



Estimate

Date: 20/04/2024

Ref: JOB001

Site Work

£46,145.09



Legal Fees

£800.00

Building Control

✓ Building Control Fee Allowance: £800 + VAT

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Building Control Fee Allowance	1.0	each	£800.00	£800.00
Materials: £0.00			Plant: £0.00	Other costs: £0.00



General Preliminaries

£29,576.00

General Preliminaries.

- ✓ Site Supervision for 20 x Weeks
- ✓ Includes Health and Safety, First Aid, Protective clothing.
- ✓ Provide Temporary Services (Electricity supply, Telephone, Water distribution and drainage).
- ✓ We have allowed for 10 x 8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)
- ✓ We have allowed for cleaning 1 x General Labourer for 2 x Days

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Site Supervision	800.0	hour	£32.00	£25,600.00
General Labourer	16.0	hour	£16.00	£256.00

Plant & Tool

Description	Qty	Term	Unit	Rate (£)	Value (£)
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	10	-	each	£306.00	£3,060.00

Other costs

Description	Qty	Unit	Rate (£)	Value (£)
Temporary services	1.0	each	£360.00	£360.00
Safety, First Aid, Protective clothings	5.0	each	£60.00	£300.00

Materials: £0.00 **Labour: £25,856.00** **Plant: £3,060.00** **Other costs: £660.00**



Scaffolding

£7,942.44

Static Scaffolding - 75.6 m²

✓ Provide Scaffolding for 8 Weeks, Height - 5.4m, Width - 14m

Static Scaffolding - 154.2 m²

✓ Provide Scaffolding for 8 Weeks, Height - 7.4m, Width - 20.84m

Plant & Tool

Description	Qty	Term	Unit	Rate (£)	Value (£)
Provide Scaffolding for 8 weeks, Height - 5.4m, Width - 14m	1	1.0	each	£2,612.74	£2,612.74
Provide Scaffolding for 8 weeks, Height - 7.4m, Width - 20.84m	1	1.0	each	£5,329.70	£5,329.70

Materials: £0.00

Labour: £0.00

Plant: £7,942.44

Other costs: £0.00



Soakaway

£836.17

Soakaway 1 volume: 1.3m³

- ✓ Excavate trench 1600mm deep by hand
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 0.5 x 4 Yard Skip 1.8m(L) x 1.3(W) x 1.0(H)
- ✓ We have allowed for 1 x 1 Tonne Skip Loader
- ✓ Wrap soakaway block with geotextile membrane
- ✓ Supply and install 7 x Soakaway Crate 1.0 x 0.5 x 0.4m
- ✓ Backfilling to pits with Soil

Material

Description	Qty	Unit	Rate (£)	Value (£)
Soakaway Crate 1.0 x 0.5 x 0.4m	6.7	each	£63.00	£419.58
4TRADE Heavy Duty Landscape Fabric 1m x 20m	0.4	roll	£40.73	£17.10

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Fill to make up levels by hand	0.6	m3	£46.08	£28.11
Load soil to skip by machine	0.5	hour	£24.00	£11.76
Install soakaway crates	4.4	each	£3.00	£13.32
Laying geotextile membrane	8.3	m2	£0.96	£8.02
Levelling and compacting bottoms of excavations	1.2	m2	£2.18	£2.64
Excavate trenches by Hand	1.9	m3	£88.89	£172.44

Plant & Tool

Description	Qty	Term	Unit	Rate (£)	Value (£)
4 Yard Skip 1.8m(L) x 1.3(W) x 1.0(H)	0.5	-	each	£182.40	£91.20
1 Tonne Skip Loader	1	1.0	day	£72.00	£72.00

Materials: £436.68

Labour: £236.29

Plant: £163.20

Other costs: £0.00



Drain Runs

£490.48

Soakaway Run construction:

- ✓ Excavate trench 750mm deep by hand
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 0.5 x 2 Yard Skip 1.2m(L) x 0.61(W) x 0.76(H)
- ✓ We have allowed for 1 x 1 Tonne Skip Loader
- ✓ Bedding and surround in pea gravel
- ✓ 2 - Underground Pipe 3m - Single Socket 110mm
- ✓ Backfilling to trench with Soil.

Material

Description	Qty	Unit	Rate (£)	Value (£)
Underground Pipe 3m - Single Socket 110mm	2.0	each	£18.06	£36.12
10mm Gravel/Shingle Bulk Bag	1.3	each	£75.00	£94.50

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Install drainage pipes and fittings	0.7	hour	£24.00	£16.80
Fill to excavations by hand	0.6	m3	£21.82	£13.09
Levelling and compacting bottoms of excavations	2.1	m2	£2.18	£4.58
Excavate trenches by Hand	1.6	m3	£88.89	£140.44
Load soil to skip by machine	0.2	hour	£24.00	£5.76
Fill to make up levels by hand	0.9	m3	£46.08	£42.39

Plant & Tool

Description	Qty	Term	Unit	Rate (£)	Value (£)
2 Yard Skip 1.2m(L) x 0.61(W) x 0.76(H)	0.5	-	each	£129.60	£64.80
1 Tonne Skip Loader	1	1.0	day	£72.00	£72.00

Materials: £130.62 Labour: £223.06 Plant: £136.80 Other costs: £0.00

Demolition **£6,500.00**

Stage title - 1 each

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Demolition	1.0	each	£6,500.00	£6,500.00

Materials: £0.00 Labour: £6,500.00 Plant: £0.00 Other costs: £0.00

Substructure **£6,150.52**

Foundation **£2,062.98**

Trench Foundation. Length 11.67m:

- ✓ Excavate trenches by machine, Width - 600mm, Depth - 1000mm
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ We have allowed for 1 x 1.5 Tonne Excavator
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 1.4 x 8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)
- ✓ We have allowed for 1 x 1 Tonne Skip Loader
- ✓ Ready mixed concrete - C25 Mix

Material

Description	Qty	Unit	Rate (£)	Value (£)
Concrete Mix C25	5.3	m3	£140.40	£737.10
Concrete Part Load Charge	0.8	m3	£66.00	£49.50
Regular Diesel	30.2	l	£2.28	£68.90

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Load soil to skip by machine	2.6	hour	£24.00	£61.44
Casting concrete to trench	5.3	m3	£45.60	£239.40

Levelling and compacting bottoms of excavations	7.0	m2	£2.18	£15.27
Excavate trenches by Machine	7.0	m3	£38.71	£270.97

Plant & Tool

Description	Qty	Term	Unit	Rate (£)	Value (£)
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	1.4	-	each	£306.00	£428.40
1 Tonne Skip Loader	1	1.0	day	£72.00	£72.00
1.5 Tonne Excavator	1	1.0	day	£66.00	£66.00
Delivery and Collection Cost	1	-	each	£54.00	£54.00

Materials: £855.50

Labour: £587.08

Plant: £620.40

Other costs: £0.00



Cavity Walls Below DPC

£960.84

Material

Description	Qty	Unit	Rate (£)	Value (£)
Ballast Bulk Bag	0.7	each	£75.00	£49.50
Blue Circle Mastercrete 25kg	5.0	each	£7.75	£39.07
Solid Low Density Concrete Blocks 3.6N 100mm	74.3	each	£4.28	£318.26
Building Sand Bulk Bag	0.2	each	£75.00	£13.50
Blue Circle Cement 25kg	1.8	each	£7.00	£12.66
Damp Proof Course 100mm x 30m	0.8	each	£4.99	£3.89
London Brick Company Commons	108.2	each	£1.80	£194.69
Sika Maxmix Concentrated Plasticiser 1L	0.0	each	£13.33	£0.13

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Mix Concrete on Site	0.3	m3	£40.00	£12.80
Filling cavity	0.3	m3	£64.86	£20.76
Laying concrete blocks	74.3	each	£2.17	£161.21
Lay damp proof course	23.3	m	£3.10	£72.29
Laying bricks (half a brick thick)	1.8	m2	£34.10	£62.06

Materials: £631.72

Labour: £329.12

Plant: £0.00

Other costs: £0.00



Concrete Floors

£3,126.70

Concrete Floor. Concrete ground floor slab, floor area 15m²:

- ✓ Excavate reduced levels by machine, excavation depth: - 325mm
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ We have allowed for 1 x 1.5 Tonne Excavator
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 1 x 8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)
- ✓ We have allowed for 1 x 1 Tonne Skip Loader
- ✓ 150mm backfilling to make up levels with hardcore obtained off site, compacting fill with vibrating plate
- ✓ 50mm sand or quarry dust blinding spread and levelled over hardcore, compacting blinding with vibrating plate
- ✓ 1200 gauge damp proof membrane
- ✓ Celotex or similar flooring insulation board, 100mm thick
- ✓ Celotex or similar flooring insulation board to perimeter of floor screed, 25mm thick x 175mm high
- ✓ 500 gauge separating layer/vapour barrier
- ✓ Ready mixed concrete - C25 Mix
- ✓ Mesh reinforcement to slab
- ✓ Cement and sand (1:3) floor screed, 75mm thick
- ✓ Tamped Finish

Material

Description	Qty	Unit	Rate (£)	Value (£)
Sharp Sand Bulk Bag	2.3	each	£75.00	£168.76
Blue Circle Mastercrete 25kg	21.9	each	£7.75	£169.92
Concrete and screed Fibres 900g (usage 1m3 screed)	2.0	each	£20.00	£40.01
MOT Type 1 Sub-base Bulk Bag	5.1	bag	£75.00	£381.00
Visqueen Vapour Check 500 GA Green 4 x 50m	0.1	roll	£135.60	£12.20
Concrete Mix C25	1.5	m3	£140.40	£210.60
Concrete Part Load Charge	4.5	m3	£66.00	£297.00
Regular Diesel	21.0	l	£2.28	£47.98
A142 Reinforcing Mesh 4.8m x 2.4m (2.2kg/m2)	1.3	each	£29.94	£38.93
Plastic Reinforced Mesh Spacers 40-50mm	94.0	each	£0.53	£49.63
25mm Celotex Insulation TB3025 Board 2400mm x 1200mm	0.9	each	£14.40	£13.54
100mm Celotex Insulation GA4100 Board 2400mm x 1200mm	5.2	each	£34.20	£178.18
Building Sand Bulk Bag	1.5	each	£75.00	£109.50
Damp Proof Membrane 1200ga 4m x 3m (12m2)	1.6	each	£13.99	£22.94

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Laying floor screed 65-100mm	15.0	m2	£8.00	£120.00
Fill to make up levels by hand	3.0	m3	£46.08	£138.24
Spreading and levelling fill	30.0	m2	£0.86	£25.92
Compacting fill	30.0	m2	£1.09	£32.73
Laying vapour control	17.7	m2	£1.44	£25.50
Casting concrete to slabs	1.5	m3	£52.80	£79.20
Levelling and compacting bottoms of excavations	15.0	m2	£2.18	£32.73
Excavate reduced levels by Machine	4.9	m3	£38.71	£188.90
Cutting and placing reinforcing mesh	15.0	m2	£2.67	£40.00
Laying insulation to floor	17.7	m2	£4.80	£85.01
Load soil to skip by machine	1.8	hour	£24.00	£42.72
Laying Damp Proof Membrane	19.6	m2	£1.20	£23.58
Tamped finish	15.0	m2	£3.60	£54.00

Plant & Tool

Description	Qty	Term	Unit	Rate (£)	Value (£)
1.5 Tonne Excavator	1	1.0	day	£66.00	£66.00
Delivery and Collection Cost	1	-	each	£54.00	£54.00
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	1	-	each	£306.00	£306.00
1 Tonne Skip Loader	1	1.0	day	£72.00	£72.00

Materials: £1,740.18

Labour: £888.52

Plant: £498.00

Other costs: £0.00

Structure

£37,631.93



External Walls

£7,017.20

Cavity Wall. Area - 29.57 m²

- ✓ Outer Skin - Brick wall 102.5 mm thick in cement sand mortar (1:3)
 - ✓ Supply and install London Brick Company Commons
 - ✓ Cavity formed with stainless steel wall ties
 - ✓ Inner Skin - Block wall 100 mm thick in cement sand mortar (1:3)
 - ✓ Supply and install Celcon Standard Aerated Concrete Block 3.6N 100mm
 - ✓ Supply and install Earthwool DriTherm Cavity Slab Insulation 32 Ultimate 150mm (2.18m²)
- Accessories and Extras:
- ✓ Stainless steel wall starter kit 2.4 m - 7 each

Material

Description	Qty	Unit	Rate (£)	Value (£)
Wall Starter Kit Stainless Steel 2 x 1.2m	7.0	each	£11.99	£83.92
Blue Circle Cement 25kg	16.2	each	£7.00	£113.47
Building Sand Bulk Bag	1.7	each	£75.00	£124.50
Sika Maxmix Concentrated Plasticiser 1L	0.1	each	£13.33	£1.60
Celcon Standard Aerated Concrete Block 3.6N 100mm	263.0	each	£2.68	£703.79
London Brick Company Commons	1752.0	each	£1.80	£3,153.60
Staifix Housing Wall Ties HRT4 250mm box of 250	0.5	pack	£49.98	£23.99
Earthwool DriTherm Cavity Slab Insulation 32 Ultimate 150mm (2.18m ²)	13.6	each	£76.69	£1,039.94

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Labourer	4.2	hour	£24.00	£100.80
Laying concrete blocks	263.0	each	£2.17	£570.71
Laying bricks (half a brick thick)	29.6	m ²	£34.10	£1,008.34
Forming cavity	29.6	m ²	£1.19	£35.26
Laying wool insulation to cavity wall	29.6	m ²	£1.94	£57.29

Materials: £5,244.80

Labour: £1,772.40

Plant: £0.00

Other costs: £0.00



Internal Walls

£4,643.96

Ground Floor Stud Wall. Area - 42 m²

- ✓ Timber stud work using Sawn Timber Treated C16/C24 47 x 95mm at 400mm centres
- ✓ Knauf Earthwool Frametherm Insulation Slab 38 90mm (8m²) or similar insulation fitted between studs

First Floor Stud Wall. Area - 52.8 m²

- ✓ Timber stud work using Sawn Timber Treated C16/C24 47 x 95mm at 400mm centres
- ✓ Knauf Earthwool Frametherm Insulation Slab 38 90mm (8m²) or similar insulation fitted between studs

Material

Description	Qty	Unit	Rate (£)	Value (£)
Sawn Timber Treated C16/C24 47 x 95mm Studs: 45 x 2.4m. Plates: 8 x 4.8m. Noggins: 4 x 4.8m	165.6	m	£2.05	£339.82
Screws 5 x 100mm box of 100	8.0	box	£6.70	£53.57
Knauf Earthwool Frametherm Insulation Slab 38 90mm (8m ²)	11.8	each	£58.20	£689.68
Sawn Timber Treated C16/C24 47 x 95mm Studs: 56 x 2.4m. Plates: 10 x 4.8m. Noggins: 5 x 4.8m	206.4	m	£2.05	£423.53

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Erect and fix studwork	372.0	m	£6.90	£2,568.57

Laying wool insulation between studs	94.8	m2	£6.00	£568.80
Materials: £1,506.59	Labour: £3,137.37	Plant: £0.00	Other costs: £0.00	



Extension Windows

£4,181.74

Window 1. Quantity 3:

- ✓ Supply and install 3 x White uPVC Window 1820(W) x 1060(H), Clear glass
- ✓ Includes all ironmongery, double glazing fitting and sealing
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Includes 1 trickle vent
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Window 2. Quantity 1:

- ✓ Supply and install 1 x White uPVC Window 1220(W) x 1060(H), Clear glass
- ✓ Includes all ironmongery, double glazing fitting and sealing
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Includes 1 trickle vent
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Window 3. Quantity 1:

- ✓ Supply and install 1 x White uPVC Window 2280(W) x 1060(H), Clear glass
- ✓ Includes all ironmongery, double glazing fitting and sealing
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Includes 1 trickle vent
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Material

Description	Qty	Unit	Rate (£)	Value (£)
No Nonsense General Purpose Silicone Clear 310ml	2.9	each	£4.79	£13.69
Masonry Torx Frame Screw 7.5 x 82mm	65.0	each	£0.16	£10.14
Expanding Foam 750ml	1.9	each	£8.29	£15.76
3 x White uPVC Window 1820(W) x 1060(H), Clear glass	3.0	each	£440.14	£1,320.41
Cavity Closer Double Flange 150mm x 2440mm	8.0	each	£14.50	£116.11
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.3	kg	£7.99	£2.40
Cavity Wall Lintel CG150/100 2400mm	3.0	each	£252.55	£757.66
UPVC Trickle Vent	5.0	each	£10.68	£53.40
1 x White uPVC Window 1220(W) x 1060(H), Clear glass	1.0	each	£348.91	£348.91
Cavity Wall Lintel CG150/100 1800mm	1.0	each	£131.65	£131.65
1 x White uPVC Window 2280(W) x 1060(H), Clear glass	1.0	each	£492.37	£492.37
Cavity Wall Lintel CG150/100 2700mm	1.0	each	£284.14	£284.14

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Fit window	3.0	each	£88.80	£266.40
Install Cavity Closers	19.6	m	£4.53	£88.57
Install steel lintel	3.0	each	£14.88	£44.64
Install trickle vents	5.0	each	£6.00	£30.00
Fit window	1.0	each	£84.00	£84.00
Install steel lintel	1.0	each	£11.16	£11.16
Fit window	1.0	each	£93.60	£93.60
Install steel lintel	1.0	each	£16.74	£16.74

Materials: £3,546.64	Labour: £635.10	Plant: £0.00	Other costs: £0.00	
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Main House Windows

£4,524.06

Bifold Door 1. Quantity: 1 each.

- ✓ Supply and install White uPVC Bifold Door 4.2m - 1 each
- ✓ Fixing in position and sealing, double glazed
- ✓ Complete with ironmongery to include hinges, multi-point locking system and handles
- ✓ Fit insulated cavity closers to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Material

Description	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	2.0	each	£14.50	£28.99
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£7.99	£0.48
Cavity Wall Lintel CG150/100 900mm	1.0	each	£65.83	£65.83
White uPVC Bifold Door 4.2m	1.0	each	£4,233.83	£4,233.83
No Nonsense General Purpose Silicone Clear 310ml	1.0	each	£4.79	£4.79
Masonry Torx Frame Screw 7.5 x 82mm	14.0	each	£0.16	£2.18
Expanding Foam 750ml	0.3	each	£8.29	£2.74

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Install Cavity Closers	4.2	m	£4.53	£19.02
Install steel lintel	1.0	each	£6.20	£6.20
Install bifold door	1.0	each	£160.00	£160.00

Materials: £4,338.84

Labour: £185.22

Plant: £0.00

Other costs: £0.00



Main Door

£965.51

Upvc Door 1. Quantity: 1 each.

- ✓ Supply and install uPVC Front Door 920 x 2085mm - 1 each
- ✓ Fixing in position and sealing
- ✓ Complete with ironmongery to include hinges, multi-point locking system and handles
- ✓ Fit insulated cavity closers to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Material

Description	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	2.0	each	£14.50	£28.99
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£7.99	£0.48
Cavity Wall Lintel CG150/100 1500mm	1.0	each	£109.69	£109.69
uPVC Front Door 920 x 2085mm	1.0	each	£700.00	£700.00
No Nonsense General Purpose Silicone Clear 310ml	0.5	each	£4.79	£2.40
Masonry Torx Frame Screw 7.5 x 82mm	8.0	each	£0.16	£1.25
Expanding Foam 750ml	0.3	each	£8.29	£2.08

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Install Cavity Closers	4.2	m	£4.53	£19.02
Install steel lintel	1.0	each	£9.30	£9.30
Install front door	1.0	each	£92.31	£92.31

Materials: £844.88**Labour: £120.63****Plant: £0.00****Other costs: £0.00****Extension Roof Structure****£1,233.43****Monopitch Roof Roof Pitch 17° Roof area 22.6m²**

- ✓ Softwood treated rafters 47 x 145 mm (2" x 6") fixed with screws or nails at 400mm centres
- ✓ Softwood treated ceiling joists 47 x 125 mm (2" x 5"), span 2.7m
- ✓ 47 x 95 mm (2" x 4") softwood treated wall plate, bedded on cement sand mortar (1:3)
- ✓ Fixing with galvanised mild steel wall plate straps at maximum 2.00m centres
- ✓ Softwood treated ridge board 47 x 225 mm (2" x 9")
- ✓ Softwood treated collars 47 x 95 mm (2" x 4")

Material

Description	Qty	Unit	Rate (£)	Value (£)
Sawn Timber Treated C16/C24 47 x 125mm x 3.6m	54.0	m	£2.98	£160.70
Sawn Timber Treated C16/C24 47 x 175mm x 6m	6.0	m	£4.20	£25.20
Screws 5 x 80mm box of 100	1.5	box	£5.59	£8.39
Sawn Timber Treated C16/C24 47 x 95mm x 2.4m	19.2	m	£2.05	£39.40
Sawn Timber Treated C16/C24 47 x 95mm x 6m	12.0	m	£2.05	£24.62
Sleeve Anchor M12 x 99mm pack of 5	3.2	pack	£3.79	£12.13
Sawn Timber Treated C16/C24 47 x 145mm x 3.6m	68.4	m	£3.29	£224.90
Screws 5 x 100mm box of 100	1.1	box	£6.70	£7.24
Sawn Timber Treated C16/C24 47 x 225mm x 7.2m	7.2	m	£5.36	£38.62
Brown Plastic Plugs Box of 100	0.1	box	£3.40	£0.41
Heavy Restraint Strap 1200 x 30 x 5mm	4.0	each	£6.85	£27.41
Building Sand Bulk Bag	0.0	each	£75.00	£1.50
Blue Circle Cement 25kg	0.2	each	£7.00	£1.61
Screws 4 x 50mm box of 200	0.1	box	£4.49	£0.44

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Carpenter to fit ceiling joists	54.0	m	£3.77	£203.58
Carpenter to fit ceiling joist support	6.0	m	£3.77	£22.62
Carpenter to fit roof collar	19.2	m	£3.77	£72.38
Carpenter to fit collar support	6.0	m	£3.77	£22.62
Install rafters	68.4	m	£3.77	£257.87
Install ridge	7.2	m	£6.96	£50.11
Bedding wall plate	6.0	m	£5.28	£31.68

Materials: £572.57**Labour: £660.86****Plant: £0.00****Other costs: £0.00****Canopy Roof****£3,085.23****Monopitch Roof Roof Pitch 30° Roof area 12.6m²**

- ✓ Softwood treated rafters 47 x 145 mm (2" x 6") fixed with screws or nails at 400mm centres
- ✓ Softwood treated ceiling joists 47 x 125 mm (2" x 5"), span 1.2m
- ✓ 47 x 95 mm (2" x 4") softwood treated wall plate, bedded on cement sand mortar (1:3)
- ✓ Fixing with galvanised mild steel wall plate straps at maximum 2.00m centres
- ✓ Softwood treated ridge board 47 x 225 mm (2" x 9")
- ✓ Softwood treated collars 47 x 95 mm (2" x 4")

Material

Description	Qty	Unit	Rate (£)	Value (£)
Sawn Timber Treated C16/C24 47 x 125mm x 4.8m	144.0	m	£2.98	£428.54
Screws 5 x 80mm box of 100	1.2	box	£5.59	£6.83
Sawn Timber Treated C16/C24 47 x 95mm x 3m	45.0	m	£2.05	£92.34
Sawn Timber Treated C16/C24 47 x 145mm x 6m	228.0	m	£3.29	£749.66
Screws 5 x 100mm box of 100	3.0	box	£6.70	£19.82
Sawn Timber Treated C16/C24 47 x 225mm x 6.6m	6.6	m	£5.36	£35.40
Sawn Timber Treated C16/C24 47 x 95mm x 5.4m	10.8	m	£2.05	£22.16
Brown Plastic Plugs Box of 100	0.2	box	£3.40	£0.71
Heavy Restraint Strap 1200 x 30 x 5mm	7.0	each	£6.85	£47.96
Building Sand Bulk Bag	0.0	each	£75.00	£3.00
Blue Circle Cement 25kg	0.4	each	£7.00	£2.94
Screws 4 x 50mm box of 200	0.2	box	£4.49	£0.80

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Carpenter to fit ceiling joists	144.0	m	£3.77	£542.88
Carpenter to fit roof collar	45.0	m	£3.77	£169.65
Install rafters	228.0	m	£3.77	£859.56
Install ridge	6.6	m	£6.96	£45.94
Bedding wall plate	10.8	m	£5.28	£57.02

Materials: £1,410.18

Labour: £1,675.05

Plant: £0.00

Other costs: £0.00



Extension Roof Covering

£4,243.17

- ✓ Supply and install Tyvek Supro Breather Membrane 1 x 50m
- ✓ Fix softwood treated tile batten 25 x 38mm with nails or screws
- ✓ Supply and install SSQ Del Prado Natural Slate 500 x 250mm
- ✓ Fit underlay support tray and roofing felt dressed into gutter
- ✓ Verge tiles pointed in coloured mortar
- ✓ Supalux board undercloak
- ✓ Install Lead flashing and pointing with coloured mortar or grey sealant. Supply:
- ✓ Code 4 Lead Roll 360mm x 6m - 2 rolls

Material

Description	Qty	Unit	Rate (£)	Value (£)
Tyvek Supro Breather Membrane 1 x 50m	0.5	each	£117.78	£62.42
Plastic Eaves Support tray 1.5m	5.0	each	£2.58	£12.90
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£7.99	£0.88
Sharp Sand Bulk Bag	0.1	each	£75.00	£6.76
Blue Circle Cement 25kg	0.9	each	£7.00	£6.01
Verges clips	34.0	each	£1.03	£35.09
Undercloak 150 x 1200 mm	5.7	each	£2.88	£16.33
Treated Batten 25 x 38mm	115.6	m	£0.86	£99.88
65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	0.8	pack	£6.00	£4.98
Copper nails 30mm x 1kg	2.4	pack	£23.72	£56.94
SSQ Del Prado Natural Slate 500 x 250mm	463.0	each	£4.54	£2,100.17

SSQ Del Prado Natural Slate 500 x 375mm	17.0	each	£8.50	£144.43
Code 4 Lead Roll 360mm x 6m	2.0	roll	£156.68	£313.37

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Fixing breather membrane	26.6	m2	£2.18	£58.01
Fix eaves support	6.8	m	£3.75	£25.50
Pointing verges, inc fixing clips	6.8	m	£15.79	£107.37
Fix undercloak	6.8	m	£4.29	£29.14
Fixing battens to timber	115.6	m	£1.61	£186.24
Fix slates	26.3	m2	£27.27	£717.55
Install flashings	8.6	hour	£30.00	£259.20

Materials: £2,860.16

Labour: £1,383.01

Plant: £0.00

Other costs: £0.00



Canopy Roof Cover

£2,139.96

- ✓ Supply and install Tyvek Supro Breather Membrane 1 x 50m
- ✓ Fix softwood treated tile batten 25 x 38mm with nails or screws
- ✓ Supply and install SSQ Del Prado Natural Slate 500 x 250mm
- ✓ Fit underlay support tray and roofing felt dressed into gutter
- ✓ Verge tiles pointed in coloured mortar
- ✓ Supalux board undercloak

Material

Description	Qty	Unit	Rate (£)	Value (£)
Tyvek Supro Breather Membrane 1 x 50m	0.2	each	£117.78	£24.73
Plastic Eaves Support tray 1.5m	2.0	each	£2.58	£5.16
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.0	kg	£7.99	£0.32
Sharp Sand Bulk Bag	0.0	each	£75.00	£3.00
Blue Circle Cement 25kg	0.4	each	£7.00	£2.66
Verges clips	15.0	each	£1.03	£15.48
Undercloak 150 x 1200 mm	2.5	each	£2.88	£7.20
Treated Batten 25 x 38mm	45.0	m	£0.86	£38.88
65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	0.3	pack	£6.00	£1.92
Copper nails 30mm x 1kg	1.2	pack	£23.72	£28.24
SSQ Del Prado Natural Slate 500 x 250mm	180.0	each	£4.54	£816.48
SSQ Del Prado Natural Slate 500 x 375mm	58.0	each	£8.50	£492.77

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Fixing breather membrane	10.3	m2	£2.18	£22.58
Fix eaves support	1.5	m	£3.75	£5.63
Pointing verges, inc fixing clips	3.0	m	£15.79	£47.37
Fix undercloak	3.0	m	£4.29	£12.86
Fixing battens to timber	45.0	m	£1.61	£72.50
Fix slates	19.9	m2	£27.27	£542.18

Materials: £1,436.84

Labour: £703.12

Plant: £0.00

Other costs: £0.00



Roof Windows

£3,429.27

Pitched Roof Windows. 1140 x 1180mm. Quantity 3:

- ✓ Supply and install Velux GGL SK06 Pine Roof Window 1140 x 1180mm - 3 each
- ✓ Supply and install Velux EDL SK06 Slate Flashing 1140 x 1180mm - 3 each
- ✓ Softwood treated timber trimming to openings

Material

Description	Qty	Unit	Rate (£)	Value (£)
Velux GGL SK06 Pine Roof Window 1140 x 1180mm	3.0	each	£540.54	£1,621.62
Velux BFX SK06 Underfelt Collar 1140 x 1180mm	3.0	each	£32.34	£97.02
Velux EDL SK06 Slate Flashing 1140 x 1180mm	3.0	each	£137.70	£413.10
Standard Joist Hanger 100mm x 250mm JHA270/100	12.0	each	£1.31	£15.70
Standard Joist Hanger 44mm x 238mm JHA270/44	12.0	each	£1.27	£15.26
47 x 145 mm (2" x 6"), Length 4.8 m x 9	43.2	m	£3.29	£142.04
Square Twist Nails 3.7 x 30mm 1kg	2.4	pack	£7.39	£17.74
Screws 5 x 100mm box of 100	1.1	box	£6.70	£7.63

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Install roof window	3.0	each	£254.10	£762.30
Carpenter to fit joist hangers	24.0	each	£7.25	£174.00
Install rafters	43.2	m	£3.77	£162.86

Materials: £2,330.11

Labour: £1,099.16

Plant: £0.00

Other costs: £0.00



Roof Insulation

£674.92

Rafters Insulation

Two layers of insulation fitted between and over rafters 17.4 m²

- ✓ 1st Layer - 100mm Celotex Insulation GA4100 Board 2400mm x 1200mm
- ✓ 2nd Layer - 60mm Celotex Insulation GA3060 Board 2400mm x 1200mm

Material

Description	Qty	Unit	Rate (£)	Value (£)
100mm Celotex Insulation GA4100 Board 2400mm x 1200mm	6.0	each	£34.20	£205.88
60mm Celotex Insulation GA3060 Board 2400mm x 1200mm	6.0	each	£27.60	£166.15
Aluminium Foil Tape 50mm x 45m	2.1	each	£4.49	£9.52

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Laying PIR insulation between rafters	17.4	m2	£10.91	£189.27
Laying PIR insulation over rafters	17.4	m2	£6.00	£104.10

Materials: £381.55

Labour: £293.37

Plant: £0.00

Other costs: £0.00



Fascia and Soffit

£692.78

Upvc. Supply and fit Upvc fascias, bargeboards and soffits:

Fascia. Length - 6.8m

- ✓ Supply and install uPVC White Fascia Board 18 x 200mm x 5m

Eave Soffit. Length - 6.8m

✓ Supply and install uPVC White Vented Soffit Board 9 x 200mm x 5m

Bargeboard. Length - 6.8m

✓ Supply and install uPVC White Fascia Board 18 x 200mm x 5m

Rake Soffit. Length - 6.8m

✓ Supply and install uPVC White Solid Soffit Board 9 x 200mm x 5m

Box End. Quantity - 2each

✓ Includes forming boxed ends at junction of fascia and barge

Material

Description	Qty	Unit	Rate (£)	Value (£)
uPVC White Solid Soffit Board 9 x 200mm x 5m	1.4	each	£26.24	£35.69
White 40mm Plastic Headed Pins x 250	0.6	box	£6.88	£3.85
Nylon Anchor Hammerfix Screws M5x50mm Box of 100	0.3	box	£6.06	£1.69
Treated Batten 19 x 50mm	6.8	m	£1.52	£10.37
uPVC White Fascia Board 18 x 200mm x 5m	2.7	each	£50.12	£136.33
uPVC White Vented Soffit Board 9 x 200mm x 5m	1.4	each	£42.26	£57.48
Treated Batten 25 x 50mm	6.8	m	£1.10	£7.51
uPVC White Fascia Board 18 x 400mm x 5m	0.2	each	£114.06	£22.81
White External Corner 500mm	2.0	each	£4.68	£9.36
White External Corner 300mm	2.0	each	£2.10	£4.20

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Install fascia/soffit 150-300mm	27.2	m	£11.06	£300.83
Fixing battens to masonry	13.6	m	£3.63	£49.30
Install box end	2.0	each	£26.67	£53.33

Materials: £289.31**Labour: £403.47****Plant: £0.00****Other costs: £0.00**** Fascia and Soffit For Canopy****£511.42****Upvc. Supply and fit Upvc fascias, bargeboards and soffits:****Fascia. Length - 6m**

✓ Supply and install uPVC White Fascia Board 18 x 200mm x 5m

Eave Soffit. Length - 1.5m

✓ Supply and install uPVC White Vented Soffit Board 9 x 200mm x 5m

Bargeboard. Length - 6m

✓ Supply and install uPVC White Fascia Board 18 x 200mm x 5m

Rake Soffit. Length - 6m

✓ Supply and install uPVC White Solid Soffit Board 9 x 200mm x 5m

Box End. Quantity - 2each

✓ Includes forming boxed ends at junction of fascia and barge

Material

Description	Qty	Unit	Rate (£)	Value (£)
uPVC White Solid Soffit Board 9 x 200mm x 5m	1.2	each	£26.24	£31.49
White 40mm Plastic Headed Pins x 250	0.4	box	£6.88	£2.68

Nylon Anchor Hammerfix Screws M5x50mm Box of 100	0.1	box	£6.06	£0.91
Treated Batten 19 x 50mm	6.0	m	£1.52	£9.14
uPVC White Fascia Board 18 x 200mm x 5m	2.4	each	£50.12	£120.30
uPVC White Vented Soffit Board 9 x 200mm x 5m	0.3	each	£42.26	£12.68
Treated Batten 25 x 50mm	1.5	m	£1.10	£1.66
uPVC White Fascia Board 18 x 400mm x 5m	0.2	each	£114.06	£22.81
White External Corner 500mm	2.0	each	£4.68	£9.36
White External Corner 300mm	2.0	each	£2.10	£4.20

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Install fascia/soffit 150-300mm	19.5	m	£11.06	£215.67
Fixing battens to masonry	7.5	m	£3.63	£27.19
Install box end	2.0	each	£26.67	£53.33

Materials: £215.23

Labour: £296.19

Plant: £0.00

Other costs: £0.00



Rainwater Goods

£289.27

uPVC Gutters

- Half Round Gutter 3 m length - Black - 5
- Half Round Union Bracket - Black - 2
- Half Round External Stop End - Black - 2
- Half Round Fascia Bracket - Black - 8
- Half Round Running Outlet - Black - 1

uPVC Downpipes

- Round Downpipe 2.5 m lengths 68mm - Black - 4
- Half Round Clip 68 mm - Black - 5
- Round Shoe 68 mm - Black - 1
- Round Socket 68 mm Black - 1
- Round Bend 92.5° Black 68 mm - 2

Material

Description	Qty	Unit	Rate (£)	Value (£)
Round Downpipe 2.5 m lengths 68mm - Black	4.0	each	£9.28	£37.10
Half Round Clip 68 mm - Black	5.0	each	£0.88	£4.38
Round Shoe 68 mm - Black	1.0	each	£3.71	£3.71
Round Socket 68 mm Black	1.0	each	£1.76	£1.76
Round Bend 92.5° Black 68 mm	2.0	each	£3.11	£6.22
Half Round Gutter 3 m length - Black	5.0	each	£6.53	£32.64
Half Round External Stop End - Black	2.0	each	£1.76	£3.53
Half Round Fascia Bracket - Black	8.0	each	£0.78	£6.24
Half Round Union Bracket - Black	2.0	each	£2.66	£5.33
Half Round Running Outlet - Black	1.0	each	£3.56	£3.56

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Install rainwater goods and accessories	7.7	hour	£24.00	£184.80

Materials: £104.47

Labour: £184.80

Plant: £0.00

Other costs: £0.00



Electrics

£3,698.96

Outlets.

A 20 - Double Socket allowance £37.50 per each + VAT

Lights.

A 20 - Pendant Set allowance £35.00 per each + VAT

1st Fix - Lights includes:

✓ 1.5mm² Twin and Earth Cable 100m Reel - 1 reel

Consumer Unit.

✓ 1 - Wylex Metal 17th Edition Consumer Unit 10 Way + 10MCBs

Note: Ensure compliance with IEE 18th Edition, carrying out works as necessary to house electrics and provide certificates to satisfaction of building control on completion.

Alarms. Supply and install linked smoke/heat detectors:

✓ 1 x Smoke detector

✓ 1 x Heat detector

✓ 1 x Carbon monoxide alarm

Note: All in compliance with Part B of the Building Regulations

1st Fix - Alarms includes:

✓ 1.0mm² 3-Core and Earth Cable 50m Reel - 0.72 reel

Material

Description	Qty	Unit	Rate (£)	Value (£)
Double Socket allowance	20.0	each	£45.00	£900.00
1.5mm ² Twin and Earth Cable 100m Reel	1.0	reel	£47.03	£47.03
Pendant Set allowance	20.0	each	£42.00	£840.00
Wylex Metal 17th Edition Consumer Unit 10 Way + 10MCBs	1.0	each	£250.00	£250.00
Mains Heat Alarm With 9V Battery Backup	2.0	each	£22.00	£43.99
Mains CO Alarm With 9V Battery Backup	1.0	each	£46.98	£46.98
1.0mm ² 3-Core and Earth Cable 50m Reel	0.5	reel	£31.99	£15.36

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Install outlets	20.0	each	£25.00	£500.00
1st fix - Lights	20.0	each	£8.00	£160.00
Install light fitting	20.0	each	£20.80	£416.00
Install consumer unit and accessories	1.0	each	£350.00	£350.00
Install Main Powered Alarms	2.3	hour	£32.00	£72.00
1st fix - Alarms	3.0	each	£19.20	£57.60

Materials: £2,143.36

Labour: £1,555.60

Plant: £0.00

Other costs: £0.00



Gas Boilers

£3,556.99

Gas Boilers.

✓ Supply and install Worcester Greenstar 34CDi Classic ErP Combi Boiler - 1 each

✓ Includes flue kit, room thermostat, magnetic filter, electrolytic scale inhibitor, filling loop

✓ We have allowed for chemical inhibitor

Material

Description	Qty	Unit	Rate (£)	Value (£)
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Worcester Greenstar 34CDi Classic ErP Combi Boiler	1.0	each	£2,500.00	£2,500.00
Worcester Bosch Telescopic FS Flue Kit 60 x 100mm	1.0	each	£100.39	£100.39
Honeywell Digital Room Thermostat	1.0	each	£56.99	£56.99
Adey MagnaClean Professional Magnetic Filter 22mm	1.0	each	£124.97	£124.97
Electrolytic Scale Inhibitor 15mm	1.0	each	£23.98	£23.98
Sentinel X100 Central Heating Scale Inhibitor 1L	1.0	each	£19.00	£19.00
Combi Straight Filling Loop	1.0	each	£11.68	£11.68

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Install boiler	16.0	hour	£45.00	£720.00

Materials: £2,836.99 Labour: £720.00 Plant: £0.00 Other costs: £0.00



Radiators

£3,629.20

Radiators.

Living room

- ✓ Type 22 Double Radiator 600 x 1400mm - 7 each
- ✓ Drayton TRV4 White & Chrome Angled TRV & Lockshield x 15mm - 2 each

Bathroom

- ✓ Towel Ladder Radiator 900 x 450mm - 2 each
- ✓ Drayton TRV4 White & Chrome Angled TRV & Lockshield x 15mm - 2 each

Material

Description	Qty	Unit	Rate (£)	Value (£)
Type 22 Double Radiator 600 x 1400mm	7.0	each	£164.99	£1,154.92
Drayton TRV4 White & Chrome Angled TRV & Lockshield x 15mm	9.0	each	£26.98	£242.78
Towel Ladder Radiator 900 x 450mm	2.0	each	£100.00	£199.99

Labour

Description	Qty	Unit	Rate (£)	Value (£)
40	24.0	hour	£45.00	£1,080.00
Install radiator	16.7	hour	£45.00	£751.50

Plant & Tool

Description	Qty	Term	Unit	Rate (£)	Value (£)
200	1	1.0	each	£200.00	£200.00

Materials: £1,597.69 Labour: £1,831.50 Plant: £200.00 Other costs: £0.00



Cylinders

£880.60

Cylinders. Vented Direct:

- ✓ Supply and install Direct Cylinder 1050 x 450mm 140L - 1 each
- ✓ Complete with immersion heater

Material

Description	Qty	Unit	Rate (£)	Value (£)
Direct Cylinder 1050 x 450mm 140L	1.0	each	£320.63	£320.63
Tesla Copper Immersion Heater Element 11"	1.0	each	£19.97	£19.97

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Install hot water cylinder	12.0	hour	£45.00	£540.00
Materials: £340.60	Labour: £540.00	Plant: £0.00	Other costs: £0.00	

Finishes

£25,231.49



Wall Finishes Extension

£1,251.63

Dot and Dab walls - 41.22m²:

- ✓ Standard plasterboard fixed with adhesive dab to masonry walls
- ✓ Priming walls with PVA
- ✓ Skim finish internally
- ✓ Supply and install Thin Coat Angle Bead 3 m - 3 each
- ✓ 1 x General Labourer for 2 x Days.

Material

Description	Qty	Unit	Rate (£)	Value (£)
Standard Plasterboard SE 2400 x 1200 x 12.5mm	14.3	sheet	£13.21	£189.06
Gyproc Dry-Wall Adhesive 25kg	9.2	bag	£13.32	£122.02
Contractors PVA 5Ltr	0.3	each	£14.00	£4.62
Thin Coat Angle Bead 3 m	3.0	each	£2.00	£6.01
Thistle Multi Finish Plaster 25kg	6.2	bag	£9.59	£59.26
Drywall Scrim Tape 48mm x 90m	0.8	roll	£4.88	£3.71

Labour

Description	Qty	Unit	Rate (£)	Value (£)
General Labourer	16.0	hour	£16.00	£256.00
Dot and dabbing plasterboard	41.2	m2	£6.00	£247.32
Priming walls	41.2	m2	£1.20	£49.46
Fixing plaster beads and accessories	0.6	hour	£24.00	£14.40
Skimming walls	41.2	m2	£7.27	£299.78

Materials: £384.67	Labour: £866.96	Plant: £0.00	Other costs: £0.00	
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Ceiling Finishes Extension

£679.00

Plasterboard lining to a total area of 15.68m²

- ✓ Ceiling to be lined with 1 Layer Standard plasterboard
- ✓ Skim finish internally
- ✓ 1 x General Labourer for 2 x Days

Material

Description	Qty	Unit	Rate (£)	Value (£)
Standard Plasterboard TE 2400 x 1200 x 12.5mm	5.4	sheet	£13.21	£71.87
Drywall Screws 38mm Box of 1000	0.3	box	£11.99	£3.24
Thistle Multi Finish Plaster 25kg	2.4	bag	£9.59	£22.54
Drywall Scrim Tape 48mm x 90m	0.3	roll	£4.88	£1.42

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Fixing plasterboard to ceiling	15.7	m2	£11.43	£179.20

General Labourer	16.0	hour	£16.00	£256.00
Skimming ceiling	15.7	m2	£9.23	£144.74

Materials: £99.06

Labour: £579.94

Plant: £0.00

Other costs: £0.00



Floor Finishes Extension

£838.72

Ground Floor Flooring to a total area of 15m²:

- ✓ Levelling floor with self levelling compound, thickness - 3mm
- ✓ Laying the moisture barrier underneath the floor
- A Laminate Flooring allowance £20.00 + VAT per m2
- A Underlay allowance £5.00 + VAT per m2

Material

Description	Qty	Unit	Rate (£)	Value (£)
Novia 1200 Vapour Control Layer 4 x 25m 1200 Gauge	0.1	roll	£180.00	£27.00
Laminate Flooring allowance	15.0	m2	£24.00	£360.00
Underlay allowance	15.0	m2	£6.00	£90.00
Everbuild Self Level Flexiplus 710 20kg	3.8	each	£16.92	£63.96

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Laying vapour control	15.0	m2	£1.44	£21.60
Laying laminate flooring	15.0	m2	£11.43	£171.43
Laying underlay to floors	15.0	m2	£2.18	£32.73
Leveling floor	15.0	m2	£4.80	£72.00

Materials: £540.96

Labour: £297.76

Plant: £0.00

Other costs: £0.00



Front Wall Rendering

£1,920.90

Plastering walls - 36m²:

- ✓ Block walls to be finished with 15mm plaster
- ✓ Priming walls with PVA
- ✓ Skim finish internally
- ✓ Supply and install Thin Coat Angle Bead 3 m - 12 each
- ✓ 2 x General Labourers for 3 x Days.

Material

Description	Qty	Unit	Rate (£)	Value (£)
Contractors PVA 5Ltr	0.3	each	£14.00	£4.06
Thistle (Carlite) Bonding Plaster 25kg	15.1	bag	£13.55	£204.84
Thin Coat Angle Bead 3 m	12.0	each	£2.00	£24.05
Thistle Multi Finish Plaster 25kg	5.4	bag	£9.59	£51.78
Drywall Scrim Tape 48mm x 90m	0.7	roll	£4.88	£3.23

Labour

Description	Qty	Unit	Rate (£)	Value (£)
General Labourer	48.0	hour	£16.00	£768.00
Priming walls	36.0	m2	£1.20	£43.20
Plastering walls	36.0	m2	£13.95	£502.33
Fixing plaster beads and accessories	2.4	hour	£24.00	£57.60

Skimming walls	36.0	m2	£7.27	£261.82
Materials: £287.95	Labour: £1,632.95	Plant: £0.00	Other costs: £0.00	

Ceiling Finishes Main House

£2,112.48

Plasterboard lining to a total area of 46.22m²

- ✓ Remove plasterboard and skim - 50 m2
- ✓ Disposal surplus materials off site
- ✓ We have allowed for 1 x 2 Yard Skip 1.2m(L) x 0.61(W) x 0.76(H)
- ✓ Ceiling to be lined with 1 Layer Standard plasterboard
- ✓ Skim finish internally
- ✓ 1 x General Labourer for 2 x Days

Material

Description	Qty	Unit	Rate (£)	Value (£)
Standard Plasterboard TE 2400 x 1200 x 12.5mm	16.1	sheet	£13.21	£212.05
Drywall Screws 38mm Box of 1000	0.8	box	£11.99	£9.35
Thistle Multi Finish Plaster 25kg	6.9	bag	£9.59	£66.44
Drywall Scrim Tape 48mm x 90m	0.8	roll	£4.88	£4.15

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Fixing plasterboard to ceiling	46.2	m2	£11.43	£528.23
General Labourer	16.0	hour	£16.00	£256.00
Remove plasterboard and skim	50.0	m2	£9.60	£480.00
Skimming ceiling	46.2	m2	£9.23	£426.65

Plant & Tool

Description	Qty	Term	Unit	Rate (£)	Value (£)
2 Yard Skip 1.2m(L) x 0.61(W) x 0.76(H)	1	-	each	£129.60	£129.60

Materials: £292.00	Labour: £1,690.88	Plant: £129.60	Other costs: £0.00	
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Floor Finishes Main House

£4,095.75

Ground Floor Flooring to a total area of 46.22m²:

- ✓ Remove glued carpet and underlay - 1 m2
 - ✓ Disposal surplus materials off site
 - ✓ We have allowed for 1.5 x Rubble Sack 30kg
 - ✓ Levelling floor with self levelling compound, thickness - 3mm
 - ✓ Laying the moisture barrier underneath the floor
- A Laminate Flooring allowance £20.00 + VAT per m2
A Underlay allowance £5.00 + VAT per m2

First Floor Flooring to a total area of 46.22m²:

- A Carpet allowance £10.00 + VAT per m2
A Underlay allowance £5.00 + VAT per m2
- ✓ Fit gripper rods

Material

Description	Qty	Unit	Rate (£)	Value (£)
Novia 1200 Vapour Control Layer 4 x 25m 1200 Gauge	0.5	roll	£180.00	£82.80
Laminate Flooring allowance	46.2	m2	£24.00	£1,109.28
Underlay allowance	92.4	m2	£6.00	£554.64
Everbuild Self Level Flexiplus 710 20kg	11.7	each	£16.92	£197.12

Carpet allowance	46.2	m2	£12.00	£554.64
Stikatak Carpet Grippers 1.5m pack of 8	2.3	each	£7.49	£16.85

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Laying vapour control	46.2	m2	£1.44	£66.56
Laying laminate flooring	46.2	m2	£11.43	£528.23
Laying underlay to floors	92.4	m2	£2.18	£201.69
Remove glued carpet and underlay	1.0	m2	£27.20	£27.20
Leveling floor	46.2	m2	£4.80	£221.86
Laying carpet to floors	46.2	m2	£10.43	£482.30
Fixing gripper rods	27.0	m	£1.71	£46.29

Plant & Tool

Description	Qty	Term	Unit	Rate (£)	Value (£)
Rubble Sack 30kg	1.5	1.0	each	£4.20	£6.30

Materials: £2,515.33

Labour: £1,574.12

Plant: £6.30

Other costs: £0.00



Internal Decorating

£459.45

Decorating Walls to a total area of 41.22 m²

✓ Walls to be painted with one mist coat and two full coats emulsion in magnolia paint

Decorating ceiling to a total area of 15.68 m²

✓ Ceiling to be painted with one mist coat and two full coats emulsion in white paint

Material

Description	Qty	Unit	Rate (£)	Value (£)
Dulux Trade Matt Emulsion Paint White 10Ltr	0.7	each	£55.00	£39.60
Dulux Trade Matt Emulsion Paint Magnolia 10Ltr	0.8	each	£62.00	£50.84

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Painting ceiling - mist coat and 2 full coats, 3 x 15.68m2	47.0	m2	£2.42	£114.04
Painting walls - mist coat and 2 full coats, 3 x 41.22m2	123.7	m2	£2.06	£254.97

Materials: £90.44

Labour: £369.01

Plant: £0.00

Other costs: £0.00



Internal Decorating Main House

£2,796.11

Decorating Walls to a total area of 305.85 m²

✓ Walls to be painted with one mist coat and two full coats emulsion in magnolia paint

Decorating ceiling to a total area of 46.22 m²

✓ Ceiling to be painted with one mist coat and two full coats emulsion in white paint

Material

Description	Qty	Unit	Rate (£)	Value (£)
Dulux Trade Matt Emulsion Paint White 10Ltr	3.4	each	£55.00	£188.64
Dulux Trade Matt Emulsion Paint Magnolia 10Ltr	6.1	each	£62.00	£379.46

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Painting ceiling - mist coat and 2 full coats, 3 x 46.22m ²	138.7	m ²	£2.42	£336.15
Painting walls - mist coat and 2 full coats, 3 x 305.85m ²	917.5	m ²	£2.06	£1,891.86
Materials: £568.10	Labour: £2,228.01	Plant: £0.00	Other costs: £0.00	



Internal Doors

£3,282.15

Single Door. Moulded single doors x 10:

- ✓ Supply and install Softwood Door Lining Set + Stops 32 x 95mm - 10 each
- ✓ Supply and install 6 Panel Hollow Door 762 x 1981mm - 10 each
- ✓ Lock, handles and hinges
- ✓ Timber lintels fixed in position
- ✓ Apply 1 coat of primer, 1 coat of gloss, 1 coat of undercoat

Material

Description	Qty	Unit	Rate (£)	Value (£)
Sawn Timber Treated C16/C24 47 x 195mm	48.0	m	£4.33	£207.94
6 Panel Hollow Door 762 x 1981mm	10.0	each	£47.00	£470.04
Eclipse Fire Door Ball Bearing Hinges 102 x 76mm Pack of 3	10.0	pack	£8.99	£89.88
Softwood Door Lining Set + Stops 32 x 95mm	10.0	each	£21.43	£214.32
Masonry Torx Frame Screw 7.5 x 82mm	100.0	each	£0.16	£15.60
Assorted Plastic Shims Pack of 100	2.0	pack	£12.70	£25.39
Dulux Trade High Gloss Paint White 2.5Ltr	1.6	each	£31.99	£50.23
Leyland Trade Acrylic Primer Undercoat White 2.5Ltr	2.6	each	£14.99	£39.12
Tubular Latch 76 mm	10.0	each	£3.48	£34.80
Brass Door Handle Pack of 2	10.0	pack	£8.99	£89.88

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Install timber lintel	20.0	each	£12.53	£250.56
Fitting a door	10.0	each	£48.33	£483.33
Fitting a single door lining	10.0	each	£23.20	£232.00
Apply 1 coat of gloss, 39.2m ² x 1	39.2	m ²	£8.80	£344.96
Apply 1 coat of primer, 39.2m ² x 1	39.2	m ²	£4.00	£156.80
Apply 1 coat of undercoat, 39.2m ² x 1	39.2	m ²	£4.00	£156.80
Fitting a tubular latch	10.0	each	£24.65	£246.50
Fitting handles	20.0	each	£8.70	£174.00

Materials: £1,237.20 **Labour: £2,044.95** **Plant: £0.00** **Other costs: £0.00**



Stairs

£2,848.01

Staircase. Quantity: 1 each.

- ✓ Supply and install Straight Staircase, MDF treads and risers - 1 each
- ✓ Apply 1 coat of primer, 1 coat of gloss, 1 coat of undercoat

Landing Balustrade. Quantity: 1 each.

- ✓ 18 - Pine 41mm Traditional Turned Spindle 900mm
- ✓ 1 - Pine 41mm HDR Profile Heavy Hand Rail 3600mm
- ✓ 2 - Pine 90mm Plain Square Full Newel Post 1500mm
- ✓ 1 - Pine 41mm Base Rail 3600mm
- ✓ 2 - Pine Full Pyramid Cap for 90mm Newel Posts

✓ Apply 1 coat of primer, 1 coat of gloss, 1 coat of undercoat

Stair Balustrade. Quantity: 1 each.

- ✓ 25 - Pine 41mm Traditional Turned Spindle 900mm
- ✓ 2 - Pine 41mm HDR Profile Heavy Hand Rail 3600mm
- ✓ 2 - Pine 90mm Plain Square Full Newel Post 1500mm
- ✓ 2 - Pine 41mm Base Rail 3600mm
- ✓ 2 - Pine Full Pyramid Cap for 90mm Newel Posts
- ✓ Apply 1 coat of primer, 1 coat of gloss, 1 coat of undercoat

Material

Description	Qty	Unit	Rate (£)	Value (£)
Straight Staircase, MDF treads and risers	1.0	each	£418.43	£418.43
Dulux Trade High Gloss Paint White 2.5Ltr	1.1	each	£31.99	£34.87
Johnstones Primer White 2.5 Ltr	1.8	each	£32.99	£59.71
Pine 41mm Traditional Turned Spindle 900mm	42.0	each	£4.48	£187.99
Pine 41mm HDR Profile Heavy Hand Rail 3600mm	1.0	each	£49.00	£49.00
Pine 90mm Plain Square Full Newel Post 1500mm	4.0	each	£32.00	£128.02
Pine 41mm Base Rail 3600mm	1.0	each	£19.00	£19.00
Pine Full Pyramid Cap for 90mm Newel Posts	4.0	each	£6.00	£24.00
Pine 41mm HDR Profile Heavy Hand Rail 2400mm	2.0	each	£33.00	£66.00
Pine 41mm Base Rail 2400mm	2.0	each	£14.00	£28.01

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Install prefabricated staircase	1.0	each	£406.00	£406.00
Apply 1 coat of gloss 28.8m x 1	28.8	m	£2.50	£72.00
Apply 1 coat of primer 28.8m x 1	28.8	m	£2.00	£57.60
Apply 1 coat of undercoat 28.8m x 1	28.8	m	£2.00	£57.60
Apply 1 coat of gloss 26.8m x 1	26.8	m	£2.50	£67.00
Apply 1 coat of primer 26.8m x 1	26.8	m	£2.00	£53.60
Apply 1 coat of undercoat 26.8m x 1	26.8	m	£2.00	£53.60
Install stair parts	1.0	each	£345.10	£345.10
Apply 1 coat of gloss 34.6m x 1	34.6	m	£2.50	£86.50
Apply 1 coat of primer 34.6m x 1	34.6	m	£2.00	£69.20
Apply 1 coat of undercoat 34.6m x 1	34.6	m	£2.00	£69.20
Install stair parts	1.0	each	£417.60	£417.60

Plant & Tool

Description	Qty	Term	Unit	Rate (£)	Value (£)
Delivery cost	1	-	each	£78.00	£78.00

Materials: £1,015.01

Labour: £1,755.00

Plant: £78.00

Other costs: £0.00



Skirting Boards

£279.49

Skirting Board 1. MDF Torus skirting 144 mm, length 12.92m:

- ✓ Supply and install MDF Primed Torus Skirting 144mm
- ✓ Apply 1 coat of primer, 2 coats of gloss, 1 coat of undercoat

Material

Description	Qty	Unit	Rate (£)	Value (£)
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Dulux Trade High Gloss Paint White 2.5Ltr	0.1	each	£31.99	£4.80
Leyland Trade Acrylic Primer Undercoat White 2.5Ltr	0.1	each	£14.99	£1.80
MDF Primed Torus Skirting 144mm	12.9	m	£5.88	£75.97
65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	0.1	pack	£6.00	£0.54
Pinkgrip Grab Adhesive 350ml	1.3	each	£4.00	£5.16

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Apply 2 coats of gloss, 12.9m x 2	25.8	m	£2.50	£64.60
Apply 1 coat of primer, 12.9m x 1	12.9	m	£2.00	£25.84
Apply 1 coat of undercoat, 12.9m x 1	12.9	m	£2.00	£25.84
Cutting and fixing skirting board	12.9	m	£5.80	£74.94

Materials: £88.27

Labour: £191.22

Plant: £0.00

Other costs: £0.00



Skirting Boards Main House

£2,457.32

Skirting Board 1. MDF Torus skirting 144 mm, length 113.58m:

- ✓ Supply and install MDF Primed Torus Skirting 144mm
- ✓ Apply 1 coat of primer, 2 coats of gloss, 1 coat of undercoat

Material

Description	Qty	Unit	Rate (£)	Value (£)
Dulux Trade High Gloss Paint White 2.5Ltr	1.3	each	£31.99	£41.90
Leyland Trade Acrylic Primer Undercoat White 2.5Ltr	1.1	each	£14.99	£16.33
MDF Primed Torus Skirting 144mm	113.6	m	£5.88	£667.85
65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	0.8	pack	£6.00	£4.86
Pinkgrip Grab Adhesive 350ml	11.4	each	£4.00	£45.40

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Apply 2 coats of gloss, 113.6m x 2	227.2	m	£2.50	£567.90
Apply 1 coat of primer, 113.6m x 1	113.6	m	£2.00	£227.16
Apply 1 coat of undercoat, 113.6m x 1	113.6	m	£2.00	£227.16
Cutting and fixing skirting board	113.6	m	£5.80	£658.76

Materials: £776.34

Labour: £1,680.98

Plant: £0.00

Other costs: £0.00



Architraves

£1,914.04

Architrave 1. MDF Torus architrave 69 mm, length 103m:

- ✓ Supply and install MDF Primed Torus Architrave 69mm
- ✓ Apply 1 coat of primer, 2 coats of gloss, 1 coat of undercoat

Material

Description	Qty	Unit	Rate (£)	Value (£)
MDF Primed Torus Architrave 69mm	103.0	m	£4.54	£467.21
Pinkgrip Grab Adhesive 350ml	8.6	each	£4.00	£34.28
MitreBond Aerosol kit 2Pcs	1.0	each	£6.94	£6.94
Dulux Trade High Gloss Paint White 2.5Ltr	0.9	each	£31.99	£28.48

Leyland Trade Acrylic Primer Undercoat White 2.5Ltr	0.7	each	£14.99	£11.09
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Labour

Description	Qty	Unit	Rate (£)	Value (£)
Cutting and fixing in position architraves	103.0	m	£4.35	£448.05
Apply 2 coats of gloss, 102m x 2	204.0	m	£2.50	£510.00
Apply 1 coat of primer, 102m x 1	102.0	m	£2.00	£204.00
Apply 1 coat of undercoat, 102m x 1	102.0	m	£2.00	£204.00

Materials: £547.99	Labour: £1,366.05	Plant: £0.00	Other costs: £0.00
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Window Boards

£296.43

Material

Description	Qty	Unit	Rate (£)	Value (£)
Pinkgrip Grab Adhesive 350ml	4.0	each	£4.00	£15.98
MDF Window Board 25 x 244mm x 4.8m	2.0	each	£46.88	£93.77
Dulux Trade High Gloss Paint White 2.5Ltr	0.2	each	£31.99	£6.72
Leyland Trade Acrylic Primer Undercoat White 2.5Ltr	0.2	each	£14.99	£2.54

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Install window board	9.6	m	£11.60	£111.36
Apply 2 coats of gloss, 2.6m ² x 2	5.2	m ²	£8.80	£45.41
Apply 1 coat of primer, 2.6m ² x 1	2.6	m ²	£4.00	£10.32
Apply 1 coat of undercoat, 2.6m ² x 1	2.6	m ²	£4.00	£10.32

Materials: £119.02	Labour: £177.41	Plant: £0.00	Other costs: £0.00
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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.