

Proposal: Single storey side extension and associated works revised

Site: Single Story Side Extension

Build Stage Summary	Labour	Material	Total £
Scaffolding		£586.51	£586.51
Enabling works	£104.88	£15.50	£120.38
Excavations & foundations (waste includes 20% bulking)	£1,272.71	£921.86	£2,194.57
Drainage	£404.10	£425.99	£830.09
Foundation masonry	£761.67	£735.07	£1,496.74
Ground floor	£1,060.36	£1,312.37	£2,372.73
Brickworks	£3,424.34	£3,039.59	£6,463.93
Windows & external doors	£265.92	£1,261.63	£1,527.55
Roof carpentry	£1,331.42	£1,058.15	£2,389.57
Gutters & rainwater pipes	£233.33	£140.33	£373.66
Roof covering	£1,323.20	£1,051.44	£2,374.64
Joinery 2nd & final fix	£101.88	£48.22	£150.10
Plastering & insulation	£1,586.19	£359.87	£1,946.06
Electrical	£742.35	£432.95	£1,175.30
Heating	£305.73	£192.27	£498.00
Painting & decorating	£666.61	£226.39	£893.00
Sundry fixings & fasteners		£193.88	£193.88
Total excluding VAT.	£13,584.69	£12,002.02	£25,586.71

Description	Abbreviation
Line only contains information in labour section.	<
Line only contains information in materials section.	>
Bag.	Bg
Box.	Bx
Day.	Dy
Each.	Ea
Half day.	Hd
Hired plant.	Hp
Hour.	Hr
Tool hire.	Ht
Included in pipe and fittings.	IPF
Load.	Ld
Lump sum.	Ls
Lineal metres.	M
Square metres.	M ²

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

Scaffolding	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Scaffolding by specialist, single lift.	M²	24.360	>	Ls	24.360	586.51
						586.51

Enabling works	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Demolish walls 9"/11" solid or cavity.	M²	1.050	31.89		<	<
Remove external windows.	Nr	2.000	72.99		<	<
Load waste into skips, labour included above.	>	>	>	Sp	0.062	15.50
			104.88			15.50

Excavations & foundations (waste includes 20% bulking)	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Excavations for cavity walls, using a mini digger.	M³	6.090	782.59	Hp	2.000	121.04
Load waste into skips, using a mini digger.	M³	6.090	260.86	Hp	1.000	60.52
Builders skips required for the above tasks.	>	>	>	Sp	1.194	298.59
Concrete foundations.	M³	2.893	229.25	M³	3.000	441.72
			1,272.70			921.87

Drainage	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Excavate drains to a max depth of 900mm, using a mini digger.	M¹	5.000	77.10	Hp	1.000	60.52
Load waste into skips, using a mini digger.	M³	1.105	42.60	Hp	1.000	60.52
Builders skips required for the above task.	>	>	>	Sp	0.139	34.76
Lay pipes 110mm plastic 3m lengths.	M¹	5.000	42.83	Ea	2.000	61.60
Backfill pipes with p-gravel.	M³	0.923	59.30	Bg	2.000	114.92
Backfill over with spoil.	M³	1.103	70.87		<	<
Connection to existing system.	Nr	1.000	59.97	Ea	1.000	9.06
Gulleys.	Nr	1.000	51.40	Ea	1.000	35.26
Drainage collars 110mm.	>	>	>	Ea	4.000	16.23
Drainage bends 110mm.	>	>	>	Ea	4.000	33.12
			404.07			425.99

Foundation masonry	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Block solid concrete 7.3N 440x215x100mm, cavity walls.	M²	11.419	358.76	Ea	120.000	195.06
65mm facing brick, band to dpc.	Th	0.226	237.87	Th	0.237	253.86
Building sand bulk bag.	Tn	0.308	>	Bg	1.000	56.54
Ordinary portland cement 25kg bag.	Nr	3.383	>	Ea	4.000	28.62
Mortar plasticiser 5 litres.	Nr	1.000	>	Ea	1.000	6.92
Fill cavity with concrete to within 150mm of dpc level.	M³	0.533	136.98	M³	1.000	188.89
Polythene DPC 112.5mm 30m roll.	M¹	20.300	28.06	RI	1.000	5.18
			761.67			735.07

Ground floor	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Excavate & scrape out for slab.	M²	9.960	225.51	Sp	0.187	46.76
Lay & compact MOT type 1 hardcore, delivered in bulk bags.	Tn	2.690	137.04	Bg	4.000	222.73
Tool hire, plate compactor for the above task.	>	>	>	Dy	1.000	44.01
Sand blinding, delivered in bulk bags.	Tn	0.897	35.54	Bg	1.000	56.54
Polythene membrane, blue standard duty 300mu 100m2 rolls.	M²	9.960	45.10	RI	1.000	59.66
Polythene vapour control layer, green tinted 125mu.	M²	9.960	67.65	RI	1.000	91.03
Perimeter screed upstand 20mm PIR insulation.	M¹	12.450	58.66	Ea	1.000	21.23
Concrete floor slab 100mm thick.	M²	9.960	202.96	M³	1.000	188.89
Foil faced rigid PIR insulation board 2400x1200x100mm.	M²	9.960	59.98	Ea	4.000	242.18
Floor Screed, premixed delivered 1:3 mix.	M²	9.960	227.93	Tn	2.000	339.33
			1,060.37			1,312.36

Brickworks	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Steel wall starter.	Nr	5.000	79.24	Ea	5.000	143.86
Cut out vertical channel in existing wall, to maintain clear cavities.	M ¹	2.400	57.06	<	<	<
Tooth out existing walls, ready to receive new.	M ¹	4.800	190.19	<	<	<
Tool hire, petrol abrasive saw 12" for the above tasks.	>	>	>	Dy	1.000	81.15
Tool hire, purchase 12" diamond cutting blade for the above saw.	>	>	>	Ea	1.000	48.65
65mm facing brick above dpc.	Th	1.251	1,316.69	Th	1.314	1,407.47
Cavity blockwork, aircrete 3.6N 440x215x100mm.	M ²	21.090	662.60	Ea	219.000	502.03
Building sand bulk bag.	Tn	1.076	>	Bg	2.000	113.09
Ordinary portland cement 25kg bag.	Nr	11.832	>	Ea	12.000	85.86
Mortar plasticiser 5 litres.	Nr	2.000	>	Ea	2.000	13.84
Lintels Steel Lintel 100/100/100 1650mm	Ea	1.000	18.85	Ea	1.000	87.14
Lintels Steel Lintel 100/100/100 1500mm	Ea	1.000	18.85	Ea	1.000	104.41
Cavity Wall Insulation Mineral Batts 100x455x1200mm PK12	M ²	21.090	106.02	Ea	4.000	155.94
Cavity closers 100mm cavity.	M ¹	9.100	45.74	Ea	4.000	82.58
Stainless steel tie-wires.	Nr	74.000	27.90	Bx	1.000	103.49
Cavity insulation retaining disc's.	Nr	74.000	27.90	Ea	74.000	7.20
Cavity trays using 600mm wide dpm.	M ¹	6.534	82.11	RI	1.000	21.37
Cavity trays in existing walls sloping.	M ¹	6.534	771.10	<	<	<
Weep vent sleeves.	Nr	4.000	5.03	Ea	4.000	2.22
Tool hire, 110v cement mixer with transformer.	>	>	>	Hp	1.000	49.52
Clear waste into skips.	M ³	0.546	15.03	Sp	0.119	29.76
			3,424.31			3,039.58

Windows & external doors	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
White UPVC windows inc double glazed glass.	Nr	1.000	90.91	M ²	1.500	390.29
White UPVC french doors inc double glazed glass.	Nr	1.000	147.74	M ²	2.800	841.62
Window boards, MDF.	Nr	1.000	27.27	M ¹	2.000	15.59
Frame sealant.	>	>	>	Ea	2.000	14.14
			265.92			1,261.64

Roof carpentry	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Wall Plate 75x100 Treated C16	M ¹	9.385	85.32	M ¹	10.000	50.43
Wall plate straps.	Nr	7.000	50.91	Ea	7.000	29.27
Purlin 75x200 Treated C16	M ¹	5.808	73.92	M ¹	6.000	58.93
Hip Rafter 47x225 Treated C16	M ¹	9.058	107.06	M ¹	10.000	70.85
Binder 47x100 Treated C16	M ¹	6.549	47.63	M ¹	7.000	19.16
Prop 47x100 Treated C16	M ¹	3.352	24.38	M ¹	4.000	12.78
Rafter 47x150 Treated C16	M ¹	44.135	401.25	M ¹	45.000	191.31
Ceiling joist 47x150 Treated C16	M ¹	27.390	249.01	M ¹	29.000	138.19
White UPVC fascia boards.	M ¹	10.898	148.62	Ea	2.000	177.75
White UPVC soffit boards.	M ¹	10.898	138.71	Ea	2.000	220.59
White UPVC barge boards.	M ¹	0.340	4.64	Ea	1.000	88.87
			1,331.45			1,058.13

Gutters & rainwater pipes	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Gutter plastic, half round gutter 4m length.	M ¹	10.709	108.59	Ea	3.000	49.89
Gutter plastic, gutter bracket.	Nr	18.000	54.76	Ea	18.000	23.26
Gutter plastic, outlet.	Nr	1.000	4.06	Ea	1.000	5.60
Gutter plastic, stop end.	Nr	2.000	4.06	Ea	2.000	4.75
Gutter plastic, 90° degree gutter bend.	Nr	2.000	4.06	Ea	2.000	11.48
Rain water plastic, round pipe 5.5m length.	M ¹	2.847	37.53	Ea	1.000	23.55
Rain water plastic, round pipe clip.	Nr	3.000	12.17	Ea	3.000	7.92
Rain water plastic, round offset bend.	Nr	4.000	8.11	Ea	4.000	13.89
			233.34			140.34

Roof covering	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
MARLEY ETERNIT Modern concrete tile	Ea	189.000	495.80	Ea	199.000	384.30
Roofing breathable membrane 1x50m roll.	M ²	17.654	27.24	Ea	1.000	72.86
Sawn timber batten 25x38mm treated	M ³	54.728	211.13	M ³	57.464	55.88
Felt eaves support tray.	M ³	10.898	33.63	Ea	8.000	59.80
Universal dry ridge, mono ridge & hip system.	M ³	9.058	174.72	Ea	2.000	188.75
Round concrete hip tiles 457mm.	Nr	20.000	200.60	Ea	21.000	74.11
Galvanized hip irons.	Nr	2.000	24.69	Ea	2.000	9.11
Lead flashings.	M ³	6.534	131.07	Rl	3.000	178.89
Clear waste into skips.	M ³	0.883	24.31	Sp	0.111	27.76
			1,323.19			1,051.46

Joinery 2nd & final fix	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Skirting board, Softwood 5" moulded.	M ³	12.450	101.87	M ³	13.000	48.22
			101.87			48.22

Plastering & insulation	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Floated walls using, backing plaster 25kg bags.	M ²	32.347	616.86	Ea	10.000	115.31
Skim walls using, finishing plaster 25kg bags.	M ²	32.347	444.14	Ea	4.000	44.07
12.5mm duplex plaster board, ceiling.	M ²	9.960	98.77	Sh	4.000	67.35
Ceiling insulation 150mm Mineral Wool Quilt Insulation	M ²	19.920	141.59	M ²	20.000	97.81
Skim, ceilings.	M ²	9.960	167.15	Ea	1.000	11.02
Self adhesive fibre tape.	M ³	12.949	1.98	Ea	1.000	6.67
Float beads.	M ³	8.925	74.89	Ea	5.000	8.82
Skim beads.	M ³	8.925	40.85	Ea	5.000	8.82
			1,586.23			359.87

Electrical	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Ceiling pendant light, low energy Part L1 compliant.	Nr	1.000	16.98	Ea	1.000	43.29
1 gang 1 way light switch.	Nr	1.000	24.26	Ea	1.000	2.14
1.5mm twin & earth cable, 50m roll.	M ³	10.000	24.26	Ea	1.000	36.97
1.5mm cable clips.	Nr	60.000	14.56	Ea	3.000	3.17
Double plug socket.	Nr	3.000	72.78	Ea	3.000	23.13
2.5mm twin & earth cable, 50m roll	M ³	30.000	87.33	Ea	1.000	63.27
2.5mm cable clips.	Nr	30.000	7.28	Ea	2.000	2.11
Mains wired smoke alarm.	Nr	2.000	121.29	Ea	2.000	64.66
1.5mm three core & earth cable, 50m roll.	M ³	20.000	58.22	Ea	1.000	69.65
Consumer unit.	Nr	1.000	315.36	Ea	1.000	116.65
Metal Back Box 1Gang 16mm	>	>	>	Ea	1.000	1.58
Metal Back Box 2Gang 25mm	>	>	>	Ea	3.000	6.34
			742.32			432.96

Heating	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Supply & install radiators.	Nr	1.000	76.05	Ea	1.000	128.93
Lock-shield valves 15mm.	Nr	1.000	15.21	Ea	1.000	3.20
Thermostatic regulating valves.	Nr	1.000	17.75	Ea	1.000	15.05
15mm copper tube.	M ³	12.000	97.35	Ea	4.000	31.40
15mm copper tees.	Nr	2.000	15.21	Ea	2.000	1.53
15mm copper elbows.	Nr	4.000	24.34	Ea	4.000	2.50
15mm copper coupling.	Nr	4.000	24.34	Ea	4.000	2.28
15mm pipe clips.	Nr	15.000	15.21	Ea	15.000	2.50
15mm isolating valves.	Nr	2.000	20.28	Ea	2.000	4.89
			305.74			192.28

Painting & decorating	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Prime internal woodwork, prior to fixing.	M ¹	12.450	28.08		<	<
Undercoat internal woodwork.	M ¹	12.450	46.80		<	<
Finish internal woodwork, in either gloss, satin, or eggshell.	M ¹	12.450	56.16		<	<
Emulsion Walls, comprising one mist coat, one base coat & one top coat.	M ²	32.347	389.09	Ea	1.000	55.52
Emulsion Ceilings, comprising one mist coat, one base coat & one top coat.	M ²	9.960	134.78	Ea	1.000	26.15
Sundries, decorators caulk.	M ¹	6.225	11.70	Ea	1.000	3.13
Quick drying primer 5 litres.	>	>	>	Ea	1.000	58.21
Undercoat 5 litres.	>	>	>	Ea	1.000	33.34
Finishing coat, gloss/satin/eggshell 5 litres.	>	>	>	Ea	1.000	30.18
Sundries, white spirit.	>	>	>	Ea	2.000	8.28
Sundries, medium glass paper.	>	>	>	Ea	2.000	5.81
Sundries, fine glass paper.	>	>	>	Ea	2.000	5.78
			666.61			226.40

Sundry fixings & fasteners	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Nails Paslode 3.1x90mm straight galvanised 2200nr box.	Nr	196.000	>	Bx	1.000	72.37
Staples Paslode 25mm 2100nr box.	Nr	139.000	>	Bx	1.000	32.20
Screws drywall 25mm 1000nr box.	Nr	139.000	>	Bx	1.000	7.74
Masonry plug brown 300nr pack.	Nr	5.000	>	Ea	1.000	3.90
Screws chippy screw 4.5x50mm 200nr box.	Nr	5.000	>	Bx	1.000	12.30
Screws chippy screw 4.0x25mm 200nr box.	Nr	10.000	>	Bx	1.000	4.99
Fixings Plain Round Head Nail Galvanised 3.35x65mm PK2.5Kg	Nr	55.000	>	Pack	1.000	15.45
Nails white UPVC trim pins stainless steel 2.0x30mm 250nr box.	Nr	50.000	>	Bx	1.000	15.73
Nails white UPVC trim pins stainless steel 3.0x50mm 100nr box.	Nr	85.000	>	Bx	1.000	20.31
Frame fixings 8.0x100mm each.	Nr	16.000	>	Ea	16.000	8.89
						193.88