

Labour & Materials Estimate

Job Number: **89430**



Estimators Limited
Gardale House,
118B Gatley Road, Gatley,
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Clients: Estimators Limited
House No Gardale House
Address 118b Gatley Road
Address Gatley
Address Cheshire
Post Code SK8 4AU
Tel: 0161 286 8601
Site Address Sample
Post Code SK8
Proposal **Sample two storey extension**
PO Number **Paid**
Date Priced **23/08/2011**

Thank you for your valued enquiry & instructions to estimate the above proposal, summarised herein:

Free Reviewing: If you are unsure about any item contained within this estimate please call the estimating team on **0845 650 2208**. Prior to completing your tender or budget costs we can customise and review any item. Customise labour rates, make specification amendments, modify the contract time, contingency and profit margins. A complete customised estimate will be sent to you **FREE OF CHARGE**

Please Note: Prior to finalising your build costs we recommend you view the section "**Special Order Materials**" This section itemises materials that are not commonly found in stock at Builders Merchants. The prices we have used are indicative estimated values and require pricing directly from the source of supply. This section may also include items by specialist Sub-contractors.

| Cost Summary | | | | | | Labour | Material | Total £ | |
|---|------------|-----------------|----------|-----------|---------------|-------------------|-------------------|-------------------|-----------|
| Enabling Works | | | | | | £236.24 | £67.32 | £303.56 | |
| Excavations & Foundations | | | | | | £478.81 | £721.88 | £1,200.69 | |
| Foundation Masonry | | | | | | £258.00 | £377.00 | £635.00 | |
| Ground Floor and Slab | | | | | | £505.65 | £622.19 | £1,127.84 | |
| First Floor | | | | | | £226.86 | £205.57 | £432.43 | |
| Brickworks | | | | | | £2,333.66 | £2,627.88 | £4,961.53 | |
| Windows & External Doors | | | | | | £221.00 | £1,168.24 | £1,389.24 | |
| Structural works and Steelwork | | | | | | £903.13 | £244.63 | £1,147.76 | |
| Roof Carpentry | | | | | | £869.62 | £664.04 | £1,533.66 | |
| Gutters & Rain-Water-Pipes | | | | | | £128.86 | £118.90 | £247.76 | |
| Roof Tiling/Slating/Thatching | | | | | | £597.34 | £645.50 | £1,242.84 | |
| Carpentry and Joinery | | | | | | £292.24 | £244.80 | £537.04 | |
| Plastering & Insulation | | | | | | £902.45 | £343.22 | £1,245.67 | |
| Electrical | | | | | | £732.06 | £387.72 | £1,119.78 | |
| Heating | | | | | | £617.10 | £520.57 | £1,137.67 | |
| Plumbing First Fix | | | | | | £777.75 | £365.01 | £1,142.76 | |
| Plumbing Sanitary Wares | | | | | | £425.43 | £754.42 | £1,179.85 | |
| Internal Painting & Decorating | | | | | | £547.00 | £133.49 | £680.49 | |
| | | | | | | | | | |
| | UoM | Quantity | % | PW | Rate £ | Sub-total | Sub-total | Total £ | |
| Sub-total Labour and Materials @ cost | | | | | | £11,053.19 | £10,212.36 | £21,265.56 | |
| Builders Contingencies (BC%) | | | | | | £276.33 | £255.31 | £531.64 | |
| Preliminaries (see detailed section) | | | | | | £2,750.00 | £1,568.36 | £4,318.36 | |
| Contract Time-on-site | | | | | | | | | |
| | Wks | 5.000 | | | | | | | |
| Total Labour and Materials, including Preliminaries and Contingencies | | | | | | £14,079.52 | £12,036.03 | £26,115.55 | |
| | | | | | | | | | |
| Builders Profit (BP%) | | | | | | 15% | £2,111.93 | £1,805.40 | £3,917.33 |
| Total excluding VAT | | | | | | £16,191.45 | £13,841.44 | £30,032.89 | |

| Build Stage Summary: Each item includes Builders-Contingencies, Fixed-On-Site-Costs and Builders-Profit. | Labour | Materials | Total £ |
|---|-------------------|-------------------|-------------------|
| Enabling Works | £346.06 | £91.24 | £437.30 |
| Excavations & Foundations | £701.39 | £978.41 | £1,679.80 |
| Foundation Masonry | £377.94 | £510.97 | £888.91 |
| Ground Floor and Slab | £740.71 | £843.29 | £1,584.01 |
| First Floor | £332.32 | £278.62 | £610.94 |
| Brickworks | £3,418.50 | £3,561.72 | £6,980.22 |
| Windows & External Doors | £323.74 | £1,583.38 | £1,907.12 |
| Structural works and Steelwork | £1,322.96 | £331.56 | £1,654.52 |
| Roof Carpentry | £1,273.87 | £900.01 | £2,173.88 |
| Gutters & Rain-Water-Pipes | £188.76 | £161.15 | £349.92 |
| Roof Tiling/Slating/Thatching | £875.03 | £874.88 | £1,749.91 |
| Internal Joinery | £428.09 | £331.79 | £759.88 |
| Plastering & Insulation | £1,321.97 | £465.19 | £1,787.15 |
| Electrical | £1,072.37 | £525.50 | £1,597.87 |
| Heating | £903.97 | £705.56 | £1,609.53 |
| Plumbing First Fix | £1,139.30 | £494.72 | £1,634.02 |
| Plumbing Sanitary Wares | £623.19 | £1,022.51 | £1,645.70 |
| Internal Painting & Decorating | £801.28 | £180.93 | £982.21 |
| Total excluding VAT | £16,191.45 | £13,841.44 | £30,032.89 |

Please note the following prior to finalising your costs;

Drainage excluded not enough detail provided to produce an accurate cost

No allowance has been made for the central heating boiler

| | |
|---|-------------------|
| Materials commonly found ex-stock at leading Builders Merchants, value of materials sent electronically to participating merchants prior to applying special terms | £8,033.79 |
| Total Special Order Materials | £1,456.94 |
| Builders Skips, Waste Removal, Plant & Tool Hire | £721.64 |
| Total Materials (Excluding Builders Contingencies) | £10,212.36 |

| Fluctuation | Total £ | M² | Rate per m2 |
|----------------------------------|---------------------|----------------------|---------------------|
| Proposed Contract Price Less 10% | £27,029.60 | 20.16 | £1,340.75 |
| Proposed Contract Price | £30,032.89 | 20.16 | £1,489.73 |
| Proposed Contract Price Plus 10% | £33,036.18 | 20.16 | £1,638.70 |
| Description | Abbreviation | Description | Abbreviation |

| | |
|---|-------|
| Line only contains information in Labour Section | < |
| Line only contains information in Materials Section | > |
| Builders Contingencies | BC% |
| Bag | BG |
| Builders Profit | BP% |
| Bricklayer X 1 and Semi-Skilled Labourer | BL1.1 |
| Bricklayer X 2 and Semi-Skilled Labourer | BL2.1 |
| Box | BX |
| Carpenter Ganger & Semi-Skilled Labourer | CGS |
| Carpenter & Joiner | CJ |
| Carpenter & Joiner X 2 | CJ2 |
| Day | DY |
| Each | Ea |
| Electrician | EL |
| Fixed-on-site-costs | FOSC |
| General Labourer | GL |
| Groundworker | GW |
| Groundworker X 2 | GW2 |
| Groundworker X 2 & General Labourer | GW2.1 |
| Groundworker & Carpenter & Joiner | GWC |
| Half Day | Hd |
| Hired Plant | HP |
| Hour | Hr |
| Tool Hire | HT |
| Load | Ld |
| Lump Sum | LS |
| Lineal Metres | M' |

| | |
|---|----------------|
| Square Metres | M ² |
| Cubic Metres | M ³ |
| Not Applicable | Na |
| Number | Nr |
| Painter & Decorator | PD |
| Plumbing & Heating Engineer X1 | PH |
| Plumbing & Heating Engineer X2 | PH2 |
| Pack | PK |
| Plasterer | PL |
| Plasterer & Semi-Skilled Labourer | PLS |
| Pair | Pr |
| Per Week | PW |
| Roll | RL |
| Roofer | RR |
| Roofer & Semi-Skilled Labourer | RRS |
| Sheet | SH |
| Semi-Skilled Labourer | SL |
| Semi-Skilled Labourer & General Labourer X1 | SL1 |
| Builders Waste Skip | SP |
| Unit for 10Nr (such as 10Nr/M2) | Ten |
| Thousand | Th |
| Ton | Tn |
| Unit of Measurement | UoM |
| Week | Wk |
| Weeks | Wks |

| Trade | Grade | Rate of Pay Per Day | Converting Trade day rates into hourly crew rates. |
|-------------------------------|-------|---------------------|--|
| Groundworker | GR | £125.00 | <p>In all cases we use a Trade day rate based on an eight (8) hour day including breaks.</p> <p>The crew rate per hour is simply the Trade day rate divided by 8.</p> <p>For example: The rate of pay per day for a Roofer = £155.00 Day Divide by 8 hours per day = £19.38 Hour</p> <p>Where a crew grade is more than one operative the day rates are added together and divided by 8.</p> <p>For example: The rate of pay per day for a Roofer = £155.00 Day + Semi-Skilled Labourer £100.00 Day Total Day Rate £255.00 Day Divide by 8 hours per day = £31.88 Hour</p> |
| General Labourer | GL | £85.00 | |
| Semi Skilled Labourer | SL | £100.00 | |
| Bricklayer | BL | £160.00 | |
| Carpenter and Joiner | CJ | £160.00 | |
| Roofer | RR | £155.00 | |
| Plasterer | PL | £155.00 | |
| Electrician | EL | £170.00 | |
| Plumbing and Heating Engineer | PH | £170.00 | |
| Painter and Decorator | PD | £125.00 | |
| Working Foreman | WF | £170.00 | |

| Crew Composition | Crew Grade | Crew Rate Per Hour |
|---|------------|--------------------|
| Groundworker | GW | £15.63 |
| Groundworker X 2 | GW2 | £31.25 |
| Groundworker X 2 & General Labourer | GW2.1 | £41.88 |
| Groundworker & Carpenter & Joiner | GWC | £35.63 |
| General Labourer | GL | £10.63 |
| Semi-Skilled Labourer | SL | £12.50 |
| Semi-Skilled Labourer & General Labourer X 1 | SL1 | £23.13 |
| Semi-Skilled Labourer & General Labourer X 2 | SL2 | £33.75 |
| Bricklayer X 1 and Semi-Skilled Labourer | BL1.1 | £32.50 |
| Bricklayer X 2 and Semi-Skilled Labourer | BL2.1 | £52.50 |
| Bricklaying Gang working on a fixed rate or price | BLG | NA |
| Stonemason & Semi-Skilled Labourer | SM1.1 | £36.50 |
| Stonemason X 2 and 1 Semi-Skilled Labourer | SM2.1 | £60.50 |
| Stonemason Gang working on a fixed rate or price | SMG | NA |
| Carpenter & General Labourer | CJL | £30.63 |
| Carpenter & Joiner | CJ | £20.00 |

| Crew Composition | Crew Grade | Crew Rate Per Hour |
|---|------------|--------------------|
| Carpenter & Joiner X 2 | CJ2 | £40.00 |
| Carpenter & Joiner X 2 and 1 General Labourer | CJ2.1 | £50.63 |
| Roofer | RR | £19.38 |
| Roofer & Semi-Skilled Labourer | RRS | £31.88 |
| Plasterer | PL | £19.38 |
| Plasterer & Semi-Skilled Labourer | PLS | £31.88 |
| Electrician | EL | £21.25 |
| Plumbing & Heating Engineer X1 | PH | £21.25 |
| Plumbing & Heating Engineer X 2 | PH2 | £42.50 |
| Painter & Decorator | PD | £15.63 |
| Skilled Assembly Operative factory based | SA1 | £9.50 |
| Skilled Assembly Operative factory based x 2 | SA2 | £19.00 |
| Working Foreman | WF | £21.25 |
| Working Foreman & Semi Skilled Labourer | WSL | £33.75 |
| WS with General Labourer X 1 | WSL1 | £44.38 |
| WS with General Labourer X 2 | WSL2 | £55.00 |

| Labour Rate £ | Preliminaries | UoM | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM | Material Quantity | Rate £ | Material Total £ |
|---------------------|--|-----|-----------------|------------|-------------|-----------|------------------|------------------------|-------------------|--------|------------------|
| 425.00 | Working Foreman (Supervision %) | Wks | 5.000 | WF | 850.00 | 50% | 2125.00 | < | < | < | < |
| 125.00 | Labourer Driver (Time off site %) | Wks | 5.000 | SL | 500.00 | 25% | 625.00 | < | < | < | < |
| NA | Chemical Site Lavatory | Na | > | > | > | > | > | WK | 5.000 | 35.00 | 175.00 |
| NA | Scaffolding by Specialist (multiple lifts) | Na | > | > | > | > | > | LS | 50.800 | 25.00 | 1270.00 |
| | Builders Skip roundup | Na | > | > | > | > | > | LS | > | > | 123.36 |
| Total Labour | | | | | | | £2,750.00 | Total Materials | | | £1,568.36 |

| Labour Rate £ | Enabling Works | UoM | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM | Material Quantity | Rate £ | Material Total £ |
|---------------------|---|-----|-----------------|------------|-------------|-----------|----------------|------------------------|-------------------|--------|------------------|
| 15.94 | Remove Radiators | Nr | 1.000 | PH | 21.25 | 0.75 | 15.94 | < | < | < | < |
| 23.38 | Strip-out & remove sanitary fittings and strip back service pipes | Nr | 4.000 | PH | 21.25 | 1.10 | 93.50 | < | < | < | < |
| 9.56 | Cut back and blank off Soil-Vent-Pipe | Nr | 1.000 | PH | 21.25 | 0.45 | 9.56 | EA | 1.000 | 3.57 | 3.57 |
| 2.13 | Isolate 15mm hot and cold service pipes | Nr | 4.000 | PH | 21.25 | 0.10 | 8.50 | EA | 4.000 | 0.92 | 3.68 |
| 2.34 | Isolate 22mm hot and cold service pipes | Nr | 2.000 | PH | 21.25 | 0.11 | 4.68 | EA | 2.000 | 1.91 | 3.82 |
| 5.78 | Strip back Bathroom walls ready to receive plaster finish | M² | 18.000 | SL1 | 23.13 | 0.25 | 104.06 | < | < | < | < |
| NA | Load waste into skips labour included above | Na | > | > | > | > | > | SP | 0.375 | 150.00 | 56.25 |
| Total Labour | | | | | | | 236.24 | Total Materials | | | 67.32 |

| Labour Rate £ | Excavations & Foundations | UoM | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM | Material Quantity | Rate £ | Material Total £ |
|---------------------|--|-----|-----------------|------------|-------------|-----------|----------------|------------------------|-------------------|--------|------------------|
| 46.88 | Excavations for cavity walls: Using Mini-digger | M³ | 6.090 | GW2 | 31.25 | 1.50 | 285.47 | HP | 2.000 | 45.00 | 90.00 |
| 15.63 | Load waste into skips: Using Mini-Digger | M³ | 6.090 | GW2 | 31.25 | 0.50 | 95.16 | HP | 1.000 | 45.00 | 45.00 |
| NA | Load waste into skips: Using Mini-Digger: Builders Skips | Na | > | > | > | > | > | SP | 1.462 | 150.00 | 219.24 |
| 29.31 | Concrete: Strip Foundations | M³ | 3.350 | GW2.1 | 41.88 | 0.70 | 98.18 | M³ | 4.000 | 91.91 | 367.64 |
| | <u>Raft Excavation, Formwork Toe & Square Edges</u> | | | | | | | | | | |
| Total Labour | | | | | | | 478.81 | Total Materials | | | 721.88 |

| Labour Rate £ | Calculation to determine an all in rate per m³ for extra depth of excavation | UoM | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM | Material Quantity | Rate £ | Material Total £ |
|---|--|-----|-----------------|------------|-------------|-----------|----------------|---------------------------------|-------------------|---------------|------------------|
| 125.63 | Excavations for cavity walls: Hand Dig | M³ | 1.000 | GW2.1 | 41.88 | 3.000 | 125.63 | SP | 0.200 | 150.00 | 30.00 |
| 29.31 | Concrete: Strip Foundations | M³ | 1.000 | GW2.1 | 41.88 | 0.700 | 29.31 | M³ | 1.000 | 91.91 | 91.91 |
| Total Labour | | | | | | | 154.94 | Total Materials | | 121.91 | |
| Excavation Limitations: Due to the fact the Building Control Officer has full control in determining the final depth of foundation excavations. Estimators Limited will not scale foundation depths off drawings, a default depth of 1000mm will be used unless a dimension is clearly marked on the drawings. | | | | | | | | Total Labour & Materials per m³ | | 276.85 | |
| We have calculated an all in rate per cubic metre (m³) for extra depths of foundation below 1000mm. The rate includes all additional labours, concrete and waste removal costs. Note we have made no provision for shoring trenches, Safety regulations my apply. | | | | | | | | Preliminaries % | | 24% 67.20 | |
| | | | | | | | | Total before Profit | | 344.05 | |
| | | | | | | | | Plus Profit @ | | 15.00% 51.61 | |
| | | | | | | | | Total per cubic metre m³ | | 395.65 | |

| Labour Rate £ | Foundation Masonry Below DPC | UoM | Labour Quantity | Crew Grade | Crew Unit | Unit Time | Labour Total £ | UoM | Material Quantity | Rate £ | Material Total £ |
|---------------------|---|-----|-----------------|------------|-----------|-----------|----------------|------------------------|-------------------|---------------|------------------|
| 13.13 | Foundation BLWK 100mm 7Kn Solid Concrete Block Cavity Walls | M² | 9.135 | BL2.1 | 52.50 | 0.25 | 119.90 | M² | 10.000 | 7.00 | 70.00 |
| 510.00 | Facing Brick band to DPC | Th | 0.181 | BLG | 72.86 | 7.00 | 92.09 | TH | 0.190 | 400.00 | 76.00 |
| NA | Building Sand in Ton Bags delivered | Tn | 1.000 | > | > | > | > | BG | 2.000 | 30.00 | 60.00 |
| NA | Ordinary Portland Cement | Nr | 11.000 | > | > | > | > | BG | 11.000 | 3.25 | 35.75 |
| Na | Mortar Add mixture in 5 Litres | Nr | 2.000 | > | > | > | > | EA | 2.000 | 4.16 | 8.32 |
| 93.75 | Fill cavity with concrete to within 150mm of DPC level | M³ | 0.457 | GW2 | 31.25 | 3.00 | 42.82 | M³ | 1.000 | 123.60 | 123.60 |
| 0.53 | Polythene DPC 112.5mmX30m | M¹ | 6.090 | BL2.1 | 52.50 | 0.01 | 3.20 | EA | 1.000 | 3.33 | 3.33 |
| Total Labour | | | | | | | 258.00 | Total Materials | | 377.00 | |

| Labour Rate £ | Ground Floor and Slab | UoM | Labour Quantity | Crew GW2.1 | Crew Rate £ | Unit Time | Labour Total £ | UoM | Material Quantity | Rate £ | Material Total £ |
|---------------------|---|-----|-----------------|------------|-------------|-----------|----------------|------------------------|-------------------|---------------|------------------|
| 16.75 | Excavate & Scrape out for Slab | M² | 10.080 | GW2.1 | 41.88 | 0.40 | 168.84 | SP | 0.189 | 150.00 | 28.35 |
| 25.13 | Hardcore Mot in ton bags delivered | Tn | 2.722 | GW2.1 | 41.88 | 0.60 | 68.38 | BG | 3.000 | 28.50 | 85.50 |
| NA | Hardcore: Vibrating Plate Compactor | Na | > | > | > | > | > | HP | 1.000 | 30.00 | 30.00 |
| 18.84 | Sand Blinding in ton bags delivered | Tn | 0.907 | GW2.1 | 41.88 | 0.45 | 17.10 | BG | 1.000 | 30.00 | 30.00 |
| 1.68 | STANDARD DUTY POLYTHENE MEMBRANE BLUE 300MU 100M2 | M² | 10.080 | GW2.1 | 41.88 | 0.04 | 16.88 | RL | 1.000 | 59.00 | 59.00 |
| 1.72 | Perimeter Upstand Cold Bridging Insulation 12mm thick | M¹ | 13.800 | GW | 15.63 | 0.11 | 23.72 | EA | 1.000 | 9.42 | 9.42 |
| 10.47 | Concrete Slab at 100mm Default thick | M² | 10.080 | GW2.1 | 41.88 | 0.25 | 105.53 | M³ | 2.000 | 110.21 | 220.42 |
| 0.88 | Floor Insulation: 100mm Floorshield polystyrene sheet | M² | 10.080 | SL | 12.50 | 0.07 | 8.82 | SH | 4.000 | 14.90 | 59.60 |
| 9.56 | Floor Screed 1:3 | M² | 10.080 | PLS | 31.88 | 0.30 | 96.39 | TN | 2.000 | 49.95 | 99.90 |
| Total Labour | | | | | | | 505.65 | Total Materials | | 622.19 | |

| Labour Rate £ | First Floor | UoM | Labour Quantity | Crew CJ | Crew Rate £ | Unit Time | Labour Total £ | UoM | Material Quantity | Rate £ | Material Total £ |
|---------------|--|-----|-----------------|---------|-------------|-----------|---------------------|-----|------------------------|--------|------------------|
| 2.13 | ROCKWOOL Flexi 100mm | M² | 10.080 | SL | 12.50 | 0.17 | 21.42 | PK | 4.000 | 17.46 | 69.84 |
| 4.00 | Floor Joists 47x200 | M¹ | 27.720 | CJ | 20.00 | 0.20 | 110.88 | M¹ | 27.800 | 2.84 | 78.95 |
| 5.00 | Herringbone strutting using 47x50 timber | M¹ | 4.800 | CJ | 20.00 | 0.25 | 24.00 | M¹ | 11.000 | 0.77 | 8.47 |
| 7.00 | Water Resistant 18mm Chipboard fixed to timber | M² | 10.080 | CJ | 20.00 | 0.35 | 70.56 | EA | 8.000 | 4.79 | 38.32 |
| NA | 65mm Ring-Shank Nails 2.50Kg Pack | Nr | 126.000 | > | > | > | > | EA | 1.000 | 9.99 | 9.99 |
| | | | | | | | Total Labour | | Total Materials | | 205.57 |

| Labour Rate £ | Brickworks | UoM | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM | Material Quantity | Rate £ | Material Total £ |
|---------------|---|-----|-----------------|------------|-------------|-----------|---------------------|-----|------------------------|--------|------------------|
| 6.25 | Wall starters | Nr | 6.000 | SL | 12.50 | 0.50 | 37.50 | EA | 6.000 | 20.71 | 124.26 |
| 9.38 | Continuous cavities | M¹ | 5.000 | SL | 12.50 | 0.75 | 46.88 | NA | < | < | < |
| 15.63 | Toothing Out | M¹ | 5.000 | SL | 12.50 | 1.25 | 78.13 | NA | < | < | < |
| NA | Toothing Out & Continuous Cavities: 12" Diamond Cutting Blade | Na | > | > | > | > | > | EA | 1.000 | 33.99 | 33.99 |
| 510.00 | 65mm Facing brick above DPC | Th | 2.645 | BLG | 72.86 | 7.00 | 1348.84 | TH | 2.830 | 400.00 | 1132.00 |
| 13.13 | Cavity/Party Wall BLWK 100mm Celcon/Thermalite | M² | 44.600 | BL2.1 | 52.50 | 0.25 | 585.38 | EA | 469.000 | 0.90 | 422.10 |
| NA | Building Sand in 800kg bags | Tn | 3.000 | > | > | > | > | BG | 4.000 | 30.00 | 120.00 |
| NA | Ordinary Portland Cement | Nr | 33.000 | > | > | > | > | BG | 33.000 | 3.25 | 107.25 |
| NA | Mortar Add mixture in 5 Litres | Nr | 4.000 | > | > | > | > | EA | 4.000 | 4.16 | 16.64 |
| 5.25 | Lintels for Cavity BWK/BLWK | M¹ | 8.250 | BL2.1 | 52.50 | 0.10 | 43.31 | LS | 1.000 | 241.76 | 241.76 |
| 2.10 | Cavity Insulation | M² | 44.600 | BL2.1 | 52.50 | 0.04 | 93.66 | M² | 44.600 | 5.69 | 253.56 |
| 2.10 | Cavity closers 90mm cavity | M¹ | 15.300 | BL2.1 | 52.50 | 0.04 | 32.13 | EA | 6.000 | 13.60 | 81.60 |
| 0.16 | Stainless Steel Tie-wires | Nr | 157.000 | BL2.1 | 52.50 | 0.003 | 24.73 | BX | 1.000 | 43.60 | 43.60 |
| 0.16 | Cavity Insulation Retaining Disc's | Nr | 157.000 | BL2.1 | 52.50 | 0.003 | 24.73 | EA | 157.000 | 0.05 | 7.85 |
| 10.63 | Clear waste into skips BWK | M³ | 0.838 | GL | 10.63 | 1.00 | 8.91 | SP | 0.140 | 150.00 | 20.96 |
| 10.63 | Clear waste into skips BLWK | M³ | 0.892 | GL | 10.63 | 1.00 | 9.48 | SP | 0.149 | 150.00 | 22.30 |
| | | | | | | | Total Labour | | Total Materials | | 2627.88 |

| Labour Rate £ | Windows, External Doors and or Conservatory Roof | UoM | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Sub Total £ | UoM | Material Quantity | Rate £ | Sub Total £ |
|---------------|--|-----|-----------------|------------|-------------|-----------|---------------------|-----|------------------------|--------|----------------|
| 40.00 | White UPVC Windows inc glass | Nr | 3.000 | CJ | 20.00 | 2.00 | 120.00 | M² | 3.700 | 167.00 | 617.90 |
| 65.00 | White UPVC French doors inc glass | Nr | 1.000 | CJ | 20.00 | 3.25 | 65.00 | M² | 2.600 | 193.00 | 501.80 |
| 12.00 | MDF Window boards | Nr | 3.000 | CJ | 20.00 | 0.60 | 36.00 | M¹ | 3.845 | 4.53 | 17.42 |
| NA | Frame Fixings | Na | > | > | > | > | > | EA | 32.000 | 0.37 | 11.84 |
| NA | Frame Seal | Na | > | > | > | > | > | EA | 4.000 | 4.82 | 19.28 |
| | | | | | | | Total Labour | | Total Materials | | 1168.24 |

| Labour | Structural Works | UoM | Labour | Crew | Crew | Unit | Sub | UoM | Material | Rate £ | Sub |
|--------|------------------|-----|--------|------|------|------|-----|-----|----------|--------|-----|
|--------|------------------|-----|--------|------|------|------|-----|-----|----------|--------|-----|

| Rate £ | | UoM | Quantity | Grade | Rate £ | Time | Total £ | UoM | Quantity | Rate £ | Total £ |
|---------------------|---|-----|----------|-------|--------|------|---------------|-----------------------|----------|--------|---------------|
| 22.19 | Insert Acrow Props & Strongboys | Nr | 6.000 | WSL1 | 44.38 | 0.50 | 133.13 | NA | < | < | < |
| 13.88 | Remove any windows & doors | Nr | 1.000 | SL1 | 23.13 | 0.60 | 13.88 | NA | < | < | < |
| 28.91 | Remove brickworks & plaster (Knock Through) | M² | 18.240 | SL1 | 23.13 | 1.25 | 527.25 | SP | 0.684 | 150.00 | 102.60 |
| 16.25 | Make good brick reveals (Knock Through) | M¹ | 9.600 | BL1.1 | 32.50 | 0.50 | 156.00 | EA | 113.000 | 0.17 | 19.21 |
| 13.00 | Insert padstones | Nr | 2.000 | BL1.1 | 32.50 | 0.40 | 26.00 | NR | 2.000 | 9.13 | 18.26 |
| 5.00 | Timber out STWK | M¹ | 3.200 | CJ | 20.00 | 0.25 | 16.00 | M¹ | 4.000 | 0.89 | 3.56 |
| 2.55 | Plaster Boards STWK | M¹ | 3.200 | PLS | 31.88 | 0.08 | 8.16 | EA | 2.000 | 2.87 | 5.74 |
| 7.10 | 178x102x19Kg UB | M¹ | 3.200 | WSL1 | 44.38 | 0.16 | 22.72 | M¹ | 3.200 | 25.08 | 80.26 |
| NA | All factory cut steel is machine cut | Nr | 1.000 | > | > | > | > | EA | 1.000 | 15.00 | 15.00 |
| Total Labour | | | | | | | 903.13 | Total Material | | | 244.63 |

| Labour Rate £ | Roof Carpentry | UoM | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Sub Total £ | UoM | Material Quantity | Rate £ | Sub Total £ |
|---------------------|--|-----|-----------------|------------|-------------|-----------|---------------|------------------------|-------------------|--------|---------------|
| | Main Roof | | | | | | | | | | 591.32 |
| 4.80 | Wall plates | M¹ | 9.450 | CJ2 | 40.00 | 0.12 | 45.36 | M¹ | 10.000 | 2.81 | 28.10 |
| 3.20 | Wall plate straps | Nr | 7.000 | CJ2 | 40.00 | 0.08 | 22.40 | EA | 7.000 | 3.00 | 21.00 |
| 6.40 | Ridge Board | M¹ | 2.400 | CJ2 | 40.00 | 0.16 | 15.36 | M¹ | 3.000 | 1.86 | 5.58 |
| 8.00 | Hip Rafters | M¹ | 9.360 | CJ2 | 40.00 | 0.20 | 74.88 | M¹ | 10.000 | 3.88 | 38.76 |
| 4.80 | Rafters 47x150 | M¹ | 69.300 | CJ2 | 40.00 | 0.12 | 332.64 | M¹ | 70.000 | 2.21 | 154.70 |
| 3.20 | Ceiling Joist 47x150 | M¹ | 28.009 | CJ2 | 40.00 | 0.08 | 89.63 | M¹ | 30.000 | 2.21 | 66.30 |
| 6.00 | UPVC Fascia Boards | M¹ | 10.600 | CJ2 | 40.00 | 0.15 | 63.60 | EA | 2.000 | 63.97 | 127.94 |
| 5.60 | UPVC Vented Soffit Boards | M¹ | 10.600 | CJ2 | 40.00 | 0.14 | 59.36 | M¹ | 2.000 | 74.47 | 148.94 |
| 15.94 | Strip existing roof at junction with new extension roof | M² | 10.440 | RRS | 31.88 | 0.50 | 166.39 | NA | < | < | < |
| | 65mm White TrimTop Pins for UPVC Fascia and Barge Boards | Nr | 80 | > | > | > | > | PK | 1.000 | 15.32 | 15.32 |
| | 25mm White TrimTop Pins for UPVC Soffit | Nr | 53 | > | > | > | > | PK | 1.000 | 14.46 | 14.46 |
| NA | 70x5mm Screws | Nr | 49.000 | > | > | > | > | BX | 1.000 | 4.85 | 4.85 |
| NA | Red rawlplugs | Nr | 7.000 | > | > | > | > | EA | 1.000 | 4.65 | 4.65 |
| NA | 65mm Losthead nails 2.50Kg packs | Nr | 53.000 | > | > | > | > | EA | 1.000 | 7.49 | 7.49 |
| NA | 75mm Roundhead nails (Roof) | Nr | 117.600 | > | > | > | > | EA | 1.000 | 10.39 | 10.39 |
| NA | 100mm Round Wire Nails 2.50Kg Pack | Nr | 374.588 | > | > | > | > | EA | 2.000 | 7.78 | 15.56 |
| Total Labour | | | | | | | 869.62 | Total Materials | | | 664.04 |

| Labour Rate £ | Gutters & Rainwater Pipes | UoM | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Sub Total £ | UoM | Material Quantity | Rate £ | Sub Total £ |
|---------------|-------------------------------------|----------------|-----------------|------------|-------------|-----------|---------------------|-----|------------------------|--------|---------------|
| 5.10 | Gutter PVC | M ¹ | 10.600 | PH | 21.25 | 0.24 | 54.06 | EA | 3.000 | 11.31 | 33.93 |
| 1.28 | Gutter Brackets PVC | Nr | 18.000 | PH | 21.25 | 0.06 | 22.95 | EA | 18.000 | 0.87 | 15.66 |
| 1.70 | Gutter Outlets PVC | Nr | 1.000 | PH | 21.25 | 0.08 | 1.70 | EA | 1.000 | 4.12 | 4.12 |
| 0.85 | Gutter Stop ends PVC | Nr | 2.000 | PH | 21.25 | 0.04 | 1.70 | EA | 2.000 | 1.65 | 3.30 |
| 0.85 | Gutter 90° Bends PVC | Nr | 3.000 | PH | 21.25 | 0.04 | 2.55 | EA | 3.000 | 4.10 | 12.30 |
| 6.80 | Rain-Water-Pipe PVC | M ¹ | 5.000 | PH | 21.25 | 0.32 | 34.00 | EA | 1.000 | 16.08 | 16.08 |
| 1.70 | RWP Brackets PVC | Nr | 5.000 | PH | 21.25 | 0.08 | 8.50 | EA | 5.000 | 1.86 | 9.30 |
| 0.85 | RWP Bends PVC | Nr | 4.000 | PH | 21.25 | 0.04 | 3.40 | EA | 4.000 | 2.35 | 9.40 |
| NA | 50x4.5mm Screws (PVC RWP Brackets) | Nr | 10.000 | PH | 21.25 | > | > | BX | 1.000 | 6.99 | 6.99 |
| NA | Red Rawl Plugs (PVC) | Nr | 10.000 | PH | 21.25 | > | > | EA | 1.000 | 4.65 | 4.65 |
| NA | 25x4mm Screws (PVC Gutter Brackets) | Nr | 36.000 | PH | 21.25 | > | > | BX | 1.000 | 3.17 | 3.17 |
| | | | | | | | Total Labour | | Total Materials | | 118.90 |

| Labour Rate £ | Roof Tiling/Slating/Thatching | UoM | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Sub Total £ | UoM | Material Quantity | Rate £ | Sub Total £ |
|---------------|---|----------------|-----------------|------------|-------------|-----------|---------------------|-----|------------------------|--------|---------------|
| 0.64 | PROCTOR Roofshield breathable membrane (1x50m roll) | M ² | 27.720 | RRS | 31.88 | 0.02 | 17.67 | RL | 1.000 | 135.37 | 135.37 |
| 0.00 | 50MM GALVANIZED CLOUT NAIL 2.5KG PACK | Nr | 611.226 | RRS | 31.88 | 0.00 | 0.00 | EA | 1.000 | 9.59 | 9.59 |
| 1.59 | SOFTWOOD CARCASSING SAWN PRESERVATIVE TREATED 25X | M1 | 87.318 | RRS | 31.88 | 0.05 | 139.16 | M | 92.000 | 0.30 | 27.60 |
| 0.96 | REDLAND MINI STONEWOLD | EA | 296.604 | RRS | 31.88 | 0.03 | 283.63 | EA | 312.000 | 0.79 | 246.48 |
| 1.28 | Sarkey Felt Eaves Support Tray | M ¹ | 10.600 | RRS | 31.88 | 0.04 | 13.52 | EA | 8.000 | 5.63 | 45.04 |
| 2.55 | Continuous Roll Panel Eaves Ventilator | M ¹ | 10.600 | RRS | 31.88 | 0.08 | 27.03 | EA | 1.000 | 10.36 | 10.36 |
| 3.19 | Standard Concrete Ridge Tiles | Nr | 5.252 | RRS | 31.88 | 0.10 | 16.74 | EA | 6.000 | 2.41 | 14.46 |
| 4.14 | Hip Tiles | Nr | 20.481 | RRS | 31.88 | 0.13 | 84.87 | EA | 21.000 | 2.41 | 50.61 |
| NA | Lifting Equipment: Tile/Slate Conveyor | Nr | > | > | > | > | > | HP | 1.000 | 80.00 | 80.00 |
| 10.63 | Clear Waste into Skips | M ³ | 1.386 | GL | 10.63 | 1.00 | 14.73 | SP | 0.173 | 150.00 | 25.99 |
| | | | | | | | Total Labour | | Total Materials | | 645.50 |

| Labour Rate £ | Carpentry & Joinery | UoM | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Sub Total £ | UoM | Material Quantity | Rate £ | Sub Total £ |
|---------------------|---|----------------|-----------------|------------|-------------|-----------|---------------|-----------------------|-------------------|--------|---------------|
| 1.00 | Stud Partitions in 4 X 2 (47x100) | M ¹ | 27.720 | CJ | 20.00 | 0.05 | 27.72 | M ¹ | 30.000 | 1.09 | 32.70 |
| NA | 100mm Round Wire Nails 2.50Kg Pack | Nr | 87.000 | > | > | > | > | EA | 1.000 | 7.78 | 7.78 |
| 28.00 | Redwood rebated internal door framing (5.1m per door) | Nr | 1.000 | CJ | 20.00 | 1.40 | 28.00 | M ¹ | 5.100 | 3.76 | 19.18 |
| NA | Door Frames: 70x4.5mm Screws | Nr | 16.000 | > | > | > | > | BX | 1.000 | 4.85 | 4.85 |
| 20.00 | Standard Internal Door | Nr | 1.000 | CJ | 20.00 | 1.00 | 20.00 | EA | 1.000 | 40.00 | 40.00 |
| 15.00 | Ironmongery Standard Door Pack | Nr | 1.000 | CJ | 20.00 | 0.75 | 15.00 | EA | 1.000 | 10.04 | 10.04 |
| 5.00 | Ground Floor Softwood 5" Moulded Skirting Default | M ¹ | 14.500 | CJ | 20.00 | 0.25 | 72.50 | M ¹ | 15.000 | 2.77 | 41.55 |
| 5.00 | First Floor Softwood 5" Moulded Skirting Default | M ¹ | 20.500 | CJ | 20.00 | 0.25 | 102.50 | M ¹ | 21.000 | 2.77 | 58.17 |
| NA | 65mm Losthead Nails 2.50Kg Pack | Nr | 120.000 | > | > | > | > | EA | 1.000 | 7.49 | 7.49 |
| 2.60 | Softwood 2" Moulded Architrave | M ¹ | 10.200 | CJ | 20.00 | 0.13 | 26.52 | M ¹ | 10.200 | 1.25 | 12.75 |
| NA | 40mm Oval nails 2.50Kg packs | Nr | 68.000 | > | > | > | > | EA | 1.000 | 10.29 | 10.29 |
| Total Labour | | | | | | | 292.24 | Total Material | | | 244.80 |

| Labour Rate £ | Plastering & Insulation | UoM | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Sub Total £ | UoM | Material Quantity | Rate £ | Sub Total £ |
|---------------------|--|----------------|-----------------|------------|-------------|-----------|---------------|------------------------|-------------------|--------|---------------|
| 4.78 | Skim Walls | M ² | 74.120 | PLS | 31.88 | 0.15 | 354.39 | EA | 8.000 | 3.60 | 28.80 |
| 4.14 | 12.5mm Standard Plasterboard on dabs | M ² | 59.720 | PLS | 31.88 | 0.13 | 247.46 | SH | 23.000 | 4.20 | 96.60 |
| 2.23 | 12.5mm Standard Plasterboard on timber | M ² | 14.400 | PLS | 31.88 | 0.07 | 32.13 | SH | 6.000 | 4.20 | 25.20 |
| 4.14 | 12.5mm Standard Plasterboard: Ceiling | M ² | 20.265 | PLS | 31.88 | 0.13 | 83.97 | SH | 8.000 | 4.20 | 33.60 |
| NA | 25mm Drywall Screw | Nr | 217.050 | > | > | > | > | BX | 1.000 | 3.66 | 3.66 |
| 1.00 | 100mm Quilt Insulation (Partitions) | M ² | 7.200 | SL | 12.50 | 0.08 | 7.20 | PK | 1.000 | 20.44 | 20.44 |
| 1.63 | Insulate Ceilings & Roof Voids 150mm Quilt | M ² | 20.370 | SL | 12.50 | 0.13 | 33.10 | EA | 3.000 | 24.39 | 73.17 |
| 4.78 | Skim Ceilings | M ² | 20.265 | PLS | 31.88 | 0.15 | 96.89 | EA | 3.000 | 3.60 | 10.80 |
| 0.06 | Self Adhesive Fibre Tape | M ¹ | 117.981 | PLS | 31.88 | 0.002 | 7.52 | EA | 2.000 | 4.35 | 8.70 |
| 1.91 | Skim Beads | M ¹ | 20.800 | PLS | 31.88 | 0.06 | 39.78 | EA | 10.000 | 1.06 | 10.60 |
| NA | Dot & Dab Drywall Adhesive | Na | > | > | > | > | > | EA | 5.000 | 6.14 | 30.70 |
| NA | Clear Waste into Skips | M ³ | 0.051 | GL | 10.63 | > | > | SP | 0.006 | 150.00 | 0.95 |
| Total Labour | | | | | | | 902.45 | Total Materials | | | 343.22 |

| Labour Rate £ | Electrical | UoM | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM | Material Quantity | Rate £ | Material Total £ |
|---------------------|---|-----|-----------------|------------|-------------|-----------|----------------|------------------------|-------------------|--------|------------------|
| 21.25 | Ceiling Pendant Light & switch | Nr | 2.000 | EL | 21.25 | 1.00 | 42.50 | EA | 2.000 | 4.89 | 9.78 |
| 23.38 | Ceiling Pendant Light & switch low energy Part L1 compliant | Nr | 1.000 | EL | 21.25 | 1.10 | 23.38 | EA | 1.000 | 25.98 | 25.98 |
| 31.88 | Electric Bathroom Vent | Nr | 1.000 | EL | 21.25 | 1.50 | 31.88 | EA | 1.000 | 21.00 | 21.00 |
| 1.06 | 1.5mm Twin & Earth Cable 50m | M' | 40.000 | EL | 21.25 | 0.05 | 42.50 | EA | 1.000 | 10.00 | 10.00 |
| 0.21 | 1.5mm Cable clips | Nr | 80.000 | EL | 21.25 | 0.01 | 17.00 | EA | 4.000 | 0.65 | 2.60 |
| 21.25 | Sockets | Nr | 6.000 | EL | 21.25 | 1.00 | 127.50 | EA | 6.000 | 5.94 | 35.64 |
| 23.38 | Shaver Sockets 115/230v | Nr | 1.000 | EL | 21.25 | 1.10 | 23.38 | EA | 1.000 | 18.99 | 18.99 |
| 1.28 | 2.5mm Twin & Earth Cable | M' | 80.000 | EL | 21.25 | 0.06 | 102.00 | EA | 2.000 | 13.50 | 27.00 |
| 0.21 | 2.5mm Cable Clips | Nr | 120.000 | EL | 21.25 | 0.01 | 25.50 | EA | 6.000 | 0.65 | 3.90 |
| 37.19 | Shower Unit Connection | Nr | 1.000 | EL | 21.25 | 1.75 | 37.19 | EA | < | < | < |
| 26.56 | Shower Ceiling Isolating Pull switch | Nr | 1.000 | EL | 21.25 | 1.25 | 26.56 | EA | 1.000 | 14.10 | 14.10 |
| 26.56 | Mains Wired Smoke Alarm | Nr | 2.000 | EL | 21.25 | 1.25 | 53.13 | EA | 2.000 | 20.02 | 40.04 |
| 21.25 | Fused Spur | Nr | 1.000 | EL | 21.25 | 1.00 | 21.25 | EA | 1.000 | 6.54 | 6.54 |
| 1.70 | 6mm Twin & Earth Cable 50m | M' | 10.000 | EL | 21.25 | 0.08 | 17.00 | EA | 1.000 | 51.50 | 51.50 |
| 0.21 | 6mm Cable clips | Nr | 15.000 | EL | 21.25 | 0.01 | 3.19 | EA | 1.000 | 0.65 | 0.65 |
| 138.13 | Consumer Unit | Nr | 1.000 | EL | 21.25 | 6.50 | 138.13 | EA | 1.000 | 120.00 | 120.00 |
| Total Labour | | | | | | | 732.06 | Total Materials | | | 387.72 |

| Labour Rate £ | Heating | UoM | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM | Material Quantity | Rate £ | Material Total £ |
|---------------------|--|-----|-----------------|------------|-------------|-----------|----------------|------------------------|-------------------|--------|------------------|
| 31.88 | Radiators | Nr | 3.000 | PH | 21.25 | 1.50 | 95.63 | EA | 3.000 | 75.33 | 225.99 |
| 31.88 | Standard Chrome Bathroom Towel Rail connected to CH system | Nr | 1.000 | PH | 21.25 | 1.50 | 31.88 | EA | 1.000 | 96.00 | 96.00 |
| 6.38 | Lock-shield valves 15mm | Nr | 4.000 | PH | 21.25 | 0.30 | 25.50 | EA | 4.000 | 2.00 | 8.00 |
| 7.44 | Thermostatic Regulating Valves | Nr | 4.000 | PH | 21.25 | 0.35 | 29.75 | EA | 4.000 | 8.90 | 35.60 |
| 5.31 | 15mm Copper tube | Nr | 48.000 | PH | 21.25 | 0.25 | 255.00 | M | 48.000 | 2.66 | 127.68 |
| 4.68 | 15mm Copper Tees | Nr | 8.000 | PH | 21.25 | 0.22 | 37.40 | EA | 8.000 | 0.55 | 4.40 |
| 3.83 | 15mm Copper Elbows | Nr | 12.000 | PH | 21.25 | 0.18 | 45.90 | EA | 12.000 | 0.45 | 5.40 |
| 3.83 | 15mm Copper Coupling | Nr | 12.000 | PH | 21.25 | 0.18 | 45.90 | EA | 12.000 | 0.25 | 3.00 |
| 0.43 | 15mm Pipe Clips | Nr | 58.000 | PH | 21.25 | 0.02 | 24.65 | EA | 58.000 | 0.10 | 5.80 |
| 4.25 | 15mm Isolating Valves | Nr | 6.000 | PH | 21.25 | 0.20 | 25.50 | EA | 6.000 | 1.45 | 8.70 |
| Total Labour | | | | | | | 617.10 | Total Materials | | | 520.57 |

| Labour Rate £ | Plumbing First Fix For Sanitary Wares and Heating see separate sections | UoM | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM | Material Quantity | Rate £ | Material Total £ |
|---------------------|--|-----|-----------------|----------------------|-------------|-----------|----------------|------------------------|-------------------|---------------|------------------|
| NA | Shower Cold feed 15mm copper | Nr | 1.000 | in pipe and fittings | | | NA | < | < | < | < |
| NA | WC & Cisterns Hot & Cold feeds 15/22mm Copper | Nr | 1.000 | in pipe and fittings | | | NA | < | < | < | < |
| NA | Wash Hand Basin Hot & Cold feeds 15/22mm Copper | Nr | 2.000 | in pipe and fittings | | | NA | < | < | < | < |
| NA | Bath Hot & Cold feeds 15/22mm Copper | Nr | 1.000 | in pipe and fittings | | | NA | < | < | < | < |
| NA | All associated waste pipes | Nr | 5.000 | in pipe and fittings | | | NA | < | < | < | < |
| 4.25 | 15mm Copper tube (3m) | M' | 26.000 | PH | 21.25 | 0.20 | 110.50 | M | 27.000 | 2.66 | 71.82 |
| 2.55 | 15mm Copper Tees | Nr | 6.000 | PH | 21.25 | 0.12 | 15.30 | EA | 6.000 | 0.55 | 3.30 |
| 2.55 | 15mm Copper Elbows | Nr | 36.000 | PH | 21.25 | 0.12 | 91.80 | EA | 36.000 | 0.45 | 16.20 |
| 2.55 | 15mm Copper Coupling | Nr | 9.000 | PH | 21.25 | 0.12 | 22.95 | EA | 9.000 | 0.25 | 2.25 |
| 0.43 | 15mm Pipe Clips | Nr | 32.000 | PH | 21.25 | 0.02 | 13.60 | EA | 32.000 | 0.10 | 3.20 |
| 3.19 | 15mm Isolating Valves | Nr | 6.000 | PH | 21.25 | 0.15 | 19.13 | EA | 6.000 | 1.45 | 8.70 |
| 5.10 | 22mm Copper tube (3m) | M' | 24.000 | PH | 21.25 | 0.24 | 122.40 | M | 24.000 | 5.33 | 127.92 |
| 3.19 | 22mm Copper Tees | Nr | 2.000 | PH | 21.25 | 0.15 | 6.38 | EA | 2.000 | 1.35 | 2.70 |
| 3.19 | 22mm Copper Elbows | Nr | 6.000 | PH | 21.25 | 0.15 | 19.13 | EA | 6.000 | 0.75 | 4.50 |
| 3.19 | 22mm Copper Coupling | Nr | 2.000 | PH | 21.25 | 0.15 | 6.38 | EA | 2.000 | 0.50 | 1.00 |
| 0.43 | 22mm Pipe Clips | Nr | 29.000 | PH | 21.25 | 0.02 | 12.33 | EA | 29.000 | 0.14 | 4.06 |
| 3.83 | 22mm Isolating Valves | Nr | 2.000 | PH | 21.25 | 0.18 | 7.65 | EA | 2.000 | 1.91 | 3.82 |
| 3.83 | 11/4 Waste Pipe | M' | 12.000 | PH | 21.25 | 0.18 | 45.90 | EA | 4.000 | 1.99 | 7.96 |
| 2.13 | 11/4 Waste Elbow | Nr | 8.000 | PH | 21.25 | 0.10 | 17.00 | EA | 8.000 | 0.59 | 4.72 |
| 2.13 | 11/4 Waste Coupling | Nr | 2.000 | PH | 21.25 | 0.10 | 4.25 | EA | 2.000 | 0.59 | 1.18 |
| 2.13 | 11/4 Waste Clips | Nr | 18.000 | PH | 21.25 | 0.10 | 38.25 | EA | 18.000 | 0.17 | 3.06 |
| 4.25 | 11/2 Waste Pipe (3m) | M' | 14.000 | PH | 21.25 | 0.20 | 59.50 | EA | 5.000 | 2.42 | 12.10 |
| 2.13 | 11/2 Waste Tee 11/4 Branch | Nr | 2.000 | PH | 21.25 | 0.10 | 4.25 | EA | 2.000 | 1.18 | 2.36 |
| 2.13 | 11/2 Waste Elbow | Nr | 6.000 | PH | 21.25 | 0.10 | 12.75 | EA | 6.000 | 0.59 | 3.54 |
| 2.13 | 11/2 Waste Coupling | Nr | 2.000 | PH | 21.25 | 0.10 | 4.25 | EA | 2.000 | 0.59 | 1.18 |
| 3.19 | 11/2 Waste Clip | Nr | 14.000 | PH | 21.25 | 0.15 | 44.63 | EA | 14.000 | 0.17 | 2.38 |
| 9.56 | Soil Vent Pipes | M' | 6.000 | PH | 21.25 | 0.45 | 57.38 | EA | 2.000 | 16.94 | 33.88 |
| 8.50 | SVP Branch | Nr | 1.000 | PH | 21.25 | 0.40 | 8.50 | EA | 1.000 | 14.24 | 14.24 |
| 7.23 | SVP Bends | Nr | 2.000 | PH | 21.25 | 0.34 | 14.45 | EA | 2.000 | 9.55 | 19.10 |
| 3.19 | SVP Clips | Nr | 6.000 | PH | 21.25 | 0.15 | 19.13 | EA | 6.000 | 1.64 | 9.84 |
| Total Labour | | | | | | | 777.75 | Total Materials | | 365.01 | |

| Labour Rate £ | Plumbing Sanitary Wares | UoM | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM | Material Quantity | Rate £ | Material Total £ |
|---------------|---------------------------|-----|-----------------|------------|-------------|-----------|---------------------|-----|------------------------|--------|------------------|
| 15.94 | WC Pan | Nr | 1.000 | PH | 21.25 | 0.75 | 15.94 | EA | 1.000 | 43.20 | 43.20 |
| 31.88 | WC Cistern | Nr | 1.000 | PH | 21.25 | 1.50 | 31.88 | EA | 1.000 | 45.52 | 45.52 |
| 7.44 | WC Seat | Nr | 1.000 | PH | 21.25 | 0.35 | 7.44 | EA | 1.000 | 13.86 | 13.86 |
| 5.31 | Straight Multiquick | Nr | 1.000 | PH | 21.25 | 0.25 | 5.31 | EA | 1.000 | 3.74 | 3.74 |
| 42.50 | Wash-hand-basin | Nr | 2.000 | PH | 21.25 | 2.00 | 85.00 | EA | 2.000 | 33.36 | 66.72 |
| 10.63 | Basin Pedestal | Nr | 2.000 | PH | 21.25 | 0.50 | 21.25 | EA | 2.000 | 25.91 | 51.82 |
| 9.56 | Basin Taps | Pr | 2.000 | PH | 21.25 | 0.45 | 19.13 | PR | 2.000 | 13.77 | 27.54 |
| 2.98 | Basin Waste | Nr | 2.000 | PH | 21.25 | 0.14 | 5.95 | EA | 2.000 | 2.70 | 5.40 |
| 6.80 | Basin waste trap | Nr | 2.000 | PH | 21.25 | 0.32 | 13.60 | EA | 2.000 | 3.03 | 6.06 |
| 63.75 | Standard Bath | Nr | 1.000 | PH | 21.25 | 3.00 | 63.75 | EA | 1.000 | 62.42 | 62.42 |
| 10.63 | Bath Panel | Nr | 1.000 | PH | 21.25 | 0.50 | 10.63 | EA | 1.000 | 14.32 | 14.32 |
| 5.31 | Bath End Panel | Nr | 1.000 | PH | 21.25 | 0.25 | 5.31 | EA | 1.000 | 6.77 | 6.77 |
| 12.75 | Bath Taps | Nr | 1.000 | PH | 21.25 | 0.60 | 12.75 | PR | 1.000 | 19.49 | 19.49 |
| 3.19 | Bath Waste | Nr | 1.000 | PH | 21.25 | 0.15 | 3.19 | EA | 1.000 | 2.83 | 2.83 |
| 7.44 | Bath waste trap | Nr | 1.000 | PH | 21.25 | 0.35 | 7.44 | EA | 1.000 | 3.09 | 3.09 |
| 42.50 | 900x900 Shower tray | Nr | 1.000 | PH | 21.25 | 2.00 | 42.50 | EA | 1.000 | 100.26 | 100.26 |
| 31.88 | Pivot Shower Door | Nr | 1.000 | PH | 21.25 | 1.50 | 31.88 | EA | 1.000 | 156.10 | 156.10 |
| 10.63 | Shower Waste & Combi-trap | Nr | 1.000 | PH | 21.25 | 0.50 | 10.63 | EA | 1.000 | 6.90 | 6.90 |
| 31.88 | Shower Unit | Nr | 1.000 | PH | 21.25 | 1.50 | 31.88 | EA | 1.000 | 118.38 | 118.38 |
| | | | | | | | Total Labour | | Total Materials | | 754.42 |
| | | | | | | | 425.43 | | | | |

| Labour Rate £ | Painting & Decorating | UoM | Labour Quantity | Crew Grade | Crew Rate £ | Unit Time | Labour Total £ | UoM | Material Quantity | Rate £ | Material Total £ |
|---------------------|--|----------------|-----------------|------------|-------------|-----------|----------------|------------------------|-------------------|--------|------------------|
| 0.63 | Prime Internal Woodwork. Prior to fixing | M ¹ | 54.300 | PD | 15.63 | 0.04 | 33.94 | NA | < | < | < |
| 0.94 | Undercoat Internal Woodwork | M ¹ | 54.300 | PD | 15.63 | 0.06 | 50.91 | NA | < | < | < |
| 1.25 | Gloss Internal Woodwork | M ¹ | 54.300 | PD | 15.63 | 0.08 | 67.88 | NA | < | < | < |
| 3.91 | Emulsion Walls | M ² | 74.120 | PD | 15.63 | 0.25 | 289.53 | EA | 1.000 | 34.20 | 34.20 |
| 3.59 | Emulsion Ceiling | M ² | 20.265 | PD | 15.63 | 0.23 | 72.83 | EA | 1.000 | 16.12 | 16.12 |
| 0.31 | Sundries Decorators Caulk | M ¹ | 27.150 | PD | 15.63 | 0.02 | 8.48 | EA | 3.000 | 1.81 | 5.43 |
| 7.81 | Undercoat Internal Doors | Nr | 1.000 | PD | 15.63 | 0.50 | 7.81 | NA | < | < | < |
| 7.81 | Gloss Internal Doors | Nr | 1.000 | PD | 15.63 | 0.50 | 7.81 | NA | < | < | < |
| 7.81 | Prime Internal doors | Nr | 1.000 | PD | 15.63 | 0.50 | 7.81 | NA | < | < | < |
| | DULUX TRADE QUICK DRYING PRIMER 5L | Na | > | > | > | > | > | EA | 1.000 | 34.42 | 34.42 |
| | DULUX TRADE UNDERCOAT BRILLIANT WHITE 5L | Na | > | > | > | > | > | EA | 1.000 | 20.11 | 20.11 |
| | DULUX TRADE HIGH GLOSS WHITE 5 LITRE | Na | > | > | > | > | > | EA | 1.000 | 17.73 | 17.73 |
| | Sundries White Spirit | Na | > | > | > | > | > | EA | 1.000 | 2.56 | 2.56 |
| | Sundries Medium Glass Paper | Na | > | > | > | > | > | EA | 1.000 | 1.46 | 1.46 |
| | Sundries Fine Glass Paper | Na | > | > | > | > | > | EA | 1.000 | 1.46 | 1.46 |
| Total Labour | | | | | | | 547.00 | Total Materials | | | 133.49 |

The following details **Special Order Materials**, items that are not commonly found in stock at Builders Merchants. The prices shown are indicative estimated values. Before finalising your costs you should obtain firm fixed prices directly from the source of supply.

| Special Order Materials | | | | |
|--|------------------|----------|---------|------------------|
| Description | Section | Quantity | Rate £ | Total £ |
| White UPVC Windows inc glass | | Lump Sum | | £617.90 |
| White UPVC French doors inc glass | | Lump Sum | | £501.80 |
| Steel and Fabrication | Structural Works | Lump Sum | | £95.26 |
| Standard Chrome Bathroom Towel Rail | Heating | 1.000 | £96.00 | £96.00 |
| Energy efficient lamp holder 10/13W compliant with Part L1 | Electrical | 1.000 | £25.98 | £25.98 |
| Consumer Unit | Electrical | 1.000 | £120.00 | £120.00 |
| Total Special Order Materials | | | | £1,456.94 |

| Tool Hire | | | | | |
|---|----------|--------------|----------|--------|---------------|
| Description | Hire UoM | Section | Quantity | Rate £ | Total £ |
| Hardcore: Vibrating Plate Compactor | Day | Ground Floor | 1.000 | £30.00 | £30.00 |
| Total Tool Hire (items excluded as instructed) | | | | | £30.00 |

| Plant Hire | | | | | |
|---|----------|---------------------------|----------|--------|------------------|
| Description | Hire UoM | Section | Quantity | Rate £ | Total £ |
| Chemical Site Lavatory | Week | Preliminaries | 5.000 | £35.00 | £175.00 |
| Scaffolding by Specialist (multiple lifts) | LS | Preliminaries | 50.800 | £25.00 | £1,270.00 |
| Excavations for cavity walls: Using Mini-digger | Day | Excavations & Foundations | 2.000 | £45.00 | £90.00 |
| Load waste into skips: Using Mini-Digger | Day | Excavations & Foundations | 1.000 | £45.00 | £45.00 |
| Lifting Equipment: Tile/Slate Conveyor | Day | Roof Tiling/Slating | 1.000 | £80.00 | £80.00 |
| Total Plant Hire | | | | | £1,660.00 |

| Waste Removal (Skip Roundup Calculation) | Section | Skips | Rate £ | Total £ |
|---|---------------------|--------------|----------------|----------------|
| Demolitions load waste into skips | Site Enabling works | 0.375 | £150.00 | £56.25 |
| Excavate & Scrape out for Slab | Slab | 0.189 | £150.00 | £28.35 |
| Load waste into skips: Using Mini-Digger | Foundations | 1.462 | £150.00 | £219.24 |
| Clear waste into skips BWK | Brickworks | 0.140 | £150.00 | £20.96 |
| Clear waste into skips BLWK | Brickworks | 0.149 | £150.00 | £22.30 |
| Clear Waste into Skips | Roof Tiling | 0.173 | £150.00 | £25.99 |
| Clear Waste into Skips | Structural Works | 0.684 | £150.00 | £102.60 |
| Clear Waste into Skips | Plastering | 0.006 | £150.00 | £0.95 |
| Total £ | | 3.178 | £150.00 | £476.64 |
| Total loads = Roundup to next skip | | 4.000 | £150.00 | £600.00 |
| Extra-over for roundup | | 0.822 | £150.00 | £123.36 |

Scope of Estimation & Limitations

Considerations: We recommend that the following be taken into account prior to finalising your tender price or budget costs.

Estimators Limited and its trade partners will accept no liability for any loss. It is the customer's responsibility to satisfy themselves that all the intended works are covered within the final tender or finalised budget costs. The following information should enable you to fully adjudicate our interpretation of the costs.

Material Costs: Please note that for each item listed in the material section the prices given are neither retail nor trade prices. They are estimated prices of what most small builders who buy in moderate volume will pay a supplier. Discounts may be available for purchases in larger volume. Estimators Limited reserves the right to change these prices at anytime without prior notice. The supplier generally absorbs the cost of delivery to site, although we recognise some materials and plant may incur delivery charges. Due to the complexity of material variants and unknown distances between the supplier and site we have not included any delivery costs. We have included in the summary time off site for a labourer-driver for the day-to-day collection and delivery of materials, plant and equipment.

Special Order Materials: Prior to finalising your build costs we recommend you view the section "Special Order Materials" This section itemises materials that are not commonly found in stock at Builders Merchants. The prices we have used are indicative estimated values and require pricing directly from the source of supply.

Labour Costs: At its outset Estimators Limited conducted a labour rate survey with small builders throughout the UK in order to produce a regional labour rate database. We are confident that this database is the most accurate & comprehensive in the UK. Estimators Limited continually up-dates the database and reserves the right to change the rates at any time without prior notice. For non-trade customers we use defaulted labour rates. Trade customers can customise their estimates by calling 0845 650 2208. Please visit www.estimateors-online.com for more information.

Unit Times include the time to perform the task per unit of measurement and will usually include associated tasks such as: unloading and storing of materials, plant & equipment, normal time lost for breaks and regular cleanup of construction debris. As we have not visited the site, have no first hand experience of the customer requesting this estimate, no knowledge of the tradesmen performing the works and have no record of how much work the crew assigned to the job can handle, we have assumed the following in setting the unit times within this estimate: that the principal builder and tradesmen selected to perform the work are qualified career minded professionals. Estimators Limited produce estimates for Builders, Tradesmen, Builder's Merchants, Architects and Private Individuals. This criterion is used for all customer types.

Supervision Costs: The labour cost of the principle or the principle's foreman is not included in the labour costs; these have been added in preliminaries. We have assumed that 50% of all non-productive time is spent in a supervisory or management role. To calculate the cost we use the project duration in weeks multiplied by 50% of the foreman's rate. We are aware that some small builders do not employ a foreman. In these instances we recognise the principle as the foreman. Trade customers can amend this rate free of charge on request call 0845 650 2208 for more information.

Builders Contingencies (BC%): Depending on the type of work, we will include by default either 2.5% or 5% builders internal contingencies. The allowance allocated is intended to cover any anomalies for any circumstance that the builder would not normally be able to reclaim from the client. It is important to note that Builders Contingencies should not be confused with (Client Contingencies). Trade customers can customise the BC% margin free of charge on request call 0845 650 2208 for more information.

Fluctuation: The differences between estimates can vary. Even when tendering builders are pricing using identical information there is room for legitimate disagreement on what the correct costs are. In our experience, for career minded professional builders the fluctuation should be within 20%. For this reason we have included a proposed contract price section in the estimate, in this section we have placed our proposed cost as the centre price and shown total costs plus and minus 10% giving a 20% fluctuation between the highest and the lowest. Assuming all tenderers have accurately included all elements the client should receive all tenders within this price band.

Please Note: Estimators Limited does not conduct site surveys and has no knowledge of the true topography of the site. We therefore exclude works such as: landscaping, garden walling, driveways & paving. Estimators Limited do not price any type of: Wall Tiling or Floor Coverings, due to the vast ranges associated with these finishes. If your specification includes any of these finishes, you should obtain prices from the source of supply or a specialist sub-contractor.

Estimators Limited is happy to answer any questions relating to its services and explain how we apply the costs. Free telephone assistance is available from 9:00AM to 5.00PM Monday to Friday except Bank Holidays Telephone 0845 650 2208.

E&OE