

# Labour & Materials Estimate

Site Address: Single Rear & Two Storey Side

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

| Cost Summary  | Labour     | Material          | Total £           |
|---|------------|-------------------|-------------------|
| Scaffolding   |            | £2,197.21         | £2,197.21         |
| Enabling works  | £749.26    | £110.86           | £860.12           |
| Excavations & foundations (waste includes 20% bulking)              | £1,636.61  | £1,425.91         | £3,062.52         |
| Drainage  | £1,477.31  | £1,672.29         | £3,149.60         |
| Foundation masonry  | £965.20    | £1,078.82         | £2,044.02         |
| Ground floor  | £1,923.74  | £2,382.45         | £4,306.19         |
| First floor   | £240.53    | £392.11           | £632.64           |
| Brickworks  | £4,597.41  | £6,356.87         | £10,954.28        |
| Windows & external doors  | £441.55    | £2,425.32         | £2,866.87         |
| Structural works  | £1,882.08  | £335.43           | £2,217.51         |
| Roof carpentry  | £1,846.05  | £1,239.14         | £3,085.19         |
| Roof windows & sun tunnels  | £376.20    | £1,250.68         | £1,626.88         |
| Gutters & rainwater pipes   | £282.82    | £200.03           | £482.85           |
| Roof covering   | £1,688.30  | £1,778.08         | £3,466.38         |
| Joinery 1st fix   | £504.52    | £748.75           | £1,253.27         |
| Joinery 2nd & final fix   | £350.78    | £495.90           | £846.68           |
| Plastering & insulation   | £3,640.17  | £868.37           | £4,508.54         |
| Wall & floor tiling   | £1,331.79  | £165.66           | £1,497.45         |
| Electrical  | £1,727.21  | £1,157.48         | £2,884.69         |
| Heating   | £872.61    | £718.03           | £1,590.64         |
| Plumbing first fix  | £1,204.96  | £468.54           | £1,673.50         |
| Plumbing & sanitary wares   | £624.08    | £1,231.69         | £1,855.77         |
| Painting & decorating   | £1,929.14  | £249.62           | £2,178.76         |
| Sundry fixings & fasteners  |            | £343.16           | £343.16           |
| Sub-total labour and materials @ cost.                              | £30,292.32 | £29,292.40        | £59,584.72        |
| Builders contingencies (BC%)  | 5.00%      | £1,514.62         | £1,464.62         |
| Preliminaries, see detailed section.                                |            | £6,907.50         | £481.77           |
| Contract time in weeks  | 9          |                   |                   |
| Total labour and materials, including preliminaries & contingencies |            | £38,714.44        | £31,238.79        |
| Overheads & Profit (OHP%)   | 15.00%     | £5,807.17         | £4,685.82         |
| <b>Total excluding VAT.</b>   |            | <b>£44,521.61</b> | <b>£35,924.61</b> |

| <b>Build Stage Summary: Each item includes builders contingencies, preliminaries and builders profit.</b> | <b>Labour</b>     | <b>Material</b>   | <b>Total £</b>    |
|---|-------------------|-------------------|-------------------|
| 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> |

| <b>Fluctuation</b>               | <b>Total £</b>    | <b>M2</b>     | <b>Rate per m2</b> |
|----------------------------------|-------------------|---------------|--------------------|
| Proposed Contract Price Less 10% | £72,401.60        | 42.386        | £1,708.15          |
| <b>Proposed Contract Price</b>   | <b>£80,446.22</b> | <b>42.386</b> | <b>£1,897.94</b>   |
| Proposed Contract Price Plus 10% | £88,490.84        | 42.386        | £2,087.74          |

| 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 <sup>2</sup> |

| Description  | Abbreviation   |
|--|----------------|
| Cubic metres.  | M <sup>3</sup> |
| 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<br>Unit for 10Nr (such as 10Nr/M2). | SSR<br>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.<br>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<br>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.<br>For example: $\frac{\text{The day rate for a Roofer} = \text{£208.00}}{\text{+ Semi-skilled labourer} = \text{£144.00}} = \text{£352.00}$ Day<br>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 | 9.000           | WF         | 1175.1      | 0.50      | 5,287.50       | <   | <                 | <      | <                |
|               |            | Labourer driver, time off site. | Wks | 9.000           | SL         | 720.0       | 0.25      | 1,620.00       | <   | <                 | <      | <                |
|               |            | Chemical site lavatory.         | >   | >               | >          | >           | >         | >              | Wks | 9.000             | 42.57  | 383.13           |
|               |            | Builders skip roundup.          | >   | >               | >          | >           | >         | >              | Sp  | 0.548             | 180.00 | 98.64            |
|               |            |                                 |     |                 |            |             |           | 6,907.50       |     |                   |        | 481.77           |

| 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, multiple lifts. | M²  | 73.980          | >          | >           | >         | >              | Ls  | 73.980            | 29.70  | 2,197.21         |
|               |            |  |     |                 |            |             |           | 0.00           |     |                   |        | 2,197.21         |

| Labour Rate £ | Crew Hours | Enabling works   | UoM | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM | Material Quantity | Rate £ | Material Total £ |
|---------------|------------|--|-----|-----------------|------------|-------------|-----------|----------------|-----|-------------------|--------|------------------|
| 17.41         | 0.40       | Demolish walls 9"/11" solid or cavity.                           | M²  | 1.155           | SL2        | 49.75       | 0.35      | 20.11          | <   | <                 | <      | <                |
| 16.80         | 0.40       | Remove external doors.   | Nr  | 1.000           | CJL        | 42.00       | 0.40      | 16.80          | <   | <                 | <      | <                |
| 21.00         | 1.50       | Remove external windows.   | Nr  | 3.000           | CJL        | 42.00       | 0.50      | 63.00          | <   | <                 | <      | <                |
| 21.75         | 1.50       | Remove radiators.  | Nr  | 2.000           | PH         | 29.00       | 0.75      | 43.50          | <   | <                 | <      | <                |
| 31.90         | 3.30       | Strip-out & remove sanitary fittings & strip back service pipes. | Nr  | 3.000           | PH         | 29.00       | 1.10      | 95.70          | <   | <                 | <      | <                |
| 13.05         | 0.45       | Cut back & blank off soil vent pipe.                             | Nr  | 1.000           | PH         | 29.00       | 0.45      | 13.05          | Ea  | 1.000             | 8.98   | 8.98             |
| 2.90          | 0.30       | Isolate 15mm hot & cold service pipes.                           | Nr  | 3.000           | PH         | 29.00       | 0.10      | 8.70           | Ea  | 3.000             | 1.76   | 5.28             |
| 3.19          | 0.22       | Isolate 22mm hot & cold service pipes.                           | Nr  | 2.000           | PH         | 29.00       | 0.11      | 6.38           | Ea  | 2.000             | 2.67   | 5.34             |
| 8.47          | 2.46       | Strip back bathroom walls ready to receive plaster finish.       | M²  | 9.838           | SL1        | 33.88       | 0.25      | 83.33          | <   | <                 | <      | <                |
| 16.94         | 2.28       | Strip-out & remove kitchen fittings.                             | M²  | 4.553           | SL1        | 33.88       | 0.50      | 77.13          | <   | <                 | <      | <                |
| 8.47          | 2.73       | Strip back kitchen walls ready to receive plaster finish.        | M²  | 10.928          | SL1        | 33.88       | 0.25      | 92.56          | <   | <                 | <      | <                |
| 29.00         | 4.00       | Kitchen, attendance by plumber.                                  | Hr  | 4.000           | PH         | 29.00       | 1.00      | 116.00         | <   | <                 | <      | <                |
| 28.25         | 4.00       | Kitchen, attendance by electrician.                              | Hr  | 4.000           | EL         | 28.25       | 1.00      | 113.00         | <   | <                 | <      | <                |
| -             | -          | Load waste into skips, labour included above.                    | >   | >               | >          | >           | >         | >              | Sp  | 0.507             | 180.00 | 91.26            |
|               |            |  |     |                 |            |             |           | 749.26         |     |                   |        | 110.86           |

| 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 £ |
|---------------|------------|--|-----|-----------------|------------|-------------|-----------|----------------|-----|-------------------|--------|------------------|
| 73.13         | 19.66      | Excavations for cavity walls, using a mini digger.           | M³  | 13.107          | GW2        | 48.75       | 1.50      | 958.45         | Hp  | 3.000             | 43.56  | 130.68           |
| 36.56         | 0.70       | Excavations for internal/sleeper walls, using a mini digger. | M³  | 0.934           | GW2        | 48.75       | 0.75      | 34.15          | Hp  | 1.000             | 43.56  | 43.56            |
| 24.38         | 7.02       | Load waste into skips, using a mini digger.                  | M³  | 14.041          | GW2        | 48.75       | 0.50      | 342.25         | Hp  | 1.000             | 43.56  | 43.56            |
| -             | -          | Builders skips required for the above tasks.                 | >   | >               | >          | >           | >         | >              | Sp  | 2.753             | 180.00 | 495.54           |
| 45.24         | 4.67       | Concrete foundations.  | M³  | 6.670           | GW2.1      | 64.63       | 0.70      | 301.76         | M³  | 7.000             | 101.80 | 712.57           |
|               |            |  |     |                 |            |             |           | 1,636.61       |     |                   |        | 1,425.91         |

| Labour Rate £ | Crew Hours | Drainage  | UoM            | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM | Material Quantity | Rate £ | Material Total £ |
|---------------|------------|---|----------------|-----------------|------------|-------------|-----------|----------------|-----|-------------------|--------|------------------|
| 8.78          | 3.50       | Excavate drains to a max depth of 900mm, using a mini digger. | M <sup>1</sup> | 19.448          | GW2        | 48.75       | 0.18      | 170.66         | Hp  | 1.000             | 43.56  | 43.56            |
| 29.25         | 2.50       | Excavate soak-aways, using a mini digger.                     | M <sup>3</sup> | 4.163           | GW2        | 48.75       | 0.60      | 121.77         | Hp  | 1.000             | 43.56  | 43.56            |
| 21.94         | 4.18       | Load waste into skips, using a mini digger.                   | M <sup>3</sup> | 9.293           | GW2        | 48.75       | 0.45      | 203.87         | Hp  | 1.000             | 43.56  | 43.56            |
| -             | -          | Builders skips required for the above task.                   | >              | >               | >          | >           | >         | >              | Sp  | 1.162             | 180.00 | 209.16           |
| 4.88          | 1.94       | Lay pipes 110mm plastic 3m lengths.                           | M <sup>1</sup> | 19.448          | GW2        | 48.75       | 0.10      | 94.81          | Ea  | 7.000             | 22.17  | 155.19           |
| 36.56         | 0.75       | Soak-aways, lay 100mm depth sharp sand to form a level base.  | Ea             | 1.000           | GW2        | 48.75       | 0.75      | 36.56          | <   | <                 | <      | <                |
| 12.19         | 1.50       | Polystorm Water Storage Cell 1000x500x400mm                   | Ea             | 6.000           | GW2        | 48.75       | 0.25      | 73.13          | Ea  | 6.000             | 48.00  | 288.00           |
| 4.88          | 1.00       | Soak-away, wrap sides & top of cells in Geotextile fabric     | M <sup>2</sup> | 10.000          | GW2        | 48.75       | 0.10      | 48.75          | Rl  | 1.000             | 32.20  | 32.20            |
| 36.56         | 2.25       | Soak-away, fill the sides to top of cells with P-Gravel       | M <sup>3</sup> | 3.000           | GW2        | 48.75       | 0.75      | 109.69         | Bg  | 3.000             | 41.36  | 124.08           |
| 24.38         | 0.50       | Soak-aways, lay 50mm blinding top to protect the Geo-fabric   | M <sup>3</sup> | 1.000           | GW2        | 48.75       | 0.50      | 24.38          | <   | <                 | <      | <                |
| -             | -          | Soak-aways, sharp sand for base & blinding                    | >              | >               | >          | >           | >         | >              | Bg  | 1.000             | 44.00  | 44.00            |
| 9.75          | 0.37       | Soak aways, 110mm slotted or perforated flow pipe.            | M <sup>1</sup> | 1.850           | GW2        | 48.75       | 0.20      | 18.04          | Ea  | 1.000             | 46.39  | 46.39            |
| 7.31          | 0.15       | Soak aways, 110mm straight rodding eye terminal.              | Nr             | 1.000           | GW2        | 48.75       | 0.15      | 7.31           | Ea  | 1.000             | 50.52  | 50.52            |
| 36.56         | 2.69       | Backfill pipes with p-gravel.                                 | M <sup>3</sup> | 3.588           | GW2        | 48.75       | 0.75      | 131.19         | Bg  | 6.000             | 41.36  | 248.16           |
| 36.56         | 3.22       | Backfill over with spoil.                                     | M <sup>3</sup> | 4.289           | GW2        | 48.75       | 0.75      | 156.82         | <   | <                 | <      | <                |
| 34.13         | 0.70       | Connection to existing system.                                | Nr             | 1.000           | GW2        | 48.75       | 0.70      | 34.13          | Ea  | 1.000             | 6.52   | 6.52             |
| 29.25         | 1.20       | Gulleys.  | Nr             | 2.000           | GW2        | 48.75       | 0.60      | 58.50          | Ea  | 2.000             | 25.38  | 50.76            |
| 21.94         | 0.45       | Rest bends for soil vent pipes.                               | Nr             | 1.000           | GW2        | 48.75       | 0.45      | 21.94          | Ea  | 1.000             | 5.96   | 5.96             |
| 19.50         | 0.40       | Underground branch 110mm.                                     | Nr             | 1.000           | GW2        | 48.75       | 0.40      | 19.50          | Ea  | 1.000             | 9.79   | 9.79             |
| -             | -          | Drainage collars 110mm.                                       | >              | >               | >          | >           | >         | >              | Ea  | 13.000            | 2.92   | 37.96            |
| -             | -          | Drainage bends 110mm.   | >              | >               | >          | >           | >         | >              | Ea  | 13.000            | 5.96   | 77.48            |
| 121.88        | 2.50       | Universal man hole inspection chamber 940x100mm               | Nr             | 1.000           | GW2        | 48.75       | 2.50      | 121.88         | Ea  | 1.000             | 119.25 | 119.25           |
| 24.38         | 0.50       | Universal man hole inspection chamber standard cover.         | Nr             | 1.000           | GW2        | 48.75       | 0.50      | 24.38          | Ea  | 1.000             | 36.19  | 36.19            |
|               |            |   |                |                 |            |             |           | 1,477.31       |     |                   |        | 1,672.29         |

| Labour Rate £ | Crew Hours | Foundation masonry                                       | UoM            | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM            | Material Quantity | Rate £ | Material Total £ |
|---------------|------------|--|----------------|-----------------|------------|-------------|-----------|----------------|----------------|-------------------|--------|------------------|
| 17.94         | 6.14       | Block solid concrete 7.3N 440x215x100mm, cavity walls.   | M <sup>2</sup> | 24.576          | BL2.1      | 71.75       | 0.25      | 440.83         | Ea             | 259.000           | 1.17   | 303.03           |
| 17.94         | 0.39       | Block solid concrete 7.3N 440x215x100mm, internal walls. | M <sup>2</sup> | 1.557           | BL2.1      | 71.75       | 0.25      | 27.93          | Ea             | 17.000            | 1.17   | 19.89            |
| 602.00        | 3.40       | 65mm facing brick, band to dpc.                          | Th             | 0.486           | BLG        | 86.00       | 7.00      | 292.57         | Th             | 0.511             | 770.98 | 393.97           |
| -             | -          | Building sand bulk bag.                                  | Tn             | 0.685           | >          | >           | >         | >              | Bg             | 1.000             | 40.70  | 40.70            |
| -             | -          | Ordinary portland cement 25kg bag.                       | Nr             | 7.527           | >          | >           | >         | >              | Ea             | 8.000             | 5.15   | 41.20            |
| -             | -          | Mortar plasticiser 5 litres.                             | Nr             | 1.000           | >          | >           | >         | >              | Ea             | 1.000             | 4.98   | 4.98             |
| 146.25        | 3.44       | Fill cavity with concrete to within 150mm of dpc level.  | M <sup>3</sup> | 1.147           | GW2        | 48.75       | 3.00      | 167.75         | M <sup>3</sup> | 2.000             | 133.80 | 267.59           |
| 0.79          | 0.50       | Polythene DPC 112.5mm 30m roll.                          | M <sup>1</sup> | 45.765          | BL2.1      | 71.75       | 0.01      | 36.12          | Rl             | 2.000             | 3.73   | 7.46             |
|               |            |  |                |                 |            |             |           | 965.20         |                |                   |        | 1,078.82         |

| Labour Rate £ | Crew Hours | Ground floor   | UoM | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM | Material Quantity | Rate £ | Material Total £ |
|---------------|------------|--|-----|-----------------|------------|-------------|-----------|----------------|-----|-------------------|--------|------------------|
| 12.93         | 6.31       | Excavate & scrape out for slab.                            | M²  | 31.525          | GW2.1      | 64.63       | 0.20      | 407.49         | Sp  | 0.592             | 180.00 | 106.56           |
| 29.08         | 3.83       | Lay & compact MOT type 1 hardcore, delivered in bulk bags. | Tn  | 8.512           | GW2.1      | 64.63       | 0.45      | 247.56         | Bg  | 11.000            | 40.08  | 440.88           |
| -             | -          | Tool hire, plate compactor for the above task.             | >   | >               | >          | >           | >         | >              | Dy  | 1.000             | 31.68  | 31.68            |
| 22.62         | 0.99       | Sand blinding, delivered in bulk bags.                     | Tn  | 2.838           | GW2.1      | 64.63       | 0.35      | 64.20          | Bg  | 3.000             | 40.70  | 122.10           |
| 4.63          | 5.99       | Foil faced rigid PIR insulation board 2400x1200x100mm.     | M²  | 31.525          | GW         | 24.38       | 0.19      | 146.03         | Ea  | 12.000            | 43.58  | 522.96           |
| 2.59          | 1.26       | Polythene membrane, blue standard duty 300mu 100m2 rolls.  | M²  | 31.525          | GW2.1      | 64.63       | 0.04      | 81.50          | RI  | 1.000             | 42.94  | 42.94            |
| 3.88          | 1.89       | Polythene vapour control layer, green tinted 125mu.        | M²  | 31.525          | GW2.1      | 64.63       | 0.06      | 122.25         | RI  | 1.000             | 65.52  | 65.52            |
| 2.68          | 3.09       | Perimeter screed upstand 20mm PIR insulation.              | M¹  | 28.094          | GW         | 24.38       | 0.11      | 75.34          | Ea  | 1.000             | 15.28  | 15.28            |
| 11.63         | 5.67       | Concrete floor slab 100mm thick.                           | M²  | 31.525          | GW2.1      | 64.63       | 0.18      | 366.74         | M³  | 4.000             | 105.98 | 423.93           |
| 13.09         | 9.46       | Floor Screed, premixed delivered 1:3 mix.                  | M²  | 31.525          | PLS        | 43.63       | 0.30      | 412.63         | Tn  | 5.000             | 122.12 | 610.60           |
|               |            |  |     |                 |            |             |           | 1,923.74       |     |                   |        | 2,382.45         |

| Labour Rate £ | Crew Hours | First floor  | UoM | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM | Material Quantity | Rate £ | Material Total £ |
|---------------|------------|--|-----|-----------------|------------|-------------|-----------|----------------|-----|-------------------|--------|------------------|
| 3.68          | 2.11       | Floor joist, sawn timber dry graded 47x200mm Treated C16 | M¹  | 29.865          | CJ2        | 52.25       | 0.07      | 110.01         | M¹  | 29.900            | 4.59   | 137.24           |
| 9.41          | 1.95       | Chipboard flooring MR 2400x600x22mm.                     | M²  | 10.861          | CJ2        | 52.25       | 0.18      | 102.15         | Sh  | 9.000             | 22.11  | 198.99           |
| 2.61          | 0.54       | Acoustic 100mm mineral wool laid between joists.         | M²  | 10.861          | CJ2        | 52.25       | 0.05      | 28.37          | M²  | 11.000            | 5.08   | 55.88            |
|               |            |  |     |                 |            |             |           | 240.53         |     |                   |        | 392.11           |

| Labour Rate £ | Crew Hours | Brickworks   | UoM            | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM | Material Quantity | Rate £ | Material Total £ |
|---------------|------------|--|----------------|-----------------|------------|-------------|-----------|----------------|-----|-------------------|--------|------------------|
| 9.00          | 4.50       | Steel wall starter.  | Nr             | 9.000           | SL         | 18.00       | 0.50      | 81.00          | Ea  | 9.000             | 20.71  | 186.39           |
| 13.50         | 6.70       | Cut out vertical channel in existing wall, to maintain clear cavities. | M <sup>1</sup> | 8.937           | SL         | 18.00       | 0.75      | 120.65         | <   | <                 | <      | <                |
| 22.50         | 1.81       | Tooth out existing walls, ready to receive new.                        | M <sup>1</sup> | 1.451           | SL         | 18.00       | 1.25      | 32.65          | <   | <                 | <      | <                |
| -             | -          | Tool hire, petrol abrasive saw 12" for the above tasks.                | >              | >               | >          | >           | >         | >              | Dy  | 1.000             | 58.41  | 58.41            |
| -             | -          | Tool hire, purchase 12" diamond cutting blade for the above saw.       | >              | >               | >          | >           | >         | >              | Ea  | 1.000             | 35.02  | 35.02            |
| 602.00        | 25.99      | 65mm facing brick above dpc.   | Th             | 3.713           | BLG        | 86.00       | 7.00      | 2,235.23       | Th  | 3.899             | 770.98 | 3,006.05         |
| 20.09         | 0.51       | Cavity blockwork, solid concrete 7.3N 440x215x100mm.                   | M <sup>2</sup> | 1.823           | BL2.1      | 71.75       | 0.28      | 36.62          | Ea  | 19.000            | 1.17   | 22.23            |
| 17.94         | 16.11      | Cavity blockwork, aircrete 3.6N 440x215x100mm.                         | M <sup>2</sup> | 64.433          | BL2.1      | 71.75       | 0.25      | 1,155.77       | Ea  | 669.000           | 1.65   | 1,103.85         |
| 20.81         | 1.07       | Internal blockwork, solid concrete 7.3N 440x215x100mm.                 | M <sup>2</sup> | 3.680           | BL2.1      | 71.75       | 0.29      | 76.57          | Ea  | 39.000            | 1.17   | 45.63            |
| -             | -          | Building sand bulk bag.  | Tn             | 3.296           | >          | >           | >         | >              | Bg  | 4.000             | 40.70  | 162.80           |
| -             | -          | Ordinary portland cement 25kg bag.                                     | Nr             | 36.253          | >          | >           | >         | >              | Ea  | 37.000            | 5.15   | 190.55           |
| -             | -          | Mortar plasticiser 5 litres.   | Nr             | 5.000           | >          | >           | >         | >              | Ea  | 5.000             | 4.98   | 24.90            |
| 10.76         | 0.15       | Lintels Steel Lintel 100/100/100 2100mm                                | Ea             | 1.000           | BL2.1      | 71.75       | 0.15      | 10.76          | Ea  | 1.000             | 81.48  | 81.48            |
| 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         | 0.60       | Lintels Steel Lintel 100/100/100 1500mm                                | Ea             | 4.000           | BL2.1      | 71.75       | 0.15      | 43.05          | Ea  | 4.000             | 75.15  | 300.60           |
| 10.76         | 0.15       | Lintels Steel Lintel 100/50/100 3300mm                                 | Ea             | 1.000           | BL2.1      | 71.75       | 0.15      | 10.76          | Ea  | 1.000             | 236.27 | 236.27           |
| 10.76         | 0.15       | Lintels Steel Lintel 100/50/100 2400mm                                 | Ea             | 1.000           | BL2.1      | 71.75       | 0.15      | 10.76          | Ea  | 1.000             | 99.20  | 99.20            |
| 5.74          | 0.08       | Concrete lintels, for 100/115/125mm internal blockwork.                | Nr             | 1.000           | BL2.1      | 71.75       | 0.08      | 5.74           | Ea  | 1.000             | 14.25  | 14.25            |
| 5.74          | 0.16       | Concrete lintels over drainage.  | Ea             | 2.000           | BL2.1      | 71.75       | 0.08      | 11.48          | Ea  | 2.000             | 20.64  | 41.28            |
| 2.87          | 2.58       | Cavity Wall Insulation Mineral Batts 100x455x1200mm PK12               | M <sup>2</sup> | 64.433          | BL2.1      | 71.75       | 0.04      | 184.92         | Ea  | 10.000            | 28.06  | 280.60           |
| 2.87          | 0.98       | Cavity closers 100mm cavity.   | M <sup>1</sup> | 24.400          | BL2.1      | 71.75       | 0.04      | 70.03          | Ea  | 9.000             | 14.86  | 133.74           |
| 0.22          | 0.68       | Stainless steel tie-wires.   | Nr             | 226.000         | BL2.1      | 71.75       | 0.00      | 48.65          | Bx  | 1.000             | 74.49  | 74.49            |
| 0.22          | 0.68       | Cavity insulation retaining disc's.                                    | Nr             | 226.000         | BL2.1      | 71.75       | 0.00      | 48.65          | Ea  | 226.000           | 0.07   | 15.82            |
| 7.18          | 0.80       | Cavity trays using 600mm wide dpm.                                     | M <sup>1</sup> | 7.960           | BL2.1      | 71.75       | 0.10      | 57.11          | Rl  | 1.000             | 15.38  | 15.38            |
| 56.10         | 6.98       | Cavity trays in existing walls horizontally.                           | M <sup>1</sup> | 5.585           | BL1.1      | 44.88       | 1.25      | 313.32         | <   | <                 | <      | <                |
| 0.72          | 0.08       | Weep vent sleeves.   | Nr             | 8.000           | BL2.1      | 71.75       | 0.01      | 5.74           | Ea  | 8.000             | 0.40   | 3.20             |
| -             | -          | Tool hire, 110v cement mixer with transformer.                         | >              | >               | >          | >           | >         | >              | Hp  | 2.000             | 35.64  | 71.28            |
| -             | -          | Tool hire, builders trestles.  | >              | >               | >          | >           | >         | >              | Hp  | 2.000             | 7.43   | 14.86            |
| -             | -          | Tool hire, builders planks.  | >              | >               | >          | >           | >         | >              | Hp  | 3.000             | 2.97   | 8.91             |
| 15.88         | 1.71       | Clear waste into skips.  | M <sup>3</sup> | 1.712           | GL         | 15.88       | 1.00      | 27.19          | Sp  | 0.372             | 180.00 | 66.96            |
|               |            |  |                |                 |            |             |           | 4,597.41       |     |                   |        | 6,356.87         |

| 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         | 4.00       | White UPVC windows inc double glazed glass.             | Nr  | 4.000           | CJ2        | 52.25       | 1.00      | 209.00         | M <sup>2</sup> | 4.900             | 187.28 | 917.67           |
| 84.92         | 3.25       | White UPVC french doors inc double glazed glass.        | Nr  | 1.000           | CJ         | 26.13       | 3.25      | 84.92          | M <sup>2</sup> | 2.800             | 216.35 | 605.78           |
| 84.92         | 3.25       | White UPVC sliding patio doors inc double glazed glass. | Nr  | 1.000           | CJ         | 26.13       | 3.25      | 84.92          | M <sup>2</sup> | 3.800             | 220.44 | 837.67           |
| 15.68         | 2.40       | Window boards, MDF.                                     | Nr  | 4.000           | CJ         | 26.13       | 0.60      | 62.71          | M <sup>1</sup> | 6.000             | 5.61   | 33.66            |
| -             | -          | Frame sealant.  | >   | >               | >          | >           | >         | >              | Ea             | 6.000             | 5.09   | 30.54            |
|               |            |   |     |                 |            |             |           | 441.55         |                |                   |        | 2,425.32         |



| 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         | 3.50       | Insert steel props & strongboys.            | Nr  | 7.000           | WSL1       | 63.25       | 0.50      | 221.38         | <   | <                 | <      | <                |
| -             | -          | Tool hire, steel props.                     | >   | >               | >          | >           | >         | >              | Hp  | 7.000             | 7.92   | 55.44            |
| -             | -          | Tool hire, strongboys.                      | >   | >               | >          | >           | >         | >              | Hp  | 7.000             | 7.92   | 55.44            |
| 79.06         | 24.61      | Knock through, remove brickworks & plaster. | M²  | 19.688          | WSL1       | 63.25       | 1.25      | 1,556.58       | Sp  | 0.739             | 180.00 | 133.02           |
| 897.60        | 2.32       | Knock through, make good reveals.           | Th  | 0.116           | BL1.1      | 44.88       | 20.00     | 104.12         | Th  | 0.116             | 353.64 | 41.02            |
| -             | -          | Tool hire, builders trestles.               | >   | >               | >          | >           | >         | >              | Hp  | 4.000             | 7.43   | 29.72            |
| -             | -          | Tool hire, builders planks.                 | >   | >               | >          | >           | >         | >              | Hp  | 7.000             | 2.97   | 20.79            |
|               |            |   |     |                 |            |             |           | 1,882.08       |     |                   |        | 335.43           |

| Labour Rate £ | Crew Hours | Roof carpentry   | UoM | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM | Material Quantity | Rate £ | Material Total £ |
|---------------|------------|--|-----|-----------------|------------|-------------|-----------|----------------|-----|-------------------|--------|------------------|
| 5.23          | 1.72       | Wall Plate 75x100 Treated C16                            | M¹  | 17.218          | CJ2        | 52.25       | 0.10      | 89.96          | M¹  | 18.000            | 3.63   | 65.34            |
| 4.18          | 0.96       | Wall plate straps.                                       | Nr  | 12.000          | CJ2        | 52.25       | 0.08      | 50.16          | Ea  | 12.000            | 3.01   | 36.12            |
| 6.79          | 1.03       | Pole Plate 47x225 Treated C16                            | M¹  | 7.960           | CJ2        | 52.25       | 0.13      | 54.07          | M¹  | 8.000             | 5.10   | 40.80            |
| 5.23          | 0.24       | Ridge Board 38x175 Treated C16                           | M¹  | 2.408           | CJ2        | 52.25       | 0.10      | 12.58          | M¹  | 3.000             | 3.09   | 9.27             |
| 7.32          | 0.98       | Purlin 75x200 Treated C16                                | M¹  | 7.005           | CJ2        | 52.25       | 0.14      | 51.24          | M¹  | 8.000             | 7.07   | 56.56            |
| 6.79          | 1.26       | Hip Rafter 47x225 Treated C16                            | M¹  | 9.656           | CJ2        | 52.25       | 0.13      | 65.59          | M¹  | 10.000            | 5.10   | 51.00            |
| 8.36          | 0.77       | Lay boards.  | M¹  | 4.798           | CJ2        | 52.25       | 0.16      | 40.11          | M¹  | 10.000            | 2.72   | 27.20            |
| 14.63         | 1.34       | Valley boards.   | M¹  | 4.798           | CJ2        | 52.25       | 0.28      | 70.19          | M¹  | 20.000            | 2.72   | 54.40            |
| 4.18          | 0.34       | Binder 47x100 Treated C16                                | M¹  | 4.200           | CJ2        | 52.25       | 0.08      | 17.56          | M¹  | 5.000             | 1.97   | 9.85             |
| 4.18          | 0.22       | Prop 47x100 Treated C16                                  | M¹  | 2.763           | CJ2        | 52.25       | 0.08      | 11.55          | M¹  | 3.000             | 2.30   | 6.90             |
| 5.23          | 7.18       | Rafter 47x150 Treated C16                                | M¹  | 71.820          | CJ2        | 52.25       | 0.10      | 375.26         | M¹  | 72.000            | 3.06   | 220.32           |
| 5.75          | 6.45       | Rafter 47x175 Treated C16                                | M¹  | 58.668          | CJ2        | 52.25       | 0.11      | 337.19         | M¹  | 59.000            | 3.58   | 211.22           |
| 5.23          | 2.74       | Ceiling joist 47x150 Treated C16                         | M¹  | 27.390          | CJ2        | 52.25       | 0.10      | 143.11         | M¹  | 29.000            | 3.43   | 99.47            |
| 7.84          | 2.83       | White UPVC fascia boards.                                | M¹  | 18.862          | CJ2        | 52.25       | 0.15      | 147.83         | Ea  | 2.000             | 63.97  | 127.94           |
| 7.32          | 2.64       | White UPVC soffit boards.                                | M¹  | 18.862          | CJ2        | 52.25       | 0.14      | 137.98         | Ea  | 2.000             | 79.39  | 158.78           |
| 7.84          | 0.95       | White UPVC barge boards.                                 | M¹  | 6.320           | CJ2        | 52.25       | 0.15      | 49.53          | Ea  | 1.000             | 63.97  | 63.97            |
| 17.60         | 4.37       | Strip existing roof at junction with new extension roof. | M²  | 10.917          | RRS        | 44.00       | 0.40      | 192.14         | <   | <                 | <      | <                |
|               |            |  |     |                 |            |             |           | 1,846.05       |     |                   |        | 1,239.14         |

| 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 £ |
|---------------|------------|--|-----|-----------------|------------|-------------|-----------|----------------|-----|-------------------|--------|------------------|
| 67.93         | 5.20       | Velux Window GPL CK04 2070 Painted Std Glazing | Nr  | 4.000           | CJ2        | 52.25       | 1.30      | 271.70         | Ea  | 4.000             | 268.93 | 1,075.72         |
| 26.13         | 2.00       | Velux Flashing EDW CK04                        | Nr  | 4.000           | CJ2        | 52.25       | 0.50      | 104.50         | Ea  | 4.000             | 43.74  | 174.96           |
|               |            |  |     |                 |            |             |           | 376.20         |     |                   |        | 1,250.68         |

| Labour Rate £ | Crew Hours | Gutters & rainwater pipes                    | UoM            | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM | Material Quantity | Rate £ | Material Total £ |
|---------------|------------|--|----------------|-----------------|------------|-------------|-----------|----------------|-----|-------------------|--------|------------------|
| 5.80          | 3.74       | Gutter plastic, half round gutter 4m length. | M <sup>1</sup> | 18.703          | PH         | 29.00       | 0.20      | 108.48         | Ea  | 5.000             | 11.97  | 59.85            |
| 1.74          | 1.92       | Gutter plastic, gutter bracket.              | Nr             | 32.000          | PH         | 29.00       | 0.06      | 55.68          | Ea  | 32.000            | 0.93   | 29.76            |
| 2.32          | 0.24       | Gutter plastic, outlet.                      | Nr             | 3.000           | PH         | 29.00       | 0.08      | 6.96           | Ea  | 3.000             | 4.03   | 12.09            |
| 1.16          | 0.16       | Gutter plastic, stop end.                    | Nr             | 4.000           | PH         | 29.00       | 0.04      | 4.64           | Ea  | 4.000             | 1.71   | 6.84             |
| 1.16          | 0.12       | Gutter plastic, 90° degree gutter bend.      | Nr             | 3.000           | PH         | 29.00       | 0.04      | 3.48           | Ea  | 3.000             | 4.13   | 12.39            |
| 7.54          | 2.45       | Rain water plastic, round pipe 5.5m length.  | M <sup>1</sup> | 9.430           | PH         | 29.00       | 0.26      | 71.10          | Ea  | 2.000             | 16.95  | 33.90            |
| 2.32          | 0.64       | Rain water plastic, round pipe clip.         | Nr             | 8.000           | PH         | 29.00       | 0.08      | 18.56          | Ea  | 8.000             | 1.90   | 15.20            |
| 1.16          | 0.48       | Rain water plastic, round offset bend.       | Nr             | 12.000          | PH         | 29.00       | 0.04      | 13.92          | Ea  | 12.000            | 2.50   | 30.00            |
|               |            |  |                |                 |            |             |           | 282.82         |     |                   |        | 200.03           |

| Labour Rate £ | Crew Hours | Roof covering                                       | UoM            | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM            | Material Quantity | Rate £ | Material Total £ |
|---------------|------------|---|----------------|-----------------|------------|-------------|-----------|----------------|----------------|-------------------|--------|------------------|
| 1.50          | 10.47      | MARLEY ETERNIT Modern concrete tile                 | Ea             | 308.000         | RRS        | 44.00       | 0.03      | 460.77         | Ea             | 323.000           | 1.39   | 448.97           |
| 1.45          | 8.09       | MARLEY ETERNIT Wessex concrete tile                 | Ea             | 245.000         | RRS        | 44.00       | 0.03      | 355.74         | Ea             | 257.000           | 1.85   | 475.45           |
| 0.88          | 1.04       | Roofing breathable membrane 1x50m roll.             | M <sup>2</sup> | 52.195          | RRS        | 44.00       | 0.02      | 45.93          | Ea             | 2.000             | 52.44  | 104.88           |
| 2.20          | 8.21       | Sawn timber batten 25x38mm treated                  | M <sup>1</sup> | 164.152         | RRS        | 44.00       | 0.05      | 361.13         | M <sup>1</sup> | 172.359           | 0.70   | 120.65           |
| 1.76          | 0.75       | Felt eaves support tray.                            | M <sup>1</sup> | 18.862          | RRS        | 44.00       | 0.04      | 33.20          | Ea             | 14.000            | 5.38   | 75.32            |
| 4.40          | 0.60       | Round concrete ridge tile 457mm.                    | Nr             | 6.000           | RRS        | 44.00       | 0.10      | 26.40          | Ea             | 6.000             | 2.54   | 15.24            |
| 11.00         | 3.02       | Universal dry ridge, mono ridge & hip system.       | M <sup>1</sup> | 12.064          | RRS        | 44.00       | 0.25      | 132.70         | Ea             | 3.000             | 67.93  | 203.79           |
| 5.72          | 2.86       | Round concrete hip tiles 457mm.                     | Nr             | 22.000          | RRS        | 44.00       | 0.13      | 125.84         | Ea             | 23.000            | 2.54   | 58.42            |
| 7.04          | 0.32       | Galvanized hip irons.                               | Nr             | 2.000           | RRS        | 44.00       | 0.16      | 14.08          | Ea             | 2.000             | 3.28   | 6.56             |
| 11.44         | 2.07       | Lead flashings.                                     | M <sup>1</sup> | 7.960           | RRS        | 44.00       | 0.26      | 91.06          | Rl             | 3.000             | 42.92  | 128.76           |
| -             | -          | Plant hire, lifting equipment, tile/slate conveyor. | Nr             | 1.000           | >          | >           | >         | >              | Dy             | 1.000             | 81.18  | 81.18            |
| 15.88         | 2.61       | Clear waste into skips.                             | M <sup>3</sup> | 2.610           | GL         | 15.88       | 1.00      | 41.45          | Sp             | 0.327             | 180.00 | 58.86            |
|               |            |   |                |                 |            |             |           | 1,688.30       |                |                   |        | 1,778.08         |

| Labour Rate £ | Crew Hours | Joinery 1st fix  | UoM            | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM            | Material Quantity | Rate £ | Material Total £ |
|---------------|------------|--|----------------|-----------------|------------|-------------|-----------|----------------|----------------|-------------------|--------|------------------|
| 1.83          | 2.03       | Stud partition walls, sawn timber 47x100mm treated C16 | M <sup>1</sup> | 28.995          | CJ         | 26.13       | 0.07      | 53.03          | M <sup>1</sup> | 31.000            | 2.30   | 71.30            |
| 36.58         | 2.80       | Redwood rebated internal door framing, 5.1m per door.  | Nr             | 2.000           | CJ         | 26.13       | 1.40      | 73.16          | M <sup>1</sup> | 10.200            | 7.46   | 76.09            |
| 5.75          | 3.87       | General timber, 47x175mm Treated C16                   | M <sup>1</sup> | 35.152          | CJ2        | 52.25       | 0.11      | 202.04         | M <sup>1</sup> | 37.000            | 3.91   | 144.67           |
| 5.23          | 0.20       | Lateral restraint straps in floors & ceilings.         | Ea             | 2.000           | CJ2        | 52.25       | 0.10      | 10.45          | Ea             | 2.000             | 4.24   | 8.48             |
| 3.36          | 1.58       | Foil Faced Rigid PIR Insulation Board 2400x1200x40mm   | M <sup>2</sup> | 19.743          | CJL        | 42.00       | 0.08      | 66.34          | Ea             | 7.000             | 20.45  | 143.15           |
| 5.04          | 2.37       | Foil Faced Rigid PIR Insulation Board 2400x1200x100mm  | M <sup>2</sup> | 19.743          | CJL        | 42.00       | 0.12      | 99.50          | Ea             | 7.000             | 43.58  | 305.06           |
|               |            |  |                |                 |            |             |           | 504.52         |                |                   |        | 748.75           |

| 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 £ |
|---------------|------------|--------------------------------------|----------------|-----------------|------------|-------------|-----------|----------------|----------------|-------------------|--------|------------------|
| 26.13         | 2.00       | Standard internal door.              | Nr             | 2.000           | CJ         | 26.13       | 1.00      | 52.26          | Ls             | 1.000             | 320.00 | 320.00           |
| 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          | 7.48       | Skirting board, Softwood 5" moulded. | M <sup>1</sup> | 41.534          | CJ         | 26.13       | 0.18      | 195.35         | M <sup>1</sup> | 42.000            | 2.67   | 112.14           |
| 3.14          | 2.45       | Softwood 3" moulded architrave.      | M <sup>1</sup> | 20.400          | CJ         | 26.13       | 0.12      | 63.97          | M <sup>1</sup> | 23.000            | 1.86   | 42.78            |
|               |            |                                      |                |                 |            |             |           | 350.78         |                |                   |        | 495.90           |

| Labour Rate £ | Crew Hours | Plastering & insulation                                    | UoM            | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM            | Material Quantity | Rate £ | Material Total £ |
|---------------|------------|--|----------------|-----------------|------------|-------------|-----------|----------------|----------------|-------------------|--------|------------------|
| 10.91         | 31.66      | Floated walls using, backing plaster 25kg bags.            | M <sup>2</sup> | 126.650         | PLS        | 43.63       | 0.25      | 1,381.43       | Ea             | 37.000            | 8.30   | 307.10           |
| 7.85          | 26.04      | Skim walls using, finishing plaster 25kg bags.             | M <sup>2</sup> | 144.678         | PLS        | 43.63       | 0.18      | 1,136.21       | Ea             | 14.000            | 7.93   | 111.02           |
| 3.05          | 1.26       | 12.5mm standard plaster board, on timber.                  | M <sup>2</sup> | 18.027          | PLS        | 43.63       | 0.07      | 55.06          | Sh             | 7.000             | 7.61   | 53.27            |
| 5.67          | 1.41       | 12.5mm standard plaster board, ceiling.                    | M <sup>2</sup> | 10.861          | PLS        | 43.63       | 0.13      | 61.60          | Sh             | 5.000             | 7.61   | 38.05            |
| 5.67          | 3.86       | 12.5mm duplex plaster board, ceiling.                      | M <sup>2</sup> | 29.703          | PLS        | 43.63       | 0.13      | 168.47         | Sh             | 12.000            | 12.12  | 145.44           |
| 1.75          | 0.36       | Existing ceilings, polybond ready to receive plaster skim. | M <sup>2</sup> | 8.904           | PLS        | 43.63       | 0.04      | 15.54          | Ea             | 1.000             | 24.61  | 24.61            |
| 1.44          | 0.60       | Acoustic partition roll 75mm thick, partitions.            | M <sup>2</sup> | 7.531           | SL         | 18.00       | 0.08      | 10.84          | M <sup>2</sup> | 9.000             | 3.71   | 33.39            |
| 4.07          | 2.39       | Ceiling insulation 150mm Mineral Wool Quilt Insulation     | M <sup>2</sup> | 19.920          | SL1        | 33.88       | 0.12      | 80.99          | M <sup>2</sup> | 20.000            | 3.52   | 70.40            |
| 9.60          | 10.88      | Skim, ceilings.  | M <sup>2</sup> | 49.467          | PLS        | 43.63       | 0.22      | 474.81         | Ea             | 5.000             | 7.93   | 39.65            |
| 0.09          | 0.15       | Self adhesive fibre tape.                                  | M <sup>1</sup> | 76.167          | PLS        | 43.63       | 0.00      | 6.65           | Ea             | 1.000             | 4.80   | 4.80             |
| 4.80          | 3.58       | Float beads.   | M <sup>1</sup> | 32.502          | PLS        | 43.63       | 0.11      | 155.99         | Ea             | 15.000            | 1.27   | 19.05            |
| 2.62          | 2.12       | Skim beads.  | M <sup>1</sup> | 35.364          | PLS        | 43.63       | 0.06      | 92.58          | Ea             | 17.000            | 1.27   | 21.59            |
|               |            |  |                |                 |            |             |           | 3,640.17       |                |                   |        | 868.37           |

| Labour Rate £ | Crew Hours | Wall & floor tiling               | UoM            | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM | Material Quantity | Rate £ | Material Total £ |
|---------------|------------|-----------------------------------|----------------|-----------------|------------|-------------|-----------|----------------|-----|-------------------|--------|------------------|
| 42.75         | 10.97      | Install client issue floor tiles. | M <sup>2</sup> | 7.313           | TLR        | 28.50       | 1.50      | 312.63         | <   | <                 | <      | <                |
| 35.63         | 35.76      | Install client issue wall tiles.  | M <sup>2</sup> | 28.608          | TLR        | 28.50       | 1.25      | 1,019.16       | <   | <                 | <      | <                |
| -             | -          | Grout & adhesive.                 | >              | >               | >          | >           | >         | >              | Ls  | 1.000             | 165.66 | 165.66           |
|               |            |                                   |                |                 |            |             |           | 1,331.79       |     |                   |        | 165.66           |

| Labour Rate £ | Crew Hours | Electrical   | UoM            | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM | Material Quantity | Rate £ | Material Total £ |
|---------------|------------|--|----------------|-----------------|------------|-------------|-----------|----------------|-----|-------------------|--------|------------------|
| 9.89          | 2.10       | Ceiling pendant light, low energy Part L1 compliant. | Nr             | 6.000           | EL         | 28.25       | 0.35      | 59.32          | Ea  | 6.000             | 31.16  | 186.96           |
| 14.13         | 3.00       | 1 gang 1 way light switch.                           | Nr             | 6.000           | EL         | 28.25       | 0.50      | 84.75          | Ea  | 6.000             | 1.54   | 9.24             |
| 42.38         | 3.00       | Mechanical air vent.                                 | Nr             | 2.000           | EL         | 28.25       | 1.50      | 84.75          | Ea  | 2.000             | 33.64  | 67.28            |
| 1.41          | 6.00       | 1.5mm twin & earth cable, 50m roll.                  | M <sup>1</sup> | 120.000         | EL         | 28.25       | 0.05      | 169.50         | Ea  | 3.000             | 26.61  | 79.83            |
| 0.14          | 1.00       | 1.5mm cable clips.                                   | Nr             | 200.000         | EL         | 28.25       | 0.01      | 28.25          | Ea  | 10.000            | 0.76   | 7.60             |
| 14.13         | 8.00       | Double plug socket.                                  | Nr             | 16.000          | EL         | 28.25       | 0.50      | 226.00         | Ea  | 16.000            | 5.55   | 88.80            |
| 21.19         | 0.75       | Shaver sockets 115/230v.                             | Nr             | 1.000           | EL         | 28.25       | 0.75      | 21.19          | Ea  | 1.000             | 23.00  | 23.00            |
| 28.25         | 1.00       | 45 Amp cooker connection unit.                       | Nr             | 1.000           | EL         | 28.25       | 1.00      | 28.25          | Ea  | 1.000             | 4.46   | 4.46             |
| 28.25         | 1.00       | 45 Amp 1 gang double pole cooker switch              | Nr             | 1.000           | EL         | 28.25       | 1.00      | 28.25          | Ea  | 1.000             | 6.83   | 6.83             |
| 7.06          | 0.00       | Galvanised steel back box 47mm.                      | >              | >               | >          | >           | >         | >              | Ea  | 3.000             | 2.53   | 7.59             |
| 1.69          | 13.80      | 2.5mm twin & earth cable, 50m roll                   | M <sup>1</sup> | 230.000         | EL         | 28.25       | 0.06      | 389.85         | Ea  | 5.000             | 45.54  | 227.70           |
| 0.14          | 1.15       | 2.5mm cable clips.                                   | Nr             | 230.000         | EL         | 28.25       | 0.01      | 32.49          | Ea  | 12.000            | 0.76   | 9.12             |
| 49.44         | 1.75       | Shower unit connection.                              | Nr             | 1.000           | EL         | 28.25       | 1.75      | 49.44          | <   | <                 | <      | <                |
| 22.60         | 0.80       | Shower Ceiling Isolating Pull switch                 | Nr             | 1.000           | EL         | 28.25       | 0.80      | 22.60          | Ea  | 1.000             | 14.87  | 14.87            |
| 35.31         | 2.50       | Mains wired smoke alarm.                             | Nr             | 2.000           | EL         | 28.25       | 1.25      | 70.63          | Ea  | 2.000             | 23.27  | 46.54            |
| 35.31         | 1.25       | Mains wired heat detector/alarm                      | Nr             | 1.000           | EL         | 28.25       | 1.25      | 35.31          | Ea  | 1.000             | 34.86  | 34.86            |
| 35.31         | 1.25       | Mains wired carbon monoxide detector/alarm           | Nr             | 1.000           | EL         | 28.25       | 1.25      | 35.31          | Ea  | 1.000             | 32.46  | 32.46            |
| 14.13         | 3.00       | Fused spur.  | Nr             | 6.000           | EL         | 28.25       | 0.50      | 84.75          | Ea  | 6.000             | 6.13   | 36.78            |
| 1.69          | 1.20       | 1.5mm three core & earth cable, 50m roll.            | M <sup>1</sup> | 20.000          | EL         | 28.25       | 0.06      | 33.90          | Ea  | 1.000             | 50.13  | 50.13            |
| 2.26          | 1.76       | 6mm twin & earth cable, 50m roll.                    | M <sup>1</sup> | 22.000          | EL         | 28.25       | 0.08      | 49.72          | Ea  | 1.000             | 98.45  | 98.45            |
| 0.28          | 0.33       | 6mm cable clips.                                     | Nr             | 33.000          | EL         | 28.25       | 0.01      | 9.32           | Ea  | 2.000             | 0.76   | 1.52             |
| 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 25mm                            | >              | >               | >          | >           | >         | >              | Ea  | 6.000             | 1.39   | 8.34             |
| -             | -          | Metal Back Box 1Gang 16mm                            | >              | >               | >          | >           | >         | >              | Ea  | 6.000             | 1.14   | 6.84             |
| -             | -          | Metal Back Box 2Gang 25mm                            | >              | >               | >          | >           | >         | >              | Ea  | 16.000            | 1.52   | 24.32            |
|               |            |  |                |                 |            |             |           | 1,727.21       |     |                   |        | 1,157.48         |

| Labour Rate £ | Crew Hours | Heating  | UoM            | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM | Material Quantity | Rate £ | Material Total £ |
|---------------|------------|--|----------------|-----------------|------------|-------------|-----------|----------------|-----|-------------------|--------|------------------|
| 43.50         | 6.00       | Supply & install radiators.                      | Nr             | 4.000           | PH         | 29.00       | 1.50      | 174.00         | Ea  | 4.000             | 92.80  | 371.20           |
| 43.50         | 1.50       | Supply & install standard chrome towel radiator. | Nr             | 1.000           | PH         | 29.00       | 1.50      | 43.50          | Ea  | 1.000             | 119.24 | 119.24           |
| 8.70          | 1.50       | Lock-shield valves 15mm.                         | Nr             | 5.000           | PH         | 29.00       | 0.30      | 43.50          | Ea  | 5.000             | 2.30   | 11.50            |
| 10.15         | 1.75       | Thermostatic regulating valves.                  | Nr             | 5.000           | PH         | 29.00       | 0.35      | 50.75          | Ea  | 5.000             | 10.83  | 54.15            |
| 4.64          | 9.60       | 15mm copper tube.                                | M <sup>1</sup> | 60.000          | PH         | 29.00       | 0.16      | 278.40         | Ea  | 20.000            | 5.65   | 113.00           |
| 4.35          | 1.50       | 15mm copper tees.                                | Nr             | 10.000          | PH         | 29.00       | 0.15      | 43.50          | Ea  | 10.000            | 0.55   | 5.50             |
| 3.48          | 2.40       | 15mm copper elbows.                              | Nr             | 20.000          | PH         | 29.00       | 0.12      | 69.60          | Ea  | 20.000            | 0.45   | 9.00             |
| 3.48          | 2.40       | 15mm copper coupling.                            | Nr             | 20.000          | PH         | 29.00       | 0.12      | 69.60          | Ea  | 20.000            | 0.41   | 8.20             |
| 0.58          | 1.44       | 15mm pipe clips.                                 | Nr             | 72.000          | PH         | 29.00       | 0.02      | 41.76          | Ea  | 72.000            | 0.12   | 8.64             |
| 5.80          | 2.00       | 15mm isolating valves.                           | Nr             | 10.000          | PH         | 29.00       | 0.20      | 58.00          | Ea  | 10.000            | 1.76   | 17.60            |
|               |            |  |                |                 |            |             |           | 872.61         |     |                   |        | 718.03           |

| Labour Rate £ | Crew Hours | Plumbing first fix                                     | UoM            | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM    | Material Quantity | Rate £ | 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            | <      | <                 | <      | <                |
| 4.64          | 5.28       | 15mm copper tube.                                      | M <sup>1</sup> | 33.000          | PH         | 29.00       | 0.16      | 153.12         | Ea     | 11.000            | 5.65   | 62.15            |
| 2.90          | 1.00       | 15mm copper tees.                                      | Nr             | 10.000          | PH         | 29.00       | 0.10      | 29.00          | Ea     | 10.000            | 0.55   | 5.50             |
| 2.61          | 2.88       | 15mm copper elbows.                                    | Nr             | 32.000          | PH         | 29.00       | 0.09      | 83.52          | Ea     | 32.000            | 0.45   | 14.40            |
| 2.61          | 0.99       | 15mm copper coupling.                                  | Nr             | 11.000          | PH         | 29.00       | 0.09      | 28.71          | Ea     | 11.000            | 0.41   | 4.51             |
| 0.58          | 0.66       | 15mm pipe clips.                                       | Nr             | 33.000          | PH         | 29.00       | 0.02      | 19.14          | Ea     | 33.000            | 0.12   | 3.96             |
| 4.35          | 0.75       | 15mm isolating valves.                                 | Nr             | 5.000           | PH         | 29.00       | 0.15      | 21.75          | Ea     | 5.000             | 1.76   | 8.80             |
| 5.22          | 3.96       | 22mm copper tube.                                      | M <sup>1</sup> | 22.000          | PH         | 29.00       | 0.18      | 114.84         | Ea     | 8.000             | 11.79  | 94.32            |
| 3.19          | 0.33       | 22mm copper tees.                                      | Nr             | 3.000           | PH         | 29.00       | 0.11      | 9.57           | Ea     | 3.000             | 1.35   | 4.05             |
| 2.90          | 0.80       | 22mm copper elbows.                                    | Nr             | 8.000           | PH         | 29.00       | 0.10      | 23.20          | Ea     | 8.000             | 0.75   | 6.00             |
| 2.90          | 0.40       | 22mm copper coupling.                                  | Nr             | 4.000           | PH         | 29.00       | 0.10      | 11.60          | Ea     | 4.000             | 0.48   | 1.92             |
| 0.58          | 0.36       | 22mm pipe clips.                                       | Nr             | 18.000          | PH         | 29.00       | 0.02      | 10.44          | Ea     | 18.000            | 0.16   | 2.88             |
| 5.22          | 0.54       | 22mm isolating valves.                                 | Nr             | 3.000           | PH         | 29.00       | 0.18      | 15.66          | Ea     | 3.000             | 2.67   | 8.01             |
| 10.15         | 0.70       | Washing machine, hot & cold taps.                      | Nr             | 2.000           | PH         | 29.00       | 0.35      | 20.30          | Ea     | 2.000             | 4.06   | 8.12             |
| 10.15         | 0.35       | Dish washer, cold tap.                                 | Nr             | 1.000           | PH         | 29.00       | 0.35      | 10.15          | Ea     | 1.000             | 4.06   | 4.06             |
| 14.50         | 1.00       | Washing machine/dish washer open waste trap.           | Nr             | 2.000           | PH         | 29.00       | 0.50      | 29.00          | Ea     | 2.000             | 9.50   | 19.00            |
| 5.22          | 2.16       | 1¼ waste pipe.   | M <sup>1</sup> | 12.000          | PH         | 29.00       | 0.18      | 62.64          | Ea     | 4.000             | 2.70   | 10.80            |
| 2.90          | 0.80       | 1¼ waste elbow.  | Nr             | 8.000           | PH         | 29.00       | 0.10      | 23.20          | Ea     | 8.000             | 0.70   | 5.60             |
| 2.90          | 0.20       | 1¼waste coupling.                                      | Nr             | 2.000           | PH         | 29.00       | 0.10      | 5.80           | Ea     | 2.000             | 0.71   | 1.42             |
| 1.16          | 0.72       | 1¼ waste clips.  | Nr             | 18.000          | PH         | 29.00       | 0.04      | 20.88          | Ea     | 18.000            | 0.23   | 4.14             |
| 5.80          | 7.00       | 1½ waste pipe.   | M <sup>1</sup> | 35.000          | PH         | 29.00       | 0.20      | 203.00         | Ea     | 12.000            | 3.30   | 39.60            |
| 2.90          | 0.40       | 1½ waste tee 1¼ branch.                                | Nr             | 4.000           | PH         | 29.00       | 0.10      | 11.60          | Ea     | 4.000             | 0.70   | 2.80             |
| 2.90          | 1.60       | 1½ waste elbow.  | Nr             | 16.000          | PH         | 29.00       | 0.10      | 46.40          | Ea     | 16.000            | 0.70   | 11.20            |
| 2.90          | 0.50       | 1½ waste coupling.                                     | Nr             | 5.000           | PH         | 29.00       | 0.10      | 14.50          | Ea     | 5.000             | 0.70   | 3.50             |
| 1.45          | 1.75       | 1½ waste clip.   | Nr             | 35.000          | PH         | 29.00       | 0.05      | 50.75          | Ea     | 35.000            | 0.23   | 8.05             |
| 13.05         | 4.34       | Soil vent, pipe.                                       | M <sup>1</sup> | 9.645           | PH         | 29.00       | 0.45      | 125.87         | Ea     | 4.000             | 18.99  | 75.96            |
| 11.60         | 0.40       | Soil vent, branch.                                     | Nr             | 1.000           | PH         | 29.00       | 0.40      | 11.60          | Ea     | 1.000             | 16.71  | 16.71            |
| 9.86          | 0.68       | Soil vent, bend.                                       | Nr             | 2.000           | PH         | 29.00       | 0.34      | 19.72          | Ea     | 2.000             | 11.19  | 22.38            |
| 2.90          | 1.00       | Soil vent, pip clips.                                  | Nr             | 10.000          | PH         | 29.00       | 0.10      | 29.00          | Ea     | 10.000            | 1.87   | 18.70            |
|               |            |  |                |                 |            |             |           | 1,204.96       |        |                   |        |                  |
|               |            |  |                |                 |            |             |           |                | 468.54 |                   |        |                  |

| Labour Rate £ | Crew Hours | Plumbing & sanitary wares                                | UoM | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM | Material Quantity | Rate £   | Material Total £ |
|---------------|------------|--|-----|-----------------|------------|-------------|-----------|----------------|-----|-------------------|----------|------------------|
| 21.75         | 0.75       | Toilet, pan.   | Nr  | 1.000           | PH         | 29.00       | 0.75      | 21.75          | Ea  | 1.000             | 58.81    | 58.81            |
| 43.50         | 1.50       | Toilet, cistern.   | Nr  | 1.000           | PH         | 29.00       | 1.50      | 43.50          | Ea  | 1.000             | 59.78    | 59.78            |
| 10.15         | 0.35       | Toilet, seat.  | Nr  | 1.000           | PH         | 29.00       | 0.35      | 10.15          | Ea  | 1.000             | 22.49    | 22.49            |
| 7.25          | 0.25       | Toilet, soil vent connection, using straight multiquick. | Nr  | 1.000           | PH         | 29.00       | 0.25      | 7.25           | Ea  | 1.000             | 4.29     | 4.29             |
| 58.00         | 4.00       | Wash hand basin.   | Nr  | 2.000           | PH         | 29.00       | 2.00      | 116.00         | Ea  | 2.000             | 56.23    | 112.46           |
| 14.50         | 1.00       | Basin, pedestal  | Nr  | 2.000           | PH         | 29.00       | 0.50      | 29.00          | Ea  | 2.000             | 34.79    | 69.58            |
| 13.05         | 0.90       | Basin, taps.   | Pr  | 2.000           | PH         | 29.00       | 0.45      | 26.10          | Pr  | 2.000             | 21.12    | 42.24            |
| 4.06          | 0.28       | Basin, waste.  | Nr  | 2.000           | PH         | 29.00       | 0.14      | 8.12           | Ea  | 2.000             | 4.99     | 9.98             |
| 9.28          | 0.64       | Basin, waste trap.                                       | Nr  | 2.000           | PH         | 29.00       | 0.32      | 18.56          | Ea  | 2.000             | 5.62     | 11.24            |
| 87.00         | 3.00       | Standard 1700x700mm twin grip bath.                      | Nr  | 1.000           | PH         | 29.00       | 3.00      | 87.00          | Ea  | 1.000             | 122.02   | 122.02           |
| 14.50         | 0.50       | Bath, panel  | Nr  | 1.000           | PH         | 29.00       | 0.50      | 14.50          | Ea  | 1.000             | 19.24    | 19.24            |
| 7.25          | 0.25       | Bath, end Panel  | Nr  | 1.000           | PH         | 29.00       | 0.25      | 7.25           | Ea  | 1.000             | 10.15    | 10.15            |
| 17.40         | 0.60       | Bath, taps.  | Nr  | 1.000           | PH         | 29.00       | 0.60      | 17.40          | Pr  | 1.000             | 25.09    | 25.09            |
| 4.35          | 0.15       | Bath, waste.   | Nr  | 1.000           | PH         | 29.00       | 0.15      | 4.35           | Ea  | 1.000             | 5.04     | 5.04             |
| 10.15         | 0.35       | Bath, waste trap.  | Nr  | 1.000           | PH         | 29.00       | 0.35      | 10.15          | Ea  | 1.000             | 6.51     | 6.51             |
| 14.50         | 0.50       | Anti scald thermostatic mixing valve TMV 2/3 22mm        | Nr  | 1.000           | PH         | 29.00       | 0.50      | 14.50          | Ea  | 1.000             | 29.80    | 29.80            |
| 58.00         | 2.00       | Standard 900x900mm Shower tray.                          | Nr  | 1.000           | PH         | 29.00       | 2.00      | 58.00          | Ea  | 1.000             | 153.85   | 153.85           |
| 43.50         | 1.50       | Pivot shower door.                                       | Nr  | 1.000           | PH         | 29.00       | 1.50      | 43.50          | Ea  | 1.000             | 202.36   | 202.36           |
| 29.00         | 1.00       | Shower door side panel.                                  | Nr  | 1.000           | PH         | 29.00       | 1.00      | 29.00          | Ea  | 1.000             | 112.10   | 112.10           |
| 14.50         | 0.50       | Shower waste & combi-trap.                               | Nr  | 1.000           | PH         | 29.00       | 0.50      | 14.50          | Ea  | 1.000             | 7.92     | 7.92             |
| 43.50         | 1.50       | Shower unit.   | Nr  | 1.000           | PH         | 29.00       | 1.50      | 43.50          | Ea  | 1.000             | 146.74   | 146.74           |
|               |            |  |     |                 |            |             |           | 624.08         |     |                   | 1,231.69 |                  |

| 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          | 2.23       | Prime internal woodwork, prior to fixing.                                  | M <sup>1</sup> | 74.174          | PD2        | 43.00       | 0.03      | 95.68          | <   | <                 | <      | <                |
| 2.15          | 3.71       | Undercoat internal woodwork.   | M <sup>1</sup> | 74.174          | PD2        | 43.00       | 0.05      | 159.47         | <   | <                 | <      | <                |
| 2.58          | 4.45       | Finish internal woodwork, in either gloss, satin, or eggshell.             | M <sup>1</sup> | 74.174          | PD2        | 43.00       | 0.06      | 191.37         | <   | <                 | <      | <                |
| 6.88          | 23.15      | Emulsion Walls, comprising one mist coat, one base coat & one top coat.    | M <sup>2</sup> | 144.677         | PD2        | 43.00       | 0.16      | 995.38         | Ea  | 3.000             | 39.96  | 119.88           |
| 7.74          | 8.90       | Emulsion Ceilings, comprising one mist coat, one base coat & one top coat. | M <sup>2</sup> | 49.467          | PD2        | 43.00       | 0.18      | 382.87         | Ea  | 1.000             | 18.82  | 18.82            |
| 1.08          | 0.93       | Sundries, decorators caulk.  | M <sup>1</sup> | 37.087          | PD2        | 43.00       | 0.03      | 39.87          | Ea  | 4.000             | 2.25   | 9.00             |
| 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  | 1.000             | 24.00  | 24.00            |
| -             | -          | Finishing coat, gloss/satin/eggshell 5 litres.                             | >              | >               | >          | >           | >         | >              | Ea  | 1.000             | 21.72  | 21.72            |
| -             | -          | 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             |
|               |            |  |                |                 |            |             |           | 1,929.14       |     |                   | 249.62 |                  |

| 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 3.1x90mm straight galvanised 2200nr box.         | Nr  | 276.000         | >          | >           | >         | >              | Bx   | 1.000             | 52.09  | 52.09            |
| -             | -          | Nails Paslode 3.1x75mm ring shank galvanised 2200nr box.       | Nr  | 113.000         | >          | >           | >         | >              | Bx   | 1.000             | 50.05  | 50.05            |
| -             | -          | Nails Paslode 2.8x51mm ring shank galvanised 3300nr box.       | Nr  | 75.369          | >          | >           | >         | >              | Bx   | 1.000             | 35.70  | 35.70            |
| -             | -          | Staples Paslode 25mm 2100nr box.                               | Nr  | 438.000         | >          | >           | >         | >              | Bx   | 1.000             | 23.18  | 23.18            |
| -             | -          | Anchor bolts M10x126mm.  | Nr  | 20.000          | >          | >           | >         | >              | Ea   | 20.000            | 1.53   | 30.60            |
| -             | -          | Screws drywall 25mm 1000nr box.                                | Nr  | 814.000         | >          | >           | >         | >              | Bx   | 1.000             | 5.57   | 5.57             |
| -             | -          | Screws chippy screw 4.5x70mm 100nr box.                        | Nr  | 40.000          | >          | >           | >         | >              | Bx   | 1.000             | 6.08   | 6.08             |
| -             | -          | Masonry plug brown 300nr pack.                                 | Nr  | 16.000          | >          | >           | >         | >              | Ea   | 1.000             | 2.81   | 2.81             |
| -             | -          | Screws chippy screw 4.5x50mm 200nr box.                        | Nr  | 16.000          | >          | >           | >         | >              | Bx   | 1.000             | 8.85   | 8.85             |
| -             | -          | Nails 40mm oval 2.50kg pack.                                   | Nr  | 136.000         | >          | >           | >         | >              | Ea   | 1.000             | 11.76  | 11.76            |
| -             | -          | Screws chippy screw 4.0x25mm 200nr box.                        | Nr  | 32.000          | >          | >           | >         | >              | Bx   | 1.000             | 3.59   | 3.59             |
| -             | -          | Fixings Plain Round Head Nail Galvanised 3.35x65mm PK2.5Kg     | Nr  | 165.000         | >          | >           | >         | >              | Pack | 1.000             | 11.12  | 11.12            |
| -             | -          | Nails white UPVC trim pins stainless steel 2.0x30mm 250nr box. | Nr  | 32.000          | >          | >           | >         | >              | Bx   | 1.000             | 11.32  | 11.32            |
| -             | -          | Nails white UPVC trim pins stainless steel 3.0x50mm 100nr box. | Nr  | 189.000         | >          | >           | >         | >              | Bx   | 2.000             | 14.62  | 29.24            |
| -             | -          | Frame fixings 8.0x100mm each.                                  | Nr  | 48.000          | >          | >           | >         | >              | Ea   | 48.000            | 0.40   | 19.20            |
| -             | -          | Steel joist hangers (timber to masonry hangers).               | Nr  | 12.000          | >          | >           | >         | >              | Ea   | 12.000            | 3.50   | 42.00            |
|               |            |  |     |                 |            |             |           | 0.00           |      |                   |        | 343.16           |

| 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, petrol abrasive saw 12" for the above tasks.          | Dy       | Tool Hire | 1.000    | 58.41  | 58.41         |
| Tool hire, purchase 12" diamond cutting blade for the above saw. | Ea       | Tool Hire | 1.000    | 35.02  | 35.02         |
| Tool hire, 110v cement mixer with transformer.                   | Hp       | Tool Hire | 2.000    | 35.64  | 71.28         |
| Tool hire, builders trestles.                                    | Hp       | Tool Hire | 2.000    | 7.43   | 14.86         |
| Tool hire, builders planks.                                      | Hp       | Tool Hire | 3.000    | 2.97   | 8.91          |
| Tool hire, steel props.  | Hp       | Tool Hire | 7.000    | 7.92   | 55.44         |
| Tool hire, strongboys.   | Hp       | Tool Hire | 7.000    | 7.92   | 55.44         |
| Tool hire, builders trestles.                                    | Hp       | Tool Hire | 4.000    | 7.43   | 29.72         |
| Tool hire, builders planks.                                      | Hp       | Tool Hire | 7.000    | 2.97   | 20.79         |
| <b>Total Tool Hire (items excluded as instructed)</b>            |          |           |          |        | <b>381.55</b> |

| <b>Plant Hire</b>   |                 |                |                 |               |                 |
|---|-----------------|----------------|-----------------|---------------|-----------------|
| <b>Description</b>  | <b>Hire UoM</b> | <b>Section</b> | <b>Quantity</b> | <b>Rate £</b> | <b>Total £</b>  |
| Chemical site lavatory.                                       | Wks             | Plant Hire     | 9.000           | 42.57         | 383.13          |
| Scaffolding by specialist, multiple lifts.                    | Ls              | Plant Hire     | 73.980          | 29.70         | 2,197.21        |
| Excavations for cavity walls, using a mini digger.            | Hp              | Plant Hire     | 3.000           | 43.56         | 130.68          |
| Excavations for internal/sleeper walls, using a mini digger.  | Hp              | Plant Hire     | 1.000           | 43.56         | 43.56           |
| Load waste into skips, using a mini digger.                   | Hp              | Plant Hire     | 1.000           | 43.56         | 43.56           |
| Excavate drains to a max depth of 900mm, using a mini digger. | Hp              | Plant Hire     | 1.000           | 43.56         | 43.56           |
| Excavate soak-aways, using a mini digger.                     | Hp              | Plant Hire     | 1.000           | 43.56         | 43.56           |
| Load waste into skips, using a mini digger.                   | Hp              | Plant Hire     | 1.000           | 43.56         | 43.56           |
| Plant hire, lifting equipment, tile/slate conveyor.           | Dy              | Plant Hire     | 1.000           | 81.18         | 81.18           |
| <b>Total Plant Hire</b>                                       |                 |                |                 |               | <b>3,010.00</b> |

| <b>Waste Removal (Skip Roundup Calculation)</b> | <b>Section</b>   | <b>Skips</b> | <b>Rate £</b> | <b>Total £</b> |
|---|--|--------------|---------------|----------------|
| Load waste into skips, labour included above.   | Enabling works   | 0.507        | 180.00        | 91.26          |
| Builders skips required for the above tasks.    | Excavations & foundations (waste includes 20% bulking) | 2.753        | 180.00        | 495.54         |
| Builders skips required for the above task.     | Drainage   | 1.162        | 180.00        | 209.16         |
| Excavate & scrape out for slab.                 | Ground floor   | 0.592        | 180.00        | 106.56         |
| Clear waste into skips.                         | Brickworks   | 0.372        | 180.00        | 66.96          |
| Knock through, remove brickworks & plaster.     | Structural works                                       | 0.739        | 180.00        | 133.02         |
| Clear waste into skips.                         | Roof covering  | 0.327        | 180.00        | 58.86          |
| Additional skips                                |  | 0.000        | 180.00        | 0.00           |
| Total £   |  | 6.452        | 180.00        | 1,161.36       |
| <b>Total loads = Roundup to next skip</b>       |  | <b>7.000</b> | <b>180.00</b> | <b>1260.00</b> |
| <b>Extra-over for roundup</b>                   |  | <b>0.548</b> | <b>180.00</b> | <b>98.64</b>   |



# 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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