

Proposal: Loft conversion and associated works.

Site: Loft conversion 1

Build Stage Summary	Labour	Material	Total £
Scaffolding		£1,353.27	£1,353.27
Enabling works	£825.67	£71.57	£897.24
Second floor	£1,076.25	£1,299.70	£2,375.95
Windows & external doors	£195.66	£940.98	£1,136.64
Roof windows & sun tunnels	£797.71	£931.68	£1,729.39
Gutters & rainwater pipes	£88.91	£82.03	£170.94
Roof covering	£323.43	£290.42	£613.85
Joinery 1st fix	£2,556.68	£3,375.41	£5,932.10
Joinery 2nd & final fix	£1,803.94	£1,742.27	£3,546.21
Staircase & balustrading	£840.75	£1,408.35	£2,249.10
Flat roofs	£1,109.39	£2,176.12	£3,285.51
Plastering & insulation	£3,001.61	£1,939.64	£4,941.25
Electrical	£906.35	£526.58	£1,432.93
Heating	£721.99	£523.43	£1,245.42
Painting & decorating	£3,606.95	£423.09	£4,030.04
Sundry fixings & fasteners		£337.94	£337.94
<b>Total excluding VAT.</b>	<b>£17,855.29</b>	<b>£17,422.48</b>	<b>£35,277.77</b>

We have made no allowance for the following, please ensure you take these items into account when finalising your costs;

Drainage excluded as not enough detail provided to produce an accurate cost.

Structural steelwork, no structural engineering details provided.

Description	Abbreviation
Line only contains information in labour section.	<
Line only contains information in materials section.	>
Bag.	Bg
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 <sup>2</sup>

Description	Abbreviation
Cubic metres.	M <sup>3</sup>
Not applicable.	Na
Number.	Nr
Pack.	Pk
Pair.	Pr
Per week.	PW
Roll.	RI
Sheet.	Sh
Builder's skip.	Sp
Unit for 10Nr (such as 10Nr/M2).	Ten
Thousand.	Th
Ton.	Tn
Unit of measurement.	UoM
Week.	Wk
Weeks.	Wks

<b>Scaffolding</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Scaffolding by specialist, single lift.	M²	63.240	>	Ls	63.240	1,353.27
						1,353.27

<b>Enabling works</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Demolish roof.	M²	21.916	387.67		<	<
Remove ceiling including ceiling joists.	M²	1.252	14.88		<	<
Remove skirting boards.	M¹	2.416	4.36		<	<
Remove loft insulation	M²	41.997	352.91		<	<
Strip out internal doors, frames & architraves.	Nr	7.000	65.85		<	<
Load waste into skips, labour included above.	>	>	>	Sp	0.322	71.57
			825.67			71.57

<b>Second floor</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Floor joist, sawn timber dry graded 47x175mm Treated C16	M¹	118.208	548.76	M¹	118.300	820.95
Chipboard flooring MR 2400x600x22mm.	M²	30.475	412.81	Sh	24.000	293.09
Acoustic 100mm mineral wool laid between joists.	M²	30.475	114.67	M²	31.000	185.65
			1,076.24			1,299.69

<b>Windows &amp; external doors</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
White UPVC windows inc double glazed glass.	Nr	2.000	150.51	M²	3.900	901.88
Window boards, MDF.	Nr	2.000	45.15	M¹	4.000	26.72
Frame sealant.	>	>	>	Ea	2.000	12.37
			195.66			940.97

<b>Roof windows &amp; sun tunnels</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Velux Window GGL PK10 2070 Painted Std Glazing	Nr	2.000	571.94	Ea	2.000	773.65
Velux Flashing EDW PK10	Nr	2.000	225.77	Ea	2.000	158.03
			797.71			931.68

<b>Gutters &amp; rainwater pipes</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Gutter plastic, half round gutter 4m length.	M¹	4.672	37.33	Ea	2.000	27.76
Gutter plastic, gutter bracket.	Nr	8.000	19.18	Ea	8.000	9.09
Gutter plastic, outlet.	Nr	1.000	3.20	Ea	1.000	4.83
Gutter plastic, stop end.	Nr	2.000	3.20	Ea	2.000	4.10
Rain water plastic, round pipe 5.5m length.	M¹	1.273	13.22	Ea	1.000	19.81
Rain water plastic, round pipe clip.	Nr	2.000	6.39	Ea	2.000	4.59
Rain water plastic, round offset bend.	Nr	4.000	6.39	Ea	4.000	11.85
			88.91			82.03

<b>Roof covering</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Lead flashings.	M¹	12.927	202.77	Rl	5.000	290.42
Cutting around roof windows.	Nr	2.000	120.66		<	<
			323.43			290.42

<b>Joinery 1st fix</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Stud partition walls, sawn timber 47x100mm treated C16	M <sup>1</sup>	141.172	371.84	M <sup>1</sup>	149.000	592.43
Redwood rebated & grooved fire door framing, 5.1m per door.	Nr	9.000	541.84	M <sup>1</sup>	45.900	386.54
General timber framing, using 47x100mm sawn timber Treated C16	M <sup>2</sup>	25.543	422.90	M <sup>1</sup>	122.000	485.08
General timber frame sheathing, using 9mm OSB.	M <sup>2</sup>	25.543	192.23	Sh	9.000	194.70
General timber frame, house wrap 1400mm x 50m roll.	M <sup>2</sup>	26.821	60.55	RI	1.000	119.31
General timber, 47x150mm Treated C16	M <sup>1</sup>	31.908	240.13	M <sup>1</sup>	34.000	208.24
General timber, 47x175mm Treated C16	M <sup>1</sup>	14.155	117.18	M <sup>1</sup>	15.000	104.09
General timber, 75x100mm Treated C16	M <sup>1</sup>	4.526	34.06	M <sup>1</sup>	5.000	30.25
Lateral restraint straps in floors & ceilings.	Ea	8.000	60.20	Ea	8.000	38.13
Foil Faced Rigid PIR Insulation Board 2400x1200x50mm	M <sup>2</sup>	33.756	182.67	Ea	12.000	527.80
Foil Faced Rigid PIR Insulation Board 2400x1200x100mm	M <sup>2</sup>	15.695	113.24	Ea	6.000	528.17
25mm wire netting stapled to joists to suspend insulation.	M <sup>2</sup>	30.475	219.88	RI	7.000	160.68
			2,556.72			3,375.42

<b>Joinery 2nd &amp; final fix</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Internal fire door.	Nr	9.000	507.97	Ls	1.000	1,111.32
Intumescent strip firestop.	M <sup>1</sup>	45.900	207.25	Ea	22.000	75.52
Perko brass door closer.	Nr	9.000	169.32	Ea	9.000	108.80
Ironmongery standard door pack.	Nr	9.000	253.99	Ea	9.000	114.35
Skirting board, Softwood 5" moulded.	M <sup>1</sup>	37.041	250.88	M <sup>1</sup>	38.000	117.77
Softwood 3" moulded architrave.	M <sup>1</sup>	91.800	414.51	M <sup>1</sup>	101.000	214.51
			1,803.92			1,742.27

<b>Staircase &amp; balustrading</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Bespoke made to measure softwood staircase	Ls	1.000	840.75	Ls	1.000	1,408.34
			840.75			1,408.34

<b>Flat roofs</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Joist 47x150 Treated C24	M <sup>1</sup>	42.195	476.31	M <sup>1</sup>	47.000	304.11
Timber firrings.	M <sup>1</sup>	42.195	158.77	M <sup>1</sup>	42.200	81.81
18mm WISA structural plywood.	M <sup>2</sup>	16.878	203.23	Ea	8.000	421.81
Timber fillets.	M <sup>1</sup>	4.626	17.41	M <sup>1</sup>	4.900	8.23
Softwood fascia board.	M <sup>1</sup>	12.034	108.67	M <sup>1</sup>	13.000	59.23
Plywood soffit boards.	M <sup>1</sup>	12.034	72.45	Sh	2.000	59.37
Lead Flashings.	M <sup>1</sup>	4.626	72.56	RI	2.000	116.17
Hot bitumen applied felt roof, by specialist subcontractor.	>	>	>	M <sup>2</sup>	16.878	1,125.41
			1,109.40			2,176.14

<b>Plastering &amp; insulation</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Skim walls using, finishing plaster 25kg bags.	M <sup>2</sup>	85.016	929.14	Ea	9.000	73.57
12.5mm standard plaster board, on dabs.	M <sup>2</sup>	2.923	23.07	Sh	2.000	15.43
12.5mm standard plaster board, on timber.	M <sup>2</sup>	124.423	528.82	Sh	47.000	362.72
12.5mm standard plaster board, ceiling.	M <sup>2</sup>	32.573	257.10	Sh	13.000	100.33
Mineral wool quilt insulation 100mm thick, partitions.	M <sup>2</sup>	12.152	24.33	M <sup>2</sup>	14.000	33.19
Acoustic partition roll 75mm thick, partitions.	M <sup>2</sup>	19.882	39.81	M <sup>2</sup>	22.000	97.52
Mineral Wool Flexi Slab 1x400x1200 90mm, partitions.	M <sup>2</sup>	4.634	8.12	Ea	11.000	42.11
Timber frame, Foil faced rigid PIR insulation board 90mm.	M <sup>2</sup>	25.543	191.79	Ea	10.000	791.13
Ceiling insulation 150mm Mineral Wool Quilt Insulation	M <sup>2</sup>	23.036	131.38	M <sup>2</sup>	24.000	99.57
Skim, ceilings.	M <sup>2</sup>	32.573	435.10	Ea	4.000	32.70
Self adhesive fibre tape.	M <sup>1</sup>	130.925	15.90	Ea	2.000	11.29
Skim beads.	M <sup>1</sup>	5.674	20.67	Ea	3.000	4.30
K-Rend, HPX base coat 25kg bag.	M <sup>2</sup>	6.012	76.66	Ea	3.000	68.49
K-Rend FT silicone coloured top coat 25kg bag.	M <sup>2</sup>	6.012	146.01	Ea	7.000	94.30
K-rend Alkali Resistant Reinforcing Mesh 1.0x50m roll.	M <sup>2</sup>	6.012	18.25	RI	1.000	60.21
PVC render stop bead 3m.	M <sup>1</sup>	12.785	116.44	Ea	5.000	30.19
PVC render angle bead 3m.	M <sup>1</sup>	4.285	39.03	Ea	2.000	12.84
Dot & Dab Drywall Adhesive	>	>	>	Bg	1.000	9.74
			3,001.62			1,939.63

<b>Electrical</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Ceiling pendant light, low energy Part L1 compliant.	Nr	3.000	40.32	Ea	3.000	112.54
1 gang 1 way light switch.	Nr	3.000	57.61	Ea	3.000	5.70
1.5mm twin & earth cable, 50m roll.	M <sup>1</sup>	30.000	57.61	Ea	1.000	34.27
1.5mm cable clips.	Nr	120.000	23.04	Ea	6.000	5.56
Double plug socket.	Nr	6.000	115.21	Ea	6.000	39.71
2.5mm twin & earth cable, 50m roll	M <sup>1</sup>	60.000	138.25	Ea	2.000	81.79
2.5mm cable clips.	Nr	60.000	11.52	Ea	3.000	2.78
Mains wired smoke alarm.	Nr	3.000	144.01	Ea	3.000	84.13
1.5mm three core & earth cable, 50m roll.	M <sup>1</sup>	30.000	69.13	Ea	1.000	42.00
Consumer unit.	Nr	1.000	249.62	Ea	1.000	102.66
Metal Back Box 1Gang 16mm	>	>	>	Ea	3.000	4.19
Metal Back Box 2Gang 25mm	>	>	>	Ea	6.000	11.26
			906.32			526.59

<b>Heating</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Supply & install radiators.	Nr	3.000	179.80	Ea	3.000	323.32
Lock-shield valves 15mm.	Nr	3.000	35.96	Ea	3.000	8.45
Thermostatic regulating valves.	Nr	3.000	41.95	Ea	3.000	38.53
15mm copper tube.	M <sup>1</sup>	36.000	230.14	Ea	12.000	118.54
15mm copper tees.	Nr	6.000	35.96	Ea	6.000	4.07
15mm copper elbows.	Nr	12.000	57.54	Ea	12.000	5.19
15mm copper coupling.	Nr	12.000	57.54	Ea	12.000	6.08
15mm pipe clips.	Nr	44.000	35.16	Ea	44.000	6.52
15mm isolating valves.	Nr	6.000	47.95	Ea	6.000	12.74
			722.00			523.44

<b>Painting &amp; decorating</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Prime internal woodwork, prior to fixing.	M <sup>1</sup>	183.921	342.46		<	<
Undercoat internal woodwork.	M <sup>1</sup>	183.922	570.77		<	<
Finish internal woodwork, in either gloss, satin, or eggshell.	M <sup>1</sup>	183.921	684.92		<	<
Emulsion Walls, comprising one mist coat, one base coat & one top coat.	M <sup>2</sup>	85.016	844.26	Ea	2.000	95.87
Emulsion Ceilings, comprising one mist coat, one base coat & one top coat.	M <sup>2</sup>	32.573	363.90	Ea	1.000	22.34
Sundries, decorators caulk.	M <sup>1</sup>	91.961	142.69	Ea	10.000	26.55
Prime timber, fascia, barge & soffit boards, prior to fixing.	M <sup>1</sup>	24.068	44.81		<	<
Undercoat fascia, barge & soffit boards.	M <sup>1</sup>	24.068	89.63		<	<
Top coat fascia, barge & soffit boards.	M <sup>1</sup>	24.068	104.57		<	<
Prime internal doors.	Nr	9.000	139.65		<	<
Undercoat internal doors.	Nr	9.000	139.65		<	<
Finish internal doors, in either gloss, satin, or eggshell.	Nr	9.000	139.65		<	<
Quick drying primer 5 litres.	>	>	>	Ea	2.000	98.66
Undercoat 5 litres.	>	>	>	Ea	3.000	84.90
Finishing coat, gloss/satin/eggshell 5 litres.	>	>	>	Ea	3.000	77.53
Sundries, white spirit.	>	>	>	Ea	2.000	7.24
Sundries, medium glass paper.	>	>	>	Ea	2.000	5.01
Sundries, fine glass paper.	>	>	>	Ea	2.000	4.99
			3,606.96			423.09

<b>Sundry fixings &amp; fasteners</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Nails Paslode 3.1x75mm ring shank galvanised 2200nr box.	Nr	671.000	>	Bx	1.000	59.25
Nails Paslode 2.8x51mm ring shank galvanised 3300nr box.	Nr	414.033	>	Bx	1.000	70.88
Staples Paslode 25mm 2100nr box.	Nr	1462.000	>	Bx	1.000	27.88
Screws 100mm Timberlok screws 50nr pack.	Nr	38.400	>	Pack	1.000	41.27
Screws drywall 25mm 1000nr box.	Nr	1592.000	>	Bx	2.000	13.04
Screws drywall 42mm 1000nr box.	Nr	233.000	>	Bx	1.000	6.19
Screws chippy screw 4.5x70mm 100nr box.	Nr	180.000	>	Bx	2.000	14.40
Masonry plug brown 300nr pack.	Nr	3.000	>	Ea	1.000	3.33
Screws chippy screw 4.5x50mm 200nr box.	Nr	3.000	>	Bx	1.000	9.83
Nails 40mm oval 2.50kg pack.	Nr	612.000	>	Ea	1.000	14.13
Screws chippy screw 4.0x25mm 200nr box.	Nr	5.000	>	Bx	1.000	4.41
Frame fixings 8.0x100mm each.	Nr	16.000	>	Ea	16.000	7.90
Steel joist hangers (timber to timber straps)	Nr	5.000	>	Ea	5.000	9.26
Steel joist hangers (timber to masonry hangers).	Nr	12.988	>	Ea	13.000	56.18
						337.95