

Estimate

PRELIMINARIES

£22,029.80

Preliminaries

£18,194.80



General Preliminaries

£13,969.80

Foreman / Supervisor - 1 each

✓ Site Supervision for 6 x Weeks

Sign Boards - 1 each

✓ Supply and display construction sign boards. Keeping your construction site safe

Health and Safety - 1 each

✓ Includes Health and Safety, First Aid, Protective clothing

Disposal Waste - 4 each

✓ We have allowed for 4 x Tipper Load 1.25 Tonne

Cleaning - 1 each

✓ We have allowed for cleaning 1 x General Labourer for 2 x Days

Materials	Qty	Unit	Rate (£)	Value (£)	
Sign Boards	1.0	each	£130.00	£130.00	
Labour	Qty	Unit	Rate (£)	Value (£)	
Site Supervision	240.0	hour	£48.75	£11,700.00	
General Labourer	16.0	hour	£37.05	£592.80	
Plant & Tool	Qty	Term	Unit	Rate (£)	Value (£)
Tipper Load 1.25 Tonne	4	1.0	each	£338.00	£1,352.00
Other costs	Qty	Unit	Rate (£)	Value (£)	
Safety, First Aid, Protective clothings	1.0	each	£195.00	£195.00	
Materials: £130.00	Labour: £12,292.80	Plant: £1,352.00	Other costs: £195.00		



Asbestos Removal

£4,225.00

PC SUM

Other costs	Qty	Unit	Rate (£)	Value (£)
PC Sum - Asbestos Removal	1.0	each	£4,225.00	£4,225.00
Other costs: £4,225.00				

Scaffolding

£3,835.00



Scaffolding

£3,835.00

Scaffolding - 1 each

Fairways Scaffolding Quotation

- 1 lift to rear extension perimeter
- 1 lift to front elevation for roofing lift
- 1 lift to rear elevation for roofing lift
- 2 visits allowed for

No allowance for covered scaffolding.

Other costs	Qty	Unit	Rate (£)	Value (£)
Scaffolding	1.0	each	£2,275.00	£2,275.00
Tag checks	16.0	each	£97.50	£1,560.00

Other costs: £3,835.00

DEMO & REMOVAL

£6,882.39

Demo & Removal

£6,882.39



Demolition / Removal

£6,882.39

Concrete Removal

- ✓ Breaking up plain concrete bed 100mm ; load into skip - 42 m2

Walls and Chimneys Removal

- ✓ Removing chimney breast; 2 storeys + loft 8.5m - 1 each
- ✓ Demolish cavity wall - 1 m2

Woodwork and Openings Removal

- ✓ Remove kitchen wall and floor units - 10 each

Roof Removal

- ✓ Removing gutters, downpipes - 20 m

Disposal:

- ✓ Disposal surplus materials off site
- ✓ We have allowed for 2.2 x 8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)

Labour	Qty	Unit	Rate (£)	Value (£)
Breaking up plain concrete bed 100mm ; load into skip	42.0	m2	£44.46	£1,867.32
Removing chimney breast; 2 storeys + loft 8.5m	1.0	each	£3,149.25	£3,149.25
Remove kitchen wall and floor units	10.0	each	£29.64	£296.40
Removing gutters, downpipes	20.0	m	£7.41	£148.20
Demolish cavity wall	1.0	m2	£166.72	£166.72

Plant & Tool	Qty	Term	Unit	Rate (£)	Value (£)
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	3	-	each	£331.50	£994.50
Highway licence	1	5.0	Month	£52.00	£260.00

Labour: £5,627.89

Plant: £1,254.50

SUBSTRUCTURE

£14,120.08

Extension

£14,120.08



Trench Foundation

£3,449.94

Trench Foundation. Length 15.15m:

- ✓ Excavate trenches by machine, Width - 600mm, Depth - 1200mm
- ✓ 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 2.7 x Tipper Load 1.25 Tonne
- ✓ Ready mixed concrete - C25 Mix

Materials	Qty	Unit	Rate (£)	Value (£)
Concrete Mix C25	3.0	m3	£163.66	£490.97
Concrete Part Load Charge	4.0	m3	£71.50	£286.00
Regular Diesel	48.0	l	£1.82	£87.36

Labour	Qty	Unit	Rate (£)	Value (£)
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Casting concrete to trench	3.0	m3	£74.10	£222.30	
Levelling and compacting bottoms of excavations	10.0	m2	£3.55	£35.45	
Excavate trenches by Machine	11.0	m3	£62.90	£691.94	
Load soil to skip by hand	14.0	m3	£30.03	£420.42	
Plant & Tool	Qty	Term	Unit	Rate (£)	Value (£)
1.5 Tonne Excavator	1	2.0	day	£71.50	£143.00
Delivery and Collection Cost	1	-	each	£58.50	£58.50
Tipper Load 1.25 Tonne	3	1.0	each	£338.00	£1,014.00
Materials: £864.33		Labour: £1,370.11		Plant: £1,215.50	



Cavity Walls Below DPC

£3,539.81

Cavity Walls Below DPC.

- ✓ Constructed in cement sand mortar 1:3
- ✓ Outer skin: concrete blocks below ground level and bricks above ground level
- ✓ Supply and install London Brick Company Commons
- ✓ Cavity formed with stainless steel wall ties, cavity 150mm wide
- ✓ Site mixed concrete
- ✓ Concrete blocks inner skin
- ✓ Damp proof course built into walls

Materials	Qty	Unit	Rate (£)	Value (£)
Ballast Bulk Bag	2.0	each	£62.40	£124.80
Blue Circle Mastercrete 25kg	8.0	each	£7.20	£57.62
Solid Low Density Concrete Blocks 3.6N 100mm	298.0	each	£4.76	£1,417.88
Sika Maxmix Concentrated Plasticiser 1L	2.0	each	£14.52	£29.04
Building Sand Bulk Bag	2.0	each	£49.40	£98.80
Blue Circle Cement 25kg	7.0	each	£7.20	£50.41
Damp Proof Course 450mm x 30m	1.0	each	£19.49	£19.49
London Brick Company Commons	201.0	each	£2.20	£441.60
Labour	Qty	Unit	Rate (£)	Value (£)
Mix Concrete on Site	1.0	m3	£92.63	£92.63
Filling cavity	1.0	m3	£105.41	£105.40
Laying concrete blocks	298.0	each	£2.73	£813.54
Lay damp proof course	30.0	m	£3.90	£117.00
Laying bricks (half a brick thick)	4.0	m2	£42.90	£171.60
Materials: £2,239.64		Labour: £1,300.17		



Concrete Floor

£7,130.33

Concrete Floor. Concrete ground floor slab, floor area 36m²:

- ✓ Excavate reduced levels by machine, excavation depth: - 100mm
- ✓ 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 6 Yard Skip 2.6m(L) x 1.5(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

Materials	Qty	Unit	Rate (£)	Value (£)	
Sharp Sand Bulk Bag	6.0	each	£49.40	£296.40	
Blue Circle Mastercrete 25kg	53.0	each	£7.20	£381.71	
Concrete and screed Fibres 900g (usage 1m3 screed)	3.0	each	£22.75	£68.25	
MOT Type 1 Sub-base Bulk Bag	13.0	bag	£51.35	£667.55	
Visqueen Vapour Check 500 GA Green 4 x 50m	1.0	roll	£156.17	£156.17	
Concrete Mix C30	4.0	m3	£189.80	£759.20	
Concrete Part Load Charge	3.0	m3	£71.50	£214.50	
Regular Diesel	16.0	l	£1.82	£29.12	
A142 Reinforcing Mesh 4.8m x 2.4m (2.2kg/m2)	4.0	each	£60.27	£241.07	
Plastic Reinforced Mesh Spacers 40-50mm	225.0	each	£0.60	£134.55	
25mm Celotex Insulation TB3025 Board 2400mm x 1200mm	2.0	each	£18.36	£36.71	
100mm Celotex Insulation GA4100 Board 2400mm x 1200mm	13.0	each	£36.34	£472.36	
Building Sand Bulk Bag	4.0	each	£49.40	£197.60	
Damp Proof Membrane 1200ga 4m x 3m (12m2)	4.0	each	£16.22	£64.90	
Labour	Qty	Unit	Rate (£)	Value (£)	
Laying floor screed 65-100mm	36.0	m2	£13.00	£468.00	
Fill to make up levels by hand	8.0	m3	£74.88	£599.04	
Spreading and levelling fill	72.0	m2	£1.40	£101.09	
Compacting fill	72.0	m2	£1.77	£127.63	
Laying vapour control	41.0	m2	£2.34	£95.94	
Casting concrete to slabs	4.0	m3	£85.80	£343.20	
Levelling and compacting bottoms of excavations	36.0	m2	£3.55	£127.63	
Excavate reduced levels by Machine	4.0	m3	£62.90	£251.62	
Cutting and placing reinforcing mesh	36.0	m2	£4.33	£156.00	
Laying insulation to floor	41.0	m2	£7.80	£319.80	
Load soil to skip by machine	5.0	m3	£11.70	£58.50	
Laying Damp Proof Membrane	44.0	m2	£1.95	£85.80	
Tamped finish	36.0	m2	£5.85	£210.60	
Plant & Tool	Qty	Term	Unit	Rate (£)	Value (£)
1.5 Tonne Excavator	1	1.0	day	£71.50	£71.50
Delivery and Collection Cost	1	-	each	£58.50	£58.50
6 Yard Skip 2.6m(L) x 1.5(W) x 1.2(H)	1	-	each	£257.40	£257.40
1 Tonne Skip Loader	1	1.0	day	£78.00	£78.00

Materials: £3,720.08

Labour: £2,944.85

Plant: £465.40

SUPERSTRUCTURE

£97,860.40

Extension Walls

£3,023.84



Cavity Wall

£3,023.84

Cavity Wall. Area - 25 m²

- ✓ Outer Skin - Block wall 100 mm thick in cement sand mortar (1:3)
- ✓ Supply and install Paint Grade Solid Dense Concrete Blocks 7.3N 100mm
- ✓ 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 50mm Celotex Insulation GA3050 Board 2400mm x 1200mm

Materials	Qty	Unit	Rate (£)	Value (£)
Blue Circle Cement 25kg	8.0	each	£7.20	£57.62
Building Sand Bulk Bag	2.0	each	£49.40	£98.80
Sika Maxmix Concentrated Plasticiser 1L	2.0	each	£14.52	£29.04
Celcon Standard Aerated Concrete Block 3.6N 100mm	247.0	each	£2.99	£738.53
Staifix Housing Wall Ties HRT4 250mm box of 250	1.0	pack	£54.15	£54.15
Paint Grade Solid Dense Concrete Blocks 7.3N 100mm	247.0	each	£1.14	£282.57
50mm Celotex Insulation GA3050 Board 2400mm x 1200mm	9.0	each	£25.75	£231.78
Aluminium Foil Tape 100mm x 45m	3.0	each	£9.41	£28.24
Labour	Qty	Unit	Rate (£)	Value (£)
Laying concrete blocks	494.0	each	£2.73	£1,348.62
Forming cavity	25.0	m2	£1.50	£37.51
Laying PIR insulation to cavity wall	25.0	m2	£4.68	£117.00
Materials: £1,520.71		Labour: £1,503.13		

Masonry Infills

£786.28



Block Wall

£786.28

Block Wall. Area - 12 m²

- ✓ Block wall 100 mm thick in cement sand mortar (1:3)
- ✓ Supply and install Paint Grade Solid Dense Concrete Blocks 7.3N 100mm

Accessories and Extras:

- ✓ Stainless steel wall starter kit 2.4 m - 6 each

Materials	Qty	Unit	Rate (£)	Value (£)
Wall Starter Kit Stainless Steel 2 x 1.2m	6.0	each	£15.16	£90.95
Blue Circle Cement 25kg	2.0	each	£7.20	£14.40
Building Sand Bulk Bag	1.0	each	£49.40	£49.40
Sika Maxmix Concentrated Plasticiser 1L	1.0	each	£14.52	£14.52
Paint Grade Solid Dense Concrete Blocks 7.3N 100mm	119.0	each	£1.14	£136.14
Labour	Qty	Unit	Rate (£)	Value (£)
Labourer	4.0	hour	£39.00	£156.00
Laying concrete blocks	119.0	each	£2.73	£324.87
Materials: £305.41		Labour: £480.87		

Extension Flat Roof

£13,230.46



Flat Roof Structure

£3,284.93

Flat Roof Roof Pitch 1° Roof area 38.8m²

- ✓ Softwood treated rafters 47 x 145 mm (2" x 6") fixed with screws or nails at 400mm centres
- ✓ 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")
- ✓ Roof sheathing includes Smartply OSB 2440 x 1220 x 18mm fixed with screws or nails

Forming Gutter - 1 each

Materials	Qty	Unit	Rate (£)	Value (£)
Sawn Timber Treated C16/C24 47 x 225mm x 5.4m	11.0	m	£6.92	£76.08
Sawn Timber Treated C16/C24 47 x 145mm x 4.2m	126.0	m	£3.87	£488.12

Screws 5 x 100mm box of 100	2.0	box	£6.93	£13.86
Sawn Timber Treated C16/C24 47 x 95mm x 4.8m	10.0	m	£2.59	£25.87
Brown Plastic Plugs Box of 100	1.0	box	£4.33	£4.33
Heavy Restraint Strap 1200 x 30 x 5mm	6.0	each	£7.42	£44.54
Building Sand Bulk Bag	1.0	each	£49.40	£49.40
Blue Circle Cement 25kg	1.0	each	£7.20	£7.20
Screws 4 x 50mm box of 200	1.0	box	£4.21	£4.21
Screws 4.5 x 60mm box of 200	3.0	box	£8.11	£24.34
Smartply OSB 2440 x 1220 x 18mm	14.0	sheet	£24.92	£348.89
Hardwood Plywood 2440 x 1220 x 18mm	7.0	m2	£15.35	£107.43
Labour	Qty	Unit	Rate (£)	Value (£)
Install ridge	11.0	m	£9.36	£102.96
Install rafters	126.0	m	£5.07	£638.82
Bedding wall plate	10.0	m	£8.58	£85.80
Fixing plywood	39.0	m2	£16.39	£639.08
Forming Integral Gutter	16.0	hour	£39.00	£624.00
Materials: £1,194.27		Labour: £2,090.66		

Roofing deck £3,010.12

Roofing Prep. Area - 40.5m²:

- ✓ Install softwood treated firrings to create a fall on flat roof
- ✓ Roof sheathing includes Hardwood Plywood 2440 x 1220 x 18mm fixed with screws or nails
- ✓ Code 4 lead flashing and pointing with coloured mortar or grey sealant

Materials	Qty	Unit	Rate (£)	Value (£)
75mm x 3.75 Galvanized Round Wire Nail 1kg Pack	3.0	pack	£6.96	£20.87
Softwood treated firring	117.0	m	£3.64	£425.88
Screws 4.5 x 60mm box of 200	3.0	box	£8.11	£24.34
Hardwood Plywood 2440 x 1220 x 18mm	15.0	sheet	£44.20	£663.00
Geocel Trade Mate Roofers Seal Lead Grey 310ml	4.0	each	£8.76	£35.05
Code 4 Lead Roll 300mm x 6m	2.0	roll	£139.97	£279.94
Labour	Qty	Unit	Rate (£)	Value (£)
Fixing firrings to joists	117.0	m	£6.50	£760.50
Fixing plywood	41.0	m2	£16.39	£671.85
Install flashings	10.0	m	£12.87	£128.70
Materials: £1,449.07		Labour: £1,561.05		

Cold Flat Roof Insulation £1,957.32

Cold Flat Roof Insulation

One layer of insulation fitted over flat roof joists 41 m²

- ✓ 150mm Celotex Insulation XR4150 Board 2400mm x 1200mm

Materials	Qty	Unit	Rate (£)	Value (£)
Aluminium Foil Tape 50mm x 45m	6.0	each	£4.98	£29.87
150mm Celotex Insulation XR4150 Board 2400mm x 1200mm	42.0	m2	£20.58	£864.31
Extra Long Screws 8 x 200mm	378.0	each	£1.76	£663.39
Labour	Qty	Unit	Rate (£)	Value (£)
Laying PIR insulation over flat roof joists	41.0	m2	£9.75	£399.75
Materials: £1,557.57		Labour: £399.75		

Flat Roof Windows

£3,320.64

Flat Roof Windows. Quantity 1:

- ✓ Supply and install Roof Lantern 3000mm x 1000mm - 1 each
- ✓ Softwood treated timber trimming to openings

Materials	Qty	Unit	Rate (£)	Value (£)
Roof Lantern 3000mm x 1000mm	1.0	each	£1,820.00	£1,820.00
Standard Joist Hanger 100mm x 250mm JHA270/100	8.0	each	£1.42	£11.34
Standard Joist Hanger 44mm x 238mm JHA270/44	4.0	each	£1.38	£5.51
47 x 145 mm (2" x 6"), Length 4.8 m x 8	39.0	m	£3.87	£151.09
Square Twist Nails 3.7 x 30mm 1kg	2.0	pack	£6.41	£12.82
Screws 5 x 100mm box of 100	1.0	box	£6.93	£6.93
Roof light insulated upstands	1.0	each	£452.23	£452.23
Labour	Qty	Unit	Rate (£)	Value (£)
Install flat roof window	1.0	each	£468.00	£468.00
Carpenter to fit joist hangers	12.0	each	£9.75	£117.00
Install rafters	39.0	m	£5.07	£197.73
Install upstand	2.0	hour	£39.00	£78.00

Materials: £2,459.91

Labour: £860.73

Upvc

£1,657.45

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

Fascia. Length -
15m

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

Eave Soffit. Length -
15m

- ✓ Supply and install uPVC Black Solid Soffit Board 9 x 400mm x 2.5m

Box End. Quantity -
2each

- ✓ Includes forming boxed ends at junction of fascia and barge

Materials	Qty	Unit	Rate (£)	Value (£)
Black 40mm Plastic Headed Pins x 250	2.0	box	£7.45	£14.90
Nylon Anchor Hammerfix Screws M5x50mm Box of 100	1.0	box	£6.57	£6.57
Treated Batten 25 x 50mm	15.0	m	£1.51	£22.62
uPVC Black Solid Soffit Board 9 x 400mm x 2.5m	6.0	each	£56.95	£341.72
uPVC Black Fascia Board 18 x 200mm x 5m	3.0	each	£102.62	£307.87
uPVC Black Fascia Board 18 x 405mm x 5m	1.0	each	£189.06	£189.06
Black External Corner 500mm	2.0	each	£24.93	£49.87
Black External Corner 300mm	2.0	each	£12.95	£25.90
Labour	Qty	Unit	Rate (£)	Value (£)
Install fascia/soffit 150-300mm	30.0	m	£17.97	£539.18
Fixing battens to masonry	15.0	m	£4.88	£73.13
Install box end	2.0	each	£43.33	£86.67

Materials: £958.49

Labour: £698.96

Extension Steels / Lintels

£7,283.99

 Steels

£6,408.99

Install Steels - 1 each

Materials	Qty	Unit	Rate (£)	Value (£)	
Steels + Flitch Beams	1.0	each	£2,994.39	£2,994.39	
Supreme Concrete Padstone 330mm x 215mm x 102mm	11.0	each	£43.71	£480.77	
Building Sand 25kg Bag	6.0	each	£4.00	£24.02	
Blue Circle Cement 25kg	2.0	each	£7.20	£14.40	
Labour	Qty	Unit	Rate (£)	Value (£)	
Erecting and setting in position metal beam	15.0	kg	£141.96	£2,129.40	
Install Padstone	1.0	each	£416.00	£416.00	
Plant & Tool	Qty	Term	Unit	Rate (£)	Value (£)
Geni Lift SLA15 363kg	2	5.0	day	£26.00	£260.00
Delivery and Collection Cost	1	-	each	£90.00	£90.00
Materials: £3,513.59		Labour: £2,545.40		Plant: £350.00	

 Lintels

£370.76

Lintels. Quantity 2:

- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Wall Lintel CG150/100 1500mm	2.0	each	£120.04	£240.08
Cavity Closer Double Flange 150mm x 2440mm	3.0	each	£15.70	£47.11
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	1.0	kg	£8.66	£8.66
Labour	Qty	Unit	Rate (£)	Value (£)
Install steel lintel	2.0	each	£11.70	£23.40
Install cavity closers	7.0	m	£7.36	£51.51
Materials: £295.85		Labour: £74.91		

 Lintels

£303.00

Lintel 1. Quantity 2:

- ✓ Precast concrete lintels bedded and pointed in cement sand mortar (1:3)
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation

Materials	Qty	Unit	Rate (£)	Value (£)
Supreme Prestressed Concrete Lintel 145mm x 100mm x 1200mm	4.0	each	£29.43	£117.73
Cavity Closer Double Flange 100mm x 2440mm	3.0	each	£15.70	£47.11
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	1.0	kg	£8.66	£8.66
Labour	Qty	Unit	Rate (£)	Value (£)
Install concrete lintel	4.0	each	£19.50	£78.00
Install cavity closers	7.0	m	£7.36	£51.51
Materials: £173.50		Labour: £129.51		

 Lintels

£201.24

Lintels. Quantity 1:

- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Wall Lintel CG150/100 1500mm	1.0	each	£120.04	£120.04
Cavity Closer Double Flange 150mm x 2440mm	2.0	each	£15.70	£31.41
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	1.0	kg	£8.66	£8.66
Labour	Qty	Unit	Rate (£)	Value (£)
Install steel lintel	1.0	each	£11.70	£11.70
Install cavity closers	4.0	m	£7.36	£29.43

Materials: £160.11

Labour: £41.13

FF Floor Structure

£4,675.77

Floor

£4,675.77

Floor. Span - 4 m, floor area - 40 m²:

- ✓ Sawn Timber Treated C16/C24 47 x 225mm floor joists at 400 mm centres
- ✓ Supply and install Sawn Timber Treated C16/C24 47 x 95mm
- ✓ Supply and install 52 x Standard Joist Hanger 63mm x 250mm JHA270/63
- ✓ 2 galvanised mild steel joist straps
- ✓ Knauf Earthwool Combi Cut 44 Loft Roll Insulation 100mm (13.89m²) or similar insulation fitted between joists
- ✓ Chipboard Flooring fixed with screws to joists

Materials	Qty	Unit	Rate (£)	Value (£)
Standard Joist Hanger 63mm x 250mm JHA270/63	52.0	each	£1.42	£73.68
Square Twist Nails 3.7 x 30mm 1kg	6.0	pack	£6.41	£38.45
Sawn Timber Treated C16/C24 47 x 95mm	9.0	m	£2.59	£23.28
Screws 5 x 80mm box of 100	1.0	box	£5.73	£5.73
Heavy Restraint Strap 1000 x 30 x 5mm	2.0	each	£6.17	£12.35
Nylon Anchor Hammerfix Screws M6x60mm Box of 50	1.0	box	£7.68	£7.68
Knauf Earthwool Combi Cut 44 Loft Roll Insulation 100mm (13.89m²)	3.0	each	£38.94	£116.80
Chicken Wire/ Mesh Roll 1m x 10m (10m²)	9.0	each	£21.83	£196.44
Chipboard Flooring P4 2400 x 600 x 18mm	28.0	each	£14.05	£393.48
Screws 4.5 x 60mm box of 200	3.0	box	£8.11	£24.34
Sawn Timber Treated C16/C24 47 x 225mm x 4.2m	110.0	m	£6.92	£760.76

Labour	Qty	Unit	Rate (£)	Value (£)
Carpenter to fit joist hangers	52.0	each	£9.75	£507.00
Fix solid strutting between joist	10.0	m	£15.60	£156.00
Fix Restraint Strap	2.0	each	£15.60	£31.20
Laying wool insulation between timbers	40.0	m²	£9.75	£390.00
Fix chicken wire	85.0	m²	£4.88	£414.38
Fixing T&G chipboard flooring	40.0	m²	£17.73	£709.09
Carpenter to fit floor joists	110.0	m	£7.41	£815.10

Materials: £1,653.02

Labour: £3,022.76

Dormers

£15,341.10

Rear Dormer

£15,341.10

Flat Roof Dormer. Width: 10554 mm, Height: 2785 mm.

Timber Frame

- ✓ Walls - timber stud work using 47 x 95 mm (2" x 4") treated timber at 400mm centres with head and sole plates
- ✓ Softwood treated rafters 47 x 145 mm (2" x 6") fixed with screws or nails at 400mm centres

Walls Sheathing

- ✓ Hardwood Plywood 2440 x 1220 x 18mm lining externally

Walls Insulation

- ✓ 1st Layer - 100mm Celotex Insulation GA4100 Board 2400mm x 1200mm
- ✓ 2nd Layer - 25mm Celotex Insulation TB3025 Board 2400mm x 1200mm

External Walls Finishes - Timber Cladding

- ✓ Fit Cromar Vent 3 High Performance 1 x 50m Breathable Felt
 - ✓ Walls to battened out with Treated Batten 25 x 38mm to allow for fixing of cladding
- A Timber Cladding allowance £0.00 + VAT per m2
- ✗ Decorating not included

Roof Insulation

- ✓ 1st Layer - 100mm Celotex Insulation GA4100 Board 2400mm x 1200mm
- ✓ 2nd Layer - 50mm Celotex Insulation GA3050 Board 2400mm x 1200mm

Roof Sheathing & Furring

- ✓ Install softwood treated firrings to create a fall on flat roof
- ✓ Roof sheathing includes Smartply OSB 2440 x 1220 x 18mm fixed with screws or nails

uPVC Gutters And Downpipes

- ✓ Supply and install uPVC downpipes, brackets and accessories, colour to be agreed

Exclusions

- ✗ Internal Finishes not included in this module
- ✗ Windows not included in this module.

Timber Cladding External - 40 m²

- ✓ Batten a wall using Treated Batten 25 x 50mm at 400mm centres
- A Timber Cladding allowance £40.00 + VAT per m2

Materials	Qty	Unit	Rate (£)	Value (£)
Smartply OSB 2440 x 1220 x 18mm	16.0	sheet	£24.92	£398.74
Screws 4.5 x 60mm box of 200	6.0	box	£8.11	£48.67
75mm x 3.75 Galvanized Round Wire Nail 1kg Pack	3.0	pack	£6.96	£20.87
Softwood treated furring	124.0	m	£3.64	£451.36
100mm Celotex Insulation GA4100 Board 2400mm x 1200mm	26.0	each	£36.34	£944.71
25mm Celotex Insulation TB3025 Board 2400mm x 1200mm	12.0	each	£18.36	£220.27
Aluminium Foil Tape 50mm x 45mm	17.0	each	£4.98	£84.64
Round Downpipe 2.5 m lengths 68mm - Black	3.0	each	£10.05	£30.15
Round Shoe 68 mm - Black	2.0	each	£4.32	£8.63
Half Round Clip 68 mm - Black	8.0	each	£1.01	£8.11
Round Bend 92.5° Black 68 mm	4.0	each	£3.61	£14.46
Round Socket 68 mm Black	2.0	each	£2.04	£4.08
Hardwood Plywood 2440 x 1220 x 18mm	12.0	sheet	£44.20	£530.40
Treated Batten 25 x 38mm	130.0	m	£1.17	£152.10
Cromar Vent 3 High Performance 1 x 50m Breathable Felt	1.0	each	£79.63	£79.63
Exterior Screws C2 40mm box of 350	4.0	box	£15.02	£60.06
Studs - Sawn Timber Treated C16/C24 47 x 95mm	144.0	m	£2.59	£372.53
Rafters - Sawn Timber Treated C16/C24 47 x 145mm	124.0	m	£3.87	£480.38
Header - Sawn Timber Treated C16/C24 47 x 145mm	6.0	m	£3.87	£23.24
Screws 5 x 80mm box of 100	5.0	box	£5.73	£28.67
Klober Flavent	1.0	each	£128.70	£128.70
50mm Celotex Insulation GA3050 Board 2400mm x 1200mm	14.0	each	£25.75	£360.54
Treated Batten 25 x 50mm	208.0	m	£1.51	£313.66
Timber Cladding allowance	40.0	m2	£52.00	£2,080.00
65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	1.0	pack	£6.50	£6.50
Labour	Qty	Unit	Rate (£)	Value (£)
Fixing plywood	78.0	m2	£16.39	£1,278.15

Fixing firrings to joists	124.0	m	£1.56	£193.44
Laying PIR insulation between studs	34.0	m2	£17.73	£602.73
Laying PIR insulation over studs	34.0	m2	£9.75	£331.50
Install rainwater goods and accessories	5.0	hour	£39.00	£195.00
Fixing battens to timber	130.0	m	£2.17	£281.67
Fixing breather membrane	34.0	m2	£3.55	£120.55
Erect and fix studwork	144.0	m	£9.29	£1,337.14
Install rafters	124.0	m	£4.87	£604.50
Install window header	6.0	m	£9.29	£55.72
Laying PIR insulation between rafters	39.0	m2	£17.73	£691.37
Laying PIR insulation over rafters	39.0	m2	£9.75	£380.25
Fixing battens to timber	104.0	m	£4.50	£468.00
Fixing cladding	40.0	m2	£48.75	£1,950.00
Materials: £6,851.09	Labour: £8,490.01			

Velux Windows

£2,151.92



Pitched Roof Windows

£2,151.92

Pitched Roof Windows. 780 x 980mm. Quantity 2:

- ✓ Supply and install Velux GGL MK04 Pine Roof Window 780 x 980mm - 2 each
- ✓ Supply and install Velux EDW MK04 Tile Flashing 780 x 980mm - 2 each
- ✓ Softwood treated timber trimming to openings

Materials	Qty	Unit	Rate (£)	Value (£)
Velux GGL MK04 Pine Roof Window 780 x 980mm	2.0	each	£507.00	£1,014.00
Velux EDW MK04 Tile Flashing 780 x 980mm	2.0	each	£145.60	£291.20
Velux BFX MK04 Underfelt Collar 780 x 980mm	2.0	each	£39.00	£78.00
Standard Joist Hanger 100mm x 250mm JHA270/100	8.0	each	£1.42	£11.34
Standard Joist Hanger 44mm x 238mm JHA270/44	4.0	each	£1.38	£5.51
47 x 145 mm (2" x 6"), Length 4.8 m x 14	68.0	m	£3.87	£263.43
Square Twist Nails 3.7 x 30mm 1kg	2.0	pack	£6.41	£12.82
Screws 5 x 100mm box of 100	2.0	box	£6.93	£13.86
Labour	Qty	Unit	Rate (£)	Value (£)
Install rafters	68.0	m	£5.07	£344.76
Carpenter to fit joist hangers	12.0	each	£9.75	£117.00

Materials: £1,690.16

Labour: £461.76

Roofing

£22,453.60



Roofing

£22,453.60

Roof tiles

- Strip old roof off back to timber rafters
- Install new -
- Eaves trays and over fascia vents
- Breathable felt
- 25x50 treated battens
- Marley modern tiles
- Concrete ridges using dry ridge kits through out
- Lead work where needed
- Install 2 velux windows supplied by base
- Leave full scaffold clean and tidy on completion

GRP

- Install 18mm OSB board through out
- Install all relevant trims
- Install restec primer where needed
- Install a 2 layer Restec 2020 Flexitec GRP including fibreglass reinforcement

Other costs	Qty	Unit	Rate (£)	Value (£)
Roofing	1.0	each	£22,453.60	£22,453.60
Other costs: £22,453.60				

Rendering £3,250.00

 PC Sum - Rendering	£3,250.00			
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Rendering -
New extension
making good to joins

Other costs	Qty	Unit	Rate (£)	Value (£)
PC Sum - Rendering	1.0	each	£3,250.00	£3,250.00
Other costs: £3,250.00				

Windows / Doors £24,144.78

 Windows / Doors	£22,968.28			
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Allowed for all new windows + bi-fold.

Chartwell external white internal uPVC windows
Chartwell both sides bi-folds

Other costs	Qty	Unit	Rate (£)	Value (£)
Windows / doors	1.0	each	£22,968.28	£22,968.28
Other costs: £22,968.28				

 Garage Door	£1,176.50			
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To supply and back fit 1 x Garador steel frame Canopy door in Horizon design fully finished in Chartwell Green
black high gloss handle, standard 2-point locking, 2 keys
Rivet free panel with durable paint finish
Strong box section chassis with superior lifting gear
Constructed from high grade galvanised steel.
Secure euro cylinder with solid locking rods
10 year -ltd warranty

Other costs	Qty	Unit	Rate (£)	Value (£)
Garage Door	1.0	each	£1,176.50	£1,176.50
Other costs: £1,176.50				

Cladding (Front Door) £518.65

 Timber Cladding	£518.65			
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Timber Cladding. Area - 4 m²

- ✓ Batten a wall using Treated Batten 25 x 38mm at 400mm centres
- A Timber Cladding allowance £40.00 + VAT per m2
- ✗ Decorating not included

Materials	Qty	Unit	Rate (£)	Value (£)
Timber Cladding allowance	4.0	m2	£52.00	£208.00
Exterior Screws C2 40mm box of 350	1.0	box	£15.02	£15.02
Treated Batten 25 x 38mm	15.0	m	£1.17	£17.55

Nylon Anchor Hammerfix Screws M6x80mm Box of 50	1.0	box	£9.96	£9.96
Labour	Qty	Unit	Rate (£)	Value (£)
Fixing cladding	4.0	m2	£48.75	£195.00
Fixing battens to masonry	15.0	m	£4.88	£73.13
Materials: £250.52		Labour: £268.13		

Stairs

£1,000.00



PC Sum - Stairs

£1,000.00

Other costs	Qty	Unit	Rate (£)	Value (£)
PC Sum - Stairs	1.0	each	£1,000.00	£1,000.00
Other costs: £1,000.00				

INTERNAL FINISHES

£39,913.95

GF

£8,637.24



Timber Stud Wall

£402.30

Timber Stud Wall. Area - 5 m²

- ✓ Timber stud work using Sawn Timber Treated C16/C24 47 x 95mm at 400mm centres
- ✓ 100mm Insulation Roll or similar insulation fitted between studs

Materials	Qty	Unit	Rate (£)	Value (£)
Sawn Timber Treated C16/C24 47 x 95mm Studs: 7 x 2.4m. Plates: 1 x 4.2m. Noggins: 1 x 4.8m	26.0	m	£2.59	£67.26
Screws 5 x 100mm box of 100	1.0	box	£6.93	£6.93
100mm Insulation Roll	1.0	each	£37.93	£37.93

Labour	Qty	Unit	Rate (£)	Value (£)
Erect and fix studwork	26.0	m	£9.29	£241.42
Laying wool insulation between studs	5.0	m2	£9.75	£48.75

Materials: £112.13 Labour: £290.17



Plasterboard to Studwork

£225.46

Stud walls finish - 10m²:

- ✓ Walls to be finished with 1 Layer Standard plasterboard

Materials	Qty	Unit	Rate (£)	Value (£)
Standard Plasterboard SE 2400 x 1200 x 12.5mm	4.0	sheet	£13.85	£55.38
Drywall Screws 38mm Box of 1000	1.0	box	£14.08	£14.08

Labour	Qty	Unit	Rate (£)	Value (£)
Fixing plasterboard to walls	10.0	m2	£15.60	£156.00

Materials: £69.46 Labour: £156.00



Oak Window Board GF

£491.82

Window Board. MDF Primed Window Boards to a total length 9.6m:

- ✓ Supply and install MDF Window Board 25 x 244mm x 4.8m - 2 each
- ✗ Decorating not included

Materials	Qty	Unit	Rate (£)	Value (£)
Pinkgrip Grab Adhesive 350ml	4.0	each	£4.33	£17.32

Oak window board	5.0	m	£63.70	£318.50
Labour	Qty	Unit	Rate (£)	Value (£)
Install window board	10.0	m	£15.60	£156.00
Materials: £335.82		Labour: £156.00		

Dot & Dab Walls £1,000.74

Dot and Dab walls - 55m²:

✓ Standard plasterboard fixed with adhesive dab to masonry walls

Materials	Qty	Unit	Rate (£)	Value (£)
Standard Plasterboard SE 2400 x 1200 x 12.5mm	20.0	sheet	£13.85	£276.90
Gyproc Dry-Wall Adhesive 25kg	13.0	bag	£14.43	£187.59
Labour	Qty	Unit	Rate (£)	Value (£)
Dot and dabbing plasterboard	55.0	m2	£9.75	£536.25
Materials: £464.49		Labour: £536.25		

Plasterboard Ceiling £4,280.32

Plasterboard lining to a total area of 118m²

✓ Ceiling to be lined with 1 Layer Standard plasterboard

✓ 1 x General Labourer for 3 x Days

Allowance to re-board extension and back half of existing property due to new joists.

Materials	Qty	Unit	Rate (£)	Value (£)
Standard Plasterboard TE 2400 x 1200 x 12.5mm	41.0	sheet	£14.68	£601.76
Drywall Screws 38mm Box of 1000	2.0	box	£14.08	£28.16
Labour	Qty	Unit	Rate (£)	Value (£)
Fixing plasterboard to ceiling	118.0	m2	£23.40	£2,761.20
General Labourer	24.0	hour	£37.05	£889.20
Materials: £629.91		Labour: £3,650.40		

Skirting Board £1,051.45

Skirting Board. MDF Pencil skirting 144 mm, length 70m:

✓ Supply and install MDF Pencil Round Skirting 144mm

✗ Decorating not included

Materials	Qty	Unit	Rate (£)	Value (£)
MDF Pencil Round Skirting 144mm	70.0	m	£6.70	£468.65
65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	1.0	pack	£6.50	£6.50
Pinkgrip Grab Adhesive 350ml	7.0	each	£4.33	£30.30
Labour	Qty	Unit	Rate (£)	Value (£)
Cutting and fixing skirting board	70.0	m	£7.80	£546.00
Materials: £505.45		Labour: £546.00		

Window Board £483.16

Window Board. MDF Primed Window Boards to a total length 9.6m:

✓ Supply and install MDF Window Board 25 x 244mm x 4.8m - 2 each

✓ Apply 1 coat of primer, 2 coats of gloss, 1 coat of undercoat

Materials	Qty	Unit	Rate (£)	Value (£)
Pinkgrip Grab Adhesive 350ml	4.0	each	£4.33	£17.32
MDF Window Board 25 x 244mm x 4.8m	2.0	each	£50.79	£101.58

Dulux Trade High Gloss Paint White 2.5Ltr	1.0	each	£37.92	£37.92
Leyland Trade Acrylic Primer Undercoat White 2.5Ltr	1.0	each	£20.58	£20.58
Labour	Qty	Unit	Rate (£)	Value (£)
Install window board	10.0	m	£15.60	£156.00
Apply 2 coats of gloss, 2.6m² x 2	6.0	m2	£17.16	£102.96
Apply 1 coat of primer, 2.6m² x 1	3.0	m2	£7.80	£23.40
Apply 1 coat of undercoat, 2.6m² x 1	3.0	m2	£7.80	£23.40
Materials: £177.40		Labour: £305.76		

Curtain tracks £702.00

Custom Stage - 1 each

Labour	Qty	Unit	Rate (£)	Value (£)
Install track	8.0	hour	£39.00	£312.00
Other costs	Qty	Unit	Rate (£)	Value (£)
Curtain track	1.0	each	£390.00	£390.00
Labour: £312.00		Other costs: £390.00		

FF £8,208.80

Timber Stud Wall £1,575.17

Timber Stud Wall. Area - 25 m²

- ✓ Timber stud work using Sawn Timber Treated C16/C24 47 x 95mm at 400mm centres
- ✓ 100mm Insulation Roll or similar insulation fitted between studs

Materials	Qty	Unit	Rate (£)	Value (£)
Sawn Timber Treated C16/C24 47 x 95mm Studs: 28 x 2.4m. Plates: 4 x 5.4m. Noggins: 3 x 4.8m	104.0	m	£2.59	£269.05
Screws 5 x 100mm box of 100	3.0	box	£6.93	£20.79
100mm Insulation Roll	2.0	each	£37.93	£75.87
Labour	Qty	Unit	Rate (£)	Value (£)
Erect and fix studwork	104.0	m	£9.29	£965.72
Laying wool insulation between studs	25.0	m2	£9.75	£243.75
Materials: £365.70		Labour: £1,209.47		

Plasterboard to Studwork £1,875.20

Stud walls finish - 90m²:

- ✓ Walls to be finished with 1 Layer Standard plasterboard

Materials	Qty	Unit	Rate (£)	Value (£)
Standard Plasterboard SE 2400 x 1200 x 12.5mm	32.0	sheet	£13.85	£443.04
Drywall Screws 38mm Box of 1000	2.0	box	£14.08	£28.16
Labour	Qty	Unit	Rate (£)	Value (£)
Fixing plasterboard to walls	90.0	m2	£15.60	£1,404.00
Materials: £471.20		Labour: £1,404.00		

Plasterboard Ceiling £3,030.56

Plasterboard lining to a total area of 74m²

- ✓ Ceiling to be lined with 1 Layer Standard plasterboard

✓ 1 x General Labourer for 3 x Days

Materials	Qty	Unit	Rate (£)	Value (£)
Standard Plasterboard TE 2400 x 1200 x 12.5mm	26.0	sheet	£14.68	£381.60
Drywall Screws 38mm Box of 1000	2.0	box	£14.08	£28.16
Labour	Qty	Unit	Rate (£)	Value (£)
Fixing plasterboard to ceiling	74.0	m2	£23.40	£1,731.60
General Labourer	24.0	hour	£37.05	£889.20
Materials: £409.76		Labour: £2,620.80		

Oak Window Board FF £491.82

Window Board. MDF Primed Window Boards to a total length 9.6m:

✓ Supply and install MDF Window Board 25 x 244mm x 4.8m - 2 each

✗ Decorating not included

Materials	Qty	Unit	Rate (£)	Value (£)
Pinkgrip Grab Adhesive 350ml	4.0	each	£4.33	£17.32
Oak window board	5.0	m	£63.70	£318.50
Labour	Qty	Unit	Rate (£)	Value (£)
Install window board	10.0	m	£15.60	£156.00
Materials: £335.82		Labour: £156.00		

Skirting Board £752.89

Skirting Board. MDF Pencil skirting 144 mm, length 50m:

✓ Supply and install MDF Pencil Round Skirting 144mm

✗ Decorating not included

Materials	Qty	Unit	Rate (£)	Value (£)
MDF Pencil Round Skirting 144mm	50.0	m	£6.70	£334.75
65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	1.0	pack	£6.50	£6.50
Pinkgrip Grab Adhesive 350ml	5.0	each	£4.33	£21.64
Labour	Qty	Unit	Rate (£)	Value (£)
Cutting and fixing skirting board	50.0	m	£7.80	£390.00
Materials: £362.89		Labour: £390.00		

Window Board £483.16

Window Board. MDF Primed Window Boards to a total length 9.6m:

✓ Supply and install MDF Window Board 25 x 244mm x 4.8m - 2 each

✓ Apply 1 coat of primer, 2 coats of gloss, 1 coat of undercoat

Materials	Qty	Unit	Rate (£)	Value (£)
Pinkgrip Grab Adhesive 350ml	4.0	each	£4.33	£17.32
MDF Window Board 25 x 244mm x 4.8m	2.0	each	£50.79	£101.58
Dulux Trade High Gloss Paint White 2.5Ltr	1.0	each	£37.92	£37.92
Leyland Trade Acrylic Primer Undercoat White 2.5Ltr	1.0	each	£20.58	£20.58
Labour	Qty	Unit	Rate (£)	Value (£)
Install window board	10.0	m	£15.60	£156.00
Apply 2 coats of gloss, 2.6m ² x 2	6.0	m2	£17.16	£102.96
Apply 1 coat of primer, 2.6m ² x 1	3.0	m2	£7.80	£23.40
Apply 1 coat of undercoat, 2.6m ² x 1	3.0	m2	£7.80	£23.40
Materials: £177.40		Labour: £305.76		

Plastering

£7,150.00



PC Sum - Plastering

£7,150.00

Plastering throughout

Other costs	Qty	Unit	Rate (£)	Value (£)
PC Sum - Plastering	1.0	each	£7,150.00	£7,150.00

Other costs: £7,150.00

Doors

£6,417.92



Single Door

£4,991.69

Single Door.

A Internal Door allowance £150.00 + VAT per each

✓ Lock, handles and hinges

✗ Decorating not included

Materials	Qty	Unit	Rate (£)	Value (£)
Internal Door allowance	12.0	each	£195.00	£2,340.00
Eclipse Fire Door Ball Bearing Hinges 102 x 76mm Pack of 3	12.0	pack	£9.53	£114.35
Bolt Through Tubular Latch	12.0	each	£5.40	£64.74
Satin Door Handle Pack of 2	12.0	pack	£32.50	£390.00

Labour	Qty	Unit	Rate (£)	Value (£)
Fitting a door	12.0	each	£117.00	£1,404.00
Fitting a tubular latch	12.0	each	£33.15	£397.80
Fitting handles	24.0	each	£11.70	£280.80

Materials: £2,909.09

Labour: £2,082.60



Single Door

£1,426.23

Single Door.

✓ Supply and install Softwood Door Lining Set + Stops 32 x 95mm - 3 each

A Internal Door allowance £150.00 + VAT per each

✓ Lock, handles and hinges

✗ Decorating not included

Materials	Qty	Unit	Rate (£)	Value (£)
Internal Door allowance	3.0	each	£195.00	£585.00
Eclipse Fire Door Ball Bearing Hinges 102 x 76mm Pack of 3	3.0	pack	£9.53	£28.59
Softwood Door Lining Set + Stops 32 x 95mm	3.0	each	£21.59	£64.78
Masonry Torx Frame Screw 7.5 x 82mm	30.0	each	£0.20	£5.85
Assorted Plastic Shims Pack of 100	1.0	pack	£14.08	£14.08
Bolt Through Tubular Latch	3.0	each	£5.40	£16.18
Satin Door Handle Pack of 2	3.0	pack	£32.50	£97.50

Labour	Qty	Unit	Rate (£)	Value (£)
Fitting a door	3.0	each	£117.00	£351.00
Fitting a single door lining	3.0	each	£31.20	£93.60
Fitting a tubular latch	3.0	each	£33.15	£99.45
Fitting handles	6.0	each	£11.70	£70.20

Materials: £811.98

Labour: £614.25

Decorating

£9,500.00



Decorating

£9,500.00

Other costs	Qty	Unit	Rate (£)	Value (£)
Decorator	1.0	each	£9,500.00	£9,500.00

Other costs: £9,500.00

EXTERNAL WORKS

£5,242.29

Drainage

£4,550.00



Drainage

£4,550.00

Other costs	Qty	Unit	Rate (£)	Value (£)
Drainage & soakaway	1.0	each	£4,550.00	£4,550.00

Other costs: £4,550.00

Aco Drains

£692.29



Aco Channels

£692.29

Aco Channels.

Partially Recessed. Length - 5.5m:

- ✓ Excavate trench 200mm deep by hand
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 20.1 x Rubble Sack 30kg
- ✓ Site mixed concrete
- ✓ Supply and install 5.5m of Galvanised Top Domestic Channel Drain x 1m

Materials	Qty	Unit	Rate (£)	Value (£)
Ballast Bulk Bag	1.0	each	£62.40	£62.40
Blue Circle Mastercrete 25kg	4.0	each	£7.20	£28.81
Galvanised Top Domestic Channel Drain x 1m	6.0	each	£13.21	£79.25

Labour	Qty	Unit	Rate (£)	Value (£)
Load soil to skip by hand	1.0	m3	£30.03	£30.03
Casting concrete to trench	1.0	m3	£74.10	£74.10
Mix Concrete on Site	1.0	m3	£92.63	£92.63
Levelling and compacting bottoms of excavations	2.0	m2	£3.55	£7.09
Excavate trenches by Hand	1.0	m3	£144.44	£144.44
Install aco channels	6.0	each	£13.00	£78.00

Plant & Tool	Qty	Term	Unit	Rate (£)	Value (£)
Rubble Sack 30kg	21	1.0	each	£4.55	£95.55

Materials: £170.46

Labour: £426.28

Plant: £95.55

M&E

£30,172.71

Electrician

£12,687.71



The Fairways

Ground Floor Living Room

3 x Double Sockets
1 x Double USB Socket 1 x TV Point
1 x Doorbell Chime
1 x BT Point
4 x Downlights
2 x Wall Lights
1 x 2G Switch inc 2 Way

Kitchen / Diner

5 x Double Sockets
1 x Double USB Socket
5 x Appliance Socket
1 x Cooker & Hob Supply 1 x Heat Detector
5 x Downlights
2 x Wall Lights
3 x Switches inc 2 way
2 x Track Lighting

Utility

2 x Double Sockets
2 x Appliance Sockets 1 x Extractor Fan
3 x Downlights

Family Bath inc A/C

1 x Extractor Fan
1 x Mirror Supply
1 x Shaver Socket Supply 2 x Immersion Supplies

Electrical Works

5 x Downlights
2 x Wall Lights
1 x Switch

Bed 5 / Home Office

3 x Double Socket
1 x Double USB Socket 1 x Pendant & Switch

Hallway / Cupboard / Cupboard

3 x Double Sockets
1 x Smoke Detector 6 x Downlights
3 x Switchs inc 2way
Bedroom 4 / Home Office
3 x Double Sockets
1 x Double USB Socket 1 x Pendant

Play Room

2 x Double Sockets
2 x Pendants
1 x Switch

Garage

1 x CO2 Detector
2 x Double Sockets
1 x Consumer Unit
3 x LED Batons
2 x Switchs inc 2 way

External

2 x Double Sockets 1 x Video Doorbell 4 x wall lights
1 x PIR
1 x Wall light with PIR 1 x EV Charger
1st Floor Bed 2
3 x Double Sockets
1 x Double USB Socket
4 x Downlights
1 x Switch

Bed 3

2 x Double Sockets
1 x Double USB Socket 1 x Pendant

Electrical Works
 1 x Switch Master Bedroom
 4 x Double Socket
 1 x Double USB Socket 5 x Downlights
 1 x Switch

Family Bathroom
 1 x Extractor Fan 1 x Shaver Socket 1 x Mirror Supply 4 x Downlights
 1 x Switch

Landing
 1 x Smoke detector
 1 x Pendant
 2 x Switches inc 2 way

IR Panels
 1 x Kitchen
 1 x 1st floor landing
 Assuming S plan heating system with boiler wiring. Controls supplied by plumbing contractor

Socket uplift
 32 x Double Sockets
 7 x Double USB sockets
 2 x TV points
 20 x Switches

Other costs	Qty	Unit	Rate (£)	Value (£)
Electrician	1.0	each	£12,687.72	£12,687.71

Other costs: £12,687.71

Plumber £17,485.00



Plumber £17,485.00

To
 fully rip out existing bathroom full heating system, boiler, leaving onsite temporary cold water supply

To supply and fit a 300l unvented indirect hot water cylinder as per drawings coupled with a Worcester system boiler to come with a 10 year warranty

To supply and fit a full brand new heat calcualted heating system to be paired with the client supplied radiators

To supply and fit all new above ground soil and waste works throughout the property

To first fix hot and cold circuits through out the property, taking new services to feed new kitchen, upstairs bathroom, down stairs bathroom and utility room

To first and second fix x2 client supplied bathroom suites(mechanical only)

We have also allowed for the taking of a hot cold and waste supply to be capped off into the master bathroom in case of future en-suite as per drawings

To second fix client supplied kitchen sink tap and waste, same for utility room

To fit only of client supplied gas hob

Gas safety certificate to be issued upon completion of works

In this estimate we haven't allowed for the supplying of any sanitary ware, of course if we know what the client is looking for we can then offer a estimate to supply the suits.

Other costs	Qty	Unit	Rate (£)	Value (£)
Plumbing	1.0	each	£17,485.00	£17,485.00

Other costs: £17,485.00

Subtotal: £216,221.63

VAT @ 20%: £43,244.33

Total : £259,465.95