

Labour & Materials Estimate

Site Address: Loft conversion 2

Proposal: Loft conversion and associated works.

Cost Summary	Labour	Material	Total £
Scaffolding		£1,100.80	£1,100.80
Enabling works	£536.03	£58.32	£594.35
Second floor	£698.40	£1,054.24	£1,752.64
Windows & external doors	£126.10	£649.68	£775.78
Roof windows & sun tunnels	£591.70	£1,109.83	£1,701.53
Gutters & rainwater pipes	£57.30	£66.43	£123.73
Roof covering	£77.76	£777.66	£855.42
Joinery 1st fix	£1,759.40	£2,979.29	£4,738.69
Joinery 2nd & final fix	£1,207.06	£1,484.34	£2,691.40
Staircase & balustrading	£518.44	£1,080.04	£1,598.48
Flat roofs	£757.21	£1,767.83	£2,525.04
Plastering & insulation	£1,911.15	£1,762.05	£3,673.20
Wall & floor tiling	£690.79	£95.56	£786.35
Electrical	£827.89	£638.19	£1,466.08
Heating	£620.07	£594.58	£1,214.65
Plumbing first fix	£396.41	£206.87	£603.28
Plumbing & sanitary wares	£302.85	£772.14	£1,074.99
Painting & decorating	£2,422.68	£382.59	£2,805.27
Sundry fixings & fasteners		£270.10	£270.10
Sub-total labour and materials @ cost.	£13,501.24	£16,850.54	£30,351.78
Builders contingencies (BC%)	5.00%	£675.06	£842.53
Preliminaries, see detailed section.		£4,132.50	£377.10
Contract time in weeks	6		
Total labour and materials, including preliminaries & contingencies		£18,308.80	£18,070.17
Overheads & Profit (OHP%)	15.00%	£2,746.32	£2,710.53
Total excluding VAT.		£21,055.12	£20,780.70
			£41,835.82

Build Stage Summary: Each item includes builders contingencies, preliminaries and builders profit.	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.

Fluctuation	Total £	M2	Rate per m2
Proposed Contract Price Less 10%	£37,652.24	30.805	£1,222.28
Proposed Contract Price	£41,835.82	30.805	£1,358.09
Proposed Contract Price Plus 10%	£46,019.40	30.805	£1,493.89

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%
Bricklayer X 1 and semi-skilled labourer.	BL1.1
Bricklayer X 2 and semi-skilled labourer.	BL2.1
Box.	Bx
Carpenter and joiner.	CJ
Carpenter and joiner X 2.	CJ2
Day.	Dy
Each.	Ea
Electrician.	EL
General labourer.	GL
Groundworker.	GW
Groundworker X 2.	GW2
Groundworker X 2 and 1 general labourer.	GW2.1
Groundworker and carpenter.	GWC
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%
Painter and decorator.	PD
Painter and decorator X 2.	PD2
Plumbing and heating engineer X 1.	PH
Plumbing and heating engineer X 2.	PH2
Pack.	Pk
Plasterer.	PL
Plasterer and semi-skilled labourer.	PLS
Pair.	Pr
Per week.	PW
Roll.	RI
Roofer.	RR
Roofer and semi-skilled labourer.	RRS
Sheet.	Sh
Semi-skilled labourer.	SL
Semi-skilled labourer and general labourer X 1.	SL1
Builder's skip.	Sp
Specialist sub-contractor.	SSC
Specialist sub-contractor X 2.	SSC2
Unit for 10Nr (such as 10Nr/M2).	Ten
Thousand.	Th
Tiler.	TLR
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	£176.00	<p>In all cases we use a trade day rate based on an eight (8) hour day including breaks.</p> <p>The crew rate per hour is simply the trade day rate divided by 8.</p> <p>For example: $\frac{\text{The rate of pay per day for a Roofer} = \text{£182.00}}{\text{Divide by 8 hours per day} =} = \text{£22.75} \quad \begin{matrix} \text{Day} \\ \text{Hour} \end{matrix}$</p> <p>Where a crew grade is more than one operative the day rates are added together and divided by 8.</p> <p>For example: $\begin{array}{r} \text{The day rate for a Roofer} = \text{£182.00} \quad \text{Day} \\ + \text{Semi-skilled labourer} \quad \text{£129.00} \quad \text{Day} \\ \hline \text{Total day rate.} \quad \text{£311.00} \quad \text{Day} \\ \text{Divide by 8 hours per day} = \quad \text{£38.88} \quad \text{Hour} \end{array}$</p>
General labourer.	GL	£116.00	
Semi skilled labourer.	SL	£129.00	
Bricklayer.	BL	£199.00	
Carpenter and joiner.	CJ	£194.00	
Roofer.	RR	£182.00	
Plasterer.	PL	£184.00	
Electrician.	EL	£198.00	
Plumbing and heating engineer.	PH	£206.00	
Painter and decorator.	PD	£160.00	
Specialist Sub-Contractor.	SSC	£200.00	
Tiler.	TLR	£205.00	
Working foreman.	WF	£211.00	

Crew Composition	Crew Grade	Crew Rate per hour
Groundworker.	GW	£22.00
Groundworker X 2.	GW2	£44.00
Groundworker X 2 and general labourer.	GW2.1	£58.50
Groundworker and carpenter.	GWC	£46.25
General labourer.	GL	£14.50
Semi-skilled labourer.	SL	£16.13
Semi-skilled labourer & general labourer X 1.	SL1	£30.63
Semi-skilled labourer & general labourer X 2.	SL2	£45.13
Bricklayer X 1 and semi-skilled labourer.	BL1.1	£41.00
Bricklayer X 2 and semi-skilled labourer.	BL2.1	£65.88
Bricklaying gang working on a fixed rate or price.	BLG	£79.60
Stonemason and semi-skilled labourer.	SM1.1	£45.97
Stonemason X 2 and 1 semi-skilled labourer.	SM2.1	£75.82
Stonemason gang working on a fixed rate or price.	SMG	£180.00
Structural Insulated Panel erectors	SIP	£50.53
Carpenter and general labourer.	CJL	£38.75
Carpenter and joiner.	CJ	£24.25
Carpenter and joiner X 2.	CJ2	£48.50
Carpenter and joiner X 2 and 1 general labourer.	CJ2.1	£63.00

Crew Composition	Crew Grade	Crew Rate per hour
Roofer.	RR	£22.75
Roofer and semi-skilled labourer.	RRS	£38.88
Plasterer.	PL	£23.00
Plasterer and semi-skilled labourer.	PLS	£39.13
Electrician.	EL	£24.75
Plumbing and heating engineer X 1.	PH	£25.75
Plumbing and heating engineer X 2.	PH2	£51.50
Painter and decorator.	PD	£20.00
Painter and decorator X 2.	PD2	£40.00
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	£41.13
Tiler.	TLR	£25.63
Working foreman.	WF	£26.38
Working foreman & semi-skilled labourer.	WSL	£42.50
WSL & general labourer X 1.	WSL1	£57.00
WSL & general labourer X 2.	WSL2	£71.50

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	1055.1	0.50	3,165.00	<	<	<	<
		Labourer driver, time off site.	Wks	6.000	SL	645.01	0.25	967.50	<	<	<	<
		Chemical site lavatory.	>	>	>	>	>	>	Wks	6.000	42.57	255.42
		Builders skip roundup.	>	>	>	>	>	>	Sp	0.676	180.00	121.68
								4,132.50				377.10

Labour Rate £	Crew Hours	Scaffolding	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
-	-	Scaffolding by specialist, single lift.	M²	63.520	>	>	>	>	Ls	63.520	17.33	1,100.80
								0.00				1,100.80

Labour Rate £	Crew Hours	Enabling works	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
11.40	4.45	Demolish roof.	M²	22.234	WSL1	57.00	0.20	253.47	<	<	<	<
7.66	0.34	Remove ceiling including ceiling joists.	M²	1.350	SL1	30.63	0.25	10.34	<	<	<	<
1.16	0.06	Remove skirting boards.	M¹	2.138	CJL	38.75	0.03	2.49	<	<	<	<
5.42	5.04	Remove loft insulation	M²	41.969	SL2	45.13	0.12	227.29	<	<	<	<
6.06	1.75	Strip out internal doors, frames & architraves.	Nr	7.000	CJ	24.25	0.25	42.44	<	<	<	<
-	-	Load waste into skips, labour included above.	>	>	>	>	>	>	Sp	0.324	180.00	58.32
								536.03				58.32

Labour Rate £	Crew Hours	Second floor	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
2.99	7.31	Floor joist, sawn timber dry graded 47x175mm Treated C16	M¹	118.578	CJ2	48.50	0.06	354.77	M¹	118.600	5.62	666.53
8.73	5.54	Chipboard flooring MR 2400x600x22mm.	M²	30.805	CJ2	48.50	0.18	268.93	Sh	24.000	9.89	237.36
2.43	1.54	Acoustic 100mm mineral wool laid between joists.	M²	30.805	CJ2	48.50	0.05	74.70	M²	31.000	4.85	150.35
								698.40				1,054.24

Labour Rate £	Crew Hours	Windows & external doors	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
48.50	2.00	White UPVC windows inc double glazed glass.	Nr	2.000	CJ2	48.50	1.00	97.00	M²	3.300	187.28	618.02
14.55	1.20	Window boards, MDF.	Nr	2.000	CJ	24.25	0.60	29.10	M¹	4.000	5.41	21.64
-	-	Frame sealant.	>	>	>	>	>	>	Ea	2.000	5.01	10.02
								126.10				649.68

Labour Rate £	Crew Hours	Roof windows & sun tunnels	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
184.30	7.60	Velux Window GGL PK10 2070 Painted Std Glazing	Nr	2.000	CJ2	48.50	3.80	368.60	Ea	2.000	313.27	626.54
72.75	3.00	Velux Flashing EDW PK10	Nr	2.000	CJ2	48.50	1.50	145.50	Ea	2.000	63.99	127.98
77.60	1.60	Velux Flat Roof Window CFP S00C 060060 Clear	Nr	1.000	CJ2	48.50	1.60	77.60	Ea	1.000	355.31	355.31
								591.70				1,109.83

Labour Rate £	Crew Hours	Gutters & rainwater pipes	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
5.15	0.93	Gutter plastic, half round gutter 4m length.	M ¹	4.672	PH	25.75	0.20	24.06	Ea	2.000	11.24	22.48
1.55	0.48	Gutter plastic, gutter bracket.	Nr	8.000	PH	25.75	0.06	12.36	Ea	8.000	0.92	7.36
2.06	0.08	Gutter plastic, outlet.	Nr	1.000	PH	25.75	0.08	2.06	Ea	1.000	3.91	3.91
1.03	0.08	Gutter plastic, stop end.	Nr	2.000	PH	25.75	0.04	2.06	Ea	2.000	1.66	3.32
6.70	0.33	Rain water plastic, round pipe 5.5m length.	M ¹	1.273	PH	25.75	0.26	8.52	Ea	1.000	16.04	16.04
2.06	0.16	Rain water plastic, round pipe clip.	Nr	2.000	PH	25.75	0.08	4.12	Ea	2.000	1.86	3.72
1.03	0.16	Rain water plastic, round offset bend.	Nr	4.000	PH	25.75	0.04	4.12	Ea	4.000	2.40	9.60
								57.30				66.43

Labour Rate £	Crew Hours	Roof covering	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
38.88	2.00	Cutting around roof windows.	Nr	2.000	RRS	38.88	1.00	77.76	<	<	<	<
-	-	Zinc flashings by specialist sub contractor	>	>	>	>	>	>	M ¹	12.961	60.00	777.66
								77.76				777.66

Labour Rate £	Crew Hours	Joinery 1st fix	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
1.70	9.78	Stud partition walls, sawn timber 47x100mm treated C16	M ¹	139.721	CJ	24.25	0.07	237.18	M ¹	147.000	3.22	473.34
33.95	1.40	Redwood rebated internal door framing, 5.1m per door.	Nr	1.000	CJ	24.25	1.40	33.95	M ¹	5.100	7.05	35.96
38.80	14.40	Redwood rebated & grooved fire door framing, 5.1m per door.	Nr	9.000	CJ	24.25	1.60	349.20	M ¹	45.900	6.82	313.04
10.67	5.79	General timber framing, using 47x100mm sawn timber Treated C16	M ²	26.326	CJ2	48.50	0.22	280.90	M ¹	126.000	3.22	405.72
4.85	2.63	General timber frame sheathing, using 9mm OSB.	M ²	26.326	CJ2	48.50	0.10	127.68	Sh	10.000	17.52	175.20
1.45	0.83	General timber frame, house wrap 1400mm x 50m roll.	M ²	27.643	CJ2	48.50	0.03	40.22	RI	1.000	96.62	96.62
4.85	3.16	General timber, 47x150mm Treated C16	M ¹	31.576	CJ2	48.50	0.10	153.14	M ¹	34.000	4.96	168.64
5.34	1.53	General timber, 47x175mm Treated C16	M ¹	13.936	CJ2	48.50	0.11	74.35	M ¹	15.000	5.62	84.30
4.85	0.45	General timber, 75x100mm Treated C16	M ¹	4.512	CJ2	48.50	0.10	21.88	M ¹	5.000	4.90	24.50
4.85	1.02	General timber, 47x150mm Treated C24	M ¹	10.208	CJ2	48.50	0.10	49.51	M ¹	11.000	5.24	57.64
4.85	0.80	Lateral restraint straps in floors & ceilings.	Ea	8.000	CJ2	48.50	0.10	38.80	Ea	8.000	3.86	30.88
3.49	3.05	Foil Faced Rigid PIR Insulation Board 2400x1200x50mm	M ²	33.942	CJL	38.75	0.09	118.37	Ea	12.000	35.62	427.44
4.26	0.49	Foil Faced Rigid PIR Insulation Board 2400x1200x90mm	M ²	4.456	CJL	38.75	0.11	18.99	Ea	2.000	64.07	128.14
4.65	1.86	Foil Faced Rigid PIR Insulation Board 2400x1200x100mm	M ²	15.482	CJL	38.75	0.12	71.99	Ea	6.000	71.29	427.74
4.65	3.70	25mm wire netting stapled to joists to suspend insulation.	M ²	30.805	CJL	38.75	0.12	143.24	RI	7.000	18.59	130.13
								1,759.40				2,979.29

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 £
24.25	1.00	Standard internal door.	Nr	1.000	CJ	24.25	1.00	24.25	Ls	1.000	60.00	60.00
36.38	13.50	Internal fire door.	Nr	9.000	CJ	24.25	1.50	327.38	Ls	1.000	900.00	900.00
2.91	5.51	Intumescent strip firestop.	M ¹	45.900	CJ	24.25	0.12	133.57	Ea	22.000	2.78	61.16
12.13	4.50	Perko brass door closer.	Nr	9.000	CJ	24.25	0.50	109.13	Ea	9.000	9.79	88.11
18.19	7.50	Ironmongery standard door pack.	Nr	10.000	CJ	24.25	0.75	181.88	Ea	10.000	10.29	102.90
4.37	5.53	Skirting board, Softwood 5" moulded.	M ¹	30.706	CJ	24.25	0.18	134.03	M ¹	31.000	2.51	77.81
2.91	12.24	Softwood 3" moulded architrave.	M ¹	102.000	CJ	24.25	0.12	296.82	M ¹	113.000	1.72	194.36
								1,207.06				1,484.34

Labour Rate £	Crew Hours	Staircase & balustrading	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
518.44	10.69	Bespoke made to measure softwood staircase	Ls	1.000	CJ2	48.50	10.69	518.44	Ls	1.000	1080.04	1,080.04
								518.44				1,080.04

Labour Rate £	Crew Hours	Flat roofs	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
7.27	6.36	Joist 47x150 Treated C24	M ¹	42.428	CJ2	48.50	0.15	308.66	M ¹	47.000	5.24	246.28
2.43	2.12	Timber firrings.	M ¹	42.428	CJ2	48.50	0.05	102.89	M ¹	42.500	1.57	66.73
7.76	2.72	18mm WISA structural plywood.	M ²	16.971	CJ2	48.50	0.16	131.69	Ea	8.000	42.70	341.60
2.43	0.23	Timber fillets.	M ¹	4.656	CJ2	48.50	0.05	11.29	M ¹	4.900	1.36	6.66
5.82	1.44	Softwood fascia board.	M ¹	12.034	CJ2	48.50	0.12	70.04	M ¹	13.000	3.69	47.97
3.88	0.96	Plywood soffit boards.	M ¹	12.034	CJ2	48.50	0.08	46.69	Sh	2.000	24.04	48.08
10.11	1.21	Lead Flashings.	M ¹	4.656	RRS	38.88	0.26	47.07	Rl	2.000	47.04	94.08
38.88	1.00	Sealing around flat roof windows.	Nr	1.000	RRS	38.88	1.00	38.88	<	<	<	<
-	-	Hot bitumen applied felt roof, by specialist subcontractor.	>	>	>	>	>	>	M ²	16.971	54.00	916.43
								757.21				1,767.83

Labour Rate £	Crew Hours	Plastering & insulation	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
7.04	12.58	Skim walls using, finishing plaster 25kg bags.	M²	69.887	PLS	39.13	0.18	492.24	Ea	7.000	6.62	46.34
5.09	0.38	12.5mm standard plaster board, on dabs.	M²	2.907	PLS	39.13	0.13	14.79	Sh	2.000	6.25	12.50
7.83	3.28	HardieBacker 500 Tile Backing Board 1200x800x12mm	M²	16.389	PLS	39.13	0.20	128.26	Ea	19.000	14.72	279.68
2.74	7.62	12.5mm standard plaster board, on timber.	M²	108.846	PLS	39.13	0.07	298.14	Sh	41.000	6.25	256.25
5.09	4.22	12.5mm standard plaster board, ceiling.	M²	32.453	PLS	39.13	0.13	165.09	Sh	13.000	6.25	81.25
1.29	0.89	Mineral wool quilt insulation 100mm thick, partitions.	M²	11.083	SL	16.13	0.08	14.30	M²	12.000	1.92	23.04
1.29	1.66	Acoustic partition roll 75mm thick, partitions.	M²	20.752	SL	16.13	0.08	26.78	M²	23.000	3.59	82.57
4.84	7.90	Timber frame, Foil faced rigid PIR insulation board 90mm.	M²	26.326	SL	16.13	0.30	127.39	Ea	10.000	64.07	640.70
3.68	2.73	Ceiling insulation 150mm Mineral Wool Quilt Insulation	M²	22.738	SL1	30.63	0.12	83.58	M²	23.000	3.36	77.28
8.61	7.14	Skim, ceilings.	M²	32.453	PLS	39.13	0.22	279.37	Ea	4.000	6.62	26.48
0.08	0.26	Self adhesive fibre tape.	M¹	132.286	PLS	39.13	0.00	10.35	Ea	2.000	4.57	9.14
2.35	0.32	Skim beads.	M¹	5.308	PLS	39.13	0.06	12.46	Ea	3.000	1.16	3.48
8.22	1.33	K-Rend, HPX base coat 25kg bag.	M²	6.346	PLS	39.13	0.21	52.15	Ea	3.000	18.49	55.47
15.65	2.54	K-Rend FT silicone coloured top coat 25kg bag.	M²	6.346	PLS	39.13	0.40	99.33	Ea	7.000	10.91	76.37
1.96	0.32	K-rend Alkali Resistant Reinforcing Mesh 1.0x50m roll.	M²	6.346	PLS	39.13	0.05	12.42	RI	1.000	48.76	48.76
5.87	1.84	PVC render stop bead 3m.	M¹	12.295	PLS	39.13	0.15	72.17	Ea	5.000	4.89	24.45
5.87	0.57	PVC render angle bead 3m.	M¹	3.804	PLS	39.13	0.15	22.33	Ea	2.000	5.20	10.40
-	-	Dot & Dab Drywall Adhesive	>	>	>	>	>	>	Bg	1.000	7.89	7.89
								1,911.15				1,762.05

Labour Rate £	Crew Hours	Wall & floor tiling	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
38.45	3.22	Install client issue floor tiles.	M²	2.145	TLR	25.63	1.50	82.46	<	<	<	<
32.04	23.74	Install client issue wall tiles.	M²	18.988	TLR	25.63	1.25	608.33	<	<	<	<
-	-	Grout & adhesive.	>	>	>	>	>	>	Ls	1.000	95.56	95.56
								690.79				95.56

Labour Rate £	Crew Hours	Electrical	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
8.66	1.40	Ceiling pendant light, low energy Part L1 compliant.	Nr	4.000	EL	24.75	0.35	34.65	Ea	4.000	30.38	121.52
12.38	2.00	1 gang 1 way light switch.	Nr	4.000	EL	24.75	0.50	49.50	Ea	4.000	1.54	6.16
37.13	1.50	Mechanical air vent.	Nr	1.000	EL	24.75	1.50	37.13	Ea	1.000	32.95	32.95
1.24	2.75	1.5mm twin & earth cable, 50m roll.	M ¹	55.000	EL	24.75	0.05	68.06	Ea	2.000	27.75	55.50
0.12	0.80	1.5mm cable clips.	Nr	160.000	EL	24.75	0.01	19.80	Ea	8.000	0.75	6.00
12.38	3.00	Double plug socket.	Nr	6.000	EL	24.75	0.50	74.25	Ea	6.000	5.36	32.16
18.56	0.75	Shaver sockets 115/230v.	Nr	1.000	EL	24.75	0.75	18.56	Ea	1.000	22.58	22.58
6.19	0.00	Galvanised steel back box 47mm.	>	>	>	>	>	>	Ea	1.000	2.51	2.51
1.48	4.80	2.5mm twin & earth cable, 50m roll	M ¹	80.000	EL	24.75	0.06	118.80	Ea	2.000	33.12	66.24
0.12	0.40	2.5mm cable clips.	Nr	80.000	EL	24.75	0.01	9.90	Ea	4.000	0.75	3.00
43.31	1.75	Shower unit connection.	Nr	1.000	EL	24.75	1.75	43.31	<	<	<	<
19.80	0.80	Shower Ceiling Isolating Pull switch	Nr	1.000	EL	24.75	0.80	19.80	Ea	1.000	14.73	14.73
30.94	3.75	Mains wired smoke alarm.	Nr	3.000	EL	24.75	1.25	92.81	Ea	3.000	22.71	68.13
12.38	0.50	Fused spur.	Nr	1.000	EL	24.75	0.50	12.38	Ea	1.000	6.13	6.13
1.48	1.80	1.5mm three core & earth cable, 50m roll.	M ¹	30.000	EL	24.75	0.06	44.55	Ea	1.000	34.01	34.01
1.98	0.80	6mm twin & earth cable, 50m roll.	M ¹	10.000	EL	24.75	0.08	19.80	Ea	1.000	67.65	67.65
0.25	0.15	6mm cable clips.	Nr	15.000	EL	24.75	0.01	3.71	Ea	1.000	0.75	0.75
160.88	6.50	Consumer unit.	Nr	1.000	EL	24.75	6.50	160.88	Ea	1.000	83.14	83.14
-	-	Metal Back Box 1Gang 25mm	>	>	>	>	>	>	Ea	1.000	1.39	1.39
-	-	Metal Back Box 1Gang 16mm	>	>	>	>	>	>	Ea	4.000	1.13	4.52
-	-	Metal Back Box 2Gang 25mm	>	>	>	>	>	>	Ea	6.000	1.52	9.12
								827.89				638.19

Labour Rate £	Crew Hours	Heating	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
38.63	4.50	Supply & install radiators.	Nr	3.000	PH	25.75	1.50	115.88	Ea	3.000	87.28	261.84
38.63	1.50	Supply & install standard chrome towel radiator.	Nr	1.000	PH	25.75	1.50	38.63	Ea	1.000	116.74	116.74
7.73	1.20	Lock-shield valves 15mm.	Nr	4.000	PH	25.75	0.30	30.90	Ea	4.000	2.28	9.12
9.01	1.40	Thermostatic regulating valves.	Nr	4.000	PH	25.75	0.35	36.05	Ea	4.000	10.40	41.60
4.12	7.68	15mm copper tube.	M ¹	48.000	PH	25.75	0.16	197.76	Ea	16.000	8.00	128.00
3.86	1.20	15mm copper tees.	Nr	8.000	PH	25.75	0.15	30.90	Ea	8.000	0.55	4.40
3.09	1.92	15mm copper elbows.	Nr	16.000	PH	25.75	0.12	49.44	Ea	16.000	0.35	5.60
3.09	1.92	15mm copper coupling.	Nr	16.000	PH	25.75	0.12	49.44	Ea	16.000	0.41	6.56
0.52	1.16	15mm pipe clips.	Nr	58.000	PH	25.75	0.02	29.87	Ea	58.000	0.12	6.96
5.15	1.60	15mm isolating valves.	Nr	8.000	PH	25.75	0.20	41.20	Ea	8.000	1.72	13.76
								620.07				594.58

Labour Rate £	Crew Hours	Plumbing first fix	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	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	<	<	<	<
4.12	1.92	15mm copper tube.	M ¹	12.000	PH	25.75	0.16	49.44	Ea	4.000	8.00	32.00
2.58	0.40	15mm copper tees.	Nr	4.000	PH	25.75	0.10	10.30	Ea	4.000	0.55	2.20
2.32	1.08	15mm copper elbows.	Nr	12.000	PH	25.75	0.09	27.81	Ea	12.000	0.35	4.20
2.32	0.36	15mm copper coupling.	Nr	4.000	PH	25.75	0.09	9.27	Ea	4.000	0.41	1.64
0.52	0.30	15mm pipe clips.	Nr	15.000	PH	25.75	0.02	7.73	Ea	15.000	0.12	1.80
3.86	0.45	15mm isolating valves.	Nr	3.000	PH	25.75	0.15	11.59	Ea	3.000	1.72	5.16
4.64	1.08	1¼ waste pipe.	M ¹	6.000	PH	25.75	0.18	27.81	Ea	2.000	2.70	5.40
2.58	0.40	1¼ waste elbow.	Nr	4.000	PH	25.75	0.10	10.30	Ea	4.000	0.68	2.72
2.58	0.10	1¼waste coupling.	Nr	1.000	PH	25.75	0.10	2.58	Ea	1.000	0.69	0.69
1.03	0.36	1¼ waste clips.	Nr	9.000	PH	25.75	0.04	9.27	Ea	9.000	0.23	2.07
5.15	1.40	1½ waste pipe.	M ¹	7.000	PH	25.75	0.20	36.05	Ea	3.000	3.30	9.90
2.58	0.10	1½ waste tee 1¼ branch.	Nr	1.000	PH	25.75	0.10	2.58	Ea	1.000	0.69	0.69
2.58	0.30	1½ waste elbow.	Nr	3.000	PH	25.75	0.10	7.73	Ea	3.000	0.68	2.04
2.58	0.10	1½ waste coupling.	Nr	1.000	PH	25.75	0.10	2.58	Ea	1.000	0.68	0.68
1.29	0.35	1½ waste clip.	Nr	7.000	PH	25.75	0.05	9.01	Ea	7.000	0.23	1.61
11.59	4.51	Soil vent, pipe.	M ¹	10.030	PH	25.75	0.45	116.22	Ea	4.000	18.84	75.36
10.30	0.40	Soil vent, branch.	Nr	1.000	PH	25.75	0.40	10.30	Ea	1.000	16.53	16.53
8.76	0.68	Soil vent, bend.	Nr	2.000	PH	25.75	0.34	17.51	Ea	2.000	10.86	21.72
2.58	1.10	Soil vent, pip clips.	Nr	11.000	PH	25.75	0.10	28.33	Ea	11.000	1.86	20.46
								396.41			206.87	

Labour Rate £	Crew Hours	Plumbing & sanitary wares	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
19.31	0.75	Toilet, pan.	Nr	1.000	PH	25.75	0.75	19.31	Ea	1.000	57.94	57.94
38.63	1.50	Toilet, cistern.	Nr	1.000	PH	25.75	1.50	38.63	Ea	1.000	58.83	58.83
9.01	0.35	Toilet, seat.	Nr	1.000	PH	25.75	0.35	9.01	Ea	1.000	22.49	22.49
6.44	0.25	Toilet, soil vent connection, using straight multiquick.	Nr	1.000	PH	25.75	0.25	6.44	Ea	1.000	4.25	4.25
51.50	2.00	Wash hand basin.	Nr	1.000	PH	25.75	2.00	51.50	Ea	1.000	55.78	55.78
12.88	0.50	Basin, pedestal	Nr	1.000	PH	25.75	0.50	12.88	Ea	1.000	34.19	34.19
11.59	0.45	Basin, taps.	Pr	1.000	PH	25.75	0.45	11.59	Pr	1.000	20.73	20.73
3.61	0.14	Basin, waste.	Nr	1.000	PH	25.75	0.14	3.61	Ea	1.000	4.99	4.99
8.24	0.32	Basin, waste trap.	Nr	1.000	PH	25.75	0.32	8.24	Ea	1.000	5.63	5.63
51.50	2.00	Standard 900x900mm Shower tray.	Nr	1.000	PH	25.75	2.00	51.50	Ea	1.000	153.85	153.85
38.63	1.50	Pivot shower door.	Nr	1.000	PH	25.75	1.50	38.63	Ea	1.000	200.48	200.48
12.88	0.50	Shower waste & combi-trap.	Nr	1.000	PH	25.75	0.50	12.88	Ea	1.000	7.91	7.91
38.63	1.50	Shower unit.	Nr	1.000	PH	25.75	1.50	38.63	Ea	1.000	145.07	145.07
								302.85			772.14	

Labour Rate £	Crew Hours	Painting & decorating	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
1.20	5.82	Prime internal woodwork, prior to fixing.	M¹	193.906	PD2	40.00	0.03	232.69	<	<	<	<
2.00	9.70	Undercoat internal woodwork.	M¹	193.906	PD2	40.00	0.05	387.81	<	<	<	<
2.40	11.63	Finish internal woodwork, in either gloss, satin, or eggshell.	M¹	193.906	PD2	40.00	0.06	465.37	<	<	<	<
6.40	13.80	Emulsion Walls, comprising one mist coat, one base coat & one top coat.	M²	86.276	PD2	40.00	0.16	552.17	Ea	2.000	38.82	77.64
7.20	5.84	Emulsion Ceilings, comprising one mist coat, one base coat & one top coat.	M²	32.453	PD2	40.00	0.18	233.66	Ea	1.000	18.09	18.09
1.00	2.42	Sundries, decorators caulk.	M¹	96.953	PD2	40.00	0.03	96.95	Ea	10.000	2.15	21.50
1.20	0.72	Prime timber, fascia, barge & soffit boards, prior to fixing.	M¹	24.068	PD2	40.00	0.03	28.88	<	<	<	<
2.40	1.44	Undercoat fascia, barge & soffit boards.	M¹	24.068	PD2	40.00	0.06	57.76	<	<	<	<
2.80	1.68	Top coat fascia, barge & soffit boards.	M¹	24.068	PD2	40.00	0.07	67.39	<	<	<	<
10.00	2.50	Prime internal doors.	Nr	10.000	PD2	40.00	0.25	100.00	<	<	<	<
10.00	2.50	Undercoat internal doors.	Nr	10.000	PD2	40.00	0.25	100.00	<	<	<	<
10.00	2.50	Finish internal doors, in either gloss, satin, or eggshell.	Nr	10.000	PD2	40.00	0.25	100.00	<	<	<	<
-	-	Quick drying primer 5 litres.	>	>	>	>	>	>	Ea	3.000	39.95	119.85
-	-	Undercoat 5 litres.	>	>	>	>	>	>	Ea	3.000	22.92	68.76
-	-	Finishing coat, gloss/satin/eggshell 5 litres.	>	>	>	>	>	>	Ea	3.000	20.93	62.79
-	-	Sundries, white spirit.	>	>	>	>	>	>	Ea	2.000	2.93	5.86
-	-	Sundries, medium glass paper.	>	>	>	>	>	>	Ea	2.000	2.03	4.06
-	-	Sundries, fine glass paper.	>	>	>	>	>	>	Ea	2.000	2.02	4.04
								2,422.68				382.59

Labour Rate £	Crew Hours	Sundry fixings & fasteners	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
-	-	Nails Paslode 3.1x75mm ring shank galvanised 2200nr box.	Nr	683.000	>	>	>	>	Bx	1.000	47.98	47.98
-	-	Nails Paslode 2.8x51mm ring shank galvanised 3300nr box.	Nr	417.439	>	>	>	>	Bx	1.000	57.40	57.40
-	-	Staples Paslode 25mm 2100nr box.	Nr	1482.000	>	>	>	>	Bx	1.000	22.58	22.58
-	-	Screws 100mm Timberlok screws 50nr pack.	Nr	57.600	>	>	>	>	Pack	2.000	33.42	66.84
-	-	Screws drywall 25mm 1000nr box.	Nr	1381.000	>	>	>	>	Bx	2.000	5.28	10.56
-	-	Screws drywall 42mm 1000nr box.	Nr	216.000	>	>	>	>	Bx	1.000	5.01	5.01
-	-	Screws chippy screw 4.5x70mm 100nr box.	Nr	200.000	>	>	>	>	Bx	2.000	5.83	11.66
-	-	Masonry plug brown 300nr pack.	Nr	3.000	>	>	>	>	Ea	1.000	2.70	2.70
-	-	Screws chippy screw 4.5x50mm 200nr box.	Nr	3.000	>	>	>	>	Bx	1.000	7.96	7.96
-	-	Nails 40mm oval 2.50kg pack.	Nr	680.000	>	>	>	>	Ea	1.000	11.44	11.44
-	-	Screws chippy screw 4.0x25mm 200nr box.	Nr	5.000	>	>	>	>	Bx	1.000	3.57	3.57
-	-	Frame fixings 8.0x100mm each.	Nr	16.000	>	>	>	>	Ea	16.000	0.40	6.40
-	-	HardieBacker Screws 25mm x 5mm BX100	Nr	196.668	>	>	>	>	Ea	2.000	5.00	10.00
-	-	Steel joist hangers (timber to timber straps)	Nr	4.000	>	>	>	>	Ea	4.000	1.50	6.00
								0.00				270.10

Plant Hire					
Description	Hire UoM	Section	Quantity	Rate £	Total £
Chemical site lavatory.	Wks	Plant Hire	6.000	42.57	255.42
Scaffolding by specialist, single lift.	Ls	Plant Hire	63.520	17.33	1,100.80
Total Plant Hire					1,356.22

Waste Removal (Skip Roundup Calculation)	Section	Skips	Rate £	Total £
Load waste into skips, labour included above.	Enabling works	0.324	180.00	58.32
Additional skips		0.000	180.00	0.00
Total £		0.324	180.00	58.32
Total loads = Roundup to next skip		1.000	180.00	180.00
Extra-over for roundup		0.676	180.00	121.68

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

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