

Labour & Materials Estimate

Site Address: Single Story Side Extension

Proposal: Single storey side extension and associated works revised

Cost Summary	Labour	Material	Total £
Scaffolding		£422.16	£422.16
Enabling works	£59.99	£11.16	£71.15
Excavations & foundations (waste includes 20% bulking)	£727.95	£663.54	£1,391.49
Drainage	£231.13	£306.62	£537.75
Foundation masonry	£435.65	£529.09	£964.74
Ground floor	£606.49	£944.62	£1,551.11
Brickworks	£1,958.61	£2,187.82	£4,146.43
Windows & external doors	£152.10	£908.10	£1,060.20
Roof carpentry	£761.53	£761.64	£1,523.17
Gutters & rainwater pipes	£133.46	£101.01	£234.47
Roof covering	£756.83	£756.81	£1,513.64
Joinery 2nd & final fix	£58.27	£34.71	£92.98
Plastering & insulation	£907.25	£259.03	£1,166.28
Electrical	£424.60	£311.63	£736.23
Heating	£174.87	£138.39	£313.26
Painting & decorating	£381.28	£162.95	£544.23
Sundry fixings & fasteners		£139.55	£139.55
Sub-total labour and materials @ cost.	£7,770.01	£8,638.83	£16,408.84
Builders contingencies (BC%)	5.00%	£388.50	£431.94
Preliminaries, see detailed section.		£2,291.25	£161.55
Contract time in weeks	3		
Total labour and materials, including preliminaries & contingencies		£10,449.76	£9,232.32
Overheads & Profit (OHP%)	30.00%	£3,134.93	£2,769.70
Total excluding VAT.		£13,584.69	£12,002.02

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

Fluctuation	Total £	M2	Rate per m2
Proposed Contract Price Less 10%	£23,028.04	9.960	£2,312.05
Proposed Contract Price	£25,586.71	9.960	£2,568.95
Proposed Contract Price Plus 10%	£28,145.38	9.960	£2,825.84

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 ²

Description	Abbreviation
Cubic metres.	M ³
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 Unit for 10Nr (such as 10Nr/M2).	SSR 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	£196.00	In all cases we use a trade day rate based on an eight (8) hour day including breaks. The crew rate per hour is simply the trade day rate divided by 8.
General labourer.	GL	£126.00	
Semi skilled labourer.	SL	£145.00	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 Hour
Bricklayer.	BL	£215.00	
Carpenter and joiner.	CJ	£208.00	Where a crew grade is more than one operative the day rates are added together and divided by 8. For example: $\frac{\text{The day rate for a Roofer} = \text{£208.00}}{\text{+ Semi-skilled labourer} = \text{£145.00}} \text{£353.00}$ Day Divide by 8 hours per day = £44.13 Hour
Roofer.	RR	£208.00	
Plasterer.	PL	£204.00	
Electrician.	EL	£222.00	
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	£233.00	

Crew Composition	Crew Grade	Crew Rate per hour
Groundworker.	GW	£24.50
Groundworker X 2.	GW2	£49.00
Groundworker X 2 and general labourer.	GW2.1	£64.75
Groundworker and carpenter.	GWC	£50.50
General labourer.	GL	£15.75
Semi-skilled labourer.	SL	£18.13
Semi-skilled labourer & general labourer X 1.	SL1	£33.88
Semi-skilled labourer & general labourer X 2.	SL2	£49.63
Bricklayer X 1 and semi-skilled labourer.	BL1.1	£45.00
Bricklayer X 2 and semi-skilled labourer.	BL2.1	£71.88
Bricklaying gang working on a fixed rate or price.	BLG	£86.00
Stonemason and semi-skilled labourer.	SM1.1	£50.38
Stonemason X 2 and 1 semi-skilled labourer.	SM2.1	£82.63
Stonemason gang working on a fixed rate or price.	SMG	£96.75
Structural Insulated Panel erectors	SIP	£50.53
Carpenter and general labourer.	CJL	£41.75
Carpenter and joiner.	CJ	£26.00
Carpenter and joiner X 2.	CJ2	£52.00
Carpenter and joiner X 2 and 1 general labourer.	CJ2.1	£67.75

Crew Composition	Crew Grade	Crew Rate per hour
Roofer.	RR	£26.00
Roofer and semi-skilled labourer.	RRS	£44.13
Plasterer.	PL	£25.50
Plasterer and semi-skilled labourer.	PLS	£43.63
Electrician.	EL	£27.75
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	£43.13
Tiler.	TLR	£28.50
Working foreman.	WF	£29.13
Working foreman & semi-skilled labourer.	WSL	£47.25
WSL & general labourer X 1.	WSL1	£63.00
WSL & general labourer X 2.	WSL2	£78.75

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	3.000	WF	1165.1	0.50	1,747.50	<	<	<	<
		Labourer driver, time off site.	Wks	3.000	SL	725.01	0.25	543.75	<	<	<	<
		Chemical site lavatory.	>	>	>	>	>	>	Wks	3.000	42.57	127.71
		Builders skip roundup.	>	>	>	>	>	>	Sp	0.188	180.00	33.84
								2,291.25				161.55

Labour Rate £	Crew Hours	Scaffolding	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
-	-	Scaffolding by specialist, single lift.	M²	24.360	>	>	>	>	Ls	24.360	17.33	422.16
								0.00				422.16

Labour Rate £	Crew Hours	Enabling works	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
17.37	0.37	Demolish walls 9"/11" solid or cavity.	M²	1.050	SL2	49.63	0.35	18.24	<	<	<	<
20.88	1.00	Remove external windows.	Nr	2.000	CJL	41.75	0.50	41.75	<	<	<	<
-	-	Load waste into skips, labour included above.	>	>	>	>	>	>	Sp	0.062	180.00	11.16
								59.99				11.16

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 £
73.50	9.14	Excavations for cavity walls, using a mini digger.	M³	6.090	GW2	49.00	1.50	447.62	Hp	2.000	43.56	87.12
24.50	3.05	Load waste into skips, using a mini digger.	M³	6.090	GW2	49.00	0.50	149.20	Hp	1.000	43.56	43.56
-	-	Builders skips required for the above tasks.	>	>	>	>	>	>	Sp	1.194	180.00	214.92
45.32	2.03	Concrete foundations.	M³	2.893	GW2.1	64.75	0.70	131.13	M³	3.000	105.98	317.94
								727.95				663.54

Labour Rate £	Crew Hours	Drainage	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
8.82	0.90	Excavate drains to a max depth of 900mm, using a mini digger.	M¹	5.000	GW2	49.00	0.18	44.10	Hp	1.000	43.56	43.56
22.05	0.50	Load waste into skips, using a mini digger.	M³	1.105	GW2	49.00	0.45	24.37	Hp	1.000	43.56	43.56
-	-	Builders skips required for the above task.	>	>	>	>	>	>	Sp	0.139	180.00	25.02
4.90	0.50	Lay pipes 110mm plastic 3m lengths.	M¹	5.000	GW2	49.00	0.10	24.50	Ea	2.000	22.17	44.34
36.75	0.69	Backfill pipes with p-gravel.	M³	0.923	GW2	49.00	0.75	33.92	Bg	2.000	41.36	82.72
36.75	0.83	Backfill over with spoil.	M³	1.103	GW2	49.00	0.75	40.54	<	<	<	<
34.30	0.70	Connection to existing system.	Nr	1.000	GW2	49.00	0.70	34.30	Ea	1.000	6.52	6.52
29.40	0.60	Gulleys.	Nr	1.000	GW2	49.00	0.60	29.40	Ea	1.000	25.38	25.38
-	-	Drainage collars 110mm.	>	>	>	>	>	>	Ea	4.000	2.92	11.68
-	-	Drainage bends 110mm.	>	>	>	>	>	>	Ea	4.000	5.96	23.84
								231.13				306.62

Labour Rate £	Crew Hours	Foundation masonry	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
17.97	2.85	Block solid concrete 7.3N 440x215x100mm, cavity walls.	M²	11.419	BL2.1	71.88	0.25	205.20	Ea	120.000	1.17	140.40
602.00	1.58	65mm facing brick, band to dpc.	Th	0.226	BLG	86.00	7.00	136.05	Th	0.237	770.98	182.72
-	-	Building sand bulk bag.	Tn	0.308	>	>	>	>	Bg	1.000	40.70	40.70
-	-	Ordinary portland cement 25kg bag.	Nr	3.383	>	>	>	>	Ea	4.000	5.15	20.60
-	-	Mortar plasticiser 5 litres.	Nr	1.000	>	>	>	>	Ea	1.000	4.98	4.98
147.00	1.60	Fill cavity with concrete to within 150mm of dpc level.	M³	0.533	GW2	49.00	3.00	78.35	M³	1.000	135.96	135.96
0.79	0.22	Polythene DPC 112.5mm 30m roll.	M¹	20.300	BL2.1	71.88	0.01	16.05	RI	1.000	3.73	3.73
								435.65				529.09

Labour Rate £	Crew Hours	Ground floor	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
12.95	1.99	Excavate & scrape out for slab.	M²	9.960	GW2.1	64.75	0.20	128.98	Sp	0.187	180.00	33.66
29.14	1.21	Lay & compact MOT type 1 hardcore, delivered in bulk bags.	Tn	2.690	GW2.1	64.75	0.45	78.38	Bg	4.000	40.08	160.32
-	-	Tool hire, plate compactor for the above task.	>	>	>	>	>	>	Dy	1.000	31.68	31.68
22.66	0.31	Sand blinding, delivered in bulk bags.	Tn	0.897	GW2.1	64.75	0.35	20.33	Bg	1.000	40.70	40.70
2.59	0.40	Polythene membrane, blue standard duty 300mu 100m2 rolls.	M²	9.960	GW2.1	64.75	0.04	25.80	RI	1.000	42.94	42.94
3.89	0.60	Polythene vapour control layer, green tinted 125mu.	M²	9.960	GW2.1	64.75	0.06	38.69	RI	1.000	65.52	65.52
2.70	1.37	Perimeter screed upstand 20mm PIR insulation.	M¹	12.450	GW	24.50	0.11	33.55	Ea	1.000	15.28	15.28
11.66	1.79	Concrete floor slab 100mm thick.	M²	9.960	GW2.1	64.75	0.18	116.08	M³	1.000	135.96	135.96
3.44	1.89	Foil faced rigid PIR insulation board 2400x1200x100mm.	M²	9.960	SL	18.13	0.19	34.31	Ea	4.000	43.58	174.32
13.09	2.99	Floor Screed, premixed delivered 1:3 mix.	M²	9.960	PLS	43.63	0.30	130.37	Tn	2.000	122.12	244.24
								606.49				944.62

Labour Rate £	Crew Hours	Brickworks	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
9.07	2.50	Steel wall starter.	Nr	5.000	SL	18.13	0.50	45.33	Ea	5.000	20.71	103.55
13.60	1.80	Cut out vertical channel in existing wall, to maintain clear cavities.	M ¹	2.400	SL	18.13	0.75	32.63	<	<	<	<
22.66	6.00	Tooth out existing walls, ready to receive new.	M ¹	4.800	SL	18.13	1.25	108.78	<	<	<	<
-	-	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	8.76	65mm facing brick above dpc.	Th	1.251	BLG	86.00	7.00	753.10	Th	1.314	770.98	1,013.07
17.97	5.27	Cavity blockwork, aircrete 3.6N 440x215x100mm.	M ²	21.090	BL2.1	71.88	0.25	378.99	Ea	219.000	1.65	361.35
-	-	Building sand bulk bag.	Tn	1.076	>	>	>	>	Bg	2.000	40.70	81.40
-	-	Ordinary portland cement 25kg bag.	Nr	11.832	>	>	>	>	Ea	12.000	5.15	61.80
-	-	Mortar plasticiser 5 litres.	Nr	2.000	>	>	>	>	Ea	2.000	4.98	9.96
10.78	0.15	Lintels Steel Lintel 100/100/100 1650mm	Ea	1.000	BL2.1	71.88	0.15	10.78	Ea	1.000	62.72	62.72
10.78	0.15	Lintels Steel Lintel 100/100/100 1500mm	Ea	1.000	BL2.1	71.88	0.15	10.78	Ea	1.000	75.15	75.15
2.88	0.84	Cavity Wall Insulation Mineral Batts 100x455x1200mm PK12	M ²	21.090	BL2.1	71.88	0.04	60.64	Ea	4.000	28.06	112.24
2.88	0.36	Cavity closers 100mm cavity.	M ¹	9.100	BL2.1	71.88	0.04	26.16	Ea	4.000	14.86	59.44
0.22	0.22	Stainless steel tie-wires.	Nr	74.000	BL2.1	71.88	0.00	15.96	Bx	1.000	74.49	74.49
0.22	0.22	Cavity insulation retaining disc's.	Nr	74.000	BL2.1	71.88	0.00	15.96	Ea	74.000	0.07	5.18
7.19	0.65	Cavity trays using 600mm wide dpm.	M ¹	6.534	BL2.1	71.88	0.10	46.97	Rl	1.000	15.38	15.38
67.50	9.80	Cavity trays in existing walls sloping.	M ¹	6.534	BL1.1	45.00	1.50	441.05	<	<	<	<
0.72	0.04	Weep vent sleeves.	Nr	4.000	BL2.1	71.88	0.01	2.88	Ea	4.000	0.40	1.60
-	-	Tool hire, 110v cement mixer with transformer.	>	>	>	>	>	>	Hp	1.000	35.64	35.64
15.75	0.55	Clear waste into skips.	M ³	0.546	GL	15.75	1.00	8.60	Sp	0.119	180.00	21.42
								1,958.61				2,187.82

Labour Rate £	Crew Hours	Windows & external doors	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
52.00	1.00	White UPVC windows inc double glazed glass.	Nr	1.000	CJ2	52.00	1.00	52.00	M ²	1.500	187.28	280.92
84.50	3.25	White UPVC french doors inc double glazed glass.	Nr	1.000	CJ	26.00	3.25	84.50	M ²	2.800	216.35	605.78
15.60	0.60	Window boards, MDF.	Nr	1.000	CJ	26.00	0.60	15.60	M ¹	2.000	5.61	11.22
-	-	Frame sealant.	>	>	>	>	>	>	Ea	2.000	5.09	10.18
								152.10				908.10

Labour Rate £	Crew Hours	Roof carpentry	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
5.20	0.94	Wall Plate 75x100 Treated C16	M¹	9.385	CJ2	52.00	0.10	48.80	M¹	10.000	3.63	36.30
4.16	0.56	Wall plate straps.	Nr	7.000	CJ2	52.00	0.08	29.12	Ea	7.000	3.01	21.07
7.28	0.81	Purlin 75x200 Treated C16	M¹	5.808	CJ2	52.00	0.14	42.28	M¹	6.000	7.07	42.42
6.76	1.18	Hip Rafter 47x225 Treated C16	M¹	9.058	CJ2	52.00	0.13	61.23	M¹	10.000	5.10	51.00
4.16	0.52	Binder 47x100 Treated C16	M¹	6.549	CJ2	52.00	0.08	27.24	M¹	7.000	1.97	13.79
4.16	0.27	Prop 47x100 Treated C16	M¹	3.352	CJ2	52.00	0.08	13.94	M¹	4.000	2.30	9.20
5.20	4.41	Rafter 47x150 Treated C16	M¹	44.135	CJ2	52.00	0.10	229.50	M¹	45.000	3.06	137.70
5.20	2.74	Ceiling joist 47x150 Treated C16	M¹	27.390	CJ2	52.00	0.10	142.43	M¹	29.000	3.43	99.47
7.80	1.63	White UPVC fascia boards.	M¹	10.898	CJ2	52.00	0.15	85.00	Ea	2.000	63.97	127.94
7.28	1.53	White UPVC soffit boards.	M¹	10.898	CJ2	52.00	0.14	79.34	Ea	2.000	79.39	158.78
7.80	0.05	White UPVC barge boards.	M¹	0.340	CJ2	52.00	0.15	2.65	Ea	1.000	63.97	63.97
								761.53				761.64

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	2.14	Gutter plastic, half round gutter 4m length.	M¹	10.709	PH	29.00	0.20	62.11	Ea	3.000	11.97	35.91
1.74	1.08	Gutter plastic, gutter bracket.	Nr	18.000	PH	29.00	0.06	31.32	Ea	18.000	0.93	16.74
2.32	0.08	Gutter plastic, outlet.	Nr	1.000	PH	29.00	0.08	2.32	Ea	1.000	4.03	4.03
1.16	0.08	Gutter plastic, stop end.	Nr	2.000	PH	29.00	0.04	2.32	Ea	2.000	1.71	3.42
1.16	0.08	Gutter plastic, 90° degree gutter bend.	Nr	2.000	PH	29.00	0.04	2.32	Ea	2.000	4.13	8.26
7.54	0.74	Rain water plastic, round pipe 5.5m length.	M¹	2.847	PH	29.00	0.26	21.47	Ea	1.000	16.95	16.95
2.32	0.24	Rain water plastic, round pipe clip.	Nr	3.000	PH	29.00	0.08	6.96	Ea	3.000	1.90	5.70
1.16	0.16	Rain water plastic, round offset bend.	Nr	4.000	PH	29.00	0.04	4.64	Ea	4.000	2.50	10.00
								133.46				101.01

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	6.43	MARLEY ETERNIT Modern concrete tile	Ea	189.000	RRS	44.13	0.03	283.58	Ea	199.000	1.39	276.61
0.88	0.35	Roofing breathable membrane 1x50m roll.	M²	17.654	RRS	44.13	0.02	15.58	Ea	1.000	52.44	52.44
2.21	2.74	Sawn timber batten 25x38mm treated	M¹	54.728	RRS	44.13	0.05	120.76	M¹	57.464	0.70	40.22
1.77	0.44	Felt eaves support tray.	M¹	10.898	RRS	44.13	0.04	19.24	Ea	8.000	5.38	43.04
11.03	2.26	Universal dry ridge, mono ridge & hip system.	M¹	9.058	RRS	44.13	0.25	99.93	Ea	2.000	67.93	135.86
5.74	2.60	Round concrete hip tiles 457mm.	Nr	20.000	RRS	44.13	0.13	114.74	Ea	21.000	2.54	53.34
7.06	0.32	Galvanized hip irons.	Nr	2.000	RRS	44.13	0.16	14.12	Ea	2.000	3.28	6.56
11.47	1.70	Lead flashings.	M¹	6.534	RRS	44.13	0.26	74.97	Rl	3.000	42.92	128.76
15.75	0.88	Clear waste into skips.	M³	0.883	GL	15.75	1.00	13.91	Sp	0.111	180.00	19.98
								756.83				756.81

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 £
4.68	2.24	Skirting board, Softwood 5" moulded.	M¹	12.450	CJ	26.00	0.18	58.27	M¹	13.000	2.67	34.71
								58.27				34.71

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	8.09	Floated walls using, backing plaster 25kg bags.	M²	32.347	PLS	43.63	0.25	352.82	Ea	10.000	8.30	83.00
7.85	5.82	Skim walls using, finishing plaster 25kg bags.	M²	32.347	PLS	43.63	0.18	254.03	Ea	4.000	7.93	31.72
5.67	1.29	12.5mm duplex plaster board, ceiling.	M²	9.960	PLS	43.63	0.13	56.49	Sh	4.000	12.12	48.48
4.07	2.39	Ceiling insulation 150mm Mineral Wool Quilt Insulation	M²	19.920	SL1	33.88	0.12	80.99	M²	20.000	3.52	70.40
9.60	2.19	Skim, ceilings.	M²	9.960	PLS	43.63	0.22	95.60	Ea	1.000	7.93	7.93
0.09	0.03	Self adhesive fibre tape.	M¹	12.949	PLS	43.63	0.00	1.13	Ea	1.000	4.80	4.80
4.80	0.98	Float beads.	M¹	8.925	PLS	43.63	0.11	42.83	Ea	5.000	1.27	6.35
2.62	0.54	Skim beads.	M¹	8.925	PLS	43.63	0.06	23.36	Ea	5.000	1.27	6.35
								907.25				259.03

Labour Rate £	Crew Hours	Electrical	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
9.71	0.35	Ceiling pendant light, low energy Part L1 compliant.	Nr	1.000	EL	27.75	0.35	9.71	Ea	1.000	31.16	31.16
13.88	0.50	1 gang 1 way light switch.	Nr	1.000	EL	27.75	0.50	13.88	Ea	1.000	1.54	1.54
1.39	0.50	1.5mm twin & earth cable, 50m roll.	M¹	10.000	EL	27.75	0.05	13.88	Ea	1.000	26.61	26.61
0.14	0.30	1.5mm cable clips.	Nr	60.000	EL	27.75	0.01	8.32	Ea	3.000	0.76	2.28
13.88	1.50	Double plug socket.	Nr	3.000	EL	27.75	0.50	41.63	Ea	3.000	5.55	16.65
1.67	1.80	2.5mm twin & earth cable, 50m roll	M¹	30.000	EL	27.75	0.06	49.95	Ea	1.000	45.54	45.54
0.14	0.15	2.5mm cable clips.	Nr	30.000	EL	27.75	0.01	4.16	Ea	2.000	0.76	1.52
34.69	2.50	Mains wired smoke alarm.	Nr	2.000	EL	27.75	1.25	69.38	Ea	2.000	23.27	46.54
1.67	1.20	1.5mm three core & earth cable, 50m roll.	M¹	20.000	EL	27.75	0.06	33.30	Ea	1.000	50.13	50.13
180.38	6.50	Consumer unit.	Nr	1.000	EL	27.75	6.50	180.38	Ea	1.000	83.96	83.96
-	-	Metal Back Box 1Gang 16mm	>	>	>	>	>	>	Ea	1.000	1.14	1.14
-	-	Metal Back Box 2Gang 25mm	>	>	>	>	>	>	Ea	3.000	1.52	4.56
								424.59				311.63

Labour Rate £	Crew Hours	Heating	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
43.50	1.50	Supply & install radiators.	Nr	1.000	PH	29.00	1.50	43.50	Ea	1.000	92.80	92.80
8.70	0.30	Lock-shield valves 15mm.	Nr	1.000	PH	29.00	0.30	8.70	Ea	1.000	2.30	2.30
10.15	0.35	Thermostatic regulating valves.	Nr	1.000	PH	29.00	0.35	10.15	Ea	1.000	10.83	10.83
4.64	1.92	15mm copper tube.	M¹	12.000	PH	29.00	0.16	55.68	Ea	4.000	5.65	22.60
4.35	0.30	15mm copper tees.	Nr	2.000	PH	29.00	0.15	8.70	Ea	2.000	0.55	1.10
3.48	0.48	15mm copper elbows.	Nr	4.000	PH	29.00	0.12	13.92	Ea	4.000	0.45	1.80
3.48	0.48	15mm copper coupling.	Nr	4.000	PH	29.00	0.12	13.92	Ea	4.000	0.41	1.64
0.58	0.30	15mm pipe clips.	Nr	15.000	PH	29.00	0.02	8.70	Ea	15.000	0.12	1.80
5.80	0.40	15mm isolating valves.	Nr	2.000	PH	29.00	0.20	11.60	Ea	2.000	1.76	3.52
								174.87				138.39

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	0.37	Prime internal woodwork, prior to fixing.	M ¹	12.450	PD2	43.00	0.03	16.06	<	<	<	<
2.15	0.62	Undercoat internal woodwork.	M ¹	12.450	PD2	43.00	0.05	26.77	<	<	<	<
2.58	0.75	Finish internal woodwork, in either gloss, satin, or eggshell.	M ¹	12.450	PD2	43.00	0.06	32.12	<	<	<	<
6.88	5.18	Emulsion Walls, comprising one mist coat, one base coat & one top coat.	M ²	32.347	PD2	43.00	0.16	222.55	Ea	1.000	39.96	39.96
7.74	1.79	Emulsion Ceilings, comprising one mist coat, one base coat & one top coat.	M ²	9.960	PD2	43.00	0.18	77.09	Ea	1.000	18.82	18.82
1.08	0.16	Sundries, decorators caulk.	M ¹	6.225	PD2	43.00	0.03	6.69	Ea	1.000	2.25	2.25
-	-	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
								381.28			162.95	

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	196.000	>	>	>	>	Bx	1.000	52.09	52.09
-	-	Staples Paslode 25mm 2100nr box.	Nr	139.000	>	>	>	>	Bx	1.000	23.18	23.18
-	-	Screws drywall 25mm 1000nr box.	Nr	139.000	>	>	>	>	Bx	1.000	5.57	5.57
-	-	Masonry plug brown 300nr pack.	Nr	5.000	>	>	>	>	Ea	1.000	2.81	2.81
-	-	Screws chippy screw 4.5x50mm 200nr box.	Nr	5.000	>	>	>	>	Bx	1.000	8.85	8.85
-	-	Screws chippy screw 4.0x25mm 200nr box.	Nr	10.000	>	>	>	>	Bx	1.000	3.59	3.59
-	-	Fixings Plain Round Head Nail Galvanised 3.35x65mm PK2.5Kg	Nr	55.000	>	>	>	>	Pack	1.000	11.12	11.12
-	-	Nails white UPVC trim pins stainless steel2.0x30mm 250nr box.	Nr	50.000	>	>	>	>	Bx	1.000	11.32	11.32
-	-	Nails white UPVC trim pins stainless steel 3.0x50mm 100nr box.	Nr	85.000	>	>	>	>	Bx	1.000	14.62	14.62
-	-	Frame fixings 8.0x100mm each.	Nr	16.000	>	>	>	>	Ea	16.000	0.40	6.40
								0.00			139.55	

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	1.000	35.64	35.64
Total Tool Hire (items excluded as instructed)					160.75

Plant Hire					
Description	Hire UoM	Section	Quantity	Rate £	Total £
Chemical site lavatory.	Wks	Plant Hire	3.000	42.57	127.71
Scaffolding by specialist, single lift.	Ls	Plant Hire	24.360	17.33	422.16
Excavations for cavity walls, using a mini digger.	Hp	Plant Hire	2.000	43.56	87.12
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
Load waste into skips, using a mini digger.	Hp	Plant Hire	1.000	43.56	43.56
Total Plant Hire					767.67

Waste Removal (Skip Roundup Calculation)	Section	Skips	Rate £	Total £
Load waste into skips, labour included above.	Enabling works	0.062	180.00	11.16
Builders skips required for the above tasks.	Excavations & foundations (waste includes 20% bulking)	1.194	180.00	214.92
Builders skips required for the above task.	Drainage	0.139	180.00	25.02
Excavate & scrape out for slab.	Ground floor	0.187	180.00	33.66
Clear waste into skips.	Brickworks	0.119	180.00	21.42
Clear waste into skips.	Roof covering	0.111	180.00	19.98
Additional skips		0.000	180.00	0.00
Total £		1.812	180.00	326.16
Total loads = Roundup to next skip		2.000	180.00	360.00
Extra-over for roundup		0.188	180.00	33.84

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

Estimators Online Limited, 5th Floor, 196 Deansgate, Manchester, M3 3WF
Registered in England: 04915640 Tel: 0161 286 8601
VAT Reg No: 302 6178 32