



Bill of Quantities

Date: 20/04/2024

Ref: JOB001

Site Work



Scaffolding

£7,942.44

Description	Qty	Unit	Rate	Total
Static Scaffolding	229.8	m2	£34.56	£7,942.44



General Preliminaries

£29,576.00

Description	Qty	Unit	Rate	Total
Foreman / Supervisor	1.0	each	£25,600.00	£25,600.00
Disposal Waste	10.0	each	£306.00	£3,060.00
Temporary Services	1.0	each	£360.00	£360.00
Cleaning	16.0	hour	£16.00	£256.00
Health and Safety	5.0	each	£60.00	£300.00



Legal Fees

£800.00

Description	Qty	Unit	Rate	Total
Building Control	1.0	each	£800.00	£800.00



Soakaway

£836.17

Description	Qty	Unit	Rate	Total
Back Fill	0.6	m3	£46.46	£28.11
Disposal of Soil	1.6	m3	£107.75	£174.96
Crates	1.3	m3	£325.24	£432.90
membrane	8.3	m2	£3.01	£25.12

Trench Excavation	1.9	m3	£90.43	£175.08
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Drain Runs

£490.48

Description	Qty	Unit	Rate	Total
Pipes & Fittings	1.0	each	£52.92	£52.92
Gravel Fill	0.6	m3	£180.22	£107.59
Trench Excavation	1.6	m3	£92.08	£145.02
Disposal of Soil	0.8	m3	£179.50	£142.56
Back Fill	0.9	m3	£45.88	£42.39



Demolition

£6,500.00

Description	Qty	Unit	Rate	Total
Stage title	1.0	each	£6,500.00	£6,500.00

Substructure



Concrete Floors

£3,126.70

Description	Qty	Unit	Rate	Total
Floor Screed	15.0	m2	£33.25	£498.68
Hardcore fill	2.3	m3	£228.44	£514.00
Protective Layer	17.7	m2	£2.13	£37.70
Concrete Slab	1.5	m3	£391.20	£586.80
Excavate to reduce levels	4.9	m3	£79.92	£389.61
Reinforcement Mesh	15.0	m2	£8.57	£128.56
Perimeter	2.7	m2	£9.79	£26.55
Disposal of Soil	5.9	m3	£70.74	£420.72
Insulation	15.0	m2	£16.68	£250.18
Sand Blinding	0.8	m3	£231.17	£173.38
Damp Proof Membrane	19.6	m2	£2.37	£46.52
Concrete Finish	15.0	m2	£3.60	£54.00



Cavity Walls Below DPC

£960.84

Description	Qty	Unit	Rate	Total
Concrete fill	0.3	m3	£382.62	£122.13
Inner Skin	4.5	m2	£65.85	£293.97
Damp Proof Course	23.3	m	£3.27	£76.18
Outer Skin	4.9	m2	£96.33	£468.55



Foundation

£2,062.98

Description	Qty	Unit	Rate	Total
Disposal of Soil	8.5	m3	£65.77	£561.84
Concrete	5.3	m3	£195.37	£1,026.00
Excavation	7.0	m3	£67.86	£475.14

Structure



Main House Windows

£4,524.06

Description	Qty	Unit	Rate	Total
Cavity Closers	4.2	m	£11.55	£48.49
Lintels	1.0	each	£72.03	£72.03
UPVC Bifold Door	1.0	each	£4,403.54	£4,403.54



Extension Windows

£4,181.74

Description	Qty	Unit	Rate	Total
Windows	5.0	each	£529.06	£2,645.28
Cavity Closers	19.6	m	£10.59	£207.07
Lintels	5.0	each	£249.20	£1,245.98
Trickle Vents	5.0	each	£16.68	£83.40



Main Door

£965.51

Description	Qty	Unit	Rate	Total
Cavity Closers	4.2	m	£11.55	£48.49
Lintels	1.0	each	£118.99	£118.99
UPVC Door	1.0	each	£798.03	£798.03



Extension Roof Structure

£1,233.43

Description	Qty	Unit	Rate	Total
Ceiling Joists	60.0	m	£6.95	£417.13
Collars	25.2	m	£6.44	£162.20
Rafters	68.4	m	£7.16	£490.01
Ridge	7.2	m	£12.32	£88.73
Wall Plate	6.0	m	£12.56	£75.36



Roof Windows

£3,429.27

Description	Qty	Unit	Rate	Total
Roof Windows	3.0	each	£964.68	£2,894.04
Rafters and Trimmers	1.0	each	£535.23	£535.23



Extension Roof Covering

£4,243.17

Description	Qty	Unit	Rate	Total
Breather Membrane	26.6	m2	£4.53	£120.43
Eaves	6.8	m	£5.69	£38.72
Verges	6.8	m	£29.60	£201.26
Battens	115.6	m	£2.52	£291.10
Slate Tiles	23.1	m2	£130.58	£3,019.09
Flashings	1.0	each	£572.57	£572.57



Fascia and Soffit

£692.78

Description	Qty	Unit	Rate	Total
Rake Soffit	6.8	m	£21.72	£147.73
Bargeboard	6.8	m	£21.23	£144.34
Eave Soffit	6.8	m	£24.51	£166.66
Fascia	6.8	m	£21.23	£144.34
Box End	2.0	each	£44.85	£89.70



Rainwater Goods

£289.27

Description	Qty	Unit	Rate	Total
uPVC Downpipes	1.0	each	£156.37	£156.37
uPVC Gutters	1.0	each	£132.90	£132.90



Roof Insulation

£674.92

Description	Qty	Unit	Rate	Total
Insulation	17.4	m2	£38.90	£674.92



Canopy Roof

£3,085.23

Description	Qty	Unit	Rate	Total
Ceiling Joists	144.0	m	£6.77	£974.89
Collars	45.0	m	£5.90	£265.35

Rafters	228.0	m	£7.14	£1,629.05
Ridge	6.6	m	£12.32	£81.34
Wall Plate	10.8	m	£12.46	£134.60



Canopy Roof Cover

£2,139.96

Description	Qty	Unit	Rate	Total
Breather Membrane	10.3	m2	£4.57	£47.31
Eaves	1.5	m	£7.25	£10.87
Verges	3.0	m	£29.60	£88.81
Battens	45.0	m	£2.52	£113.30
Slate Tiles	9.0	m2	£208.85	£1,879.66



Fascia and Soffit For Canopy

£511.42

Description	Qty	Unit	Rate	Total
Rake Soffit	6.0	m	£21.72	£130.30
Bargeboard	6.0	m	£21.22	£127.33
Eave Soffit	1.5	m	£24.50	£36.75
Fascia	6.0	m	£21.22	£127.33
Box End	2.0	each	£44.85	£89.70



External Walls

£7,017.20

Description	Qty	Unit	Rate	Total
Wall Accessories	7.0	each	£26.39	£184.72
Main Skin	26.6	m2	£49.98	£1,329.55
Outer Skin	29.6	m2	£148.99	£4,405.70
Cavity Insulation	29.6	m2	£37.11	£1,097.23



Internal Walls

£4,643.96

Description	Qty	Unit	Rate	Total
Stud Wall	94.8	m2	£35.71	£3,385.48
Insulation	94.8	m2	£13.28	£1,258.48

Services



Gas Boilers

£3,556.99

Description	Qty	Unit	Rate	Total
Gas Boiler	1.0	each	£3,556.99	£3,556.99



Radiators

£3,629.20

Description	Qty	Unit	Rate	Total
Radiators	9.0	each	£403.24	£3,629.20



Cylinders

£880.60

Description	Qty	Unit	Rate	Total
Cylinder	1.0	each	£880.60	£880.60



Electrics

£3,698.96

Description	Qty	Unit	Rate	Total
Outlets	20.0	each	£70.00	£1,400.00
Lights - 1st Fix	20.0	each	£10.35	£207.03
Lights	20.0	each	£62.80	£1,256.00
Consumer Unit	1.0	each	£600.00	£600.00
Smoke Detectors	3.0	each	£54.32	£162.97
Alarms - 1st Fix	3.0	each	£24.32	£72.96

Finishes



Wall Finishes Extension

£1,251.63

Description	Qty	Unit	Rate	Total
General Labourers	1.0	each	£256.00	£256.00
Fix Plasterboard	41.2	m2	£13.55	£558.40
Priming Walls	41.2	m2	£1.31	£54.08
Accessories	3.0	each	£6.80	£20.41
Skimming Walls	41.2	m2	£8.80	£362.74



Ceiling Finishes Extension

£679.00

Description	Qty	Unit	Rate	Total
Fix Plasterboard	15.7	m2	£16.22	£254.31
General Labourers	1.0	each	£256.00	£256.00
Skimming Ceiling	15.7	m2	£10.76	£168.69



Internal Decorating

£459.45

Description	Qty	Unit	Rate	Total
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Painting Ceiling	15.7	m2	£8.78	£137.69
Painting Walls	41.2	m2	£7.81	£321.76



Floor Finishes Extension

£838.72

Description	Qty	Unit	Rate	Total
Vapour Control	15.0	m2	£3.24	£48.60
Laminate Floor	15.0	m2	£43.61	£654.16
Leveling Floor	15.0	m2	£9.06	£135.96



Front Wall Rendering

£1,920.90

Description	Qty	Unit	Rate	Total
General Labourers	2.0	each	£384.00	£768.00
Priming Walls	36.0	m2	£1.31	£47.26
Plastering Walls	36.0	m2	£19.64	£707.17
Accessories	12.0	each	£6.80	£81.65
Skimming Walls	36.0	m2	£8.80	£316.83



Ceiling Finishes Main House

£2,112.48

Description	Qty	Unit	Rate	Total
Fix Plasterboard	46.2	m2	£16.22	£749.63
General Labourers	1.0	each	£256.00	£256.00
Removal and disposal	1.5	m3	£406.40	£609.60
Skimming Ceiling	46.2	m2	£10.76	£497.25



Internal Decorating Main House

£2,796.11

Description	Qty	Unit	Rate	Total
Painting Ceiling	46.2	m2	£8.76	£404.90
Painting Walls	305.9	m2	£7.82	£2,391.22



Floor Finishes Main House

£4,095.75

Description	Qty	Unit	Rate	Total
Vapour Control	46.2	m2	£3.23	£149.36
Laminate Floor	46.2	m2	£43.61	£2,015.67
Removal and disposal	0.0	m3	£1,116.67	£33.50
Leveling Floor	46.2	m2	£9.06	£418.98
Carpet Floor	46.2	m2	£31.98	£1,478.24



Skirting Boards

£279.49

Description	Qty	Unit	Rate	Total
Decorating	12.9	m	£9.51	£122.88
Skirting Board	12.9	m	£12.12	£156.61



Stairs

£2,848.01

Description	Qty	Unit	Rate	Total
Staircase	1.0	each	£902.43	£902.43
Decorating Woodwork	90.2	m	£7.55	£680.87
Balustrade	2.0	each	£632.35	£1,264.71



Skirting Boards Main House

£2,457.32

Description	Qty	Unit	Rate	Total
Decorating	113.6	m	£9.51	£1,080.46
Skirting Board	113.6	m	£12.12	£1,376.86



Window Boards

£296.43

Description	Qty	Unit	Rate	Total
Window Board	9.6	m	£23.03	£221.11
Decorating Window Board	2.6	m2	£29.19	£75.31



Internal Doors

£3,282.15

Description	Qty	Unit	Rate	Total
Lintels	20.0	each	£22.92	£458.50
Door	10.0	each	£104.33	£1,043.25
Door Liner	10.0	each	£48.73	£487.31
Decorating Woodwork	39.2	m2	£19.08	£747.91
Lock and Handles	10.0	each	£54.52	£545.18



Architraves

£1,914.04

Description	Qty	Unit	Rate	Total
Architraves	103.0	m	£9.29	£956.48
Decorating	102.0	m	£9.39	£957.56

Total :

£126,924.77

- Substructures are based on assumed good ground conditions and are without the benefit of a geological survey; The depths of foundation and foundation design may be subject to change by site conditions and/or on the instruction of Building Control or clients Engineer or Architect.
- In the event of a change of design and/or depth of foundation, the Contractor reserves the right to amend the Contract Sum by way of re-measurement of the revised foundation design and depth.
- We have made no allowance in the above quotation to upgrade your existing foundation, walls, or lintels. Your local authority may charge a different rate for planning permission or building control fees!
- All new internal surfaces to receive a smooth plaster finish.
- We have made no allowance in the above quotation to upgrade your existing central heating boiler.
- We have made no allowance in the above quotation to upgrade your existing GAS SUPPLY, ELECTRICS SUPPLY WATER SUPPLY and all meters.

EXCLUSIONS:

- Any landscaping
- Coving
- We have made no allowance in the above quotation to relocate or upgrade your existing TV aerial, splitter boxes or satellite dish.
- The final price will be adjusted after structural calculation.
- QUOTE VALID FOR THREE MONTH ONLY.