

Remediation Works

Valuation

Olde Tavern, Exeter

Valuation Nr: 04

Valuation Date: 07/08/26



Ref	Description	Qty	Unit	Rate	Total	%	Gross Application	Previously Paid	This Application	Notes
Scope of Works										
Remedial Works Following Balfour Drying Out in the replacement of removed walls and associated works.										
Wall finishes, decoration and skirting to match existing.										
1.00 Repairs Following Drying Out - Area 01										
1.01	Walls: New boarding fixed to existing timbers	7	m2	£ 39.68	£ 277.73	100%	£ 277.73	£ 277.73	£ -	
1.01A	PQS Meeting 06/06/26: Add insulation	7	m2	£ 28.88	£ 202.15	100%	£ 202.15	£ 202.15	£ -	PQS Add 05/06/26
1.02	Walls: Skim coat	7	m2	£ 16.53	£ 115.72	100%	£ 115.72	£ 115.72	£ -	
1.03	Walls: Skirtings	7	m	£ 17.99	£ 125.90	100%	£ 125.90	£ 125.90	£ -	
1.04	Walls: Decoration to match existing paint colour	20	m2	£ 21.16	£ 423.20	100%	£ 423.20	£ 423.20	£ -	
2.00 Repairs Following Drying Out - Area 02										
2.01	Walls: New boarding fixed to existing timbers	4	m2	£ 39.68	£ 158.70	100%	£ 158.70	£ 158.70	£ -	
2.02	Walls: Skim coat	4	m2	£ 16.53	£ 66.13	100%	£ 66.13	£ 66.13	£ -	
2.03	Walls: Skirtings	4	m	£ 17.99	£ 71.94	100%	£ 71.94	£ 71.94	£ -	
2.04	Walls: Decoration to match existing paint colour	12	m2	£ 21.16	£ 253.92	100%	£ 253.92	£ 253.92	£ -	
3.00 Repairs Following Drying Out - Area 03										
3.01	Walls: New timber framing to form new walls	1	m2	£ 46.29	£ 46.29	100%	£ 46.29	£ 46.29	£ -	
3.02	Walls: New boarding fixed to new timbers	1	m2	£ 39.68	£ 39.68	100%	£ 39.68	£ 39.68	£ -	
3.03	Walls: Skim coat	1	m2	£ 16.53	£ 16.53	100%	£ 16.53	£ 16.53	£ -	
3.04	Walls: Skirtings	20	m	£ 17.99	£ 359.72	100%	£ 359.72	£ 359.72	£ -	
3.05	Walls: Decoration to match existing paint colour	56	m2	£ 21.16	£ 1,184.96	100%	£ 1,184.96	£ 947.97	£ 236.99	
4.00 Repairs Following Drying Out - Area 04										
4.01	Walls: New timber framing to form new walls	10	m2	£ 46.29	£ 462.88	100%	£ 462.88	£ 462.88	£ -	
4.02	Walls: New boarding fixed to new timbers	10	m2	£ 39.68	£ 396.75	100%	£ 396.75	£ 396.75	£ -	
4.03	Walls: Skim coat	10	m2	£ 16.53	£ 165.31	100%	£ 165.31	£ 165.31	£ -	
4.04	Walls: Skirtings	20	m	£ 17.99	£ 359.72	100%	£ 359.72	£ 359.72	£ -	
4.05	Walls: Decoration to match existing paint colour	56	m2	£ 21.16	£ 1,184.96	100%	£ 1,184.96	£ 1,184.96	£ -	
5.00 Repairs Following Drying Out - Area 05										
5.01	Walls: New timber framing to form new walls	2	m2	£ 46.29	£ 92.58	100%	£ 92.58	£ 92.58	£ -	
5.02	Walls: New boarding fixed to new timbers	2	m2	£ 39.68	£ 79.35	100%	£ 79.35	£ 79.35	£ -	
5.03	Walls: Skim coat	6	m2	£ 16.53	£ 99.19	100%	£ 99.19	£ 99.19	£ -	
5.04	Walls: Skirtings	6	m	£ 17.99	£ 107.92	100%	£ 107.92	£ 107.92	£ -	
5.05	Walls: Decoration to match existing paint colour	17	m2	£ 21.16	£ 359.72	100%	£ 359.72	£ 359.72	£ -	
6.00 Repairs Following Drying Out - Area 06										
6.01	Walls: Decoration to match existing paint colour	20	m2	£ 21.16	£ 423.20	0%	£ -	£ -	£ -	
7.00 Repairs Following Drying Out - Area 07										
7.01	Walls: New timber framing to form new walls	15	m2	£ 46.29	£ 694.31	100%	£ 694.31	£ -	£ 694.31	
7.02	Walls: New boarding fixed to new timbers	15	m2	£ 39.68	£ 595.13	100%	£ 595.13	£ -	£ 595.13	
7.03	Walls: PVC cladding including trims	15	m2	£ 171.93	£ 2,578.88	100%	£ 2,578.88	£ -	£ 2,578.88	
7.04	PQS Notes: Sanitaryware. Provisional Sum	1	item	£ 500.00	£ 500.00	100%	£ 500.00	£ 500.00	£ -	PQS Add 28/05/26 & 05/06/26
8.00 Repairs Following Drying Out - Area 08										
8.01	Door: 1Nr new door and frame	1	item	£ 687.70	£ 687.70	0%	£ -	£ -	£ -	
9.00 Repairs Following Drying Out - Area 09										
9.01	Walls: New boarding fixed to existing timbers	11	m2	£ 39.68	£ 436.43	100%	£ 436.43	£ 436.43	£ -	
9.02	Walls: Skim coat	11	m2	£ 16.53	£ 181.84	100%	£ 181.84	£ -	£ 181.84	
9.03	Walls: Skirtings	11	m	£ 17.99	£ 197.85	100%	£ 197.85	£ -	£ 197.85	
9.04	Walls: Decoration to match existing paint colour	31	m2	£ 21.16	£ 655.96	100%	£ 655.96	£ -	£ 655.96	
9.05	Door: New internal door and frame	2	Nr	£ 648.03	£ 1,296.05	0%	£ -	£ -	£ -	
9.06	Patching of Plaster	4	m2	£ 33.06	£ 132.25	100%	£ 132.25	£ -	£ 132.25	PQS Add 28/05/26 & 05/06/26
10.00 Repairs Following Drying Out - Area 10										
10.01	Walls: New boarding fixed to existing timbers	13	m2	£ 39.68	£ 515.78	100%	£ 515.78	£ 515.78	£ -	
10.02	Walls: Skim coat	13	m2	£ 16.53	£ 214.91	100%	£ 214.91	£ -	£ 214.91	
10.03	Walls: Skirtings	13	m	£ 17.99	£ 233.82	100%	£ 233.82	£ -	£ 233.82	
10.04	Walls: Decoration to match existing paint colour	37	m2	£ 21.16	£ 782.92	100%	£ 782.92	£ -	£ 782.92	
10.05	Increased area of boarding and skim	20	m2	£ 56.21	£ 1,124.13	100%	£ 1,124.13	£ 1,124.13	£ -	PQS Add 28/05/26 & 05/06/26
10.06	PQS Meeting 06/06/26: Add wallpaper to match existing	13	m2	£ 15.21	£ 197.71	100%	£ 197.71	£ -	£ 197.71	PQS Add 05/06/26

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11.00	Repairs Following Drying Out - Area 11									
11.01	Walls: New timber framing to form new walls	18	m2	£ 46.29	£ 833.18	100%	£ 833.18	£ 833.18	£ -	
11.01A	PQS Meeting 06/06/26: Reduce wall area of framing	(8)	m2	£ 46.29	£ (370.30)	100%	£ (370.30)	£ (370.30)	£ -	PQS Omit 06/06/26
11.02	Walls: New boarding fixed to new timbers	18	m2	£ 39.68	£ 714.15	100%	£ 714.15	£ 714.15	£ -	
11.03	Walls: Skim coat				Omitted	N/A	Omitted	Omitted	Omitted	PQS Omit 28/05/26
11.04	Walls: Skirtings	18	m	£ 17.99	£ 323.75	100%	£ 323.75	£ -	£ 323.75	
11.05	Walls: Decoration to match existing paint colour	51	m2	£ 21.16	£ 1,079.16	0%	£ -	£ -	£ -	
11.06	Walls: PVC cladding including trims	18	m2	£ 171.93	£ 3,094.65	0%	£ -	£ -	£ -	
11.07	Drainage: Site investigation of existing drain due to slit from flood	1	item	£ 700.93	£ 700.93	100%	£ 700.93	£ 700.93	£ -	
12.00	Repairs Following Drying Out - Area 12									
12.01	Walls: New boarding fixed to existing timbers	6	m2	£ 39.68	£ 238.05	100%	£ 238.05	£ 238.05	£ -	
12.02	Walls: Skim coat	6	m2	£ 16.53	£ 99.19	100%	£ 99.19	£ -	£ 99.19	
12.03	Walls: Skirtings	6	m	£ 17.99	£ 107.92	100%	£ 107.92	£ -	£ 107.92	
12.04	Walls: Decoration to match existing paint colour	17	m2	£ 21.16	£ 359.72	100%	£ 359.72	£ -	£ 359.72	
13.00	Repairs Following Drying Out - Area 13									
13.01	Walls: New boarding fixed to existing timbers	49	m2	£ 39.68	£ 1,944.08	100%	£ 1,944.08	£ 1,944.08	£ -	
13.01A	PQS Meeting 06/06/26: Reduce area of existing boarding	(17)	m2	£ 39.68	£ (674.48)	100%	£ (674.48)	£ (674.48)	£ -	PQS Omit 28/05/26 & 06/06/26
13.02	Walls: PVC cladding including trims	49	m2	£ 171.93	£ 8,424.33	100%	£ 8,424.33	£ 6,739.46	£ 1,684.87	
14.00	Repairs Following Drying Out - Area 14									
14.01	Walls: New timber framing to form new walls	50	m2	£ -	£ -	0%	£ -	£ -	£ -	PQS Omit 28/05/26
14.02	Walls: New boarding fixed to new timbers	50	m2	£ 39.68	£ 1,983.75	100%	£ 1,983.75	£ 495.94	£ 1,487.81	
14.03	Walls: Skim coat	50	m2	£ 16.53	£ 826.56	100%	£ 826.56	£ -	£ 826.56	
14.04	Walls: Skirtings	50	m	£ 17.99	£ 899.30	100%	£ 899.30	£ -	£ 899.30	
14.05	Walls: Decoration to match existing paint colour	140	m2	£ 21.16	£ 2,962.40	100%	£ 2,962.40	£ -	£ 2,962.40	
14.06	PQS Notes: Hard Plaster Remove & Replace	1	item	£ 500.00	£ 500.00	100%	£ 500.00	£ 500.00	£ -	PQS Add 28/05/26
14.07	PQS Notes: Panelling Remove & Replace	1	item	£ 150.00	£ 150.00	100%	£ 150.00	£ 150.00	£ -	PQS Add 28/05/26
14.08	PQS Meeting 06/06/26: Replace / repair external door. PS	1	item	£ 1,000.00	£ 1,000.00	10%	£ 100.00	£ 100.00	£ -	PQS Add 06/06/26
14.09	PQS Meeting 06/06/26: Remove and replace remaining timber cladding. PS	1	item	£ 250.00	£ 250.00	100%	£ 250.00	£ 250.00	£ -	PQS Add 06/06/26
15.00	Repairs Following Drying Out - Area 15									
15.01	Walls: New timber framing to form new walls	24	m2	£ 46.29	£ 1,110.90	100%	£ 1,110.90	£ 1,110.90	£ -	
15.02	Walls: New boarding fixed to new timbers	24	m2	£ 39.68	£ 952.20	100%	£ 952.20	£ 952.20	£ -	
15.03	Walls: Skim coat	24	m2	£ 16.53	£ 396.75	0%	£ -	£ -	£ -	
15.04	Walls: Skirtings	24	m	£ 17.99	£ 431.66	100%	£ 431.66	£ -	£ 431.66	
15.05	Walls: Decoration to match existing paint colour	68	m2	£ -	£ -	0%	£ -	£ -	£ -	PQS Omit 28/05/26
15.06	Boxing Only	24	m	£ 21.16	£ 507.84	100%	£ 507.84	£ 507.84	£ -	PQS Add 28/05/26
15.07	Uplift, Check & Replace Floor	33	m2	£ 175.00	£ 5,775.00	100%	£ 5,775.00	£ 5,775.00	£ -	PQS Add 28/05/26
15.08	PQS Meeting 06/06/26: Replace / repair external door. PS	1	item	£ 1,000.00	£ 1,000.00	0%	£ -	£ -	£ -	PQS Add 06/06/26
16.00	Electrical Works. Provisional Sum									
16.01	EICR Report Electrical: Refixing existing electrical equipment / materials following removal of water damaged supporting structures, no allowance for any replacements	1	item	£ 675.00	£ 675.00	100%	£ 675.00	£ 675.00	£ -	Refer to VO02
16.02	Area 01	1	item	£ 675.00	£ 675.00	100%	£ 675.00	£ 675.00	£ -	Refer to VO02
16.03	Area 02	1	item	£ 675.00	£ 675.00	100%	£ 675.00	£ 675.00	£ -	Refer to VO02
16.04	Area 04	1	item	£ 1,325.00	£ 1,325.00	100%	£ 1,325.00	£ 1,325.00	£ -	Refer to VO02
16.05	Area 10	1	item	£ 675.00	£ 675.00	100%	£ 675.00	£ 675.00	£ -	Refer to VO02
16.06	Area 11	1	item	£ 1,325.00	£ 1,325.00	100%	£ 1,325.00	£ 1,325.00	£ -	Refer to VO02
16.07	Area 12	1	item	£ 675.00	£ 675.00	100%	£ 675.00	£ 675.00	£ -	Refer to VO02
16.08	Area 13	1	item	£ 2,650.00	£ 2,650.00	100%	£ 2,650.00	£ 2,650.00	£ -	Refer to VO02
16.09	Area 14	1	item	£ 675.00	£ 675.00	100%	£ 675.00	£ 675.00	£ -	Refer to VO02
16.10	Area 15	1	item	£ 675.00	£ 675.00	100%	£ 675.00	£ 675.00	£ -	Refer to VO02
17.00	Plumbing Works. Provisional Sum									
	Plumbing: Refixing existing plumbing equipment / materials following removal of water damaged supporting structures, no allowance for any replacements									
17.01	Area 01	1	item	£ 675.00	£ 675.00	100%	£ 675.00	£ 675.00	£ -	Refer to VO02
17.02	Area 04	1	item	£ 1,325.00	£ 1,325.00	100%	£ 1,325.00	£ 1,325.00	£ -	Refer to VO02
17.03	Area 07	1	item	£ 675.00	£ 675.00	100%	£ 675.00	£ 675.00	£ -	Refer to VO02
17.04	Area 09	1	item	£ 675.00	£ 675.00	100%	£ 675.00	£ 675.00	£ -	Refer to VO02
17.05	Area 11	1	item	£ 1,325.00	£ 1,325.00	100%	£ 1,325.00	£ 1,325.00	£ -	Refer to VO02
17.06	Area 13	1	item	£ 2,650.00	£ 2,650.00	100%	£ 2,650.00	£ 2,650.00	£ -	Refer to VO02
17.07	Area 14	1	item	£ 675.00	£ 675.00	100%	£ 675.00	£ 675.00	£ -	Refer to VO02
17.08	Area 15	1	item	£ 675.00	£ 675.00	100%	£ 675.00	£ 675.00	£ -	Refer to VO02
18.00	Clean									
18.01	Final clean to areas 01 - 15	1	item	£ 6,625.00	£ 6,625.00	25%	£ 1,656.25	£ -	£ 1,656.25	
18A.00	Bar Area									
18A.01	New board fixed to existing timbers	6	m	£ 39.68	£ 238.08	100%	£ 238.08	£ 238.08	£ -	PQS Add 28/05/26
18A.02	Replacement shelving	1	item	£ 375.00	£ 375.00	100%	£ 375.00	£ 375.00	£ -	PQS Add 28/05/26
19.00	Replace of Damaged AC Units									
19.01	Disposal of Existing Units	1	item	£ 1,000.00	£ 1,000.00	0%	£ -	£ -	£ -	

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New AC Units including installation										
19.02	To supply and install new 10 kw wall mounted unit in the long room (high level)	1	item	£ 4,375.00	£ 4,375.00	50%	£ 2,187.50	£ -	£ 2,187.50	
19.03	To supply and install a new 10kw standard cassette system in lower bar area.	1	item	£ 4,475.00	£ 4,475.00	50%	£ 2,237.50	£ -	£ 2,237.50	
19.04	To supply and install a new 12.5kw cassette system in the restaurant area.	1	item	£ 4,875.00	£ 4,875.00	50%	£ 2,437.50	£ -	£ 2,437.50	
19.05	To supply and install a new 12.5kw cassette system in the old skittle alley room	1	item	£ 4,875.00	£ 4,875.00	50%	£ 2,437.50	£ -	£ 2,437.50	
19.06	To supply, install and commission a new condenser to be installed on roof to supply the internal walk in freezer in the Kitchen.	1	item	£ 3,175.00	£ 3,175.00	50%	£ 1,587.50	£ -	£ 1,587.50	
19.07	Ducting	1	item	£ 3,325.00	£ 3,325.00	50%	£ 1,662.50	£ -	£ 1,662.50	
19.08	Air Intake Equipment. Provisional Sum	1	item	£ 16,600.00	£ 16,600.00	100%	£ 16,600.00	£ 16,600.00	£ -	Refer to VO01
19.09	Scaffolding to Gain Access to Roof	1	item	£ 1,325.00	£ 1,325.00	100%	£ 1,325.00	£ 1,325.00	£ -	
19.10	Extra over to meet current regulations. Provisional Sum	1	item	£ 13,300.00	£ 13,300.00	100%	£ 13,300.00	£ 13,300.00	£ -	Refer to VO01
Floor Coverings										
20.01	Floors: New carpet coverings	200	m2		By Tenant	N/A	By Tenant	By Tenant	By Tenant	
20.02	Floors: New LVT coverings. Provisional Sum	35	m2	£ 150.00	£ 5,250.00	100%	£ 5,250.00	£ 5,250.00	£ -	Refer to VO03
20.03	Floors: New Altro coverings. Provisional Sum	25	m2	£ 140.00	£ 3,500.00	100%	£ 3,500.00	£ 3,500.00	£ -	Refer to VO03
20.04	Floors: New Vinyl coverings. Provisional Sum	41	m2	£ 119.51	£ 4,900.00	100%	£ 4,900.00	£ 4,900.00	£ -	Refer to VO03
20.05	Floors: Replacement of Blown Flooring Coverings. PS	4	m2	£ 150.00	£ 600.00	100%	£ 600.00	£ -	£ 600.00	PQS Add 06/06/26
08/05/26 Woodgate-Clark Remediation Brief										
21.01	Area 15 - Floors: Replacement of Timber Flooring	33	m2	£ 515.91	£ 17,025.00	100%	£ 17,025.00	£ 13,620.00	£ 3,405.00	
21.02	Area 01 to 15 - Floors: Replacement of Remaining Painted Skirtings not Removed by Balfor	100	m	£ 26.50	£ 2,650.00	50%	£ 1,325.00	£ 1,325.00	£ -	
21.03	Area 15 - Walls: Replacement of Existing Plastered Walls, replace with Lime Plaster, Skim Coat and Emulsion Paints	85	m2		Not Required	N/A	Not Required	Not Required	Not Required	PQS Omit 28/05/26
21.04	Area 14 - Walls: Replacement of Existing Wallpapered and Plastered Walls, replace with Lime Plaster, Skim Coat and Emulsion Paints	41	m2		Not Required	N/A	Not Required	Not Required	Not Required	PQS Omit 28/05/26
21.05	Area 14 - Walls: Replacement of Existing Timber Panels including decorations to match existing	21	m2	£ 80.95	£ 1,700.00	100%	£ 1,700.00	£ -	£ 1,700.00	
21.06	Walls: Replacement of Existing Timber Screen up to 1.100 max height, to match existing including refixing existing glasses screen over	4	m2	£ 81.25	£ 325.00	0%	£ -	£ -	£ -	
Preliminaries										
22.01	Remain on Site vs Decant From Site. Refer to Attached Breakdown									
22.02	Security Fencing	4	wks	£ 150.00	£ 600.00	100%	£ 600.00	£ 600.00	£ -	
22.03	Cabin	4	wks	£ 350.00	£ 1,400.00	100%	£ 1,400.00	£ 1,400.00	£ -	
22.04	Toilet Unit	4	wks	£ 250.00	£ 1,000.00	100%	£ 1,000.00	£ 1,000.00	£ -	
22.05	Broadband Connection including Security Cameras	4	wks	£ 50.00	£ 200.00	100%	£ 200.00	£ 200.00	£ -	
22.06	Management	4	wks	£ 1,500.00	£ 6,000.00	100%	£ 6,000.00	£ 6,000.00	£ -	
22.07	Sundries	4	wks	£ 50.00	£ 200.00	100%	£ 200.00	£ 200.00	£ -	
Contract Sum Sub Total					£ 182,333.52	85%	£ 153,287.27	£ 117,490.28	£ 35,796.99	
Contract Administrators Instructions										
23.01	None				£ -	0%	£ -	£ -	£ -	
Contract Administrators Instructions Sub Total					£ -	0%	£ -	£ -	£ -	
Variations										
24.01	Variation 01: Expenditure of Provisional Sum. Items 19.08 & 19.10									
24.01.01	Omission of Provisional Sum									
24.01.02	Item 19.08 Air Intake Equipment	1	item	£(16,600.00)	£ (16,600.00)	100%	£ (16,600.00)	£ (16,600.00)	£ -	
24.01.03	Item 19.10 Extra over to meet current regulations	1	item	£(13,300.00)	£ (13,300.00)	100%	£ (13,300.00)	£ (13,300.00)	£ -	
24.01.04	Addition of Ventilate Quotation									
24.01.05	Kitchen extract system	1	item	£ 9,600.00	£ 9,600.00	50%	£ 4,800.00	£ -	£ 4,800.00	
24.01.06	Oven extract system	1	item	£ 5,425.00	£ 5,425.00	50%	£ 2,712.50	£ -	£ 2,712.50	
24.01.07	General supply/extract	1	item	£ 5,175.00	£ 5,175.00	50%	£ 2,587.50	£ -	£ 2,587.50	
24.01.08	Passive vent	1	item	£ 1,525.00	£ 1,525.00	50%	£ 762.50	£ -	£ 762.50	
24.01.09	Mechanical & Electrical design	1	item	£ 3,500.00	£ 3,500.00	50%	£ 1,750.00	£ -	£ 1,750.00	
24.01.10	Electrical works	1	item	£ 5,000.00	£ 5,000.00	50%	£ 2,500.00	£ -	£ 2,500.00	
24.01.11	Contractor									
24.01.12	Preliminaries	1	item	£ 150.00	£ 150.00	50%	£ 75.00	£ -	£ 75.00	
24.01.13	OH&P	10%	%	£ 30,250.00	£ 3,025.00	50%	£ 1,512.50	£ -	£ 1,512.50	
24.02	Variation 02: Expenditure of Provisional Sum. Items 7.04, 16 & 17									
24.02.01	Omission of Provisional Sum									
24.02.02	Item 7.04	1	item	£ (500.00)	£ (500.00)	100%	£ (500.00)	£ (500.00)	£ -	
24.02.03	Items 16.01 to 16.10	1	item	£(10,025.00)	£ (10,025.00)	100%	£ (10,025.00)	£ (10,025.00)	£ -	
24.02.04	Items 17.01 to 17.08	1	item	£ (8,675.00)	£ (8,675.00)	100%	£ (8,675.00)	£ (8,675.00)	£ -	
24.02.05	Omission of Provisional Sum									
24.02.06	EICR Report	1	item	£ 400.00	£ 400.00	100%	£ 400.00	£ 400.00	£ -	

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24.02.07	Electrical Area 1 Remove light fitting from wall, remove 2 number sockets on back wall+1 twin socket within entrance area to be installed within the stud wall , rewire jointed cable. Reinstall following BWIC	1	item	£ 425.00	£ 425.00	100%	£ 425.00	£ 297.50	£ 127.50	
24.02.08	Electrical Area 4 Install blanked of socket into wall correctly and refit blank plate following BWIC.	1	item	£ 175.00	£ 175.00	100%	£ 175.00	£ 175.00	£ -	
24.02.09	Electrical Area 10 Refit trunking, replace 2 twin socket and refit high level twin socket.	1	item	£ 275.00	£ 275.00	100%	£ 275.00	£ 275.00	£ -	
24.02.10	Electrical Area 11 Remove electrical equipment and isolators for stud wall to be erected, once stud wall completed reinstate electrical equipment removed. Replace broken twin socket.	1	item	£ 575.00	£ 575.00	100%	£ 575.00	£ 287.50	£ 287.50	
24.02.11	Electrical Area 12 Unclip submain SWA cable for BWIC and reinstate following builder's work.	1	item	£ 125.00	£ 125.00	100%	£ 125.00	£ 125.00	£ -	
24.02.12	Electrical Area 13 2nd fix 5 newly rewired sockets to prep area, install fire alarm call point into stud work. Ring circuit to be split in half for load balancing purposes.	1	item	£ 1,050.00	£ 1,050.00	100%	£ 1,050.00	£ 630.00	£ 420.00	
24.02.13	Electrical External Replace 5 number floor mounted LED flood lights	100%	item	£ 650.00	£ 650.00	100%	£ 650.00	£ 650.00	£ -	
24.02.14	Electrical External Replace 5 number floor mounted LED flood lights. Extra Over Option to install at high level looking down the wall	1	item	£ 575.00	£ 575.00	100%	£ 575.00	£ 575.00	£ -	
24.02.15	Electrical AC Attendance to 4 Number AC Roof Units	100%	item	£ 650.00	£ 650.00	40%	£ 260.00	£ 260.00	£ -	
24.02.16	Plumbing Area 1 Remove all pipe work along the skirting line, following completion of builder's work install new pipe work and refit existing radiators.	1	item	£ 1,200.00	£ 1,200.00	100%	£ 1,200.00	£ 480.00	£ 720.00	
24.02.17	Plumbing Area 7 Strip out staff WC and basin, install new WC basin complete with taps wastes etc.	100%	item	£ 2,000.00	£ 2,000.00	40%	£ 800.00	£ 800.00	£ -	
24.02.18	Plumbing Area 9 Relocate and replace incoming water stop cock.	100%	item	£ 425.00	£ 425.00	40%	£ 170.00	£ 170.00	£ -	
24.02.19	Plumbing Area 11 Strip all services cap and reinstate following builders work, excluding pot washing sink and taps. Supply and fit hand washbasin.	1	item	£ 1,675.00	£ 1,675.00	40%	£ 670.00	£ 670.00	£ -	
24.02.20	Plumbing Area 14 Remove and cap of radiator and associated pipe work, reinstate following BWIC.	100%	item	£ 625.00	£ 625.00	100%	£ 625.00	£ 500.00	£ 125.00	
24.02.21	Contractor Ltd									
24.02.22	Preliminaries	1	item	Excluded	Excluded	N/A	Excluded	Excluded	Excluded	
24.02.23	OH&P	10%	%	£ 10,750.00	£ 1,075.00	92%	£ 987.11	£ 625.14	£ 361.97	
24.03	Variation 03: Expenditure of Provisional Sum. Items 20.02, 20.03 & 20.04									
24.03.01	Omission of Provisional Sum									
24.03.02	Floors: New LVT coverings. Provisional Sum	35	m2	£ (150.00)	£ (5,250.00)	100%	£ (5,250.00)	£ (5,250.00)	£ -	
24.03.03	Floors: New Altro coverings. Provisional Sum	25	m2	£ (140.00)	£ (3,500.00)	100%	£ (3,500.00)	£ (3,500.00)	£ -	
24.03.04	Floors: New Vinyl coverings. Provisional Sum	41	m2	£ (119.51)	£ (4,900.00)	100%	£ (4,900.00)	£ (4,900.00)	£ -	
24.03.05	Addition of Floor Coverings Quotation									
24.03.06	Replacement Hard Coverings: Carpet Quote	1	item	£ 15,775.00	£ 15,775.00	100%	£ 15,775.00	£ 12,620.00	£ 3,155.00	
24.03.12	Contractor Ltd									
24.03.13	Preliminaries	1	item		Excluded	N/A	Excluded	Excluded	Excluded	
24.03.14	OH&P	10%	%	£ 15,019.59	£ 1,501.96	100%	£ 1,501.96	£ 1,201.57	£ 300.39	
24.04A	Variation 04: Replacement of Rotten Timber Floor in Area 06.									
24.04A.01	Removal of existing timbers, disposal	1	m2	£ 10.35	£ 10.35	100%	£ 10.35	£ -	£ 10.35	
24.04A.02	Seal gaps and preparation to sub base concrete	1	item	£ 35.00	£ 35.00	100%	£ 35.00	£ -	£ 35.00	
24.04A.03	Materials: Postcrete	6	Nr	£ 9.00	£ 54.00	100%	£ 54.00	£ -	£ 54.00	
24.04A.04	Labour	1	item	£ 35.00	£ 35.00	100%	£ 35.00	£ -	£ 35.00	
24.04A.05	Contractor Ltd									
24.04A.06	Preliminaries	1	item		Excluded	N/A	Excluded	Excluded	Excluded	
24.04A.07	OH&P	10%	%	£ 134.35	£ 13.44	100%	£ 13.44	£ -	£ 13.44	
24.05	Variation 05: Timber Framing & Hygenic Boarding to Wash Room Area									
24.05.01	Timber Framing	1	item	£ 370.14	£ 370.14	0%	£ -	£ -	£ -	
24.05.02	Plywood Boarding	1	item	£ 192.50	£ 192.50	0%	£ -	£ -	£ -	
24.05.03	Hygenic Cladding	1	item	£ 355.30	£ 355.30	0%	£ -	£ -	£ -	
24.05.04	Contractor Ltd									
24.05.05	Preliminaries	1	item		Excluded	N/A	Excluded	Excluded	Excluded	
24.05.06	OH&P	10%	%	£ 917.94	£ 91.79	0%	£ -	£ -	£ -	
Variations Sub Total					£ 984.48	0%	£ (19,663.14)	£ (42,008.29)	£ 22,345.15	
Sub Total					£ 183,318.00	73%	£ 133,624.12	£ 75,481.98	£ 58,142.14	
20% VAT					£ 36,663.60		£ 26,724.82	£ 15,096.40	£ 11,628.43	
Total					£ 219,981.60	73%	£ 160,348.95	£ 90,578.38	£ 69,770.57	