

Proposal: Single rear and two storey side extension with associated works revised

Site: Single Rear & Two Storey Side

Build Stage Summary	Labour	Material	Total £
Scaffolding		£2,694.69	£2,694.69
Enabling works	£1,101.21	£135.96	£1,237.17
Excavations & foundations (waste includes 20% bulking)	£2,405.38	£1,748.76	£4,154.14
Drainage	£2,171.25	£2,050.92	£4,222.17
Foundation masonry	£1,418.59	£1,323.08	£2,741.67
Ground floor	£2,827.38	£2,921.87	£5,749.25
First floor	£353.51	£480.89	£834.40
Brickworks	£6,756.97	£7,796.14	£14,553.11
Windows & external doors	£648.96	£2,974.45	£3,623.41
Structural works	£2,766.15	£411.38	£3,177.53
Roof carpentry	£2,713.20	£1,519.70	£4,232.90
Roof windows & sun tunnels	£552.91	£1,533.85	£2,086.76
Gutters & rainwater pipes	£415.67	£245.32	£660.99
Roof covering	£2,481.35	£2,180.66	£4,662.01
Joinery 1st fix	£741.51	£918.28	£1,659.79
Joinery 2nd & final fix	£515.55	£608.18	£1,123.73
Plastering & insulation	£5,350.08	£1,064.98	£6,415.06
Wall & floor tiling	£1,957.38	£203.17	£2,160.55
Electrical	£2,538.54	£1,419.55	£3,958.09
Heating	£1,282.50	£880.60	£2,163.10
Plumbing first fix	£1,770.97	£574.62	£2,345.59
Plumbing & sanitary wares	£917.23	£1,510.56	£2,427.79
Painting & decorating	£2,835.32	£306.14	£3,141.46
Sundry fixings & fasteners		£420.86	£420.86
<b>Total excluding VAT.</b>	<b>£44,521.61</b>	<b>£35,924.61</b>	<b>£80,446.22</b>

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.	Rl
Sheet.	Sh
Builder's skip.	Sp
Standing seam roof	SSR
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, multiple lifts.	M <sup>2</sup>	73.980	>	Ls	73.980	2,694.68
						2,694.68
<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 walls 9"/11" solid or cavity.	M <sup>2</sup>	1.155	29.56		<	<
Remove external doors.	Nr	1.000	24.69		<	<
Remove external windows.	Nr	3.000	92.59		<	<
Remove radiators.	Nr	2.000	63.93		<	<
Strip-out & remove sanitary fittings & strip back service pipes.	Nr	3.000	140.65		<	<
Cut back & blank off soil vent pipe.	Nr	1.000	19.18	Ea	1.000	11.01
Isolate 15mm hot & cold service pipes.	Nr	3.000	12.79	Ea	3.000	6.48
Isolate 22mm hot & cold service pipes.	Nr	2.000	9.38	Ea	2.000	6.55
Strip back bathroom walls ready to receive plaster finish.	M <sup>2</sup>	9.838	122.47		<	<
Strip-out & remove kitchen fittings.	M <sup>2</sup>	4.553	113.36		<	<
Strip back kitchen walls ready to receive plaster finish.	M <sup>2</sup>	10.928	136.04		<	<
Kitchen, attendance by plumber.	Hr	4.000	170.49		<	<
Kitchen, attendance by electrician.	Hr	4.000	166.08		<	<
Load waste into skips, labour included above.	>	>	>	Sp	0.507	111.92
			1,101.21			135.96
<b>Excavations &amp; foundations (waste includes 20% bulking)</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Excavations for cavity walls, using a mini digger.	M <sup>3</sup>	13.107	1,408.66	Hp	3.000	160.27
Excavations for internal/sleeper walls, using a mini digger.	M <sup>3</sup>	0.934	50.19	Hp	1.000	53.42
Load waste into skips, using a mini digger.	M <sup>3</sup>	14.041	503.02	Hp	1.000	53.42
Builders skips required for the above tasks.	>	>	>	Sp	2.753	607.74
Concrete foundations.	M <sup>3</sup>	6.670	443.50	M <sup>3</sup>	7.000	873.90
			2,405.37			1,748.75
<b>Drainage</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Excavate drains to a max depth of 900mm, using a mini digger.	M <sup>1</sup>	19.448	250.82	Hp	1.000	53.42
Excavate soak-aways, using a mini digger.	M <sup>3</sup>	4.163	178.97	Hp	1.000	53.42
Load waste into skips, using a mini digger.	M <sup>3</sup>	9.293	299.63	Hp	1.000	53.42
Builders skips required for the above task.	>	>	>	Sp	1.162	256.52
Lay pipes 110mm plastic 3m lengths.	M <sup>1</sup>	19.448	139.34	Ea	7.000	190.33
Soak-aways, lay 100mm depth sharp sand to form a level base.	Ea	1.000	53.74		<	<
Polystorm Water Storage Cell 1000x500x400mm	Ea	6.000	107.47	Ea	6.000	353.21
Soak-away, wrap sides & top of cells in Geotextile fabric	M <sup>2</sup>	10.000	71.65	Rl	1.000	39.49
Soak-away, fill the sides to top of cells with P-Gravel	M <sup>3</sup>	3.000	161.21	Bg	3.000	152.17
Soak-aways, lay 50mm blinding top to protect the Geo-fabric	M <sup>3</sup>	1.000	35.82		<	<
Soak-aways, sharp sand for base & blinding	>	>	>	Bg	1.000	53.96
Soak aways, 110mm slotted or perforated flow pipe.	M <sup>1</sup>	1.850	26.51	Ea	1.000	56.89
Soak aways, 110mm straight rodding eye terminal.	Nr	1.000	10.75	Ea	1.000	61.96
Backfill pipes with p-gravel.	M <sup>3</sup>	3.588	192.81	Bg	6.000	304.35
Backfill over with spoil.	M <sup>3</sup>	4.289	230.48		<	<
Connection to existing system.	Nr	1.000	50.15	Ea	1.000	8.00
Gulleys.	Nr	2.000	85.98	Ea	2.000	62.25
Rest bends for soil vent pipes.	Nr	1.000	32.24	Ea	1.000	7.31
Underground branch 110mm.	Nr	1.000	28.66	Ea	1.000	12.01
Drainage collars 110mm.	>	>	>	Ea	13.000	46.55
Drainage bends 110mm.	>	>	>	Ea	13.000	95.02
Universal man hole inspection chamber 940x100mm	Nr	1.000	179.12	Ea	1.000	146.25
Universal man hole inspection chamber standard cover.	Nr	1.000	35.82	Ea	1.000	44.38
			2,171.17			2,050.91

<b>Foundation masonry</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Block solid concrete 7.3N 440x215x100mm, cavity walls.	M <sup>2</sup>	24.576	647.91	Ea	259.000	371.64
Block solid concrete 7.3N 440x215x100mm, internal walls.	M <sup>2</sup>	1.557	41.05	Ea	17.000	24.39
65mm facing brick, band to dpc.	Th	0.486	430.00	Th	0.511	483.17
Building sand bulk bag.	Tn	0.685	>	Bg	1.000	49.92
Ordinary portland cement 25kg bag.	Nr	7.527	>	Ea	8.000	50.53
Mortar plasticiser 5 litres.	Nr	1.000	>	Ea	1.000	6.11
Fill cavity with concrete to within 150mm of dpc level.	M <sup>3</sup>	1.147	246.55	M <sup>3</sup>	2.000	328.18
Polythene DPC 112.5mm 30m roll.	M <sup>1</sup>	45.765	53.09	RI	2.000	9.15
			1,418.60			1,323.09

<b>Ground floor</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Excavate & scrape out for slab.	M <sup>2</sup>	31.525	598.90	Sp	0.592	130.69
Lay & compact MOT type 1 hardcore, delivered in bulk bags.	Tn	8.512	363.85	Bg	11.000	540.70
Tool hire, plate compactor for the above task.	>	>	>	Dy	1.000	38.85
Sand blinding, delivered in bulk bags.	Tn	2.838	94.35	Bg	3.000	149.75
Foil faced rigid PIR insulation board 2400x1200x100mm.	M <sup>2</sup>	31.525	214.63	Ea	12.000	641.37
Polythene membrane, blue standard duty 300mu 100m2 rolls.	M <sup>2</sup>	31.525	119.78	RI	1.000	52.66
Polythene vapour control layer, green tinted 125mu.	M <sup>2</sup>	31.525	179.67	RI	1.000	80.35
Perimeter screed upstand 20mm PIR insulation.	M <sup>1</sup>	28.094	110.73	Ea	1.000	18.74
Concrete floor slab 100mm thick.	M <sup>2</sup>	31.525	539.01	M <sup>3</sup>	4.000	519.91
Floor Screed, premixed delivered 1:3 mix.	M <sup>2</sup>	31.525	606.46	Tn	5.000	748.85
			2,827.38			2,921.87

<b>First 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 47x200mm Treated C16	M <sup>1</sup>	29.865	161.69	M <sup>1</sup>	29.900	168.31
Chipboard flooring MR 2400x600x22mm.	M <sup>2</sup>	10.861	150.13	Sh	9.000	244.04
Acoustic 100mm mineral wool laid between joists.	M <sup>2</sup>	10.861	41.70	M <sup>2</sup>	11.000	68.53
			353.52			480.88

<b>Brickworks</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Steel wall starter.	Nr	9.000	119.05	Ea	9.000	228.59
Cut out vertical channel in existing wall, to maintain clear cavities.	M <sup>1</sup>	8.937	177.32	<	<	<
Tooth out existing walls, ready to receive new.	M <sup>1</sup>	1.451	47.98	<	<	<
Tool hire, petrol abrasive saw 12" for the above tasks.	>	>	>	Dy	1.000	71.63
Tool hire, purchase 12" diamond cutting blade for the above saw.	>	>	>	Ea	1.000	42.95
65mm facing brick above dpc.	Th	3.713	3,285.18	Th	3.899	3,686.66
Cavity blockwork, solid concrete 7.3N 440x215x100mm.	M <sup>2</sup>	1.823	53.83	Ea	19.000	27.26
Cavity blockwork, aircrete 3.6N 440x215x100mm.	M <sup>2</sup>	64.433	1,698.67	Ea	669.000	1,353.78
Internal blockwork, solid concrete 7.3N 440x215x100mm.	M <sup>2</sup>	3.680	112.54	Ea	39.000	55.96
Building sand bulk bag.	Tn	3.296	>	Bg	4.000	199.66
Ordinary portland cement 25kg bag.	Nr	36.253	>	Ea	37.000	233.69
Mortar plasticiser 5 litres.	Nr	5.000	>	Ea	5.000	30.54
Lintels Steel Lintel 100/100/100 2100mm	Ea	1.000	15.82	Ea	1.000	99.93
Lintels Steel Lintel 100/100/100 1650mm	Ea	1.000	15.82	Ea	1.000	76.92
Lintels Steel Lintel 100/100/100 1500mm	Ea	4.000	63.27	Ea	4.000	368.66
Lintels Steel Lintel 100/50/100 3300mm	Ea	1.000	15.82	Ea	1.000	289.76
Lintels Steel Lintel 100/50/100 2400mm	Ea	1.000	15.82	Ea	1.000	121.66
Concrete lintels, for 100/115/125mm internal blockwork.	Nr	1.000	8.44	Ea	1.000	17.48
Concrete lintels over drainage.	Ea	2.000	16.87	Ea	2.000	50.63
Cavity Wall Insulation Mineral Batts 100x455x1200mm PK12	M <sup>2</sup>	64.433	271.79	Ea	10.000	344.13
Cavity closers 100mm cavity.	M <sup>1</sup>	24.400	102.92	Ea	9.000	164.02
Stainless steel tie-wires.	Nr	226.000	71.50	Bx	1.000	91.36
Cavity insulation retaining disc's.	Nr	226.000	71.50	Ea	226.000	19.40
Cavity trays using 600mm wide dpm.	M <sup>1</sup>	7.960	83.94	Rl	1.000	18.86
Cavity trays in existing walls horizontally.	M <sup>1</sup>	5.585	460.49	<	<	<
Weep vent sleeves.	Nr	8.000	8.44	Ea	8.000	3.92
Tool hire, 110v cement mixer with transformer.	>	>	>	Hp	2.000	87.42
Tool hire, builders trestles.	>	>	>	Hp	2.000	18.22
Tool hire, builders planks.	>	>	>	Hp	3.000	10.93
Clear waste into skips.	M <sup>3</sup>	1.712	39.96	Sp	0.372	82.12
			6,756.97			7,796.14

<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	4.000	307.17	M <sup>2</sup>	4.900	1,125.45
White UPVC french doors inc double glazed glass.	Nr	1.000	124.81	M <sup>2</sup>	2.800	742.94
White UPVC sliding patio doors inc double glazed glass.	Nr	1.000	124.81	M <sup>2</sup>	3.800	1,027.33
Window boards, MDF.	Nr	4.000	92.17	M <sup>1</sup>	6.000	41.28
Frame sealant.	>	>	>	Ea	6.000	37.45
			648.96			2,974.45

<b>Structural works</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Insert steel props & strongboys.	Nr	7.000	325.36	<	<	<
Tool hire, steel props.	>	>	>	Hp	7.000	67.99
Tool hire, strongboys.	>	>	>	Hp	7.000	67.99
Knock through, remove brickworks & plaster.	M <sup>2</sup>	19.688	2,287.76	Sp	0.739	163.14
Knock through, make good reveals.	Th	0.116	153.03	Th	0.116	50.31
Tool hire, builders trestles.	>	>	>	Hp	4.000	36.45
Tool hire, builders planks.	>	>	>	Hp	7.000	25.50
			2,766.15			411.38

<b>Roof carpentry</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Wall Plate 75x100 Treated C16	M <sup>1</sup>	17.218	132.22	M <sup>1</sup>	18.000	80.13
Wall plate straps.	Nr	12.000	73.72	Ea	12.000	44.30
Pole Plate 47x225 Treated C16	M <sup>1</sup>	7.960	79.47	M <sup>1</sup>	8.000	50.04
Ridge Board 38x175 Treated C16	M <sup>1</sup>	2.408	18.49	M <sup>1</sup>	3.000	11.37
Purlin 75x200 Treated C16	M <sup>1</sup>	7.005	75.31	M <sup>1</sup>	8.000	69.37
Hip Rafter 47x225 Treated C16	M <sup>1</sup>	9.656	96.40	M <sup>1</sup>	10.000	62.55
Lay boards.	M <sup>1</sup>	4.798	58.95	M <sup>1</sup>	10.000	33.36
Valley boards.	M <sup>1</sup>	4.798	103.17	M <sup>1</sup>	20.000	66.72
Binder 47x100 Treated C16	M <sup>1</sup>	4.200	25.80	M <sup>1</sup>	5.000	12.08
Prop 47x100 Treated C16	M <sup>1</sup>	2.763	16.97	M <sup>1</sup>	3.000	8.46
Rafter 47x150 Treated C16	M <sup>1</sup>	71.820	551.53	M <sup>1</sup>	72.000	270.20
Rafter 47x175 Treated C16	M <sup>1</sup>	58.668	495.59	M <sup>1</sup>	59.000	259.04
Ceiling joist 47x150 Treated C16	M <sup>1</sup>	27.390	210.34	M <sup>1</sup>	29.000	121.99
White UPVC fascia boards.	M <sup>1</sup>	18.862	217.27	Ea	2.000	156.91
White UPVC soffit boards.	M <sup>1</sup>	18.862	202.79	Ea	2.000	194.73
White UPVC barge boards.	M <sup>1</sup>	6.320	72.80	Ea	1.000	78.45
Strip existing roof at junction with new extension roof.	M <sup>2</sup>	10.917	282.39	<	<	<
			2,713.21			1,519.70

<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 GPL CK04 2070 Painted Std Glazing	Nr	4.000	399.33	Ea	4.000	1,319.28
Velux Flashing EDW CK04	Nr	4.000	153.59	Ea	4.000	214.57
			552.92			1,533.85

<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.	M <sup>1</sup>	18.703	159.43	Ea	5.000	73.40
Gutter plastic, gutter bracket.	Nr	32.000	81.83	Ea	32.000	36.50
Gutter plastic, outlet.	Nr	3.000	10.23	Ea	3.000	14.83
Gutter plastic, stop end.	Nr	4.000	6.82	Ea	4.000	8.39
Gutter plastic, 90ø degree gutter bend.	Nr	3.000	5.11	Ea	3.000	15.20
Rain water plastic, round pipe 5.5m length.	M <sup>1</sup>	9.430	104.50	Ea	2.000	41.58
Rain water plastic, round pipe clip.	Nr	8.000	27.28	Ea	8.000	18.64
Rain water plastic, round offset bend.	Nr	12.000	20.46	Ea	12.000	36.79
			415.66			245.33

<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>
MARLEY ETERNIT Modern concrete tile	Ea	308.000	677.21	Ea	323.000	550.62
MARLEY ETERNIT Wessex concrete tile	Ea	245.000	522.84	Ea	257.000	583.10
Roofing breathable membrane 1x50m roll.	M <sup>2</sup>	52.195	67.51	Ea	2.000	128.63
Sawn timber batten 25x38mm treated	M <sup>1</sup>	164.152	530.77	M <sup>1</sup>	172.359	147.97
Felt eaves support tray.	M <sup>1</sup>	18.862	48.79	Ea	14.000	92.37
Round concrete ridge tile 457mm.	Nr	6.000	38.80	Ea	6.000	18.69
Universal dry ridge, mono ridge & hip system.	M <sup>1</sup>	12.064	195.04	Ea	3.000	249.93
Round concrete hip tiles 457mm.	Nr	22.000	184.95	Ea	23.000	71.65
Galvanized hip irons.	Nr	2.000	20.69	Ea	2.000	8.05
Lead flashings.	M <sup>1</sup>	7.960	133.84	Rl	3.000	157.91
Plant hire, lifting equipment, tile/slate conveyor.	Nr	1.000	>	Dy	1.000	99.56
Clear waste into skips.	M <sup>3</sup>	2.610	60.92	Sp	0.327	72.19
			2,481.36			2,180.67

<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>	28.995	77.95	M <sup>1</sup>	31.000	87.44
Redwood rebated internal door framing, 5.1m per door.	Nr	2.000	107.53	M <sup>1</sup>	10.200	93.32
General timber, 47x175mm Treated C16	M <sup>1</sup>	35.152	296.94	M <sup>1</sup>	37.000	177.43
Lateral restraint straps in floors & ceilings.	Ea	2.000	15.36	Ea	2.000	10.40
Foil Faced Rigid PIR Insulation Board 2400x1200x40mm	M <sup>2</sup>	19.743	97.50	Ea	7.000	175.56
Foil Faced Rigid PIR Insulation Board 2400x1200x100mm	M <sup>2</sup>	19.743	146.25	Ea	7.000	374.13
			741.53			918.28

<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>
Standard internal door.	Nr	2.000	76.81	Ls	1.000	392.45
Ironmongery standard door pack.	Nr	2.000	57.61	Ea	2.000	25.73
Skirting board, Softwood 5" moulded.	M <sup>1</sup>	41.534	287.11	M <sup>1</sup>	42.000	137.53
Softwood 3" moulded architrave.	M <sup>1</sup>	20.400	94.01	M <sup>1</sup>	23.000	52.47
			515.54			608.18

<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>
Floated walls using, backing plaster 25kg bags.	M <sup>2</sup>	126.650	2,030.34	Ea	37.000	376.63
Skim walls using, finishing plaster 25kg bags.	M <sup>2</sup>	144.678	1,669.93	Ea	14.000	136.16
12.5mm standard plaster board, on timber.	M <sup>2</sup>	18.027	80.92	Sh	7.000	65.33
12.5mm standard plaster board, ceiling.	M <sup>2</sup>	10.861	90.54	Sh	5.000	46.67
12.5mm duplex plaster board, ceiling.	M <sup>2</sup>	29.703	247.61	Sh	12.000	178.37
Existing ceilings, polybond ready to receive plaster skim.	M <sup>2</sup>	8.904	22.84	Ea	1.000	30.18
Acoustic partition roll 75mm thick, partitions.	M <sup>2</sup>	7.531	15.94	M <sup>2</sup>	9.000	40.95
Ceiling insulation 150mm Mineral Wool Quilt Insulation	M <sup>2</sup>	19.920	119.03	M <sup>2</sup>	20.000	86.34
Skim, ceilings.	M <sup>2</sup>	49.467	697.85	Ea	5.000	48.63
Self adhesive fibre tape.	M <sup>1</sup>	76.167	9.77	Ea	1.000	5.89
Float beads.	M <sup>1</sup>	32.502	229.26	Ea	15.000	23.36
Skim beads.	M <sup>1</sup>	35.364	136.06	Ea	17.000	26.48
			5,350.09			1,064.99

<b>Wall &amp; floor tiling</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Install client issue floor tiles.	M <sup>2</sup>	7.313	459.48		<	<
Install client issue wall tiles.	M <sup>2</sup>	28.608	1,497.89		<	<
Grout & adhesive.	>	>	>	Ls	1.000	203.17
			1,957.37			203.17

<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	6.000	87.19	Ea	6.000	229.29
1 gang 1 way light switch.	Nr	6.000	124.56	Ea	6.000	11.33
Mechanical air vent.	Nr	2.000	124.56	Ea	2.000	82.51
1.5mm twin & earth cable, 50m roll.	M <sup>1</sup>	120.000	249.12	Ea	3.000	97.90
1.5mm cable clips.	Nr	200.000	41.52	Ea	10.000	9.32
Double plug socket.	Nr	16.000	332.16	Ea	16.000	108.91
Shaver sockets 115/230v.	Nr	1.000	31.14	Ea	1.000	28.21
45 Amp cooker connection unit.	Nr	1.000	41.52	Ea	1.000	5.47
45 Amp 1 gang double pole cooker switch	Nr	1.000	41.52	Ea	1.000	8.38
Galvanised steel back box 47mm.	>	>	>	Ea	3.000	9.31
2.5mm twin & earth cable, 50m roll	M <sup>1</sup>	230.000	572.98	Ea	5.000	279.25
2.5mm cable clips.	Nr	230.000	47.75	Ea	12.000	11.18
Shower unit connection.	Nr	1.000	72.66		<	<
Shower Ceiling Isolating Pull switch	Nr	1.000	33.22	Ea	1.000	18.24
Mains wired smoke alarm.	Nr	2.000	103.80	Ea	2.000	57.08
Mains wired heat detector/alarm	Nr	1.000	51.90	Ea	1.000	42.75
Mains wired carbon monoxide detector/alarm	Nr	1.000	51.90	Ea	1.000	39.81
Fused spur.	Nr	6.000	124.56	Ea	6.000	45.11
1.5mm three core & earth cable, 50m roll.	M <sup>1</sup>	20.000	49.82	Ea	1.000	61.48
6mm twin & earth cable, 50m roll.	M <sup>1</sup>	22.000	73.08	Ea	1.000	120.74
6mm cable clips.	Nr	33.000	13.70	Ea	2.000	1.86
Consumer unit.	Nr	1.000	269.88	Ea	1.000	102.97
Metal Back Box 1Gang 25mm	>	>	>	Ea	6.000	10.23
Metal Back Box 1Gang 16mm	>	>	>	Ea	6.000	8.39
Metal Back Box 2Gang 25mm	>	>	>	Ea	16.000	29.83
			2,538.54			1,419.55

Heating	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Supply & install radiators.	Nr	4.000	255.73	Ea	4.000	455.24
Supply & install standard chrome towel radiator.	Nr	1.000	63.93	Ea	1.000	146.24
Lock-shield valves 15mm.	Nr	5.000	63.93	Ea	5.000	14.10
Thermostatic regulating valves.	Nr	5.000	74.59	Ea	5.000	66.41
15mm copper tube.	M <sup>1</sup>	60.000	409.17	Ea	20.000	138.58
15mm copper tees.	Nr	10.000	63.93	Ea	10.000	6.75
15mm copper elbows.	Nr	20.000	102.29	Ea	20.000	11.04
15mm copper coupling.	Nr	20.000	102.29	Ea	20.000	10.06
15mm pipe clips.	Nr	72.000	61.38	Ea	72.000	10.60
15mm isolating valves.	Nr	10.000	85.24	Ea	10.000	21.58
			1,282.48			880.60

Plumbing first fix	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Kitchen/Utility sink, hot & cold feeds 15/22mm copper.	Nr	1.000	IPF		<	<
Kitchen/Utility sink, waste pipe.	Nr	1.000	IPF		<	<
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	2.000	IPF		<	<
Bath, hot & cold feeds 15/22mm copper.	Nr	1.000	IPF		<	<
All associated waste pipes.	Nr	6.000	IPF		<	<
15mm copper tube.	M <sup>1</sup>	33.000	225.05	Ea	11.000	76.22
15mm copper tees.	Nr	10.000	42.62	Ea	10.000	6.75
15mm copper elbows.	Nr	32.000	122.75	Ea	32.000	17.66
15mm copper coupling.	Nr	11.000	42.20	Ea	11.000	5.53
15mm pipe clips.	Nr	33.000	28.13	Ea	33.000	4.86
15mm isolating valves.	Nr	5.000	31.97	Ea	5.000	10.79
22mm copper tube.	M <sup>1</sup>	22.000	168.78	Ea	8.000	115.68
22mm copper tees.	Nr	3.000	14.07	Ea	3.000	4.97
22mm copper elbows.	Nr	8.000	34.10	Ea	8.000	7.36
22mm copper coupling.	Nr	4.000	17.05	Ea	4.000	2.35
22mm pipe clips.	Nr	18.000	15.34	Ea	18.000	3.53
22mm isolating valves.	Nr	3.000	23.02	Ea	3.000	9.82
Washing machine, hot & cold taps.	Nr	2.000	29.84	Ea	2.000	9.96
Dish washer, cold tap.	Nr	1.000	14.92	Ea	1.000	4.98
Washing machine/dish washer open waste trap.	Nr	2.000	42.62	Ea	2.000	23.30
1¼ waste pipe.	M <sup>1</sup>	12.000	92.06	Ea	4.000	13.25
1¼ waste elbow.	Nr	8.000	34.10	Ea	8.000	6.87
1¼waste coupling.	Nr	2.000	8.52	Ea	2.000	1.74
1¼ waste clips.	Nr	18.000	30.69	Ea	18.000	5.08
1½ waste pipe.	M <sup>1</sup>	35.000	298.36	Ea	12.000	48.57
1½ waste tee 1¼ branch.	Nr	4.000	17.05	Ea	4.000	3.43
1½ waste elbow.	Nr	16.000	68.20	Ea	16.000	13.74
1½ waste coupling.	Nr	5.000	21.31	Ea	5.000	4.29
1½ waste clip.	Nr	35.000	74.59	Ea	35.000	9.87
Soil vent, pipe.	M <sup>1</sup>	9.645	184.99	Ea	4.000	93.16
Soil vent, branch.	Nr	1.000	17.05	Ea	1.000	20.49
Soil vent, bend.	Nr	2.000	28.98	Ea	2.000	27.45
Soil vent, pip clips.	Nr	10.000	42.62	Ea	10.000	22.93
			1,770.98			574.63

<b>Plumbing &amp; sanitary wares</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Toilet, pan.	Nr	1.000	31.97	Ea	1.000	72.13
Toilet, cistern.	Nr	1.000	63.93	Ea	1.000	73.32
Toilet, seat.	Nr	1.000	14.92	Ea	1.000	27.58
Toilet, soil vent connection, using straight multiquick.	Nr	1.000	10.66	Ea	1.000	5.26
Wash hand basin.	Nr	2.000	170.49	Ea	2.000	137.92
Basin, pedestal	Nr	2.000	42.62	Ea	2.000	85.33
Basin, taps.	Pr	2.000	38.36	Pr	2.000	51.80
Basin, waste.	Nr	2.000	11.93	Ea	2.000	12.24
Basin, waste trap.	Nr	2.000	27.28	Ea	2.000	13.78
Standard 1700x700mm twin grip bath.	Nr	1.000	127.87	Ea	1.000	149.65
Bath, panel	Nr	1.000	21.31	Ea	1.000	23.60
Bath, end Panel	Nr	1.000	10.66	Ea	1.000	12.45
Bath, taps.	Nr	1.000	25.57	Pr	1.000	30.77
Bath, waste.	Nr	1.000	6.39	Ea	1.000	6.18
Bath, waste trap.	Nr	1.000	14.92	Ea	1.000	7.98
Anti scald thermostatic mixing valve TMV 2/3 22mm	Nr	1.000	21.31	Ea	1.000	36.55
Standard 900x900mm Shower tray.	Nr	1.000	85.24	Ea	1.000	188.68
Pivot shower door.	Nr	1.000	63.93	Ea	1.000	248.18
Shower door side panel.	Nr	1.000	42.62	Ea	1.000	137.48
Shower waste & combi-trap.	Nr	1.000	21.31	Ea	1.000	9.71
Shower unit.	Nr	1.000	63.93	Ea	1.000	179.96
			917.22			1,510.55

<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>	74.174	140.63		<	<
Undercoat internal woodwork.	M <sup>1</sup>	74.174	234.38		<	<
Finish internal woodwork, in either gloss, satin, or eggshell.	M <sup>1</sup>	74.174	281.26		<	<
Emulsion Walls, comprising one mist coat, one base coat & one top coat.	M <sup>2</sup>	144.677	1,462.94	Ea	3.000	147.02
Emulsion Ceilings, comprising one mist coat, one base coat & one top coat.	M <sup>2</sup>	49.467	562.72	Ea	1.000	23.08
Sundries, decorators caulk.	M <sup>1</sup>	37.087	58.60	Ea	4.000	11.04
Prime internal doors.	Nr	2.000	31.60		<	<
Undercoat internal doors.	Nr	2.000	31.60		<	<
Finish internal doors, in either gloss, satin, or eggshell.	Nr	2.000	31.60		<	<
Quick drying primer 5 litres.	>	>	>	Ea	1.000	51.39
Undercoat 5 litres.	>	>	>	Ea	1.000	29.43
Finishing coat, gloss/satin/eggshell 5 litres.	>	>	>	Ea	1.000	26.64
Sundries, white spirit.	>	>	>	Ea	2.000	7.31
Sundries, medium glass paper.	>	>	>	Ea	2.000	5.13
Sundries, fine glass paper.	>	>	>	Ea	2.000	5.10
			2,835.33			306.14

<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 3.1x90mm straight galvanised 2200nr box.	Nr	276.000	>	Bx	1.000	63.88
Nails Paslode 3.1x75mm ring shank galvanised 2200nr box.	Nr	113.000	>	Bx	1.000	61.38
Nails Paslode 2.8x51mm ring shank galvanised 3300nr box.	Nr	75.369	>	Bx	1.000	43.78
Staples Paslode 25mm 2100nr box.	Nr	438.000	>	Bx	1.000	28.43
Anchor bolts M10x126mm.	Nr	20.000	>	Ea	20.000	37.53
Screws drywall 25mm 1000nr box.	Nr	814.000	>	Bx	1.000	6.83
Screws chippy screw 4.5x70mm 100nr box.	Nr	40.000	>	Bx	1.000	7.46
Masonry plug brown 300nr pack.	Nr	16.000	>	Ea	1.000	3.45
Screws chippy screw 4.5x50mm 200nr box.	Nr	16.000	>	Bx	1.000	10.85
Nails 40mm oval 2.50kg pack.	Nr	136.000	>	Ea	1.000	14.42
Screws chippy screw 4.0x25mm 200nr box.	Nr	32.000	>	Bx	1.000	4.40
Fixings Plain Round Head Nail Galvanised 3.35x65mm PK2.5Kg	Nr	165.000	>	Pack	1.000	13.64
Nails white UPVC trim pins stainless steel 2.0x30mm 250nr box.	Nr	32.000	>	Bx	1.000	13.88
Nails white UPVC trim pins stainless steel 3.0x50mm 100nr box.	Nr	189.000	>	Bx	2.000	35.86
Frame fixings 8.0x100mm each.	Nr	48.000	>	Ea	48.000	23.55
Steel joist hangers (timber to masonry hangers).	Nr	12.000	>	Ea	12.000	51.51
						420.85