

Project Detail

PROJECT LOCATION -SAMPLE PROJECT

DATE : 16/06/2025

<u>Main Summary</u>		
<u>Item No</u>	<u>Description</u>	Total Cost (£)
1	Demolition	£5,270.00
2	Substructure	£51,753.47
3	Superstructure	£120,513.72
4	Windows and Doors	£14,443.00
5	Partitions	£14,323.16
6	Joinery	£10,291.80
7	Decoration	£8,655.82
8	Floor Finishes	£18,167.20
9	Wall Finishes	£11,428.20
10	Bathrooms and Kitchen	£28,150.00
11	Electrical	£20,340.00
12	Mechanical	£38,813.95
13	Preliminaries	£19,920.00
Total Contract Value (Ex.VAT)		£362,070.33

General Notes

1. Validity of Estimate:

This estimate rates are valid for 30 days from the date of issuance. Prices are subject to change after this period due to fluctuations in material costs and availability.

2. Scope of Work:

The estimate covers only the items explicitly listed. Any additional work or changes to the project scope will require a revised estimate or a change order.

3. Material Choices:

The estimate is based on specified materials and finishes. Any changes to material choices may result in adjustments to the final cost.

4. Working Hours:

Construction work will be carried out between the hours of 8:00 AM and 5:00 PM, Monday through Friday. Any work required outside these hours will need prior approval and may incur additional costs.

5. Site Access and Safety:

The client must ensure site access for workers and delivery of materials. The site should be free from hazards and obstructions. Safety of workers and adherence to health and safety regulations is paramount.

6. Waste Removal:

Debris and waste removal from the site will be managed as specified in the estimate. Any additional waste removal beyond the scope outlined will incur extra charges.

7. Unexpected Conditions:

The estimate assumes normal working conditions. Any unexpected conditions such as unforeseen structural issues, hazardous materials (e.g., asbestos), or sub-surface obstructions may result in additional costs and time delays.

8. Insurance:

The contractor carries public liability and employer's liability insurance. It is recommended that the client also maintains insurance coverage for the duration of the project.

9. Warranty:

To be agreed prior to the project

10. Landscape

Landscaping will not be priced as part of this estimates.

11. Completion Timeline:

The estimated project completion time is 8 months from the start date. This is subject to change due to weather conditions, supply chain delays, or other unforeseen circumstances.

12. Provisional Sum

Note also that the Estimating Service provides budget costs for the following items OR they will be marked as exclusions in the assumptions, unless client clearly indicate the costs on the Estimate Order Form before estimating commences ;

13. Drawing Reference

Demolition

	Description	Quantity	Unit	Rate	Total
	<u>Demolition</u>				
1	Remove internal and external doors	9.00	Item	£120.00	£1,080.00
2	Remove window	3.00	Item	£130.00	£390.00
3	Remove internal and external walls	1.00	Item	£2,350.00	£2,350.00
4	Remove staircase	1.00	Item	£450.00	£450.00
5	Remove rear Pergola	1.00	Item	£350.00	£350.00
6	Remove mechanical and electrical work as required.	1.00	Item	£650.00	£650.00
					£5,270.00

Substructure

	Description	Quantity	Unit	Rate	Total
	<u>Excavation for Foundation</u>				
1	Reduce Level for the Foundation	61.00	Sq.m	£85.00	£5,185.00
2	Excavation for Foundation	37.61	Cu.m	£65.00	£2,444.65
3	Disposal of Soil	56.42	Cu.m	£60.00	£3,384.90
4	Trench Filling	22.57	Cu.m	£290.00	£6,544.14
	<u>BELOW DPC WALLS (External)</u>				
5	Below DPC blockwork	21.82	m2	£55.00	£1,199.88
6	Below DPC brickwork	21.82	m2	£165.00	£3,599.64
7	Cavity fill	1.50	m3	£240.00	£361.06
8	DPC	37.61	m	£5.00	£188.05
	<u>CONCRETE GROUND SLAB</u>				
9	Disposal of Soil	16.07	Cu.m	£85.00	£1,366.04
10	Min.150mm well compacted Hardcore	53.57	m2	£60.00	£3,214.20
11	Treatment to floor area	53.57	m2	£5.00	£267.85
12	Damp proof membrane; 500gauge	53.57	m2	£8.00	£428.56
13	150 THK mass concrete slab	53.57	m2	£65.00	£3,482.05
14	150mm Celotex FR4000 insulation	53.57	m2	£45.00	£2,410.65
15	Damp proof membrane; 1200gauge	53.57	m2	£8.00	£428.56
16	75mm Floor Screed	53.57	m2	£55.00	£2,946.35
17	Perimeter - 20mm PIR	13.54	m	£35.00	£473.90

	<u>SCREED</u>				
18	Insulation	59.20	m2	£35.00	£2,072.00
19	75mm Floor Screed	59.20	m2	£55.00	£3,256.00
	<u>BELOW GROUND DRAINAGE</u>				
	<u>PIPEWORK</u>				
20	Provisional Sum	1.00	Item	£8,500.00	£8,500.00
					£51,753.47

Superstructure

	Description	Quantity	Unit	Rate	Total
	<u>CAVITY WALL</u>				
	<i>Ground Floor</i>				
	<i>Assum wall height as</i>	2.80			
1	External Brick wall	60.45	m2	£198.00	£11,969.50
2	140mm insulation	60.45	m2	£35.00	£2,115.82
3	100mm medium dense Blockwork	60.45	m2	£65.00	£3,929.38
4	12.5mm plasterboard	60.45	m2	£18.00	£1,088.14
5	3mm skim finish	60.45	m2	£15.00	£906.78
	<u>DORMER WALL</u>				
	<i>Assum wall height as</i>	2.35			
6	Supply and install Cromar Vent 3 Classic 1 x 50m Breathable Felt	40.42	m2	£5.00	£202.10
7	Timber stud work using Sawn Timber Treated C16/C24 47 x 95mm at 400mm centres	40.42	m2	£55.00	£2,223.10
8	Hardwood Plywood 2440 x 1220 x 18mm lining externally	40.42	m2	£28.00	£1,131.76
9	100mm Celotex Insulation GA4100 Board 2400mm x 1200mm or similar insulation fitted between studs	40.42	m2	£45.00	£1,818.90
10	50mm Celotex Insulation GA3050 Board 2400mm x 1200mm or similar insulation fitted over studs	40.42	m2	£25.00	£1,010.50
11	External vapor control and battening	40.42	m2	£30.00	£1,212.60
12	External Slate for dormer wall	40.42	m2	£115.00	£4,648.30
13	12.5mm plasterboard	40.42	m2	£18.00	£727.56
14	3mm skim finish	40.42	m2	£15.00	£606.30
	<u>LOFT FLOOR TIMBER FLOORING</u>				
15	Floor joists	37.63	m2	£55.00	£2,069.65

16	Insulation; 100mm rockwool RW45	37.63	m2	£25.00	£940.75
17	Chipboard; 22mm tongue and groove	37.63	m2	£25.00	£940.75
18	12.5mm plasterboard	37.63	m2	£18.00	£677.34
19	2.5mm skim finish	37.63	m2	£15.00	£564.45
	<u>FLAT ROOF</u>				
20	Roof Covering	95.23	m2	£95.00	£9,046.85
21	18mm WBP ply	95.23	m2	£25.00	£2,380.75
22	Treated timber firings	95.23	m2	£15.00	£1,428.45
23	Breather Membrane	95.23	m2	£5.00	£476.15
24	12mm Plywood	95.23	m2	£15.00	£1,428.45
25	150mm x 50mm Timber Ceiling Joists	95.23	m2	£55.00	£5,237.65
26	120mm Kingspan Kooltherm K107 between ceiling joists	95.23	m2	£65.00	£6,189.95
27	25mm insulation	95.23	m2	£32.00	£3,047.36
28	12.5mm plasterboard	95.23	m2	£18.00	£1,714.14
29	2.5mm skim finish	95.23	m2	£15.00	£1,428.45
30	Led Flashing	19.50	L.m	£110.00	£2,145.00
31	Supply and install uPVC White Fascia Board 18 x 200mm x 5m	38.60	L.m	£45.00	£1,737.00
	<u>Rainwater Goods</u>				
32	PVC Gutter	38.60	m	£40.00	£1,544.00
33	Downpipe	17.80	m	£35.00	£623.00
	<u>Structural Work</u>				
34	C1 - grade S275 152x152x23 UC column (2800mm)	2.00	Item	£360.00	£720.00
35	C2 - grade S275 203x203x46 UC column (2800mm)	2.00	Item	£680.00	£1,360.00

36	C3 - grade S275 100x100x8.0 SHS (2100mm)	1.00	Item	£225.00	£225.00
37	P1 - MS grade 250x100x15 steel plate	10.00	Item	£45.00	£450.00
38	B1 - Grade S275 152x152x37 UC (6260mm)	1.00	Item	£1,190.00	£1,190.00
39	B5 & B4 - Grade S275 203x203x46 UC with 10mm thick bottom plate to suit (7000mm)	2.00	Item	£1,455.00	£2,910.00
40	B6 - Grade S275 152x152x23 UC (3215mm)	1.00	Item	£413.00	£413.00
41	B7 - Grade C24 or S275 Flitch 2x50x150 deep beam with 130x8mm plate in between bolted with m12 bolt @350 c/c (4000mm)	1.00	Item	£285.00	£285.00
42	B8 - Grade C24 or S275 Flitch 2x50x150 deep beam with 130x8mm plate in between bolted with m12 bolt @350 c/c (4000mm)	1.00	Item	£285.00	£285.00
43	B9 - Grade S275 203x203x46 UC with 10mm thick bottom plate to suit (7000mm)	1.00	Item	£1,698.00	£1,698.00
44	B10 - Grade S275 152x152x23 UC (6260mm)	1.00	Item	£803.00	£803.00
45	B11 - Grade S275 152x152x30 UC (6260mm)	1.00	Item	£1,005.00	£1,005.00
46	B12 - Grade S275 203x203x60 UC (5500mm)	1.00	Item	£1,671.00	£1,671.00
47	B13 - Grade S275 152x152x37 UC (5560mm)	1.00	Item	£1,057.00	£1,057.00
48	B15 - Grade S275 152x152x30 UC (6260mm)	1.00	Item	£1,005.00	£1,005.00
49	B16 - Grade S275 152x152x23 UC (5870mm)	1.00	Item	£753.00	£753.00
50	L2 - ER8 215x140 deep concrete lintel (2630mm)	1.00	Item	£362.00	£362.00
51	L3 - ER7 215x100 deep concrete lintel (1120mm)	1.00	Item	£120.00	£120.00

52	DJ - 2x50x150mm New timber Floor joist (8400mm)	1.00	Item	£237.00	£237.00
	Steel work handling and installation	1.00	Item	£4,800.00	£4,800.00
53	<u>Upgrading to Existing Roof</u> Assume using the existing roof tiles and timber structure				
54	Supply and install Cromar Vent 3 Classic 1 x 50m Breathable Felt	92.53	m2	£5.00	£462.64
55	100mm Celotex Insulation GA4100 Board 2400mm x 1200mm or similar insulation fitted between studs	92.53	m2	£45.00	£4,163.74
56	50mm Celotex Insulation GA3050 Board 2400mm x 1200mm or similar insulation fitted over studs	92.53	m2	£25.00	£2,313.19
57	External vapor control and battening	92.53	m2	£30.00	£2,775.83
	Relaying Existing Roof tiles	92.53	m2	£35.00	£3,238.46
58	<u>STAIRCASE (Provisional Sum)</u>				
	Supply and fabrication of Staircase	2.00	Item	£4,500.00	£9,000.00
					£120,513.72

Windows and Doors

	Description	Quantity	Unit	Rate	Total
<u>Doors and Windows</u>					
<u>(Provisional Sum) UPVC</u>					
Ground Floor					
1	Sliding Door (1800x2360)	1.00	No	£1,870.00	£1,870.00
2	Fixed Glass (2200x2360)	2.00	No	£1,612.00	£3,224.00
3	Fixed Glass (600x1975)	2.00	No	£803.00	£1,606.00
First Floor					
4	Fixed Glass (1850x1260)	1.00	No	£997.00	£997.00
Second Floor					
5	Window (1363x1850)	1.00	No	£1,065.00	£1,065.00
6	Window (1100x940)	1.00	No	£576.00	£576.00
7	Fixed Glass (1416x1850)	1.00	No	£905.00	£905.00
Sky Light					
8	1500x2500mm	2.00	No	£2,100.00	£4,200.00
					£14,443.00

Internal Walls, Ceiling and Partitions

	Description	Quantity	Unit	Rate	Total
	<u>PARTITION WALL</u>				
	Ground Floor - Wall height assume as	2.80			
1	Studwork; 50mm x 100mm or Match to wall thickness	63.56	m2	£35.00	£2,224.60
2	65mm isover acoustic partition	63.56	m2	£15.00	£953.40
3	12.5mm gyproc soundbloc plasterboard	127.12	m2	£18.00	£2,288.16
4	2.5mm skim finish	127.12	m2	£15.00	£1,906.80
	First Floor -Wall height assume as	2.60			
5	Studwork; 50mm x 100mm or Match to wall thickness	50.44	m2	£35.00	£1,765.40
6	65mm isover acoustic partition	50.44	m2	£17.00	£857.48
7	12.5mm gyproc soundbloc plasterboard	100.88	m2	£18.00	£1,815.84
8	2.5mm skim finish	100.88	m2	£15.00	£1,513.20
	Loft Floor -Wall height assume as	2.35			
9	Studwork; 50mm x 100mm or Match to wall thickness	8.46	m2	£35.00	£296.10
10	65mm isover acoustic partition	8.46	m2	£17.00	£143.82
11	12.5mm gyproc soundbloc plasterboard	16.92	m2	£18.00	£304.56
12	2.5mm skim finish	16.92	m2	£15.00	£253.80
					£14,323.16

Joinery

	Description	Quantity	Unit	Rate	Total
	<u>PLYWOOD DOOR</u>				
	Door 850x1960	2.00			
	Door 800x1960	4.00			
1	Install single door	6.00	no.	£75.00	£450.00
2	Supply single door and all materials	6.00	no.	£350.00	£2,100.00
3	Install ironmongery	6.00	no.	£35.00	£210.00
4	PC Sum to supply ironmongery	6.00	no.	£55.00	£330.00
5	Door frame install only	6.00	no.	£85.00	£510.00
6	Architraves	60.00	m	£10.00	£600.00
	<u>DOUBLE SWING PLYWOOD DOOR DOOR</u>				
	1520X1960 Double swing door with 2 no.s 295x1960 fixed glass				
7	Install single door	1.00	no.	£350.00	£350.00
8	Supply single door and all materials	1.00	no.	£1,200.00	£1,200.00
9	Install ironmongery	1.00	no.	£45.00	£45.00
10	PC Sum to supply ironmongery	1.00	no.	£65.00	£65.00
11	Door frame install only	1.00	no.	£85.00	£85.00
12	Architraves	15.00	m	£10.00	£150.00
	<u>BATHROOM DOOR</u>				
	Door 850x1960	1.00			
	Door 950x1961	2.00			
13	Install single door	3.00	no.	£75.00	£225.00
14	Supply single door and all materials	3.00	no.	£180.00	£540.00
15	Install ironmongery	3.00	no.	£35.00	£105.00
16	PC Sum to supply ironmongery	3.00	no.	£55.00	£165.00

17	Door frame install only	3.00	no.	£85.00	£255.00
18	Architraves	30.00	m	£10.00	£300.00
	<u>SKIRTING</u>				
19	Skirtings; 100mm torus	186.20	m	£14.00	£2,606.80
					£10,291.80

Decoration

	Description	Quantity	Unit	Rate	Total
1	1 mist coat and 2 final coats of matt emulsion	478.65	m2	£12.00	£5,743.82
2	1 coat of primer and 1 coat of eggshell gloss to skirting and architraves	291.20	m	£10.00	£2,912.00
					£8,655.82

Floor Finishes

	Description	Quantity	Unit	Rate	Total
	<u>Ground floor - Tiles</u>				
1	Install Tile Floor	96.49	m2	£70.00	£6,754.30
2	Supply Tile Floor	96.49	m2	£70.00	£6,754.30
	<u>First floor - Carpet</u>				
3	Install Carpet Floor	39.56	m2	£20.00	£791.20
4	Supply Carpet Floor	39.56	m2	£30.00	£1,186.80
	<u>First floor - Tiles</u>				
5	Install Tile Floor	5.04	m2	£70.00	£352.80
6	Supply Tile Floor	5.04	m2	£70.00	£352.80
	<u>Loft floor - Carpet</u>				
7	Install Carpet Floor	19.90	m2	£20.00	£398.00
8	Supply Carpet Floor	19.90	m2	£30.00	£597.00
	<u>Loft floor - Tiles</u>				
9	Install Stone Tile	7.00	m2	£70.00	£490.00
10	Supply Tiles	7.00	m2	£70.00	£490.00
					£18,167.20

Wall Finishes

	Description	Quantity	Unit	Rate	Total
	<u>WALL TILING</u>				
1	Install tiles to bathroom	67.40	m2	£75.00	£5,054.85
2	Supply tiles	67.40	m2	£75.00	£5,054.85
	<u>Splashback</u>				
3	Install Splashback	8.79	m2	£75.00	£659.25
4	Supply tiles	8.79	m2	£75.00	£659.25
					£11,428.20

Bathrooms & Kitchen

	Description	Quantity	Unit	Rate	Total
	<u>Ensuite</u>				
1	Install only Ensuite	3.00	no.	£950.00	£2,850.00
2	Supply of Ensuite (Provisional Sum)	3.00	no.	£2,100.00	£6,300.00
	<u>UTILITY</u>				
3	Install only Utility	1.00	no.	£1,500.00	£1,500.00
4	Supply of Utility (Provisional Sum)	1.00	no.	£4,500.00	£4,500.00
	<u>KITCHEN</u>				
5	Install only kitchen	1.00	no.	£4,500.00	£4,500.00
6	Supply of kitchen	1.00	no.	£8,500.00	£8,500.00
					£28,150.00

Electrical

	Description	Quantity	Unit	Rate	Total
	<u>Electrical Work (Provisional Sum)</u>				
	<u>CONSUMER UNIT</u>				
1	Upgraded existing Consumer unit	1.00	no.	£550.00	£550.00
	<u>FIRST FIX CABLING</u>				
2	First fix cabling to lights, sockets and switches	104.00	no.	£80.00	£8,320.00
	<u>LIGHTS</u>				
3	Light fittings; Pendants	3.00	no.	£75.00	£225.00
4	Light fittings; Ceiling mounted spot light	55.00	no.	£78.00	£4,290.00
5	Exterior Light fittings;	8.00	no.	£85.00	£680.00
	<u>SOCKETS AND SWITCHES</u>				
7	13A single Switched Socket Outlet	5.00	no.	£65.00	£325.00
8	13A Twin Switched Socket Outlet	30.00	no.	£75.00	£2,250.00
10	Shaver Socket Outlet	3.00	no.	£85.00	£255.00
	<u>FIRE DETECTION</u>				
11	Smoke detectors	3.00	no.	£130.00	£390.00
12	Heat detectors	2.00	no.	£130.00	£260.00
	<u>THERMOSTAT</u>				
13	Thermostat (PC Sum £80 to supply)	3.00	no.	£165.00	£495.00
	<u>GENERAL</u>				
14	Builders work in connection	1.00	item	£1,550.00	£1,550.00
15	Testing and commissioning	1.00	item	£350.00	£350.00
16	O&M manuals	1.00	item	£400.00	£400.00
					£20,340.00

Mechanical

	Description	Quantity	Unit	Rate	Total
	<u>Mechanical and Plumbing Work (Provisional Sum)</u>				
	<u>Under Floor Heating</u>				
1	Supply and install underfloor heating	112.77	no.	£135.00	£15,223.95
	<u>RADIATORS</u>				
2	Install radiator	5.00	no.	£135.00	£675.00
3	PC Sum to supply radiator	5.00	no.	£450.00	£2,250.00
4	Pipework for radiators	1.00	item	£2,750.00	£2,750.00
	<u>BATHROOM RADIATORS</u>				
5	Install radiator	3.00	no.	£110.00	£330.00
6	Supply radiator	3.00	no.	£325.00	£975.00
7	Pipework for radiators	1.00	item	£900.00	£900.00
	<u>BOILER</u>				
8	Upgrading to existing boiler and piping work	1.00	item	£6,500.00	£6,500.00
	<u>Extractor</u>				
9	Bathroom Extractor	3.00	Item	£550.00	£1,650.00
10	Kitchen Extractor (Provisional Sum)	1.00	Item	£2,500.00	£2,500.00
	<u>WATER SERVICES</u>				
11	Hot and cold water pipe installations; pipework and sundry items to completion	1.00	item	£1,650.00	£1,650.00
	<u>WASTE SERVICES</u>				
12	Waste plumbing and drainage including pipework and sundry items to completion	1.00	item	£1,560.00	£1,560.00

<u>GENERAL</u>					
13	Builders work in connection	1.00	item	£900.00	£900.00
14	Testing and commissioning	1.00	item	£550.00	£550.00
15	O&M manuals	1.00	item	£400.00	£400.00
					£38,813.95

Preliminaries

	Description	Quantity	Unit	Rate	Total
1	Rubbish removal; skips (Provisional Quantity)	20.00	no.	£336.00	£6,720.00
2	Building Control	1.00	Item	£950.00	£950.00
3	Incoming Services	1.00	Item	£730.00	£730.00
4	Scaffolding and safe stands (Provisional Sum)	1.00	item	£4,300.00	£4,300.00
5	Digger and Dumbper	8.00	Week	£250.00	£2,000.00
6	Portaloo	32.00	Week	£60.00	£1,920.00
7	Protection	1.00	item	£600.00	£600.00
8	Cleaning	1.00	item	£1,250.00	£1,250.00
9	Health & safety	1.00	item	£650.00	£650.00
10	Insurance	1.00	item	£800.00	£800.00
					£19,920.00