door framing, 5.1m per door. | Nr | 2.000 | CJ | 26.13 | 1.60 | 83.62 | M ¹ | 10.200 | 7.08 | 72.22 |
| 2.61 | 36.93 | Batten walls, using 25x50 sawn timber treated C16. | M ¹ | 369.342 | CJ | 26.13 | 0.10 | 965.09 | M ¹ | 387.809 | 0.92 | 356.78 |
| 3.78 | 6.69 | Foil Faced Rigid PIR Insulation Board 2400x1200x50mm | M ² | 74.356 | CJL | 42.00 | 0.09 | 281.07 | Ea | 26.000 | 22.70 | 590.20 |
| | | | | | | | | 1,329.78 | | | | 1,019.20 |

| Labour Rate £ | Crew Hours | Joinery 2nd & final fix | UoM | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM | Material Quantity | Rate £ | Material Total £ |
|---------------|------------|--------------------------------------|----------------|-----------------|------------|-------------|-----------|----------------|----------------|-------------------|--------|------------------|
| 39.20 | 3.00 | Internal fire door. | Nr | 2.000 | CJ | 26.13 | 1.50 | 78.39 | Ls | 1.000 | 400.00 | 400.00 |
| 3.14 | 1.22 | Intumescent strip firestop. | M ¹ | 10.200 | CJ | 26.13 | 0.12 | 31.98 | Ea | 5.000 | 2.81 | 14.05 |
| 13.07 | 1.00 | Perko brass door closer. | Nr | 2.000 | CJ | 26.13 | 0.50 | 26.13 | Ea | 2.000 | 9.95 | 19.90 |
| 19.60 | 1.50 | Ironmongery standard door pack. | Nr | 2.000 | CJ | 26.13 | 0.75 | 39.20 | Ea | 2.000 | 10.49 | 20.98 |
| 4.70 | 10.19 | Skirting board, Softwood 5" moulded. | M ¹ | 56.590 | CJ | 26.13 | 0.18 | 266.17 | M ¹ | 57.000 | 2.67 | 152.19 |
| 3.14 | 2.45 | Softwood 3" moulded architrave. | M ¹ | 20.400 | CJ | 26.13 | 0.12 | 63.97 | M ¹ | 23.000 | 1.86 | 42.78 |
| | | | | | | | | 505.84 | | | | 649.90 |

| Labour Rate £ | Crew Hours | Staircase & balustrading | UoM | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM | Material Quantity | Rate £ | Material Total £ |
|---------------|------------|--|-----|-----------------|------------|-------------|-----------|----------------|-----|-------------------|--------|------------------|
| 365.75 | 7.00 | Bespoke made to measure softwood staircase | Ls | 1.000 | CJ2 | 52.25 | 7.00 | 365.75 | Ls | 1.000 | 722.20 | 722.20 |
| | | | | | | | | 365.75 | | | | 722.20 |

| Labour Rate £ | Crew Hours | Plastering & insulation | UoM | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM | Material Quantity | Rate £ | Material Total £ |
|---------------|------------|---|----------------|-----------------|------------|-------------|-----------|----------------|-----|-------------------|--------|------------------|
| 7.85 | 24.18 | Skim walls using, finishing plaster 25kg bags. | M ² | 134.306 | PLS | 43.63 | 0.18 | 1,054.76 | Ea | 13.000 | 7.93 | 103.09 |
| 3.05 | 9.40 | 12.5mm standard plaster board, on timber. | M ² | 134.306 | PLS | 43.63 | 0.07 | 410.18 | Sh | 51.000 | 7.61 | 388.11 |
| 5.67 | 6.26 | 12.5mm fireline plaster board, ceiling. | M ² | 48.187 | PLS | 43.63 | 0.13 | 273.31 | Sh | 19.000 | 10.85 | 206.15 |
| 1.69 | 6.72 | Polythene vapour control layer, green tinted 125mu. | M ² | 134.306 | SL1 | 33.88 | 0.05 | 227.51 | Rl | 1.000 | 65.52 | 65.52 |
| 3.48 | 12.82 | Ceiling insulation Foil Faced Rigid PIR Insulation Board 2400x1200x50mm | M ² | 96.374 | CJ | 26.13 | 0.13 | 334.93 | Ea | 36.000 | 22.70 | 817.20 |
| 9.60 | 10.60 | Skim, ceilings. | M ² | 48.187 | PLS | 43.63 | 0.22 | 462.53 | Ea | 5.000 | 7.93 | 39.65 |
| 0.09 | 0.13 | Self adhesive fibre tape. | M ¹ | 62.644 | PLS | 43.63 | 0.00 | 5.47 | Ea | 1.000 | 4.80 | 4.80 |
| 2.62 | 1.05 | Skim beads. | M ¹ | 17.463 | PLS | 43.63 | 0.06 | 45.71 | Ea | 8.000 | 1.27 | 10.16 |
| | | | | | | | | 2,814.40 | | | | 1,634.68 |

| Labour Rate £ | Crew Hours | Electrical | UoM | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM | Material Quantity | Rate £ | Material Total £ |
|---------------|------------|--|----------------|-----------------|------------|-------------|-----------|----------------|-----|-------------------|--------|------------------|
| 9.89 | 1.05 | Ceiling pendant light, low energy Part L1 compliant. | Nr | 3.000 | EL | 28.25 | 0.35 | 29.66 | Ea | 3.000 | 31.16 | 93.48 |
| 14.13 | 1.50 | 1 gang 1 way light switch. | Nr | 3.000 | EL | 28.25 | 0.50 | 42.38 | Ea | 3.000 | 1.54 | 4.62 |
| 1.41 | 1.50 | 1.5mm twin & earth cable, 50m roll. | M ¹ | 30.000 | EL | 28.25 | 0.05 | 42.38 | Ea | 1.000 | 26.61 | 26.61 |
| 0.14 | 0.60 | 1.5mm cable clips. | Nr | 120.000 | EL | 28.25 | 0.01 | 16.95 | Ea | 6.000 | 0.76 | 4.56 |
| 14.13 | 4.00 | Double plug socket. | Nr | 8.000 | EL | 28.25 | 0.50 | 113.00 | Ea | 8.000 | 5.55 | 44.40 |
| 1.69 | 6.24 | 2.5mm twin & earth cable, 50m roll | M ¹ | 103.991 | EL | 28.25 | 0.06 | 176.26 | Ea | 3.000 | 45.54 | 136.62 |
| 0.14 | 0.56 | 2.5mm cable clips. | Nr | 112.000 | EL | 28.25 | 0.01 | 15.82 | Ea | 6.000 | 0.76 | 4.56 |
| 35.31 | 3.75 | Mains wired smoke alarm. | Nr | 3.000 | EL | 28.25 | 1.25 | 105.94 | Ea | 3.000 | 23.27 | 69.81 |
| 28.25 | 3.00 | RCD protected fused connection unit, 13Amp RCD FCU. | Nr | 3.000 | EL | 28.25 | 1.00 | 84.75 | Ea | 3.000 | 27.83 | 83.49 |
| 141.25 | 15.00 | Tanking system, provide independent pump circuits . | Nr | 3.000 | EL | 28.25 | 5.00 | 423.75 | < | < | < | < |
| 1.69 | 1.80 | 1.5mm three core & earth cable, 50m roll. | M ¹ | 30.000 | EL | 28.25 | 0.06 | 50.85 | Ea | 1.000 | 50.13 | 50.13 |
| 183.63 | 6.50 | Consumer unit. | Nr | 1.000 | EL | 28.25 | 6.50 | 183.63 | Ea | 1.000 | 83.96 | 83.96 |
| - | - | Metal Back Box 1Gang 16mm | > | > | > | > | > | > | Ea | 3.000 | 1.14 | 3.42 |
| - | - | Metal Back Box 2Gang 25mm | > | > | > | > | > | > | Ea | 8.000 | 1.52 | 12.16 |
| | | | | | | | | 1,285.37 | | | | 617.82 |

| Labour Rate £ | Crew Hours | Heating | UoM | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM | Material Quantity | Rate £ | Material Total £ |
|---------------|------------|---------------------------------|----------------|-----------------|------------|-------------|-----------|----------------|-----|-------------------|--------|------------------|
| 43.50 | 4.50 | Supply & install radiators. | Nr | 3.000 | PH | 29.00 | 1.50 | 130.50 | Ea | 3.000 | 92.80 | 278.40 |
| 8.70 | 0.90 | Lock-shield valves 15mm. | Nr | 3.000 | PH | 29.00 | 0.30 | 26.10 | Ea | 3.000 | 2.30 | 6.90 |
| 10.15 | 1.05 | Thermostatic regulating valves. | Nr | 3.000 | PH | 29.00 | 0.35 | 30.45 | Ea | 3.000 | 10.83 | 32.49 |
| 4.64 | 5.76 | 15mm copper tube. | M ¹ | 36.000 | PH | 29.00 | 0.16 | 167.04 | Ea | 12.000 | 5.65 | 67.80 |
| 4.35 | 0.90 | 15mm copper tees. | Nr | 6.000 | PH | 29.00 | 0.15 | 26.10 | Ea | 6.000 | 0.55 | 3.30 |
| 3.48 | 1.44 | 15mm copper elbows. | Nr | 12.000 | PH | 29.00 | 0.12 | 41.76 | Ea | 12.000 | 0.45 | 5.40 |
| 3.48 | 1.44 | 15mm copper coupling. | Nr | 12.000 | PH | 29.00 | 0.12 | 41.76 | Ea | 12.000 | 0.41 | 4.92 |
| 0.58 | 0.88 | 15mm pipe clips. | Nr | 44.000 | PH | 29.00 | 0.02 | 25.52 | Ea | 44.000 | 0.12 | 5.28 |
| 5.80 | 1.20 | 15mm isolating valves. | Nr | 6.000 | PH | 29.00 | 0.20 | 34.80 | Ea | 6.000 | 1.76 | 10.56 |
| | | | | | | | | 524.03 | | | 415.05 | |

| Labour Rate £ | Crew Hours | Painting & decorating | UoM | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM | Material Quantity | Rate £ | Material Total £ |
|---------------|------------|--|----------------|-----------------|------------|-------------|-----------|----------------|-----|-------------------|--------|------------------|
| 1.29 | 2.68 | Prime internal woodwork, prior to fixing. | M ¹ | 89.230 | PD2 | 43.00 | 0.03 | 115.11 | < | < | < | < |
| 2.15 | 4.46 | Undercoat internal woodwork. | M ¹ | 89.230 | PD2 | 43.00 | 0.05 | 191.84 | < | < | < | < |
| 2.58 | 5.35 | Finish internal woodwork, in either gloss, satin, or eggshell. | M ¹ | 89.230 | PD2 | 43.00 | 0.06 | 230.21 | < | < | < | < |
| 6.88 | 21.49 | Emulsion Walls, comprising one mist coat, one base coat & one top coat. | M ² | 134.306 | PD2 | 43.00 | 0.16 | 924.03 | Ea | 3.000 | 39.96 | 119.88 |
| 7.74 | 8.67 | Emulsion Ceilings, comprising one mist coat, one base coat & one top coat. | M ² | 48.187 | PD2 | 43.00 | 0.18 | 372.97 | Ea | 1.000 | 18.82 | 18.82 |
| 1.08 | 1.12 | Sundries, decorators caulk. | M ¹ | 44.615 | PD2 | 43.00 | 0.03 | 47.96 | Ea | 5.000 | 2.25 | 11.25 |
| 10.75 | 0.50 | Prime internal doors. | Nr | 2.000 | PD2 | 43.00 | 0.25 | 21.50 | < | < | < | < |
| 10.75 | 0.50 | Undercoat internal doors. | Nr | 2.000 | PD2 | 43.00 | 0.25 | 21.50 | < | < | < | < |
| 10.75 | 0.50 | Finish internal doors, in either gloss, satin, or eggshell. | Nr | 2.000 | PD2 | 43.00 | 0.25 | 21.50 | < | < | < | < |
| - | - | Quick drying primer 5 litres. | > | > | > | > | > | > | Ea | 1.000 | 41.90 | 41.90 |
| - | - | Undercoat 5 litres. | > | > | > | > | > | > | Ea | 2.000 | 24.00 | 48.00 |
| - | - | Finishing coat, gloss/satin/eggshell 5 litres. | > | > | > | > | > | > | Ea | 2.000 | 21.72 | 43.44 |
| - | - | Sundries, white spirit. | > | > | > | > | > | > | Ea | 2.000 | 2.98 | 5.96 |
| - | - | Sundries, medium glass paper. | > | > | > | > | > | > | Ea | 2.000 | 2.09 | 4.18 |
| - | - | Sundries, fine glass paper. | > | > | > | > | > | > | Ea | 2.000 | 2.08 | 4.16 |
| | | | | | | | | 1,946.62 | | | 297.59 | |

| Labour Rate £ | Crew Hours | Sundry fixings & fasteners | UoM | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM | Material Quantity | Rate £ | Material Total £ |
|---------------|------------|---|-----|-----------------|------------|-------------|-----------|----------------|-----|-------------------|--------|------------------|
| - | - | Staples Paslode 25mm 2100nr box. | Nr | 716.000 | > | > | > | > | Bx | 1.000 | 23.18 | 23.18 |
| - | - | Screws drywall 25mm 1000nr box. | Nr | 669.000 | > | > | > | > | Bx | 1.000 | 5.57 | 5.57 |
| - | - | Screws chippy screw 4.5x70mm 100nr box. | Nr | 1270.000 | > | > | > | > | Bx | 13.000 | 6.08 | 79.04 |
| - | - | Masonry plug brown 300nr pack. | Nr | 1230.000 | > | > | > | > | Ea | 13.000 | 2.81 | 36.53 |
| - | - | Nails 40mm oval 2.50kg pack. | Nr | 136.000 | > | > | > | > | Ea | 1.000 | 11.76 | 11.76 |
| - | - | Frame fixings 8.0x100mm each. | Nr | 16.000 | > | > | > | > | Ea | 16.000 | 0.40 | 6.40 |
| | | | | | | | | 0.00 | | | 162.48 | |

| Tool Hire | | | | | |
|---|-----------------|----------------|-----------------|---------------|----------------|
| Description | Hire UoM | Section | Quantity | Rate £ | Total £ |
| Tool hire, plate compactor for the above task. | Dy | Tool Hire | 1.000 | 31.68 | 31.68 |
| Tool hire, power float. | Dy | Tool Hire | 1.000 | 39.60 | 39.60 |
| Tool hire, 110v cement mixer with transformer. | Hp | Tool Hire | 1.000 | 35.64 | 35.64 |
| Tool hire, steel props. | Hp | Tool Hire | 4.000 | 7.92 | 31.68 |
| Tool hire, strongboys. | Hp | Tool Hire | 4.000 | 7.92 | 31.68 |
| Total Tool Hire (items excluded as instructed) | | | | | 170.28 |

| Plant Hire | | | | | |
|-------------------------|-----------------|----------------|-----------------|---------------|----------------|
| Description | Hire UoM | Section | Quantity | Rate £ | Total £ |
| Chemical site lavatory. | Wks | Plant Hire | 6.000 | 42.57 | 255.42 |
| Total Plant Hire | | | | | 255.42 |

| Waste Removal (Skip Roundup Calculation) | | | | | |
|--|--|--|--------------|---------------|----------------|
| | | Section | Skips | Rate £ | Total £ |
| Load waste into skips, labour included above. | | Enabling works | 0.602 | 180.00 | 108.36 |
| Reducing levels, by hand. | | Excavations & foundations (waste includes 20% bulking) | 6.921 | 180.00 | 1,245.78 |
| Clear waste into skips. | | Tanking system | 0.227 | 180.00 | 40.86 |
| Remove brickwork to form new openings in existing walls. | | Structural works | 0.167 | 180.00 | 30.06 |
| Additional skips | | | 0.000 | 180.00 | 0.00 |
| Total £ | | | 7.917 | 180.00 | 1,425.06 |
| Total loads = Roundup to next skip | | | 8.000 | 180.00 | 1440.00 |
| Extra-over for roundup | | | 0.083 | 180.00 | 14.94 |

Scope of Estimation & Limitations

Considerations: We recommend that the following be taken into account prior to finalising your tender price or budget costs.

Estimators Online Limited and its trade partners will accept no liability for any loss. It is the customer's responsibility to satisfy themselves that all the intended works are covered within the final tender or finalised budget costs. The following information should enable you to fully adjudicate our interpretation of the costs.

Material Costs: For Architects, Self Builders and Home Owners. Please note that for each item listed in the material section the prices given Local Market Prices. They are estimated prices of what most small builders who buy in moderate volume will pay a supplier. Discounts may be available for purchases in larger volume. Estimators Online Limited reserves the right to change these prices at any time without prior notice.

Material Costs: For Direct Builder users. Please note for each item listed in the material section, the prices given are either the price you have set online using our website interactive functions or Local Market Prices, or materials priced by your preferred merchant. Estimators reserve the right to change any of the Local Market Prices without prior notice. For more information on our online interactive functions call 0161 286 8601.

Material Delivery: The supplier generally absorbs the cost of delivery to site, although we recognise some materials and plant may incur delivery charges. Due to the complexity of material variants and unknown distances between the supplier and site we have not included any delivery costs. We have included in the summary time off site for a labourer-driver for the day-to-day collection and delivery of materials, plant and equipment.

Special Order Materials: Prior to finalising your build costs we recommend you view the section "Special Order Materials" This section itemises materials that are not commonly found in stock at Builders Merchants. The prices we have used are indicative estimated values and require pricing directly from the source of supply.

Unit Times include the time to perform the task per unit of measurement and will usually include associated tasks such as: unloading and storing of materials, plant & equipment, normal time lost for breaks and regular cleanup of construction debris. As we have not visited the site, have no first hand experience of the customer requesting this estimate, no knowledge of the tradesmen performing the works and have no record of how much work the crew assigned to the job can handle, we have assumed the following in setting the unit times within this estimate: that the principal builder and tradesmen selected to perform the work are qualified career minded professionals. Estimators Online Limited produce estimates for Builders, Tradesmen, Builder's Merchants, Architects and Private Individuals. This criterion is used for all customer types.

Supervision Costs: The labour cost of the principle or the principle's foreman is not included in the labour costs; these have been added in preliminaries. We have assumed that 50% of all non-productive time is spent in a supervisory or management role. To calculate the cost we use the project duration in weeks multiplied by 50% of the foreman's rate. We are aware that some small builders do not employ a foreman. In these instances we recognise the principle as the foreman. Trade customers can amend this rate free of charge on request call 0161 286 8601 for more information.

Builders Contingencies (BC%): Depending on the type of work, we will include by default either 2.5% or 5% builders internal contingencies. The allowance allocated is intended to cover any anomalies for any circumstance that the builder would not normally be able to reclaim from the client. It is important to note that Builders Contingencies should not be confused with (Client Contingencies). Trade customers can customise the BC% margin free of charge on request call 0161 286 8601 for more information.

Fluctuation: The differences between estimates can vary. Even when tendering builders are pricing using identical information there is room for legitimate disagreement on what the correct costs are. In our experience, for career minded professional builders the fluctuation should be within 20%. For this reason we have included a proposed contract price section in the estimate, in this section we have placed our proposed cost as the centre price and shown total costs plus and minus 10% giving a 20% fluctuation between the highest and the lowest. Assuming all tenderers have accurately included all elements the client should receive all tenders within this price band.

Limitations: Estimators Online Limited does not conduct site surveys and has no knowledge of the true topography of the site. We therefore exclude works such as: landscaping, garden walling, fencing, driveways & paving. Estimators Online Limited do not price Wall/Floor Coverings or Kitchen, Utility or Wardrobe installations, due to the vast ranges associated with these items. In addition, Estimators Online Limited excludes works such as: Intruder alarms and CCTV installations. If your project includes any of these items, you should obtain prices from the source of supply or a specialist sub-contractor.

Network/TV/Satellite installations: where applicable we include first fix cabling and completed face plates. All cable tails will be located in a centralised position for final installation by others.

Estimators Online Limited is happy to answer any questions relating to its services and explain how we apply the costs. Free telephone assistance is available from 9:00AM to 5.00PM Monday to Friday except Bank Holidays Telephone **0161 286 8601**.

E&OE

Estimators Online Limited, 5th Floor, 196 Deansgate, Manchester, M3 3WF
Registered in England: 04915640 Tel: 0161 286 8601
VAT Reg No: 302 6178 32