

Proposal: Loft conversion and associated works.

Site: Loft conversion 2

Build Stage Summary	Labour	Material	Total £
Scaffolding		£1,357.55	£1,357.55
Enabling works	£835.94	£71.92	£907.86
Second floor	£1,089.15	£1,300.13	£2,389.28
Windows & external doors	£196.65	£801.21	£997.86
Roof windows & sun tunnels	£922.75	£1,368.68	£2,291.43
Gutters & rainwater pipes	£89.36	£81.92	£171.28
Roof covering	£121.27	£959.04	£1,080.31
Joinery 1st fix	£2,743.78	£3,674.18	£6,417.95
Joinery 2nd & final fix	£1,882.40	£1,830.54	£3,712.94
Staircase & balustrading	£808.50	£1,331.94	£2,140.44
Flat roofs	£1,180.87	£2,180.15	£3,361.02
Plastering & insulation	£2,980.43	£2,173.02	£5,153.45
Wall & floor tiling	£1,077.28	£117.85	£1,195.13
Electrical	£1,291.09	£787.04	£2,078.13
Heating	£967.00	£733.26	£1,700.26
Plumbing first fix	£618.20	£255.12	£873.32
Plumbing & sanitary wares	£472.29	£952.23	£1,424.52
Painting & decorating	£3,778.16	£471.82	£4,249.98
Sundry fixings & fasteners		£333.10	£333.10
Total excluding VAT.	£21,055.12	£20,780.70	£41,835.82

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 ²

Description	Abbreviation
Cubic metres.	M ³
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

Scaffolding	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Scaffolding by specialist, single lift.	M²	63.520	>	Ls	63.520	1,357.55
						1,357.55

Enabling works	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Demolish roof.	M²	22.234	395.28		<	<
Remove ceiling including ceiling joists.	M²	1.350	16.12		<	<
Remove skirting boards.	M¹	2.138	3.88		<	<
Remove loft insulation	M²	41.969	354.45		<	<
Strip out internal doors, frames & architraves.	Nr	7.000	66.18		<	<
Load waste into skips, labour included above.	>	>	>	Sp	0.324	71.92
			835.91			71.92

Second floor	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Floor joist, sawn timber dry graded 47x175mm Treated C16	M¹	118.578	553.26	M¹	118.600	821.99
Chipboard flooring MR 2400x600x22mm.	M²	30.805	419.39	Sh	24.000	292.72
Acoustic 100mm mineral wool laid between joists.	M²	30.805	116.50	M²	31.000	185.42
			1,089.15			1,300.13

Windows & external doors	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
White UPVC windows inc double glazed glass.	Nr	2.000	151.27	M²	3.300	762.17
Window boards, MDF.	Nr	2.000	45.38	M¹	4.000	26.69
Frame sealant.	>	>	>	Ea	2.000	12.36
			196.65			801.22

Roof windows & sun tunnels	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Velux Window GGL PK10 2070 Painted Std Glazing	Nr	2.000	574.83	Ea	2.000	772.67
Velux Flashing EDW PK10	Nr	2.000	226.91	Ea	2.000	157.83
Velux Flat Roof Window CFP S00C 060060 Clear	Nr	1.000	121.02	Ea	1.000	438.18
			922.76			1,368.68

Gutters & rainwater pipes	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Gutter plastic, half round gutter 4m length.	M¹	4.672	37.52	Ea	2.000	27.72
Gutter plastic, gutter bracket.	Nr	8.000	19.28	Ea	8.000	9.08
Gutter plastic, outlet.	Nr	1.000	3.21	Ea	1.000	4.82
Gutter plastic, stop end.	Nr	2.000	3.21	Ea	2.000	4.09
Rain water plastic, round pipe 5.5m length.	M¹	1.273	13.29	Ea	1.000	19.78
Rain water plastic, round pipe clip.	Nr	2.000	6.43	Ea	2.000	4.59
Rain water plastic, round offset bend.	Nr	4.000	6.43	Ea	4.000	11.84
			89.37			81.92

Roof covering	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Cutting around roof windows.	Nr	2.000	121.27		<	<
Zinc flashings by specialist sub contractor	>	>	>	M¹	12.961	959.04
			121.27			959.04

Joinery 1st fix	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Stud partition walls, sawn timber 47x100mm treated C16	M ¹	139.721	369.88	M ¹	147.000	583.74
Redwood rebated internal door framing, 5.1m per door.	Nr	1.000	52.94	M ¹	5.100	44.34
Redwood rebated & grooved fire door framing, 5.1m per door.	Nr	9.000	544.58	M ¹	45.900	386.05
General timber framing, using 47x100mm sawn timber Treated C16	M ²	26.326	438.06	M ¹	126.000	500.35
General timber frame sheathing, using 9mm OSB.	M ²	26.326	199.12	Sh	10.000	216.06
General timber frame, house wrap 1400mm x 50m roll.	M ²	27.643	62.72	RI	1.000	119.16
General timber, 47x150mm Treated C16	M ¹	31.576	238.83	M ¹	34.000	207.97
General timber, 47x175mm Treated C16	M ¹	13.936	115.95	M ¹	15.000	103.96
General timber, 75x100mm Treated C16	M ¹	4.512	34.13	M ¹	5.000	30.21
General timber, 47x150mm Treated C24	M ¹	10.208	77.21	M ¹	11.000	71.08
Lateral restraint straps in floors & ceilings.	Ea	8.000	60.51	Ea	8.000	38.08
Foil Faced Rigid PIR Insulation Board 2400x1200x50mm	M ²	33.942	184.60	Ea	12.000	527.13
Foil Faced Rigid PIR Insulation Board 2400x1200x90mm	M ²	4.456	29.62	Ea	2.000	158.03
Foil Faced Rigid PIR Insulation Board 2400x1200x100mm	M ²	15.482	112.27	Ea	6.000	527.50
25mm wire netting stapled to joists to suspend insulation.	M ²	30.805	223.39	RI	7.000	160.48
			2,743.81			3,674.14

Joinery 2nd & final fix	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Standard internal door.	Nr	1.000	37.82	Ls	1.000	73.99
Internal fire door.	Nr	9.000	510.54	Ls	1.000	1,109.91
Intumescent strip firestop.	M ¹	45.900	208.30	Ea	22.000	75.42
Perko brass door closer.	Nr	9.000	170.18	Ea	9.000	108.66
Ironmongery standard door pack.	Nr	10.000	283.63	Ea	10.000	126.90
Skirting board, Softwood 5" moulded.	M ¹	30.706	209.02	M ¹	31.000	95.96
Softwood 3" moulded architrave.	M ¹	102.000	462.89	M ¹	113.000	239.69
			1,882.38			1,830.53

Staircase & balustrading	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Bespoke made to measure softwood staircase	Ls	1.000	808.51	Ls	1.000	1,331.95
			808.51			1,331.95

Flat roofs	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Joist 47x150 Treated C24	M ¹	42.428	481.36	M ¹	47.000	303.72
Timber firrings.	M ¹	42.428	160.45	M ¹	42.500	82.29
18mm WISA structural plywood.	M ²	16.971	205.38	Ea	8.000	421.27
Timber fillets.	M ¹	4.656	17.61	M ¹	4.900	8.22
Softwood fascia board.	M ¹	12.034	109.22	M ¹	13.000	59.16
Plywood soffit boards.	M ¹	12.034	72.82	Sh	2.000	59.29
Lead Flashings.	M ¹	4.656	73.40	RI	2.000	116.02
Sealing around flat roof windows.	Nr	1.000	60.63		<	<
Hot bitumen applied felt roof, by specialist subcontractor.	>	>	>	M ²	16.971	1,130.18
			1,180.87			2,180.15

Plastering & insulation	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Skim walls using, finishing plaster 25kg bags.	M ²	69.887	767.65	Ea	7.000	57.15
12.5mm standard plaster board, on dabs.	M ²	2.907	23.06	Sh	2.000	15.42
HardieBacker 500 Tile Backing Board 1200x800x12mm	M ²	16.389	200.02	Ea	19.000	344.91
12.5mm standard plaster board, on timber.	M ²	108.846	464.95	Sh	41.000	316.02
12.5mm standard plaster board, ceiling.	M ²	32.453	257.45	Sh	13.000	100.20
Mineral wool quilt insulation 100mm thick, partitions.	M ²	11.083	22.30	M ²	12.000	28.41
Acoustic partition roll 75mm thick, partitions.	M ²	20.752	41.76	M ²	23.000	101.83
Timber frame, Foil faced rigid PIR insulation board 90mm.	M ²	26.326	198.67	Ea	10.000	790.13
Ceiling insulation 150mm Mineral Wool Quilt Insulation	M ²	22.738	130.34	M ²	23.000	95.30
Skim, ceilings.	M ²	32.453	435.68	Ea	4.000	32.66
Self adhesive fibre tape.	M ¹	132.286	16.15	Ea	2.000	11.27
Skim beads.	M ¹	5.308	19.43	Ea	3.000	4.29
K-Rend, HPX base coat 25kg bag.	M ²	6.346	81.32	Ea	3.000	68.41
K-Rend FT silicone coloured top coat 25kg bag.	M ²	6.346	154.90	Ea	7.000	94.18
K-rend Alkali Resistant Reinforcing Mesh 1.0x50m roll.	M ²	6.346	19.36	RI	1.000	60.13
PVC render stop bead 3m.	M ¹	12.295	112.54	Ea	5.000	30.15
PVC render angle bead 3m.	M ¹	3.804	34.82	Ea	2.000	12.83
Dot & Dab Drywall Adhesive	>	>	>	Bg	1.000	9.73
			2,980.40			2,173.02

Wall & floor tiling	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Install client issue floor tiles.	M ²	2.145	128.60		<	<
Install client issue wall tiles.	M ²	18.988	948.69		<	<
Grout & adhesive.	>	>	>	Ls	1.000	117.85
			1,077.29			117.85

Electrical	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Ceiling pendant light, low energy Part L1 compliant.	Nr	4.000	54.04	Ea	4.000	149.86
1 gang 1 way light switch.	Nr	4.000	77.20	Ea	4.000	7.60
Mechanical air vent.	Nr	1.000	57.90	Ea	1.000	40.64
1.5mm twin & earth cable, 50m roll.	M ¹	55.000	106.14	Ea	2.000	68.44
1.5mm cable clips.	Nr	160.000	30.88	Ea	8.000	7.40
Double plug socket.	Nr	6.000	115.79	Ea	6.000	39.66
Shaver sockets 115/230v.	Nr	1.000	28.95	Ea	1.000	27.85
Galvanised steel back box 47mm.	>	>	>	Ea	1.000	3.10
2.5mm twin & earth cable, 50m roll	M ¹	80.000	185.27	Ea	2.000	81.69
2.5mm cable clips.	Nr	80.000	15.44	Ea	4.000	3.70
Shower unit connection.	Nr	1.000	67.55		<	<
Shower Ceiling Isolating Pull switch	Nr	1.000	30.88	Ea	1.000	18.17
Mains wired smoke alarm.	Nr	3.000	144.74	Ea	3.000	84.02
Fused spur.	Nr	1.000	19.30	Ea	1.000	7.56
1.5mm three core & earth cable, 50m roll.	M ¹	30.000	69.48	Ea	1.000	41.94
6mm twin & earth cable, 50m roll.	M ¹	10.000	30.88	Ea	1.000	83.43
6mm cable clips.	Nr	15.000	5.79	Ea	1.000	0.92
Consumer unit.	Nr	1.000	250.88	Ea	1.000	102.53
Metal Back Box 1Gang 25mm	>	>	>	Ea	1.000	1.71
Metal Back Box 1Gang 16mm	>	>	>	Ea	4.000	5.57
Metal Back Box 2Gang 25mm	>	>	>	Ea	6.000	11.25
			1,291.11			787.04

Heating	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Supply & install radiators.	Nr	3.000	180.71	Ea	3.000	322.91
Supply & install standard chrome towel radiator.	Nr	1.000	60.24	Ea	1.000	143.97
Lock-shield valves 15mm.	Nr	4.000	48.19	Ea	4.000	11.25
Thermostatic regulating valves.	Nr	4.000	56.22	Ea	4.000	51.30
15mm copper tube.	M ³	48.000	308.41	Ea	16.000	157.85
15mm copper tees.	Nr	8.000	48.19	Ea	8.000	5.43
15mm copper elbows.	Nr	16.000	77.10	Ea	16.000	6.91
15mm copper coupling.	Nr	16.000	77.10	Ea	16.000	8.09
15mm pipe clips.	Nr	58.000	46.58	Ea	58.000	8.58
15mm isolating valves.	Nr	8.000	64.25	Ea	8.000	16.97
			966.99			733.26

Plumbing first fix	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Shower, cold feed in 15mm copper.	Nr	1.000	IPF		<	<
Toilet cistern, cold feed 15mm copper	Nr	1.000	IPF		<	<
Wash hand basin, hot & cold feeds 15/22mm copper.	Nr	1.000	IPF		<	<
All associated waste pipes.	Nr	3.000	IPF		<	<
15mm copper tube.	M ³	12.000	77.10	Ea	4.000	39.46
15mm copper tees.	Nr	4.000	16.06	Ea	4.000	2.71
15mm copper elbows.	Nr	12.000	43.37	Ea	12.000	5.18
15mm copper coupling.	Nr	4.000	14.46	Ea	4.000	2.02
15mm pipe clips.	Nr	15.000	12.05	Ea	15.000	2.22
15mm isolating valves.	Nr	3.000	18.07	Ea	3.000	6.36
1¼ waste pipe.	M ³	6.000	43.37	Ea	2.000	6.66
1¼ waste elbow.	Nr	4.000	16.06	Ea	4.000	3.35
1¼waste coupling.	Nr	1.000	4.02	Ea	1.000	0.85
1¼ waste clips.	Nr	9.000	14.46	Ea	9.000	2.55
1½ waste pipe.	M ³	7.000	56.22	Ea	3.000	12.21
1½ waste tee 1¼ branch.	Nr	1.000	4.02	Ea	1.000	0.85
1½ waste elbow.	Nr	3.000	12.05	Ea	3.000	2.52
1½ waste coupling.	Nr	1.000	4.02	Ea	1.000	0.84
1½ waste clip.	Nr	7.000	14.05	Ea	7.000	1.99
Soil vent, pipe.	M ³	10.030	181.25	Ea	4.000	92.94
Soil vent, branch.	Nr	1.000	16.06	Ea	1.000	20.39
Soil vent, bend.	Nr	2.000	27.31	Ea	2.000	26.79
Soil vent, pip clips.	Nr	11.000	44.17	Ea	11.000	25.23
			618.17			255.12

Plumbing & sanitary wares	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Toilet, pan.	Nr	1.000	30.12	Ea	1.000	71.45
Toilet, cistern.	Nr	1.000	60.24	Ea	1.000	72.55
Toilet, seat.	Nr	1.000	14.05	Ea	1.000	27.74
Toilet, soil vent connection, using straight multiquick.	Nr	1.000	10.04	Ea	1.000	5.24
Wash hand basin.	Nr	1.000	80.31	Ea	1.000	68.79
Basin, pedestal	Nr	1.000	20.08	Ea	1.000	42.16
Basin, taps.	Pr	1.000	18.07	Pr	1.000	25.56
Basin, waste.	Nr	1.000	5.62	Ea	1.000	6.15
Basin, waste trap.	Nr	1.000	12.85	Ea	1.000	6.94
Standard 900x900mm Shower tray.	Nr	1.000	80.31	Ea	1.000	189.73
Pivot shower door.	Nr	1.000	60.24	Ea	1.000	247.24
Shower waste & combi-trap.	Nr	1.000	20.08	Ea	1.000	9.75
Shower unit.	Nr	1.000	60.24	Ea	1.000	178.91
			472.25			952.21

Painting & decorating	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Prime internal woodwork, prior to fixing.	M ¹	193.906	362.88		<	<
Undercoat internal woodwork.	M ¹	193.906	604.79		<	<
Finish internal woodwork, in either gloss, satin, or eggshell.	M ¹	193.906	725.75		<	<
Emulsion Walls, comprising one mist coat, one base coat & one top coat.	M ²	86.276	861.10	Ea	2.000	95.75
Emulsion Ceilings, comprising one mist coat, one base coat & one top coat.	M ²	32.453	364.39	Ea	1.000	22.31
Sundries, decorators caulk.	M ¹	96.953	151.20	Ea	10.000	26.51
Prime timber, fascia, barge & soffit boards, prior to fixing.	M ¹	24.068	45.04		<	<
Undercoat fascia, barge & soffit boards.	M ¹	24.068	90.08		<	<
Top coat fascia, barge & soffit boards.	M ¹	24.068	105.10		<	<
Prime internal doors.	Nr	10.000	155.95		<	<
Undercoat internal doors.	Nr	10.000	155.95		<	<
Finish internal doors, in either gloss, satin, or eggshell.	Nr	10.000	155.95		<	<
Quick drying primer 5 litres.	>	>	>	Ea	3.000	147.80
Undercoat 5 litres.	>	>	>	Ea	3.000	84.80
Finishing coat, gloss/satin/eggshell 5 litres.	>	>	>	Ea	3.000	77.43
Sundries, white spirit.	>	>	>	Ea	2.000	7.23
Sundries, medium glass paper.	>	>	>	Ea	2.000	5.01
Sundries, fine glass paper.	>	>	>	Ea	2.000	4.98
			3,778.18			471.82

Sundry fixings & fasteners	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Nails Paslode 3.1x75mm ring shank galvanised 2200nr box.	Nr	683.000	>	Bx	1.000	59.17
Nails Paslode 2.8x51mm ring shank galvanised 3300nr box.	Nr	417.439	>	Bx	1.000	70.79
Staples Paslode 25mm 2100nr box.	Nr	1482.000	>	Bx	1.000	27.85
Screws 100mm Timberlok screws 50nr pack.	Nr	57.600	>	Pack	2.000	82.43
Screws drywall 25mm 1000nr box.	Nr	1381.000	>	Bx	2.000	13.02
Screws drywall 42mm 1000nr box.	Nr	216.000	>	Bx	1.000	6.18
Screws chippy screw 4.5x70mm 100nr box.	Nr	200.000	>	Bx	2.000	14.38
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	9.82
Nails 40mm oval 2.50kg pack.	Nr	680.000	>	Ea	1.000	14.11
Screws chippy screw 4.0x25mm 200nr box.	Nr	5.000	>	Bx	1.000	4.40
Frame fixings 8.0x100mm each.	Nr	16.000	>	Ea	16.000	7.89
HardieBacker Screws 25mm x 5mm BX100	Nr	196.668	>	Ea	2.000	12.33
Steel joist hangers (timber to timber straps)	Nr	4.000	>	Ea	4.000	7.40
						333.10