Proposed Loft Conversion with Entrance Extension and Internal Remodelling CSA £ 393,876.19 £ 35.00 Plumber £ 50.00 Management £ 389,599.28

Schedule of works £ 436,799.86 £ 37.50 Digger Driver & Machine £ 45.00 Engineer

Location FALSE 40hrs/wk £ 25.00 £ 600.00 Skip

January 24 Labour Labour Labour £ 75.00 Cart Away 15% 25%

Ref		Description	Qty	Unit	Rate	Sub Total	Code	Hours	Rate	Total	Materials	Subcon	Plant	Waste	Uplift	Prov Sum	Rate	OH & P	Sub Total	Lab Total	Mats Total	Subcon Total	Plant Total	Waste Total	Uplift Total	Prov Sum Total	Profit Total	Total Labour Hours
A	**A**	**Deposit**																										
A1	**A1**	10% Deposit																										
0.00	**0.00**	**Facilitating Works**																										
0.01	0.01	Toxic/hazardous/contaminated material removal																										
0.01.01	0.01.01	Refurbishment and Demolition Asbestos Survey	1	item	£ -	£ -	0.01.01		£ 25.00	£ -					£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
0.01.02	0.01.02	Asbestos Removal	1	item	£ -	£ -	0.01.02		£ 25.00	£ -					£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
0.02	0.02	Demolition works																										
0.02.01	0.02.01	Removing roof timbers complete (NB not coverings); including rafters, purlins, ceiling joists, plates etc.; load into skip; measured flat on plan	141	m2	£ 38.33	£ 5,404.48	0.02.01	0.28	£ 25.00	£ 7.00			£ 4.91	£ 14.75	£ 4.00		£ 30.66	£ 7.67	£ 38.33	£ 987.00	£ -	£ -	£ 692.31	£ 2,080.33	£ 563.95	£ -	£ 1,080.90	39.48
0.02.01.01	0.02.01.01	Removing roof coverings load into skip, slates	141	m2	£ 24.45	£ 3,447.32	0.02.01.0	0.45	£ 25.00	£ 11.25			£ 0.84	£ 4.92	£ 2.55		£ 19.56	£ 4.89	£ 24.45	£ 1,586.25	£ -	£ -	£ 118.44	£ 693.44	£ 359.72	£ -	£ 689.46	63.45
0.02.02	0.02.02	Demolish external stone walls; clean of and set, aside for reuse, 300mm thick	30	m2	£ 58.49	£ 1,754.76	0.02.02	1.50	£ 25.00	£ 37.50			£ 3.19		£ 6.10		£ 46.79	£ 11.70	£ 58.49	£ 1,125.00	£ -	£ -	£ 95.70	£ -	£ 183.11	£ -	£ 350.95	45.00
0.02.02.01	0.02.02.01	Extra over for plaster, render per side	30	m2	£ 7.17	£ 215.07	0.02.02.0	0.08	£ 25.00	£ 2.00			£ 1.02	£ 1.97	£ 0.75		£ 5.74	£ 1.43	£ 7.17	£ 60.00	£ -	£ -	£ 30.60	£ 59.02	£ 22.44	£ -	£ 43.01	2.40
0.02.03	0.02.03	Demolishing internal partitions; load into skip, half brick thick brickwork	86	m2	£ 42.43	£ 3,648.92	0.02.03	0.50	£ 25.00	£ 12.50			£ 7.18	£ 9.84	£ 4.43		£ 33.94	£ 8.49	£ 42.43	£ 1,075.00	£ -	£ -	£ 617.48	£ 845.90	£ 380.76	£ -	£ 729.78	43.00
0.02.03.01	0.02.03.01	Extra over for plaster, render per side	172	m2	£ 7.17	£ 1,233.09	0.02.03.0	0.08	£ 25.00	£ 2.00			£ 1.02	£ 1.97	£ 0.75		£ 5.74	£ 1.43	£ 7.17	£ 344.00	£ -	£ -	£ 175.44	£ 338.36	£ 128.67	£ -	£ 246.62	13.76
0.02.04	0.02.04	Remove existing kitchen, disposal																										
	0.02.04	Base Units	10	Nr	£ 29.82	£ 298.17	0.00	0.27	£ 25.00	£ 6.75			£ 5.14	£ 8.85	£ 3.11		£ 23.85	£ 5.96	£ 29.82	£ 67.50	£ -	£ -	£ 51.40	£ 88.52	£ 31.11	£ -	£ 59.63	2.70
	0.02.04	Wall Units	10	Nr	£ 38.27	£ 382.70	0.00	0.41	£ 25.00	£ 10.25			£ 7.52	£ 8.85	£ 3.99		£ 30.62	£ 7.65	£ 38.27	£ 102.50	£ -	£ -	£ 75.20	£ 88.52	£ 39.93	£ -	£ 76.54	4.10
	0.02.04	Worktops	6	m	£ 34.29	£ 205.73	0.00	0.40	£ 25.00	£ 10.00			£ 5.00	£ 8.85	£ 3.58		£ 27.43	£ 6.86	£ 34.29	£ 60.00	£ -	£ -	£ 30.00	£ 53.11	£ 21.47	£ -	£ 41.15	2.40
0.02.05	0.02.05	Remove existing windows, disposal	11	Nr	£ 50.08	£ 550.85	0.02.05	0.75	£ 25.00	£ 18.75			£ 6.25	£ 9.84	£ 5.23		£ 40.06	£ 10.02	£ 50.08	£ 206.25	£ -	£ -	£ 68.75	£ 108.20	£ 57.48	£ -	£ 110.17	8.25
0.02.06	0.02.06	Remove existing external doors, disposal	2	Nr	£ 50.08	£ 100.15	0.02.06	0.75	£ 25.00	£ 18.75			£ 6.25	£ 9.84	£ 5.23		£ 40.06	£ 10.02	£ 50.08	£ 37.50	£ -	£ -	£ 12.50	£ 19.67	£ 10.45	£ -	£ 20.03	1.50
0.02.07	0.02.07	Remove existing screen, disposal	1	Nr	£ 228.23	£ 228.23	0.02.07	0.75	£ 25.00	£ 18.75			£ 6.25	£ 133.77	£ 23.82		£ 182.59	£ 45.65	£ 228.23	£ 18.75	£ -	£ -	£ 6.25	£ 133.77	£ 23.82	£ -	£ 45.65	0.75
0.02.08	0.02.08	Remove existing internal door, disposal	11	Nr	£ 28.16	£ 309.75	0.02.08	0.40	£ 25.00	£ 10.00			£ 1.72	£ 7.87	£ 2.94		£ 22.53	£ 5.63	£ 28.16	£ 110.00	£ -	£ -	£ 18.92	£ 86.56	£ 32.32	£ -	£ 61.95	4.40
0.02.09	0.02.09	Remove existing floor finishes, disposal	108	m2	£ 23.74	£ 2,564.42	0.02.09	0.40	£ 25.00	£ 10.00			£ 1.60	£ 4.92	£ 2.48		£ 19.00	£ 4.75	£ 23.74	£ 1,080.00	£ -	£ -	£ 172.80	£ 531.15	£ 267.59	£ -	£ 512.88	43.20
0.02.10	0.02.10	Remove existing ceiling finishes, disposal	108	m2	£ 23.24	£ 2,510.09	0.02.10	0.40	£ 25.00	£ 10.00			£ 1.25	£ 4.92	£ 2.43		£ 18.59	£ 4.65	£ 23.24	£ 1,080.00	£ -	£ -	£ 135.00	£ 531.15	£ 261.92	£ -	£ 502.02	43.20
0.02.11	0.02.11	Remove existing white goods, disposal	5	Nr	£ 66.19	£ 330.93	0.02.11	1.00	£ 25.00	£ 25.00			£ 1.37	£ 19.67	£ 6.91		£ 52.95	£ 13.24	£ 66.19	£ 125.00	£ -	£ -	£ 6.85	£ 98.36	£ 34.53	£ -	£ 66.19	5.00
1.00	**1.00**	**Substructure**																										
1.01	1.01	Substructure																										
1.01.01	1.01.01	Strip or trenchfill foundations with masonry up to 150 mm above floor level only; blinded hardcore bed; slab insulation; reinforced ground bearing slab 200 mm thick. To suit residential developments with good ground bearing capacity. Shallow foundations up to 1.50 m deep	4	m2	£ 718.75	£ 2,875.00	1.01.01		£ 37.50	£ -		£ 500.00			£ 75.00		£ 575.00	£ 143.75	£ 718.75	£ -	£ -	£ 2,000.00	£ -	£ -	£ 300.00	£ -	£ 575.00	0.00
2.00	**2.00**	**Superstructure**																										
2.01	2.01	Frame																										
2.01.01	2.01.01	Steel frame supports to roof. Provisional Sum, awaiting design from strutural engineer.	1.359	t	£ 5,031.25	£ 6,837.47	2.01.01		£ 25.00	£ -		£ 3,500.00			£ 525.00		£ 4,025.00	£ 1,006.25	£ 5,031.25	£ -	£ -	£ 4,756.50	£ -	£ 713.48	£ -	£ 1,367.49	0.00
	2.01.01	Galvanising	1.359	t	£ 790.63	£ 1,074.46	0.00		£ 25.00	£ -		£ 550.00			£ 82.50		£ 632.50	£ 158.13	£ 790.63	£ -	£ -	£ 747.45	£ -	£ 112.12	£ -	£ 214.89	0.00
	2.01.01	Fire protection to steel	1.359	t	£ 575.00	£ 781.43	0.00		£ 25.00	£ -		£ 400.00			£ 60.00		£ 460.00	£ 115.00	£ 575.00	£ -	£ -	£ 543.60	£ -	£ 81.54	£ -	£ 156.29	0.00
2.01.02	2.01.02	Revised Structural Steel drawings																										
2.01.02.01	2.01.02.01	Omission of budget cost item 2.01.01																										
	2.01.02.01	Steel frame supports to roof. Provisional Sum, awaiting design from strutural engineer.	-1.359	t	£ 5,031.25	£ (6,837.47)	0.00		£ 25.00	£ -		£ 3,500.00			£ 525.00		£ 4,025.00	£ 1,006.25	£ 5,031.25	£ -	£ -	£ (4,756.50)	£ -	£ 713.48	£ -	£ (1,367.49)	0.00
	2.01.02.01	Galvanising	-1.359	t	£ 790.63	£ (1,074.46)	0.00		£ 25.00	£ -		£ 550.00			£ 82.50		£ 632.50	£ 158.13	£ 790.63	£ -	£ -	£ (747.45)	£ -	£ 112.12	£ -	£ (214.89)	0.00
	2.01.02.01	Fire protection to steel	-1.359	t	£ 575.00	£ (781.43)	0.00		£ 25.00	£ -		£ 400.00			£ 60.00		£ 460.00	£ 115.00	£ 575.00	£ -	£ -	£ (543.60)	£ -	£ 81.54	£ -	£ (156.29)	0.00
2.01.02.02	2.01.02.02	Engineers Drawing 23/8881-01. 203 x 102 x 23UB (Bed 1).			£ 2,283.34	£ -																						
	2.01.02.02	203x102x23UB	0.158	t	£ 5,031.25	£ 794.94	0.00		£ 25.00	£ -		£ 3,500.00			£ 525.00		£ 4,025.00	£ 1,006.25	£ 5,031.25	£ -	£ -	£ 553.00	£ -	£ 82.95	£ -	£ 158.99	0.00
	2.01.02.02	Galvanising	0.158	t	£ 790.63	£ 124.92	0.00		£ 25.00	£ -		£ 550.00			£ 82.50		£ 632.50	£ 158.13	£ 790.63	£ -	£ -	£ 86.90	£ -	£ 13.04	£ -	£ 24.98	0.00
	2.01.02.02	Fire protection to steel	0.158	t	£ 575.00	£ 90.85	0.00		£ 25.00	£ -		£ 400.00			£ 60.00		£ 460.00	£ 115.00	£ 575.00	£ -	£ -	£ 63.20	£ -	£ 9.48	£ -	£ 18.17	0.00
	2.01.02.02	Prelims	10%	%	£ 1,010.71	£ 101.07	0.00		£ 25.00	£ -			£ 703.10		£ 105.47		£ 808.57	£ 202.14	£ 1,010.71	£ -	£ -	£ -	£ 70.31	£ -	£ 10.55	£ -	£ 20.21	0.00
	2.01.02.02	Birdcage	18	m2	£ 25.16	£ 452.81	0.00		£ 25.00	£ -			£ 17.50		£ 2.63		£ 20.13	£ 5.03	£ 25.16	£ -	£ -	£ -	£ 315.00	£ -	£ 47.25	£ -	£ 90.56	
	2.01.02.02	Crane	1	day	£ 718.75	£ 718.75	0.00		£ 25.00	£ -			£ 500.00		£ 75.00		£ 575.00	£ 143.75	£ 718.75	£ -	£ -	£ -	£ 500.00	£ -	£ 75.00	£ -	£ 143.75	
2.01.02.02A	2.01.02.02A	203 x 102 x 23UB (Bed 1). Reduced in length by 2m			£ (0.00)																							
	2.01.02.02A	203x102x23UB	-0.047	t	£ 5,031.25	£ (236.47)	0.00		£ 25.00	£ -		£ 3,500.00			£ 525.00		£ 4,025.00	£ 1,006.25	£ 5,031.25	£ -	£ -	£ (164.50)	£ -	£ 24.68	£ -	£ (47.29)	0.00
	2.01.02.02A	Galvanising	-0.047	t	£ 790.63	£ (37.16)	0.00		£ 25.00	£ -		£ 550.00			£ 82.50		£ 632.50	£ 158.13	£ 790.63	£ -	£ -	£ (25.85)	£ -	£ 3.88	£ -	£ (7.43)	0.00
	2.01.02.02A	Fire protection to steel	-0.047	t	£ 575.00	£ (27.03)	0.00		£ 25.00	£ -		£ 400.00			£ 60.00		£ 460.00	£ 115.00	£ 575.00	£ -	£ -	£ (18.80)	£ -	£ 2.82	£ -	£ (5.41)	0.00
	2.01.02.02A	Adjustment	1.000	t	£ 7.04	£ 7.04	0.00		£ 25.00	£ -	£ 7.04						£ 7.04	£ -	£ 7.04	£ -	£ 7.04	£ -	£ -	£ -	£ -	£ -	£ -	0.00
	2.01.02.02A	Prelims	10%	%	£ (300.65)	£ (30.07)	0.00		£ 25.00	£ -			£ (209.15)		£ (31.37)		£ (240.52)	£ (60.13)	£ (300.65)	£ -	£ -	£ -	£ (20.92)	£ -	£ 3.14	£ -	£ (6.01)	0.00
	2.01.02.02A	Birdcage	0	m2	£ 25.16	£ -	0.00		£ 25.00	£ -			£ 17.50		£ 2.63		£ 20.13	£ 5.03	£ 25.16	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
	2.01.02.02A	Crane	0	day	£ 718.75	£ -	0.00		£ 25.00	£ -			£ 500.00		£ 75.00		£ 575.00	£ 143.75	£ 718.75	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
2.01.02.03	2.01.02.03	Engineers Drawing 23/8881-01. 203 x 133 x 30UB (FF)																										
	2.01.02.03	203 x 102 x 30 UB	0.434	t	£ 5,031.25	£ 2,183.56	0.00		£ 25.00	£ -		£ 3,500.00			£ 525.00		£ 4,025.00	£ 1,006.25	£ 5,031.25	£ -	£ -	£ 1,519.00	£ -	£ 227.85	£ -	£ 436.71	0.00
	2.01.02.03	Galvanising	0.434	t	£ 790.63	£ 343.13	0.00		£ 25.00	£ -		£ 550.00			£ 82.50		£ 632.50	£ 158.13	£ 790.63	£ -	£ -	£ 238.70	£ -	£ 35.81	£ -	£ 68.63	0.00
	2.01.02.03	Fire protection to steel	0.434	t	£ 575.00	£ 249.55	0.00		£ 25.00	£ -		£ 400.00			£ 60.00		£ 460.00	£ 115.00	£ 575.00	£ -	£ -	£ 173.60	£ -	£ 26.04	£ -	£ 49.91	0.00
	2.01.02.03	Prelims	10%	%	£ 2,776.24	£ 277.62	0.00		£ 25.00	£ -			£ 1,931.30		£ 289.70		£ 2,221.00	£ 555.25	£ 2,776.24	£ -	£ -	£ -	£ 193.13	£ -	£ 28.97	£ -	£ 55.52	0.00
	2.01.02.03	Birdcage	18	m2	£ 25.16	£ 452.81	0.00		£ 25.00	£ -			£ 17.50		£ 2.63		£ 20.13	£ 5.03	£ 25.16	£ -	£ -	£ -	£ 315.00	£ -	£ 47.25	£ -	£ 90.56	
	2.01.02.03	Crane	1	day	£ 718.75	£ 718.75	0.00		£ 25.00	£ -			£ 500.00		£ 75.00		£ 575.00	£ 143.75	£ 718.75	£ -	£ -	£ -	£ 500.00	£ -	£ 75.00	£ -	£ 143.75	
2.01.02.04	2.01.02.04	Engineers Drawing 23/8881-01 & 11. Frame 01. Excluded, awaiting final design																										
	2.01.02.04	25kg / m	0.000	t	£ 5,031.25	£ -	0.00		£ 25.00	£ -		£ 3,500.00			£ 525.00		£ 4,025.00	£ 1,006.25	£ 5,031.25	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
	2.01.02.04	Galvanising	0.000	t	£ 790.63	£ -	0.00		£ 25.00	£ -		£ 550.00			£ 82.50		£ 632.50	£ 158.13	£ 790.63	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
	2.01.02.04	Fire protection to steel	0.000	t	£ 575.00	£ -	0.00		£ 25.00	£ -		£ 400.00			£ 60.00		£ 460.00	£ 115.00	£ 575.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
	2.01.02.04	Prelims	10%	%	£ -	£ -	0.00		£ 25.00	£ -			£ -		£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
	2.01.02.04	Crane	0	day	£ 718.75	£ -	0.00		£ 25.00	£ -			£ 500.00		£ 75.00		£ 575.00	£ 143.75	£ 718.75	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
2.01.02.05	2.01.02.05	Engineers Drawing 23/8881-01 & 11. Frame 02. Excluded, awaiting final design																										
	2.01.02.05	25kg / m	0.000	t	£ 5,031.25	£ -	0.00		£ 25.00	£ -		£ 3,500.00			£ 525.00		£ 4,025.00	£ 1,006.25	£ 5,031.25	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00

Proposed Loft Conversion with Entrance Extension and Internal Remodelling CSA £ 393,876.19 £ 35.00 Plumber £ 50.00 Management £ 389,599.28

Schedule of works £ 436,799.86 £ 37.50 Digger Driver & Machine £ 45.00 Engineer

Location FALSE 40hrs/wk £ 25.00 £ 600.00 Skip

January 24 Labour Labour Labour £ 75.00 Cart Away 15% 25%

Ref		Description	Qty	Unit	Rate	Sub Total	Code	Hours	Rate	Total	Materials	Subcon	Plant	Waste	Uplift	Prov Sum	Rate	OH & P	Sub Total	Lab Total	Mats Total	Subcon Total	Plant Total	Waste Total	Uplift Total	Prov Sum Total	Profit Total	Total Labour Hours
	2.01.02.05	Galvanising	0.000	t	£ 790.63	£ -	0.00		£ 25.00	£ -		£ 550.00			£ 82.50		£ 632.50	£ 158.13	£ 790.63	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
	2.01.02.05	Fire protection to steel	0.000	t	£ 575.00	£ -	0.00		£ 25.00	£ -		£ 400.00			£ 60.00		£ 460.00	£ 115.00	£ 575.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
	2.01.02.05	Prelims	10%	%	£ -	£ -	0.00		£ 25.00	£ -			£ -		£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
	2.01.02.05	Crane	0	day	£ 718.75	£ -	0.00		£ 25.00	£ -			£ 500.00		£ 75.00		£ 575.00	£ 143.75	£ 718.75	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
2.01.02.06	2.01.02.06	Engineers Drawing 23/8881-02. 203 x 102 x 23UB in floor zone (Family Room)																										
	2.01.02.06	203 x 102 x 23UB	0.183	t	£ 5,031.25	£ 920.72	0.00		£ 25.00	£ -		£ 3,500.00			£ 525.00		£ 4,025.00	£ 1,006.25	£ 5,031.25	£ -	£ -	£ 640.50	£ -	£ -	£ 96.08	£ -	£ 184.14	0.00
	2.01.02.06	Galvanising	0.183	t	£ 790.63	£ 144.68	0.00		£ 25.00	£ -		£ 550.00			£ 82.50		£ 632.50	£ 158.13	£ 790.63	£ -	£ -	£ 100.65	£ -	£ -	£ 15.10	£ -	£ 28.94	0.00
	2.01.02.06	Fire protection to steel	0.183	t	£ 575.00	£ 105.23	0.00		£ 25.00	£ -		£ 400.00			£ 60.00		£ 460.00	£ 115.00	£ 575.00	£ -	£ -	£ 73.20	£ -	£ -	£ 10.98	£ -	£ 21.05	0.00
	2.01.02.06	Prelims	10%	%	£ 1,170.63	£ 117.06	0.00		£ 25.00	£ -			£ 814.35		£ 122.15		£ 936.50	£ 234.13	£ 1,170.63	£ -	£ -	£ -	£ 81.44	£ -	£ 12.22	£ -	£ 23.41	0.00
	2.01.02.06	Crane	1	day	£ 718.75	£ 718.75	0.00		£ 25.00	£ -			£ 500.00		£ 75.00		£ 575.00	£ 143.75	£ 718.75	£ -	£ -	£ -	£ 500.00	£ -	£ 75.00	£ -	£ 143.75	
2.01.02.07	2.01.02.07	Engineers Drawing 23/8881-02. 203 x 133 x 30UB (Study)																										
	2.01.02.07	203 x 133 x 30UB	0.290	t	£ 5,031.25	£ 1,459.06	0.00		£ 25.00	£ -		£ 3,500.00			£ 525.00		£ 4,025.00	£ 1,006.25	£ 5,031.25	£ -	£ -	£ 1,015.00	£ -	£ -	£ 152.25	£ -	£ 291.81	0.00
	2.01.02.07	Galvanising	0.290	t	£ 790.63	£ 229.28	0.00		£ 25.00	£ -		£ 550.00			£ 82.50		£ 632.50	£ 158.13	£ 790.63	£ -	£ -	£ 159.50	£ -	£ -	£ 23.93	£ -	£ 45.86	0.00
	2.01.02.07	Fire protection to steel	0.290	t	£ 575.00	£ 166.75	0.00		£ 25.00	£ -		£ 400.00			£ 60.00		£ 460.00	£ 115.00	£ 575.00	£ -	£ -	£ 116.00	£ -	£ -	£ 17.40	£ -	£ 33.35	0.00
	2.01.02.07	Prelims	10%	%	£ 1,855.09	£ 185.51	0.00		£ 25.00	£ -			£ 1,290.50		£ 193.58		£ 1,484.08	£ 371.02	£ 1,855.09	£ -	£ -	£ -	£ 129.05	£ -	£ 19.36	£ -	£ 37.10	0.00
	2.01.02.07	Birdcage	18	m2	£ 25.16	£ 452.81	0.00		£ 25.00	£ -			£ 17.50		£ 2.63		£ 20.13	£ 5.03	£ 25.16	£ -	£ -	£ -	£ 315.00	£ -	£ 47.25	£ -	£ 90.56	
	2.01.02.07	Crane	1	day	£ 718.75	£ 718.75	0.00		£ 25.00	£ -			£ 500.00		£ 75.00		£ 575.00	£ 143.75	£ 718.75	£ -	£ -	£ -	£ 500.00	£ -	£ 75.00	£ -	£ 143.75	
2.01.02.08	2.01.02.08	Engineers Drawing 23/8881-02. 203 x 102 x 23UB (Stairs)																										
	2.01.02.08	203 x 102 x 23UB	0.219	t	£ 5,031.25	£ 1,101.84	0.00		£ 25.00	£ -		£ 3,500.00			£ 525.00		£ 4,025.00	£ 1,006.25	£ 5,031.25	£ -	£ -	£ 766.50	£ -	£ -	£ 114.98	£ -	£ 220.37	0.00
	2.01.02.08	Galvanising	0.219	t	£ 790.63	£ 173.15	0.00		£ 25.00	£ -		£ 550.00			£ 82.50		£ 632.50	£ 158.13	£ 790.63	£ -	£ -	£ 120.45	£ -	£ -	£ 18.07	£ -	£ 34.63	0.00
	2.01.02.08	Fire protection to steel	0.219	t	£ 575.00	£ 125.93	0.00		£ 25.00	£ -		£ 400.00			£ 60.00		£ 460.00	£ 115.00	£ 575.00	£ -	£ -	£ 87.60	£ -	£ -	£ 13.14	£ -	£ 25.19	0.00
	2.01.02.08	Prelims	10%	%	£ 1,400.92	£ 140.09	0.00		£ 25.00	£ -			£ 974.55		£ 146.18		£ 1,120.73	£ 280.18	£ 1,400.92	£ -	£ -	£ -	£ 97.46	£ -	£ 14.62	£ -	£ 28.02	0.00
	2.01.02.08	Birdcage	18	m2	£ 25.16	£ 452.81	0.00		£ 25.00	£ -			£ 17.50		£ 2.63		£ 20.13	£ 5.03	£ 25.16	£ -	£ -	£ -	£ 315.00	£ -	£ 47.25	£ -	£ 90.56	
	2.01.02.08	Crane	1	day	£ 718.75	£ 718.75	0.00		£ 25.00	£ -			£ 500.00		£ 75.00		£ 575.00	£ 143.75	£ 718.75	£ -	£ -	£ -	£ 500.00	£ -	£ 75.00	£ -	£ 143.75	
2.01.02.09	2.01.02.09	Engineers Drawing 23/8881-02. 203 x 102 x 23UB (Utility)																										
	2.01.02.09	203 x 102 x 23UB	0.132	t	£ 5,031.25	£ 664.13	0.00		£ 25.00	£ -		£ 3,500.00			£ 525.00		£ 4,025.00	£ 1,006.25	£ 5,031.25	£ -	£ -	£ 462.00	£ -	£ -	£ 69.30	£ -	£ 132.83	0.00
	2.01.02.09	Galvanising	0.132	t	£ 790.63	£ 104.36	0.00		£ 25.00	£ -		£ 550.00			£ 82.50		£ 632.50	£ 158.13	£ 790.63	£ -	£ -	£ 72.60	£ -	£ -	£ 10.89	£ -	£ 20.87	0.00
	2.01.02.09	Fire protection to steel	0.132	t	£ 575.00	£ 75.90	0.00		£ 25.00	£ -		£ 400.00			£ 60.00		£ 460.00	£ 115.00	£ 575.00	£ -	£ -	£ 52.80	£ -	£ -	£ 7.92	£ -	£ 15.18	0.00
	2.01.02.09	Prelims	10%	%	£ 844.39	£ 84.44	0.00		£ 25.00	£ -			£ 587.40		£ 88.11		£ 675.51	£ 168.88	£ 844.39	£ -	£ -	£ -	£ 58.74	£ -	£ 8.81	£ -	£ 16.89	0.00
	2.01.02.09	Birdcage	18	m2	£ 25.16	£ 452.81	0.00		£ 25.00	£ -			£ 17.50		£ 2.63		£ 20.13	£ 5.03	£ 25.16	£ -	£ -	£ -	£ 315.00	£ -	£ 47.25	£ -	£ 90.56	
	2.01.02.09	Crane	1	day	£ 718.75	£ 718.75	0.00		£ 25.00	£ -			£ 500.00		£ 75.00		£ 575.00	£ 143.75	£ 718.75	£ -	£ -	£ -	£ 500.00	£ -	£ 75.00	£ -	£ 143.75	
2.01.02.10	2.01.02.10	Engineers Drawing 23/8881-02. 203 x 133 x 30UB (Kitchen)																										
	2.01.02.10	203 x 133 x 30UB	0.382	t	£ 5,031.25	£ 1,921.94	0.00		£ 25.00	£ -		£ 3,500.00			£ 525.00		£ 4,025.00	£ 1,006.25	£ 5,031.25	£ -	£ -	£ 1,337.00	£ -	£ -	£ 200.55	£ -	£ 384.39	0.00
	2.01.02.10	Galvanising	0.382	t	£ 790.63	£ 302.02	0.00		£ 25.00	£ -		£ 550.00			£ 82.50		£ 632.50	£ 158.13	£ 790.63	£ -	£ -	£ 210.10	£ -	£ -	£ 31.52	£ -	£ 60.40	0.00
	2.01.02.10	Fire protection to steel	0.382	t	£ 575.00	£ 219.65	0.00		£ 25.00	£ -		£ 400.00			£ 60.00		£ 460.00	£ 115.00	£ 575.00	£ -	£ -	£ 152.80	£ -	£ -	£ 22.92	£ -	£ 43.93	0.00
	2.01.02.10	Prelims	10%	%	£ 2,443.61	£ 244.36	0.00		£ 25.00	£ -			£ 1,699.90		£ 254.99		£ 1,954.89	£ 488.72	£ 2,443.61	£ -	£ -	£ -	£ 169.99	£ -	£ 25.50	£ -	£ 48.87	0.00
	2.01.02.10	Birdcage	18	m2	£ 25.16	£ 452.81	0.00		£ 25.00	£ -			£ 17.50		£ 2.63		£ 20.13	£ 5.03	£ 25.16	£ -	£ -	£ -	£ 315.00	£ -	£ 47.25	£ -	£ 90.56	
	2.01.02.10	Crane	1	day	£ 718.75	£ 718.75	0.00		£ 25.00	£ -			£ 500.00		£ 75.00		£ 575.00	£ 143.75	£ 718.75	£ -	£ -	£ -	£ 500.00	£ -	£ 75.00	£ -	£ 143.75	
2.01.02.11	2.01.02.11	Engineers Drawing 23/8881-02 & 11. Frame 03. Excluded, awaiting final design																										
	2.01.02.11	25kg / m	0.000	t	£ 5,031.25	£ -	0.00		£ 25.00	£ -		£ 3,500.00			£ 525.00		£ 4,025.00	£ 1,006.25	£ 5,031.25	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
	2.01.02.11	Galvanising	0.000	t	£ 790.63	£ -	0.00		£ 25.00	£ -		£ 550.00			£ 82.50		£ 632.50	£ 158.13	£ 790.63	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
	2.01.02.11	Fire protection to steel	0.000	t	£ 575.00	£ -	0.00		£ 25.00	£ -		£ 400.00			£ 60.00		£ 460.00	£ 115.00	£ 575.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
	2.01.02.11	Prelims	10%	%	£ -	£ -	0.00		£ 25.00	£ -			£ -		£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
	2.01.02.11	Crane	0	day	£ 718.75	£ -	0.00		£ 25.00	£ -			£ 500.00		£ 75.00		£ 575.00	£ 143.75	£ 718.75	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
2.01.02.12	2.01.02.12	Engineers Drawing 23/8881-02 & 11. Frame 04. Excluded, awaiting final design																										
	2.01.02.12	25kg / m	0.000	t	£ 5,031.25	£ -	0.00		£ 25.00	£ -		£ 3,500.00			£ 525.00		£ 4,025.00	£ 1,006.25	£ 5,031.25	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
	2.01.02.12	Galvanising	0.000	t	£ 790.63	£ -	0.00		£ 25.00	£ -		£ 550.00			£ 82.50		£ 632.50	£ 158.13	£ 790.63	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
	2.01.02.12	Fire protection to steel	0.000	t	£ 575.00	£ -	0.00		£ 25.00	£ -		£ 400.00			£ 60.00		£ 460.00	£ 115.00	£ 575.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
	2.01.02.12	Prelims	10%	%	£ -	£ -	0.00		£ 25.00	£ -			£ -		£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
	2.01.02.12	Crane	0	day	£ 718.75	£ -	0.00		£ 25.00	£ -			£ 500.00		£ 75.00		£ 575.00	£ 143.75	£ 718.75	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
2.02	2.02	Upper floors																										
2.02.01	2.02.01	Increased specifcation of existing ceiling joists to provide softwood floors, joisted floor; plasterboard ceiling; skim; emulsion; t&g chipboard, sheet vinyl flooring and painted softwood skirtings	112	m2	£ 122.19	£ 13,685.00	2.02.01		£ 25.00	£ -		£ 85.00			£ 12.75		£ 97.75	£ 24.44	£ 122.19	£ -	£ -	£ 9,520.00	£ -	£ -	£ 1,428.00	£ -	£ 2,737.00	0.00
2.02.01A	2.02.01A	Reduced size of Bedroom 1	-5	m2	£ 122.19	£ (610.94)	2.02.01A		£ 25.00	£ -		£ 85.00			£ 12.75		£ 97.75	£ 24.44	£ 122.19	£ -	£ -	£ (425.00)	£ -	£ -	£ 63.75	£ -	£ (122.19)	0.00
2.03	2.03	Roof																										
2.03.01	2.03.01	Timber trusses with tile coverings. Timber roof trusses; insulation; roof coverings; PVC rainwater goods; plasterboard; skim and emulsion to ceilings; roof plan area with slate coverings	150	m2	£ 503.13	£ 75,468.75	2.03.01		£ 25.00	£ -		£ 350.00			£ 52.50		£ 402.50	£ 100.63	£ 503.13	£ -	£ -	£ 52,500.00	£ -	£ -	£ 7,875.00	£ -	£15,093.75	0.00
2.03.01A	2.03.01A	Reduced size of Bedroom 1	-10	m2	£ 503.13	£ (5,031.25)	2.03.01A		£ 25.00	£ -		£ 350.00			£ 52.50		£ 402.50	£ 100.63	£ 503.13	£ -	£ -	£ (3,500.00)	£ -	£ -	£ 525.00	£ -	£ (1,006.25)	0.00
2.03.02	2.03.02	Timber dormer roof trusses; insulation; roof coverings; PVC rainwater goods; plasterboard; skim and emulsion to ceilings with slate coverings	11	m2	£ 682.81	£ 7,510.94	2.03.02		£ 25.00	£ -		£ 475.00			£ 71.25		£ 546.25	£ 136.56	£ 682.81	£ -	£ -	£ 5,225.00	£ -	£ -	£ 783.75	£ -	£ 1,502.19	0.00
2.03.03	2.03.03	Rooflights	2	Nr	£ 2,156.25	£ 4,312.50	2.03.03		£ 25.00	£ -		£ 1,500.00			£ 225.00		£ 1,725.00	£ 431.25	£ 2,156.25	£ -	£ -	£ 3,000.00	£ -	£ -	£ 450.00	£ -	£ 862.50	0.00
2.04	2.04	Stairs and ramps																										
2.04.01	2.04.01	Softwood staircase; softwood balustrades and hardwood handrail; plasterboard; skim and emulsion to soft. 2.60 m rise; standard; straight fight	1	Nr	£ 2,228.13	£ 2,228.13	2.04.01		£ 25.00	£ -		£ 1,550.00			£ 232.50		£ 1,782.50	£ 445.63	£ 2,228.13	£ -	£ -	£ 1,550.00	£ -	£ -	£ 232.50	£ -	£ 445.63	0.00
2.05	2.05	External walls																										
2.05.01	2.05.01	Cavity wall; rendered block outer skin; insulation; with plaster on standard‰eight block inner skin; emulsion	49	m2	£ 359.38	£ 17,609.38	2.05.01		£ 25.00	£ -		£ 250.00			£ 37.50		£ 287.50	£ 71.88	£ 359.38	£ -	£ -	£ 12,250.00	£ -	£ -	£ 1,837.50	£ -	£ 3,521.88	0.00
2.05.02	2.05.02	Rainscreen, 25mm thick tongued and grooved Western Red Cedar boarding including timber battens over existing external walls	41	m2	£ 215.63	£ 8,840.63	2.05.02		£ 25.00	£ -		£ 150.00			£ 22.50		£ 172.50	£ 43.13	£ 215.63	£ -	£ -	£ 6,150.00	£ -	£ -	£ 922.50	£ -	£ 1,768.13	0.00
2.06	2.06	Windows and external doors																										

Proposed Loft Conversion with Entrance Extension and Internal Remodelling CSA £ 393,876.19 £ 35.00 Plumber £ 50.00 Management £ 389,599.28

Schedule of works £ 436,799.86 £ 37.50 Digger Driver & Machine £ 45.00 Engineer

Location FALSE 40hrs/wk £ 25.00 £ 600.00 Skip

January 24 Labour Labour Labour £ 75.00 Cart Away 15% 25%

Ref		Description	Qty	Unit	Rate	Sub Total	Code	Hours	Rate	Total	Materials	Subcon	Plant	Waste	Uplift	Prov Sum	Rate	OH & P	Sub Total	Lab Total	Mats Total	Subcon Total	Plant Total	Waste Total	Uplift Total	Prov Sum Total	Profit Total	Total Labour Hours
2.06.01	2.06.01	Windows & External Doors. Regency Windows Quote dated 23/01/24	1	item	£ 23,938.00	£ 23,938.00	2.06.01					£ 23,938.00			£ -		£ 23,938.00	£ -	£ 23,938.00	£ -	£ -	£ 23,938.00	£ -	£ -	£ -	£ -	£ -	0.00
2.06.02	2.06.02	ADB Mark up on Regency Windows	10%	%	£ 23,938.00	£ 2,393.80	2.06.02					£ 23,938.00			£ -		£ 23,938.00	£ -	£ 23,938.00	£ -	£ -	£ 2,393.80	£ -	£ -	£ -	£ -	£ -	0.00
2.06.03	2.06.03	Garage door. Provisional Sum	1	item	£ 3,000.00	£ 3,000.00	2.06.03		£ 25.00	£ -					£ -	£ 3,000.00	£ 3,000.00	£ -	£ 3,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 3,000.00	£ -	0.00
2.07	2.07	Internal walls and partitions																										
2.07.01	2.07.01	Timber stud partitions. 102 mm thick partition; 70mm steel studs at 600mm centres generally; 1 layer 15mm Soundbloc board each side; joints filled with joint filler and joint tape; emulsion paint finish; softwood skirtings with gloss finish	128	m2	£ 115.00	£ 14,720.00	2.07.01		£ 25.00	£ -		£ 80.00			£ 12.00		£ 92.00	£ 23.00	£ 115.00	£ -	£ -	£ 10,240.00	£ -	£ -	£ 1,536.00	£ -	£ 2,944.00	0.00
2.07.02	2.07.02	Saving for using one layer of 12.5mm standard plasterboard in lieu of 15mm soundblock board. No allowance for acoustic insulation	256	m2	£ (2.14)	£ (546.89)	2.07.02		£ 25.00	£ -	£ (1.49)				£ (0.22)		£ (1.71)	£ (0.43)	£ (2.14)	£ -	£ (380.44)	£ -	£ -	£ -	-£ 57.07	£ -	£ (109.38)	0.00
2.08	2.08	Internal doors																										
2.08.01	2.08.01	Standard doors; cellular core; softwood; softwood architrave; aluminium ironmongery (latch only) single leaf; moulded panel; gloss paint finish	12	Nr	£ 575.00	£ 6,900.00	2.08.01		£ 25.00	£ -		£ 400.00			£ 60.00		£ 460.00	£ 115.00	£ 575.00	£ -	£ -	£ 4,800.00	£ -	£ -	£ 720.00	£ -	£ 1,380.00	0.00
2.08.01A	2.08.01A	Standard doors; cellular core; softwood; softwood architrave; aluminium ironmongery (latch only) single leaf; moulded panel; gloss paint finish. Provisional Sum of £250 per door	12	Nr	£ (325.00)	£ (3,900.00)	2.08.01A		£ 25.00	£ -		£ (400.00)			£ (60.00)	£ 250.00	£ (210.00)	£ (115.00)	£ (325.00)	£ -	£ -	£ (4,800.00)	£ -	£ -	-£ 720.00	£ 3,000.00	£ (1,380.00)	0.00
3.00	**3.00**	**Internal Finishes**																										
3.01	3.01	Wall finishes																										
3.01.01	3.01.01	Emulsion paint finish Included in walls section		m2	£ -	£ -	3.01.01		£ 25.00	£ -					£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Plasterboard		m2	£ -	£ -	0.00		£ 25.00	£ -					£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Skim coat		m2	£ -	£ -	0.00		£ 25.00	£ -					£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Emulsion Paint		m2	£ -	£ -	0.00		£ 25.00	£ -					£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Tiling (Prov)		m2	£ -	£ -	0.00		£ 25.00	£ -					£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
3.02	3.02	Floor finishes																										
3.02.01	3.02.01	None		m2	£ -	£ -	3.02.01		£ 25.00	£ -					£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Liquid dpm		m2	£ -	£ -	0.00		£ 25.00	£ -					£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Self leveling 3-5mm latex		m2	£ -	£ -	0.00		£ 25.00	£ -					£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Remedials to existing upper floors		m2	£ -	£ -	0.00		£ 25.00	£ -					£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Tiling (Prov)		m2	£ -	£ -	0.00		£ 25.00	£ -					£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Tiled Plinth including timber		m2	£ -	£ -	0.00		£ 25.00	£ -					£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Carpet		m2	£ -	£ -	0.00		£ 25.00	£ -					£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Timber flooring		m2	£ -	£ -	0.00		£ 25.00	£ -					£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Stone		m2	£ -	£ -	0.00		£ 25.00	£ -					£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Skirtings		m	£ -	£ -	0.00		£ 25.00	£ -					£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Decoration to Skirtings		m	£ -	£ -	0.00		£ 25.00	£ -					£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
3.03	3.03	Ceiling finishes																										
3.03.01	3.03.01	Emulsion paint finish included in upper floors section		m2	£ -	£ -	3.03.01		£ 25.00	£ -					£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Plaster (ALL)		m2	£ -	£ -	0.00		£ 25.00	£ -					£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Plasterboard		m2	£ -	£ -	0.00		£ 25.00	£ -					£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Skim coat		m2	£ -	£ -	0.00		£ 25.00	£ -					£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Emulsion Paint	0	m2	£ -	£ -	0.00		£ 25.00	£ -					£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
4.00	**4.00**	**Fittings, furnishings and equipment**																										
4.01	4.01	Fittings, furnishings and equipment																										
4.01.01	4.01.01	Kitchen	1	item	£ -	£ -	4.01.01		£ 25.00	£ -					£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
4.01.02	4.01.02	Utility	1	item	£ -	£ -	4.01.02		£ 25.00	£ -					£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
4.01.03	4.01.03	Glass Balustrading to balcony and juliet balcony	1	item	£ 17,465.63	£ 17,465.63	4.01.03		£ 25.00	£ -		£ 12,150.00			£ 1,822.50		£ 13,972.50	£ 3,493.13	£ 17,465.63	£ -	£ -	£ 12,150.00	£ -	£ -	£ 1,822.50	£ -	£ 3,493.13	0.00
4.01.03A	4.01.03A	Omission of Glass Balustrading	1	item	£ (16,746.88)	£ (16,746.88)	4.01.03A		£ 25.00	£ -		£(11,650.00)			£ (1,747.50)		£ (13,397.50)	£ (3,349.38)	£ (16,746.88)	£ -	£ -	£ (11,650.00)	£ -	£ -	-£ 1,747.50	£ -	£ (3,349.38)	0.00
4.01.04	4.01.04	Post & Wiring Balustrading to balcony	6	m	£ 143.75	£ 862.50	4.01.04		£ 25.00	£ -		£ 100.00			£ 15.00		£ 115.00	£ 28.75	£ 143.75	£ -	£ -	£ 600.00	£ -	£ -	£ 90.00	£ -	£ 172.50	0.00
5.00	**5.00**	**Services**																										
5.01	5.01	Service installations including sanitary installation, water and disposal installations, heat source, space heating, ventilation, electrical and builders work in connection with services installations. No allowance for low carbon technology (heat pumps, PV, EV and battery storage systems). PROVISIONAL SUM																										
5.01.01	5.01.01	Sanitaryware. PC Sum of £9,400 for sanitaryware																										
	5.01.01	WC	3	Nr	£ 600.00	£ 1,800.00	5.01.01		£ 35.00	£ -					£ -	£ 600.00	£ 600.00	£ -	£ 600.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,800.00	£ -	0.00
	5.01.01	Basin	4	Nr	£ 400.00	£ 1,600.00	5.01.01		£ 35.00	£ -					£ -	£ 400.00	£ 400.00	£ -	£ 400.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 1,600.00	£ -	0.00
	5.01.01	Shower	3	Nr	£ 1,000.00	£ 3,000.00	5.01.01		£ 35.00	£ -					£ -	£ 1,000.00	£ 1,000.00	£ -	£ 1,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 3,000.00	£ -	0.00
	5.01.01	Bath	3	Nr	£ 1,000.00	£ 3,000.00	5.01.01		£ 35.00	£ -					£ -	£ 1,000.00	£ 1,000.00	£ -	£ 1,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 3,000.00	£ -	0.00
	5.01	M&E Shell & Core																										
	5.01	Sanitary installations	38	m2	£ 1.08	£ 40.97	5.01		£ 35.00	£ -		£ 0.75			£ 0.11		£ 0.86	£ 0.22	£ 1.08	£ -	£ -	£ 28.50	£ -	£ -	£ 4.28	£ -	£ 8.19	0.00
	5.01	WC	3	Nr	£ 125.78	£ 377.34	5.01		£ 35.00	£ -		£ 87.50			£ 13.13		£ 100.63	£ 25.16	£ 125.78	£ -	£ -	£ 262.50	£ -	£ -	£ 39.38	£ -	£ 75.47	0.00
	5.01	Basin	4	Nr	£ 150.94	£ 603.75	5.01		£ 35.00	£ -		£ 105.00			£ 15.75		£ 120.75	£ 30.19	£ 150.94	£ -	£ -	£ 420.00	£ -	£ -	£ 63.00	£ -	£ 120.75	0.00
	5.01	Shower	3	Nr	£ 251.56	£ 754.69	5.01		£ 35.00	£ -		£ 175.00			£ 26.25		£ 201.25	£ 50.31	£ 251.56	£ -	£ -	£ 525.00	£ -	£ -	£ 78.75	£ -	£ 150.94	0.00
	5.01	Bath	3	Nr	£ 176.09	£ 528.28	5.01		£ 35.00	£ -		£ 122.50			£ 18.38		£ 140.88	£ 35.22	£ 176.09	£ -	£ -	£ 367.50	£ -	£ -	£ 55.13	£ -	£ 105.66	0.00
	5.01	Disposal installations	38	m2	£ 30.19	£ 1,147.13	5.01		£ 35.00	£ -		£ 21.00			£ 3.15		£ 24.15	£ 6.04	£ 30.19	£ -	£ -	£ 798.00	£ -	£ -	£ 119.70	£ -	£ 229.43	0.00
	5.01	Water installations	38	m2	£ 28.75	£ 1,092.50	5.01		£ 35.00	£ -		£ 20.00			£ 3.00		£ 23.00	£ 5.75	£ 28.75	£ -	£ -	£ 760.00	£ -	£ -	£ 114.00	£ -	£ 218.50	0.00
	5.01	Heat source	205	m2	£ 14.38	£ 2,946.88	5.01		£ 35.00	£ -		£ 10.00			£ 1.50		£ 11.50	£ 2.88	£ 14.38	£ -	£ -	£ 2,050.00	£ -	£ -	£ 307.50	£ -	£ 589.38	0.00
	5.01	Space Heating	205	m2	£ 40.25	£ 8,251.25	5.01		£ 35.00	£ -		£ 28.00			£ 4.20		£ 32.20	£ 8.05	£ 40.25	£ -	£ -	£ 5,740.00	£ -	£ -	£ 861.00	£ -	£ 1,650.25	0.00
	5.01	Ventilation	38	m2	£ 28.75	£ 1,092.50	5.01		£ 35.00	£ -		£ 20.00			£ 3.00		£ 23.00	£ 5.75	£ 28.75	£ -	£ -	£ 760.00	£ -	£ -	£ 114.00	£ -	£ 218.50	0.00
	5.01	Electrical installations	205	m2	£ 64.69	£ 13,260.94	5.01		£ 35.00	£ -		£ 45.00			£ 6.75		£ 51.75	£ 12.94	£ 64.69	£ -	£ -	£ 9,225.00	£ -	£ -	£ 1,383.75	£ -	£ 2,652.19	0.00
	5.01	Fuel installations		m2	£ 4.31	£ -	5.01		£ 35.00	£ -		£ 3.00			£ 0.45		£ 3.45	£ 0.86	£ 4.31	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
	5.01	Fire and lightning protection		m2	£ 33.06	£ -	5.01		£ 35.00	£ -		£ 23.00			£ 3.45		£ 26.45	£ 6.61	£ 33.06	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00

Proposed Loft Conversion with Entrance Extension and Internal Remodelling | CSA | £ 393,876.19 | | £ 35.00 | Plumber | £ 50.00 | Management | | £ 389,599.28

Schedule of works | | £ 436,799.86 | | £ 37.50 | Digger Driver & Machine | £ 45.00 | Engineer

Location | FALSE | 40hrs/wk | £ 25.00 | | £ 600.00 | Skip

January 24 | Labour | Labour | Labour | £ 75.00 | Cart Away | 15% | 25%

Ref		Description	Qty	Unit	Rate	Sub Total	Code	Hours	Rate	Total	Materials	Subcon	Plant	Waste	Uplift	Prov Sum	Rate	OH & P	Sub Total	Lab Total	Mats Total	Subcon Total	Plant Total	Waste Total	Uplift Total	Prov Sum Total	Profit Total	Total Labour Hours
	5.01	Communication, security and control systems		m2	£ 50.31	£ -	5.01		£ 35.00	£ -		£ 35.00			£ 5.25		£ 40.25	£ 10.06	£ 50.31	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
	5.01	Builder's work in connection with services	5%	%	£ 34,610.65	£ 1,730.53	5.01		£ 25.00	£ -		£ 24,076.98			£ 3,611.55		£ 27,688.52	£ 6,922.13	£ 34,610.65	£ -	£ -	£ 1,203.85	£ -	£ -	£ 180.58	£ -	£ 346.11	0.00
	5.01	M&E Shell & Core																										
	5.01	Sanitary installations	38	m2	£ 48.88	£ 1,857.25	5.01		£ 35.00	£ -		£ 34.00			£ 5.10		£ 39.10	£ 9.78	£ 48.88	£ -	£ -	£ 1,292.00	£ -	£ -	£ 193.80	£ -	£ 371.45	0.00
	5.01	Disposal installations	38	m2	£ 17.25	£ 655.50	5.01		£ 35.00	£ -		£ 12.00			£ 1.80		£ 13.80	£ 3.45	£ 17.25	£ -	£ -	£ 456.00	£ -	£ -	£ 68.40	£ -	£ 131.10	0.00
	5.01	Water installations	38	m2	£ 43.13	£ 1,638.75	5.01		£ 35.00	£ -		£ 30.00			£ 4.50		£ 34.50	£ 8.63	£ 43.13	£ -	£ -	£ 1,140.00	£ -	£ -	£ 171.00	£ -	£ 327.75	0.00
	5.01	Space Heating	205	m2	£ 112.13	£ 22,985.63	5.01		£ 35.00	£ -		£ 78.00			£ 11.70		£ 89.70	£ 22.43	£ 112.13	£ -	£ -	£ 15,990.00	£ -	£ -	£ 2,398.50	£ -	£ 4,597.13	0.00
	5.01	Ventilation	38	m2	£ 54.63	£ 2,075.75	5.01		£ 35.00	£ -		£ 38.00			£ 5.70		£ 43.70	£ 10.93	£ 54.63	£ -	£ -	£ 1,444.00	£ -	£ -	£ 216.60	£ -	£ 415.15	0.00
	5.01	Electrical installations	205	m2	£ 86.25	£ 17,681.25	5.01		£ 35.00	£ -		£ 60.00			£ 9.00		£ 69.00	£ 17.25	£ 86.25	£ -	£ -	£ 12,300.00	£ -	£ -	£ 1,845.00	£ -	£ 3,536.25	0.00
	5.01	Fire and lightning protection		m2	£ 34.50	£ -	5.01		£ 35.00	£ -		£ 24.00			£ 3.60		£ 27.60	£ 6.90	£ 34.50	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
	5.01	Communication, security and control systems		m2	£ 28.75	£ -	5.01		£ 35.00	£ -		£ 20.00			£ 3.00		£ 23.00	£ 5.75	£ 28.75	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
	5.01	Builder's work in connection with services	5%	%	£ 53,928.24	£ 2,696.41	5.01		£ 25.00	£ -		£ 37,515.30			£ 5,627.30		£ 43,142.60	£ 10,785.65	£ 53,928.24	£ -	£ -	£ 1,875.77	£ -	£ -	£ 281.36	£ -	£ 539.28	0.00
	5.01	Use of alterative system for services. PROVISIONAL SUM	1	item	£ (20,000.00)	£ (20,000.00)	0.00		£ 37.50	£ -					£ -	£(20,000.00)	£ (20,000.00)	£ -	£ (20,000.00)	£ -	£ -	£ -	£ -	£ -	£ -	£(20,000.00)	£ -	0.00
5.02	5.02	Air Source Heat Pump.	0	item	£ 15,000.00	£ -	5.02		£ 35.00	£ -					£ -	£ 15,000.00	£ 15,000.00	£ -	£ 15,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
5.03	5.03	Solar Panels, 15 Panel System with Battery	0	item	£ 20,000.00	£ -	5.03		£ 35.00	£ -					£ -	£ 20,000.00	£ 20,000.00	£ -	£ 20,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
5.04	5.04	Vehicle Charging Point	0	item	£ 1,500.00	£ -	5.04		£ 35.00	£ -					£ -	£ 1,500.00	£ 1,500.00	£ -	£ 1,500.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
6.00	**6.00**	**Preliminaries**																										
6.01	6.01	Design Fees including architectural, civil engineers, structural engineers and building control																										
	6.01	Site Visit + Build Reg Drawings	2.00%	%	£ -	£ -	0.00					£ -					£ -	£ -	£ -									
	6.01	Re-design	0.25%	%	£ -	£ -	0.00					£ -					£ -	£ -	£ -									
	6.01	Resubmission to Planning	0.25%	%	£ -	£ -	0.00					£ -					£ -	£ -	£ -									
	6.01	Structural Design	0.50%	%	£ -	£ -	0.00					£ -					£ -	£ -	£ -									
	6.01	Building Control	0.25%	%	£ -	£ -	0.00					£ -					£ -	£ -	£ -									
6.02	6.02	Contractor's cost items to complete the project including pre construction fee, scaffolding and insurances	52	wks	Based on Labour Above																							4.00
	6.02	Construction Management																										
	6.02	Contracts Manager	52	wks	£ 359.38	£ 18,687.50	0.00	5.00	£ 50.00	£ 250.00					£ 37.50		£ 287.50	£ 71.88	£ 359.38	£13,000.00	£ -	£ -	£ -	£ -	£ -	£ 1,950.00	£ -	£ 3,737.50	
	6.02	Project Lead (10%)		wks	£ -	£ -	0.00	0.00	£ 50.00	£ -					£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
	6.02	Quantity Surveyor	52	wks	£ 179.69	£ 9,343.75	0.00	2.50	£ 50.00	£ 125.00					£ 18.75		£ 143.75	£ 35.94	£ 179.69	£ 6,500.00	£ -	£ -	£ -	£ -	£ 975.00	£ -	£ 1,868.75	
	6.02	Site Management					0.00																					
	6.02	General Foreman (Non productive time)	52	wks	£ 179.69	£ 9,343.75	0.00	5.00	£ 25.00	£ 125.00					£ 18.75		£ 143.75	£ 35.94	£ 179.69	£ 6,500.00	£ -	£ -	£ -	£ -	£ 975.00	£ -	£ 1,868.75	
	6.02	Trainee		wks	£ -	£ -	0.00		£ 25.00	£ -					£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
	6.02	Site Engineer (20%)	13	wks	£ 517.50	£ 6,727.50	0.00	8.00	£ 45.00	£ 360.00					£ 54.00		£ 414.00	£ 103.50	£ 517.50	£ 4,680.00	£ -	£ -	£ -	£ -	£ 702.00	£ -	£ 1,345.50	
	6.02	Attendance Labour					0.00																					
	6.02	Labour - Site Setup / Decant	2	wks	£ 977.50	£ 1,955.00	0.00	40.00	£ 17.00	£ 680.00					£ 102.00		£ 782.00	£ 195.50	£ 977.50	£ 1,360.00	£ -	£ -	£ -	£ -	£ 204.00	£ -	£ 391.00	
	6.02	Labour	52	wks	£ 244.38	£ 12,707.50	0.00	10.00	£ 17.00	£ 170.00					£ 25.50		£ 195.50	£ 48.88	£ 244.38	£ 8,840.00	£ -	£ -	£ -	£ -	£ 1,326.00	£ -	£ 2,541.50	
	6.02	Forklift Driver (Visits)	13	Nr	£ 230.00	£ 2,990.00	0.00	8.00	£ 20.00	£ 160.00					£ 24.00		£ 184.00	£ 46.00	£ 230.00	£ 2,080.00	£ -	£ -	£ -	£ -	£ 312.00	£ -	£ 598.00	
	6.02	Site Establishment					0.00																					
	6.02	Site Office Cleaning	52	wks	£ 71.88	£ 3,737.50	0.00		£ 25.00	£ -		£ 50.00			£ 7.50		£ 57.50	£ 14.38	£ 71.88	£ -	£ -	£ 2,600.00	£ -	£ -	£ 390.00	£ -	£ 747.50	
	6.02	Office (32x10ft)	52	wks	£ 77.63	£ 4,036.50	0.00		£ 25.00	£ -			£ 54.00		£ 8.10		£ 62.10	£ 15.53	£ 77.63	£ -	£ -	£ -	£ 2,808.00	£ -	£ 421.20	£ -	£ 807.30	
	6.02	Office White Goods		Nr	£ 129.38	£ -	0.00		£ 25.00	£ -	£ 90.00				£ 13.50		£ 103.50	£ 25.88	£ 129.38	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
	6.02	Secure Store (20x8ft)	52	wks	£ 41.69	£ 2,167.75	0.00		£ 25.00	£ -			£ 29.00		£ 4.35		£ 33.35	£ 8.34	£ 41.69	£ -	£ -	£ -	£ 1,508.00	£ -	£ 226.20	£ -	£ 433.55	
	6.02	Toilet (4+1)	52	wks	£ 43.13	£ 2,242.50	0.00		£ 25.00	£ -			£ 30.00		£ 4.50		£ 34.50	£ 8.63	£ 43.13	£ -	£ -	£ -	£ 1,560.00	£ -	£ 234.00	£ -	£ 448.50	
	6.02	Foul Tank Hire	52	wks	£ 14.38	£ 747.50	0.00		£ 25.00	£ -			£ 10.00		£ 1.50		£ 11.50	£ 2.88	£ 14.38	£ -	£ -	£ -	£ 520.00	£ -	£ 78.00	£ -	£ 149.50	
	6.02	Haulage (Offices)		Nr	£ 287.50	£ -	0.00		£ 25.00	£ -		£ 200.00			£ 30.00		£ 230.00	£ 57.50	£ 287.50	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
	6.02	O&M Manuals		item	£ 359.38	£ -	0.00		£ 25.00	£ -	£ 250.00				£ 37.50		£ 287.50	£ 71.88	£ 359.38	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
	6.02	Safety Inspections (Monthly)		Visits	£ 115.00	£ -	0.00		£ 25.00	£ -		£ 80.00			£ 12.00		£ 92.00	£ 23.00	£ 115.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
	6.02	PPE	0	wks	£ 28.75	£ -	0.00		£ 25.00	£ -	£ 20.00				£ 3.00		£ 23.00	£ 5.75	£ 28.75	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
	6.02	Printer		item	£ 258.75	£ -	0.00		£ 25.00	£ -	£ 180.00				£ 27.00		£ 207.00	£ 51.75	£ 258.75	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
	6.02	Office Consumables	0	wks	£ 14.38	£ -	0.00		£ 25.00	£ -	£ 10.00				£ 1.50		£ 11.50	£ 2.88	£ 14.38	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
	6.02	Printing Costs		item	£ 215.63	£ -	0.00		£ 25.00	£ -	£ 150.00				£ 22.50		£ 172.50	£ 43.13	£ 215.63	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
	6.02	First Aid Kits	2	Nr	£ 21.56	£ 43.13	0.00		£ 25.00	£ -	£ 15.00				£ 2.25		£ 17.25	£ 4.31	£ 21.56	£ -	£ 30.00	£ -	£ -	£ -	£ 4.50	£ -	£ 8.63	
	6.02	Safety & Directions Signage	1	item	£ 359.38	£ 359.38	0.00		£ 25.00	£ -	£ 250.00				£ 37.50		£ 287.50	£ 71.88	£ 359.38	£ -	£ 250.00	£ -	£ -	£ -	£ 37.50	£ -	£ 71.88	
	6.02	Heras Anti Climb Panels		m	£ 71.88	£ -	0.00	2.00	£ 25.00	£ 50.00			£ -		£ 7.50		£ 57.50	£ 14.38	£ 71.88	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
	6.02	Gates		wks	£ 3.95	£ -	0.00		£ 25.00	£ -			£ 2.75		£ 0.41		£ 3.16	£ 0.79	£ 3.95	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
	6.02	250m Pedestrian Segregation	0	wks	£ 61.09	£ -	0.00		£ 25.00	£ -			£ 42.50		£ 6.38		£ 48.88	£ 12.22	£ 61.09	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
	6.02	Safety Lighting		item	£ 359.38	£ -	0.00		£ 25.00	£ -			£ 250.00		£ 37.50		£ 287.50	£ 71.88	£ 359.38	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
	6.02	Telehandler 14m	13	wks	£ 136.56	£ 1,775.31	0.00		£ 25.00	£ -			£ 95.00		£ 14.25		£ 109.25	£ 27.31	£ 136.56	£ -	£ -	£ -	£ 1,235.00	£ -	£ 185.25	£ -	£ 355.06	
	6.02	Haulage (Forklift)		Nr	£ 71.88	£ -	0.00		£ 25.00	£ -			£ 50.00		£ 7.50		£ 57.50	£ 14.38	£ 71.88	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
	6.02	Crane - 25t Contract Lift / Pump	0	wks	£ 1,437.50	£ -	0.00		£ 25.00	£ -		£ 1,000.00			£ 150.00		£ 1,150.00	£ 287.50	£ 1,437.50	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
	6.02	Scissor Platform	0	wks	£ 258.75	£ -	0.00		£ 25.00	£ -			£ 180.00		£ 27.00		£ 207.00	£ 51.75	£ 258.75	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
	6.02	Spill Kit		item	£ 143.75	£ -	0.00		£ 25.00	£ -	£ 100.00				£ 15.00		£ 115.00	£ 28.75	£ 143.75	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
	6.02	Fuel	13	wks	£ 71.88	£ 934.38	0.00		£ 25.00	£ -	£ 50.00				£ 7.50		£ 57.50	£ 14.38	£ 71.88	£ -	£ 650.00	£ -	£ -	£ -	£ 97.50	£ -	£ 186.88	
	6.02	Site Level	13	wks	£ 17.25	£ 224.25	0.00		£ 25.00	£ -			£ 12.00		£ 1.80		£ 13.80	£ 3.45	£ 17.25	£ -	£ -	£ -	£ 156.00	£ -	£ 23.40	£ -	£ 44.85	
	6.02	Level, Self Levelling Laser Level	13	wks	£ 93.44	£ 1,214.69	0.00		£ 25.00	£ -			£ 65.00		£ 9.75		£ 74.75	£ 18.69	£ 93.44	£ -	£ -	£ -	£ 845.00	£ -	£ 126.75	£ -	£ 242.94	
	6.02	CAT Detector	13	wks	£ 14.38	£ 186.88	0.00		£ 25.00	£ -			£ 10.00		£ 1.50		£ 11.50	£ 2.88	£ 14.38	£ -	£ -	£ -	£ 130.00	£ -	£ 19.50	£ -	£ 37.38	
	6.02	Setting Out Mats	13	item	£ 107.81	£ 1,401.56	0.00		£ 25.00	£ -	£ 75.00				£ 11.25		£ 86.25	£ 21.56	£ 107.81	£ -	£ 975.00	£ -	£ -	£ -	£ 146.25	£ -	£ 280.31	
	6.02	Dehumidifier	4	wks	£ 48.88	£ 195.50	0.00		£ 25.00	£ -			£ 34.00		£ 5.10		£ 39.10	£ 9.78	£ 48.88	£ -	£ -	£ -	£ 136.00	£ -	£ 20.40	£ -	£ 39.10	
	6.02	Miscellaneous Tools	52	wks	£ 28.75	£ 1,495.00	0.00		£ 25.00	£ -			£ 20.00		£ 3.00		£ 23.00	£ 5.75	£ 28.75	£ -	£ -	£ -	£ 1,040.00	£ -	£ 156.00	£ -	£ 299.00	
	6.02	Blades	4	Nr	£ 35.94	£ 143.75	0.00		£ 25.00	£ -	£ 25.00				£ 3.75		£ 28.75	£ 7.19	£ 35.94	£ -	£ 100.00	£ -	£ -	£ -	£ 15.00	£ -	£ 28.75	
	6.02	Mixer	0	wks	£ 14.38	£ -	0.00		£ 25.00	£ -	£ 10.00				£ 1.50		£ 11.50	£ 2.88	£ 14.38	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
	6.02	SCAFFOLDING	1	item	£ 14,375.00	£ 14,375.00	0.00		£ 25.00	£ -		£ 10,000.00			£ 1,500.00		£ 11,500.00	£ 2,875.00	£ 14,375.00	£ -	£ -	£ 10,000.00	£ -	£ -	£ 1,500.00	£ -	£ 2,875.00	
	6.02	6m Tower Scaffold	0	wks	£ 46.00	£ -	0.00		£ 25.00	£ -			£ 32.00		£ 4.80		£ 36.80	£ 9.20	£ 46.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
	6.02	Birdcage	0	m3	£ 12.94	£ -	0.00		£ 25.00	£ -			£ 9.00		£ 1.35		£ 10.35	£ 2.59	£ 12.94	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
	6.02	Sample Panel	1	item	£ 287.50	£ 287.50	0.00		£ 25.00	£ -	£ 200.00				£ 30.00		£ 230.00	£ 57.50	£ 287.50	£ -	£ 200.00	£ -	£ -	£ -	£ 30.00	£ -	£ 57.50	

Proposed Loft Conversion with Entrance Extension and Internal Remodelling | CSA £ 393,876.19 | £ 35.00 Plumber | £ 50.00 Management | £ 389,599.28

Schedule of works | £ 436,799.86 | £ 37.50 Digger Driver & Machine | £ 45.00 Engineer

Location | FALSE | 40hrs/wk | £ 25.00 | £ 600.00 Skip

January 24 | Labour | Labour | Labour | £ 75.00 Cart Away | 15% | 25%

Ref		Description	Qty	Unit	Rate	Sub Total	Code	Hours	Rate	Total	Materials	Subcon	Plant	Waste	Uplift	Prov Sum	Rate	OH & P	Sub Total	Lab Total	Mats Total	Subcon Total	Plant Total	Waste Total	Uplift Total	Prov Sum Total	Profit Total	Total Labour Hours
	6.02	Dummy Window / Door Formers	10	Nr	£ 21.56	£ 215.63	0.00		£ 25.00	£ -	£ 15.00				£ 2.25		£ 17.25	£ 4.31	£ 21.56	£ -	£ 150.00	£ -	£ -	£ -	£ 22.50	£ -	£ 43.13	
	6.02	Drainage CCTV Survey	2	Nr	£ 431.25	£ 862.50	0.00		£ 25.00	£ -		£ 300.00			£ 45.00		£ 345.00	£ 86.25	£ 431.25	£ -	£ -	£ 600.00	£ -	£ -	£ 90.00	£ -	£ 172.50	
	6.02	Builders Clean	1	item	£ 718.75	£ 718.75	0.00		£ 25.00	£ -		£ 500.00			£ 75.00		£ 575.00	£ 143.75	£ 718.75	£ -	£ -	£ 500.00	£ -	£ -	£ 75.00	£ -	£ 143.75	
	6.02	Pre Construction Fee					0.00										£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -		£ -	£ -	0.00
	6.02	Contracts Manager	1	wks	£ 312.50	£ 312.50	0.00	5.00	£ 50.00	£ 250.00							£ 250.00	£ 62.50	£ 312.50	£ 250.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 62.50	
	6.02	Project Lead	1	wks	£ -	£ -	0.00		£ 50.00	£ -							£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
	6.02	Quantity Surveyor	1	item	£ 312.50	£ 312.50	0.00	5.00	£ 50.00	£ 250.00							£ 250.00	£ 62.50	£ 312.50	£ 250.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 62.50	
	6.02	Insurance					0.00																					
	6.02	Insurance	0.15%	%	£ 534,617.09	£ 801.93	0.00				##########						£ 427,693.67	£ 106,923.42	£ 534,617.09	£ -	£ 641.54	£ -	£ -	£ -	£ -	£ -	£ 160.39	
							0.00																					
7.00	**7.00**	**Contractor's administration, overheads and profit**					7.00																					
7.01	7.01	Contractor's administration, overheads and profit	0%	%	£ 486,999.10	£ -	7.01										£ 389,599.28	£ 97,399.82	£ 486,999.10	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
							0.00																					
					Sub Total	£ 389,599.28	0.00													£51,524.75	£2,623.14	£204,071.86	£18,414.84	£5,756.07	£38,236.54	-£4,600.00	£73,572.09	
							0.00																					
8.00	**8.00**	**Advisory Contingency on Build Costs**					8.00																					
8.01	8.01	10% Advisory Contingency on build costs	10%	%	£ 390,000.00	£ -	8.01										£ 390,000.00	£ -	£ 390,000.00	£ -	£ -	£ -	£ -	£ -		£ -	£ -	
9.00	**9.00**	**External Works**																										
9.01	9.01	All external works. Scope of works yet to be defined, PROVISIONAL SUM allowance. Works to be completed on a cost plus basis if instructed.	1	item	£ 95,000.00	£ -	9.01		£ 37.50	£ -					£ -	£ 95,000.00	£ 95,000.00	£ -	£ 95,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ 95,000.00	£ -	0.00
		Site preparation works																										
		Site Clearance	0	m2	£ 3.39	£ -	0.00	0.03	£ 37.50	£ 1.13			£ 1.23		£ 0.35		£ 2.71	£ 0.68	£ 3.39	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Remove mature shrubs / hedges; root removal; max height 3.00m		m2	£ 42.32	£ -	0.00	0.10	£ 37.50	£ 3.75			£ 9.02	£ 16.67	£ 4.42		£ 33.85	£ 8.46	£ 42.32	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Felling and removing trees; max girth 1500mm	0	Nr	£ 1,774.49	£ -	0.00	32.50	£ 37.50	£ 1,218.75			£ 15.68		£ 185.16		£ 1,419.59	£ 354.90	£ 1,774.49	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Removing tree stumps; max girth 1500mm		Nr	£ 207.01	£ -	0.00	3.00	£ 37.50	£ 112.50			£ 31.51		£ 21.60		£ 165.61	£ 41.40	£ 207.01	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Topsoil; average 150m depth	0	m2	£ 13.12	£ -	0.00	0.02	£ 37.50	£ 0.75			£ 0.88	£ 7.50	£ 1.37		£ 10.50	£ 2.62	£ 13.12	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Topsoil; average 150m depth, disposal	0	m3	£ 98.12	£ -	0.00	0.10	£ 37.50	£ 3.75			£ 14.51	£ 50.00	£ 10.24		£ 78.50	£ 19.62	£ 98.12	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Roads, paths, paving's and surfacing's																										
		100mm Gravel paving rolled in to falls; including excavation		m2	£ 58.58	£ -	0.00	0.50	£ 37.50	£ 18.75		£ 22.00			£ 6.11		£ 46.86	£ 11.72	£ 58.58	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Disposal of excavated material	0	m3	£ 77.27	£ -	0.00	0.10	£ 37.50	£ 3.75				£ 50.00	£ 8.06		£ 61.81	£ 15.45	£ 77.27	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Resin bound paving		m2	£ 170.70	£ -	0.00	0.50	£ 37.50	£ 18.75		£ 100.00			£ 17.81		£ 136.56	£ 34.14	£ 170.70	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Disposal of excavated material	0	m3	£ 77.27	£ -	0.00	0.10	£ 37.50	£ 3.75				£ 50.00	£ 8.06		£ 61.81	£ 15.45	£ 77.27	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Tarmacadam paving; two layers on subbase; including excavation and type 1		m2	£ 185.08	£ -	0.00	0.50	£ 37.50	£ 18.75		£ 110.00			£ 19.31		£ 148.06	£ 37.02	£ 185.08	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Disposal of excavated material	0	m3	£ 77.27	£ -	0.00	0.10	£ 37.50	£ 3.75				£ 50.00	£ 8.06		£ 61.81	£ 15.45	£ 77.27	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Precast concrete slab paving on subbase, including excavation		m2	£ 141.95	£ -	0.00	0.50	£ 37.50	£ 18.75		£ 80.00			£ 14.81		£ 113.56	£ 28.39	£ 141.95	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Disposal of excavated material	0	m3	£ 77.27	£ -	0.00	0.10	£ 37.50	£ 3.75				£ 50.00	£ 8.06		£ 61.81	£ 15.45	£ 77.27	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Precast concrete tactile slab paving on subbase, including excavation		m2	£ 264.14	£ -	0.00	0.50	£ 37.50	£ 18.75		£ 165.00			£ 27.56		£ 211.31	£ 52.83	£ 264.14	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Disposal of excavated material	0	m3	£ 77.27	£ -	0.00	0.10	£ 37.50	£ 3.75				£ 50.00	£ 8.06		£ 61.81	£ 15.45	£ 77.27	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Stone slab paving on subbase, including excavation		m2	£ 300.08	£ -	0.00	0.50	£ 37.50	£ 18.75		£ 190.00			£ 31.31		£ 240.06	£ 60.02	£ 300.08	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Disposal of excavated material	0	m3	£ 77.27	£ -	0.00	0.10	£ 37.50	£ 3.75				£ 50.00	£ 8.06		£ 61.81	£ 15.45	£ 77.27	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Brick paviours on subbase; including excavation		m2	£ 170.70	£ -	0.00	0.50	£ 37.50	£ 18.75		£ 100.00			£ 17.81		£ 136.56	£ 34.14	£ 170.70	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Disposal of excavated material	0	m3	£ 77.27	£ -	0.00	0.10	£ 37.50	£ 3.75				£ 50.00	£ 8.06		£ 61.81	£ 15.45	£ 77.27	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Precast concrete block paviours on subbase; including excavation		m2	£ 213.83	£ -	0.00	0.50	£ 37.50	£ 18.75		£ 130.00			£ 22.31		£ 171.06	£ 42.77	£ 213.83	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Disposal of excavated material	0	m3	£ 77.27	£ -	0.00	0.10	£ 37.50	£ 3.75				£ 50.00	£ 8.06		£ 61.81	£ 15.45	£ 77.27	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Granite setts / cobblestone on concrete subbase; including excavation		m2	£ 357.58	£ -	0.00	0.50	£ 37.50	£ 18.75		£ 230.00			£ 37.31		£ 286.06	£ 71.52	£ 357.58	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Disposal of excavated material	0	m3	£ 77.27	£ -	0.00	0.10	£ 37.50	£ 3.75				£ 50.00	£ 8.06		£ 61.81	£ 15.45	£ 77.27	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Surface car parking including drains, kerbs		m2	£ 256.95	£ -	0.00	0.50	£ 37.50	£ 18.75		£ 160.00			£ 26.81		£ 205.56	£ 51.39	£ 256.95	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Disposal of excavated material	0	m3	£ 77.27	£ -	0.00	0.10	£ 37.50	£ 3.75				£ 50.00	£ 8.06		£ 61.81	£ 15.45	£ 77.27	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Timber decking		m2	£ 314.45	£ -	0.00	0.50	£ 37.50	£ 18.75		£ 200.00			£ 32.81		£ 251.56	£ 62.89	£ 314.45	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Disposal of excavated material	0	m3	£ 77.27	£ -	0.00	0.10	£ 37.50	£ 3.75				£ 50.00	£ 8.06		£ 61.81	£ 15.45	£ 77.27	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Concrete slabs			£ -	£ -	0.00		£ 37.50	£ -					£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Formwork (rises)		Nr	£ 481.56	£ -	0.00	8.00	£ 37.50	£ 300.00	£ 35.00				£ 50.25		£ 385.25	£ 96.31	£ 481.56	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Concrete steps (rises)	0	Nr	£ 460.00	£ -	0.00	5.60	£ 37.50	£ 210.00	£ 110.00				£ 48.00		£ 368.00	£ 92.00	£ 460.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Soft landscaping, planting and irrigation systems		item	£ 10,000.00	£ -	0.00		£ 25.00	£ -					£ -	£ 10,000.00	£ 10,000.00	£ -	£ 10,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Fencing, railings and walls																										
		Entrance gates and pillers		item	£ 10,000.00	£ -	0.00		£ 37.50	£ -					£ -	£ 10,000.00	£ 10,000.00	£ -	£ 10,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		External fixtures																										
		Bird / Bat / Owl boxes (surfaces mounted)		Nr	£ 197.66	£ -	0.00	1.00	£ 37.50	£ 37.50	£ 100.00				£ 20.63		£ 158.13	£ 39.53	£ 197.66	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Bird / Bat / Owl boxes (recessed)		Nr	£ 368.36	£ -	0.00	1.50	£ 37.50	£ 56.25	£ 200.00				£ 38.44		£ 294.69	£ 73.67	£ 368.36	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Bird / Bat / Owl boxes (forming openings)		Nr	£ 98.83	£ -	0.00	0.50	£ 37.50	£ 18.75	£ 50.00				£ 10.31		£ 79.06	£ 19.77	£ 98.83	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Fire pit		item	£ 5,000.00	£ -	0.00		£ 37.50	£ -					£ -	£ 5,000.00	£ 5,000.00	£ -	£ 5,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		External drainage																										
		Site drainage (per m2 of hard landscaping area)		m2	£ 43.13	£ -	0.00		£ 37.50	£ -		£ 30.00			£ 4.50		£ 34.50	£ 8.63	£ 43.13	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Building storm drainage (per m2 of internal floor area)		m2	£ 35.94	£ -	0.00		£ 37.50	£ -		£ 25.00			£ 3.75		£ 28.75	£ 7.19	£ 35.94	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Building foul drainage (per m2 of internal floor area)		m2	£ 35.94	£ -	0.00		£ 37.50	£ -		£ 25.00			£ 3.75		£ 28.75	£ 7.19	£ 35.94	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Surface water		m	£ 93.44	£ -	0.00		£ 37.50	£ -		£ 65.00			£ 9.75		£ 74.75	£ 18.69	£ 93.44	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Foul water		m	£ 93.44	£ -	0.00		£ 37.50	£ -		£ 65.00			£ 9.75		£ 74.75	£ 18.69	£ 93.44	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Manholes		Nr	£ 605.19	£ -	0.00		£ 37.50	£ -		£ 421.00			£ 63.15		£ 484.15	£ 121.04	£ 605.19	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		STP		Nr	£ 6,000.00	£ -	0.00		£ 37.50	£ -					£ -	£ 6,000.00	£ 6,000.00	£ -	£ 6,000.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Soakaway (based on 5 x 5m)		m3	£ 287.50	£ -	0.00		£ 37.50	£ -		£ 200.00			£ 30.00		£ 230.00	£ 57.50	£ 287.50	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00

Proposed Loft Conversion with Entrance Extension and Internal Remodelling CSA £ 393,876.19 £ 35.00 Plumber £ 50.00 Management £ 389,599.28

Schedule of works £ 436,799.86 £ 37.50 Digger Driver & Machine £ 45.00 Engineer

Location FALSE 40hrs/wk £ 25.00 £ 600.00 Skip

January 24 Labour Labour Labour £ 75.00 Cart Away 15% 25%

Ref		Description	Qty	Unit	Rate	Sub Total	Code	Hours	Rate	Total	Materials	Subcon	Plant	Waste	Uplift	Prov Sum	Rate	OH & P	Sub Total	Lab Total	Mats Total	Subcon Total	Plant Total	Waste Total	Uplift Total	Prov Sum Total	Profit Total	Total Labour Hours
		External services Trenching																										
		Water main		m	£ 130.00	£ -	0.00		£ 37.50	£ -					£ -	£ 130.00	£ 130.00	£ -	£ 130.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Electric main		m	£ 140.00	£ -	0.00		£ 37.50	£ -					£ -	£ 140.00	£ 140.00	£ -	£ 140.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Gas main		m	£ 390.00	£ -	0.00		£ 37.50	£ -					£ -	£ 390.00	£ 390.00	£ -	£ 390.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Telecom main		m	£ 95.00	£ -	0.00		£ 37.50	£ -					£ -	£ 95.00	£ 95.00	£ -	£ 95.00	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
		Minor building works and ancillary buildings			£ -	£ -	0.00		£ 25.00	£ -					£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
10.00	**10.00**	**Post Tender Adjustments**																										
11.00	**11.00**	**Variations**																										
11.01	11.01	Variations			£ -	£ -	11.01		£ 37.50	£ -					£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	0.00
						£ 389,599.28																						