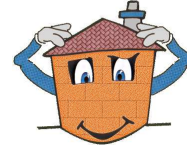


## Labour & Materials Estimate

Job Number: **75741**



**Estimators Limited**  
Gardale House,  
118B Gatley Road, Gatley,  
Cheshire SK8 4AU

**Tel: 0161 286 8601**  
**Fax: 0161 428 5788**

e-mail: [mail@estimators-online.com](mailto:mail@estimators-online.com)  
<http://www.estimators-online.com>

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 2 Storey Extension  
Proposal **Sample two storey extension**  
PO Number **FOC**  
Date Priced **23/04/2010**

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**

Cost Summary						Labour	Material	Total £
Enabling Works						£169.27	£46.38	£215.65
Excavations & Foundations						£478.81	£674.70	£1,153.51
Foundation Masonry						£258.00	£369.26	£627.26
Ground Floor and Slab						£517.94	£695.38	£1,213.32
First Floor						£225.60	£197.61	£423.21
Brickworks						£2,306.25	£2,444.23	£4,750.48
Windows & External Doors						£257.58	£1,026.52	£1,284.10
Structural works and Steelwork						£581.50	£87.99	£669.49
Roof Carpentry						£961.46	£505.44	£1,466.90
Gutters & Rain-Water-Pipes						£128.86	£118.90	£247.76
Roof Tiling/Slating/Thatching						£634.01	£790.66	£1,424.67
Carpentry and Joinery						£296.32	£233.98	£530.30
Plastering & Insulation						£890.21	£356.60	£1,246.81
Electrical						£729.94	£366.63	£1,096.57
Heating						£491.94	£329.64	£821.58
Plumbing First Fix						£777.75	£259.06	£1,036.81
Plumbing Sanitary Wares						£446.68	£847.88	£1,294.56
Internal Painting & Decorating						£570.19	£133.49	£703.68
	UoM	Quantity	%	PW	Rate £	Sub-total	Sub-total	Total £
Sub-total Labour and Materials @ cost						£10,722.29	£9,484.34	£20,206.63
Builders Contingencies (BC%)			2.5%			£268.06	£237.11	£505.17
<b>Preliminaries (see detailed section)</b>						£2,675.00	£1,589.61	£4,264.61
Contract Time-on-site	Wks	5.000						
Total Labour and Materials, including Preliminaries and Contingencies						£13,665.35	£11,311.05	£24,976.40
Builders Profit (BP%)					15%	£2,049.80	£1,696.66	£3,746.46
<b>Total excluding VAT</b>						<b>£15,715.15</b>	<b>£13,007.71</b>	<b>£28,722.86</b>

<b>Build Stage Summary:</b> Each item includes Builders-Contingencies, Fixed-On-Site-Costs and Builders-Profit.	<b>Labour</b>	<b>Materials</b>	<b>Total £</b>
Enabling Works	£248.09	£63.60	£311.70
Excavations & Foundations	£701.76	£925.35	£1,627.11
Foundation Masonry	£378.14	£506.43	£884.58
Ground Floor and Slab	£759.12	£953.72	£1,712.83
First Floor	£330.65	£271.02	£601.67
Brickworks	£3,380.16	£3,352.24	£6,732.41
Windows & External Doors	£377.52	£1,407.87	£1,785.39
Structural works and Steelwork	£852.28	£120.68	£972.95
Roof Carpentry	£1,409.16	£693.21	£2,102.37
Gutters & Rain-Water-Pipes	£188.86	£163.07	£351.93
Roof Tiling/Slating/Thatching	£929.24	£1,084.38	£2,013.62
Internal Joinery	£434.30	£320.90	£755.20
Plastering & Insulation	£1,304.74	£489.07	£1,793.81
Electrical	£1,069.83	£502.83	£1,572.67
Heating	£721.01	£452.10	£1,173.11
Plumbing First Fix	£1,139.91	£355.30	£1,495.21
Plumbing Sanitary Wares	£654.67	£1,162.86	£1,817.53
Internal Painting & Decorating	£835.70	£183.08	£1,018.78
<b>Total excluding VAT</b>	<b>£15,715.15</b>	<b>£13,007.71</b>	<b>£28,722.86</b>

**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**

<b>Materials commonly found ex-stock at leading Builders Merchants, value of materials sent electronically to participating merchants prior to applying special terms</b>	<b>£7,734.91</b>
Total Special Order Materials	£1,093.66
Builders Skips, Waste Removal, Plant & Tool Hire	£655.77
<b>Total Materials (Excluding Builders Contingencies)</b>	<b>£9,484.34</b>

Fluctuation	Total £	M²	Rate per m2
Proposed Contract Price Less 10%	£25,850.58	20.16	£1,282.27
<b>Proposed Contract Price</b>	<b>£28,722.86</b>	20.16	<b>£1,424.75</b>
Proposed Contract Price Plus 10%	£31,595.15	20.16	£1,567.22

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'

Description	Abbreviation
Square Metres	M²
Cubic Metres	M³
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	In all cases we use a Trade day rate based on an eight (8) hour day including breaks. The crew rate per hour is simply the Trade day rate divided by 8.
General Labourer	GL	£85.00	
Semi Skilled Labourer	SL	£100.00	<b>For example:</b> The rate of pay per day for a Roofer = £155.00 Day Divide by 8 hours per day = £19.38 Hour
Bricklayer	BL	£160.00	
Carpenter and Joiner	CJ	£160.00	Where a crew grade is more than one operative the day rates are added together and divided by 8.
Roofer	RR	£155.00	
Plasterer	PL	£155.00	<b>For example:</b> 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
Electrician	EL	£170.00	
Plumbing and Heating Engineer	PH	£170.00	
Painter and Decorator	PD	£125.00	
Working Foreman	WF	£164.00	

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	GW2	£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	£20.50
Working Foreman & Semi Skilled Labourer	WSL	£33.00
WS with General Labourer X 1	WSL1	£43.63
WS with General Labourer X 2	WSL2	£54.25

Labour Rate £	Preliminaries	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
410.00	Working Foreman (Supervision %)	WKS	5.000	WF	820.00	50%	2050.00	<	<	<	<
125.00	Labourer Driver (Time off site %)	WKS	5.000	SL	500.00	25%	625.00	<	<	<	<
NA	Chemical Site Lavatory	NA	>	>	>	>	>	WK	5.000	30.00	150.00
NA	Scaffolding by Specialist (multiple lifts)	NA	>	>	>	>	>	LS	50.800	28.00	1422.40
	Builders Skip roundup	NA	>	>	>	>	>	LS	>	>	17.21
<b>Total Labour</b>							<b>£2,675.00</b>	<b>Total Materials</b>		<b>£1,589.61</b>	

Labour Rate £	Enabling Works	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
10.72	Remove External Doors	M²	1.890	CJL	30.63	0.35	20.26	<	<	<	<
23.38	Strip-out & remove sanitary fittings and strip back service pipes	Nr	3.000	PH	21.25	1.10	70.13	<	<	<	<
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	3.000	PH	21.25	0.10	6.38	EA	3.000	0.92	2.76
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	10.080	SL1	23.13	0.25	58.28	<	<	<	<
NA	Load waste into skips labour included above	NA	>	>	>	>	>	SP	0.242	150.00	36.23
<b>Total Labour</b>							<b>169.27</b>	<b>Total Materials</b>		<b>46.38</b>	

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	40.00	80.00
15.63	Load waste into skips: Using Mini-Digger	M³	6.090	GW2	31.25	0.50	95.16	HP	1.000	40.00	40.00
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	83.86	335.46
<b>Total Labour</b>							<b>478.81</b>	<b>Total Materials</b>		<b>674.70</b>	

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	83.86	83.86
<b>Total Labour</b>							<b>154.94</b>	<b>Total Materials</b>		<b>113.86</b>	

<b>Excavation Limitations:</b> 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		268.80	
								Preliminaries %		24%	65.43
								Total before Profit		334.23	
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 may apply.								Plus Profit @		15.00%	50.13
								<b>Total per cubic metre m³</b>		<b>384.36</b>	

Labour Rate £	Foundation Masonry Below DPC	UoM	Labour Quantity	Crew Grade	Crew Rate £	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	5.95	59.50
510.00	Facing Brick band to DPC	TH	0.181	BLG	72.86	7.00	92.09	TH	0.190	350.00	66.50
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	135.86	135.86
0.53	Polythene DPC 112.5mmX30m	M¹	6.090	BL2.1	52.50	0.01	3.20	EA	1.000	3.33	3.33
<b>Total Labour</b>							<b>258.00</b>	<b>Total Materials</b>		<b>369.26</b>	

Labour Rate £	Ground Floor and Slab	UoM	Labour Quantity	Crew GW2.1	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
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	27.98	27.98
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
2.09	Slab insulation:CELOTEX FF3070 Board 90mm	M²	10.080	GW2.1	41.88	0.05	21.11	SH	4.000	36.00	144.00
1.68	STANDARD DUTY POLYTHENE MEMBRANE BLUE 300MU 100M	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	105.62	211.23
9.56	Floor Screed 1:3	M²	10.080	PLS	31.88	0.30	96.39	TN	2.000	49.95	99.90
<b>Total Labour</b>							<b>517.94</b>	<b>Total Materials</b>			<b>695.38</b>

Labour Rate £	First Floor	UoM	Labour Quantity	Crew CJ	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
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 22mm Chipboard fixed to timber	M²	10.080	CJ	20.00	0.35	70.56	EA	8.000	5.99	47.92
NA	65mm Ring-Shank Nails 2.50Kg Pack	NR	126.000	>	>	>	>	EA	1.000	9.99	9.99
<b>Total Labour</b>							<b>225.60</b>	<b>Total Materials</b>			<b>197.61</b>

Labour Rate £	Brickworks	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
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	350.00	990.50
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	9.150	BL2.1	52.50	0.10	48.04	LS	1.000	329.98	329.98
2.10	Cavity Insulation	M²	44.600	BL2.1	52.50	0.04	93.66	M²	44.600	4.59	204.80
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
<b>Total Labour</b>							<b>2306.25</b>	<b>Total Materials</b>			<b>2444.23</b>

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 £
6.60	Window Glass	M²	3.700	CJ	20.00	0.33	24.42	M²	3.700	35.88	132.76
60.00	French Doors White UPVC	NR	1.000	CJ	20.00	3.00	60.00	M²	2.600	126.00	327.60
6.60	External Door Glass	M²	2.600	CJ	20.00	0.33	17.16	M²	2.600	48.00	124.80
12.00	Window Boards	NR	3.000	CJ	20.00	0.60	36.00	M¹	4.800	4.53	21.74
NA	Frame Fixings	NA	>	>	>	>	>	EA	32.000	0.37	11.84
NA	Frame Seal	NA	>	>	>	>	>	EA	4.000	4.82	19.28
<b>Total Labour</b>							<b>257.58</b>	<b>Total Materials</b>			<b>1026.52</b>

Labour Rate £	Structural Works	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Sub Total £	UoM	Material Quantity	Rate £	Sub Total £
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	13.920	SL1	23.13	1.25	402.38	SP	0.522	150.00	78.30
16.25	Make good brick reveals (Knock Through)	M¹	4.800	BL1.1	32.50	0.50	78.00	EA	57.000	0.17	9.69
<b>Total Labour</b>							<b>581.50</b>	<b>Total Material</b>			<b>87.99</b>

Labour Rate £	Roof Carpentry	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Sub Total £	UoM	Material Quantity	Rate £	Sub Total £
	Main Roof										452.51
4.80	Wall plates	M <sup>1</sup>	9.450	CJ2	40.00	0.12	45.36	M <sup>1</sup>	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	M <sup>1</sup>	2.400	CJ2	40.00	0.16	15.36	M <sup>1</sup>	3.000	2.78	8.34
8.00	Hip Rafters	M <sup>1</sup>	9.360	CJ2	40.00	0.20	74.88	M <sup>1</sup>	10.000	2.84	28.40
3.20	Lay boards	M <sup>1</sup>	9.360	CJ2	40.00	0.08	29.95	M <sup>1</sup>	10.000	1.75	17.50
2.40	Valley Boards	M <sup>1</sup>	18.720	CJ2	40.00	0.06	44.93	M <sup>1</sup>	19.000	1.75	33.25
4.80	Rafters 47x150	M <sup>1</sup>	69.300	CJ2	40.00	0.12	332.64	M <sup>1</sup>	70.000	2.21	154.70
3.20	Ceiling Joist 47x150	M <sup>1</sup>	28.009	CJ2	40.00	0.08	89.63	M <sup>1</sup>	30.000	2.21	66.30
4.80	Soft Wood Fascia Boards	M <sup>1</sup>	10.600	CJ2	40.00	0.12	50.88	M <sup>1</sup>	12.000	2.47	29.64
4.80	Plywood Soffit Boards	M <sup>1</sup>	10.600	CJ2	40.00	0.12	50.88	SH	2.000	14.68	29.36
3.60	Continuous Soffit Ventilator	M <sup>1</sup>	10.600	CJ2	40.00	0.09	38.16	EA	4.000	8.98	35.92
15.94	Strip existing roof at junction with new extension roof	M <sup>2</sup>	10.440	RRS	31.88	0.50	166.39	NA	<	<	<
NA	70x5mm Screws	NR	49.000	>	>	>	>	BX	1.000	4.85	4.85
NA	Red rawplugs	NR	7.000	>	>	>	>	EA	1.000	4.65	4.65
NA	65mm Ring-Shank Nails 2.50Kg Pack	NR	140.400	>	>	>	>	EA	1.000	9.99	9.99
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
	<b>Total Labour</b>						<b>961.46</b>	<b>Total Materials</b>			<b>505.44</b>

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 <sup>1</sup>	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 <sup>1</sup>	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
	<b>Total Labour</b>						<b>128.86</b>	<b>Total Materials</b>			<b>118.90</b>

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 <sup>2</sup>	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	601.524	RRS	31.88	0.00	0.00	EA	1.000	9.59	9.59
1.59	SOFTWOOD CARCASSING SAWN PRESERVATIVE TREATED 24	M <sup>1</sup>	85.932	RRS	31.88	0.05	136.95	M	91.000	0.30	27.30
0.96	MARLEY LUDLOW MAJOR TILES	EA	293.832	RRS	31.88	0.03	280.98	EA	309.000	0.94	290.46
1.28	Sarkey Felt Eaves Support Tray	M <sup>1</sup>	10.600	RRS	31.88	0.04	13.52	EA	8.000	5.63	45.04
2.55	Continuous Roll Panel Eaves Ventilator	M <sup>1</sup>	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
5.10	Hip Irons	NR	2.000	RRS	31.88	0.16	10.20	EA	2.000	3.20	6.40
6.69	Valley Leadwork (3m Rolls) & Mitred Hips	M <sup>1</sup>	4.680	RRS	31.88	0.21	31.33	RL	2.000	50.04	100.08
NA	Lifting Equipment: Tile/Slate Conveyor	NA	>	>	>	>	>	HP	1.000	75.00	75.00
10.63	Clear Waste into Skips	M <sup>3</sup>	1.386	GL	10.63	1.00	14.73	SP	0.173	150.00	25.99
	<b>Total Labour</b>						<b>634.01</b>	<b>Total Materials</b>			<b>790.66</b>

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 <sup>1</sup>	27.720	CJ	20.00	0.05	27.72	M <sup>1</sup>	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 <sup>1</sup>	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	25.00	25.00
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 <sup>1</sup>	14.500	CJ	20.00	0.25	72.50	M <sup>1</sup>	15.000	2.77	41.55
5.00	First Floor Softwood 5" Moulded Skirting Default	M <sup>1</sup>	20.500	CJ	20.00	0.25	102.50	M <sup>1</sup>	21.000	2.77	58.17
NA	65mm Losthead Nails 2.50Kg Pack	NR	120.000	>	>	>	>	EA	1.000	7.49	7.49
3.00	Softwood 3" Moulded Architrave	M <sup>1</sup>	10.200	CJ	20.00	0.15	30.60	M <sup>1</sup>	10.200	1.66	16.93
NA	40mm Oval nails 2.50Kg packs	NR	68.000	>	>	>	>	EA	1.000	10.29	10.29
	<b>Total Labour</b>						<b>296.32</b>	<b>Total Material</b>			<b>233.98</b>

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	M²	74.120	PLS	31.88	0.15	354.39	EA	8.000	3.60	28.80
4.14	12.5mm Standard Plasterboard on dabs	M²	59.720	PLS	31.88	0.13	247.46	SH	23.000	4.20	96.60
2.23	12.5mm Standard Plasterboard on timber	M²	14.400	PLS	31.88	0.07	32.13	SH	6.000	4.20	25.20
4.14	12.5mm Standard Plasterboard: Ceiling	M²	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)	M²	7.200	SL	12.50	0.08	7.20	PK	1.000	20.44	20.44
1.50	Insulate Ceilings & Roof Voids 100mm Quilt	M²	10.185	SL	12.50	0.12	15.28	EA	1.000	24.39	24.39
1.75	Insulate Ceilings & Roof Voids 170mm Quilt	M²	10.185	SL	12.50	0.14	17.82	EA	2.000	32.43	64.86
4.78	Skim Ceilings	M²	20.265	PLS	31.88	0.15	96.89	EA	3.000	3.60	10.80
0.06	Self Adhesive Fibre Tape	M¹	117.981	PLS	31.88	0.002	7.52	EA	2.000	4.35	8.70
1.91	Skim Beads	M¹	14.400	PLS	31.88	0.06	27.54	EA	7.000	1.06	7.42
NA	Dot & Dab Drywall Adhesive	NA	>	>	>	>	>	EA	5.000	6.14	30.70
NA	Clear Waste into Skips	M³	0.076	GL	10.63	>	>	SP	0.010	150.00	1.43
<b>Total Labour</b>							<b>890.21</b>	<b>Total Materials</b>			<b>356.60</b>

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 inc switch & back box	NR	3.000	EL	21.25	1.00	63.75	EA	3.000	4.89	14.67
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	M¹	40.000	EL	21.25	0.05	42.50	EA	1.000	10.00	10.00
0.21	1.5mm Cable clips 50m	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	M¹	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	M¹	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
<b>Total Labour</b>							<b>729.94</b>	<b>Total Materials</b>			<b>366.63</b>

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
6.38	Lock-shield valves 15mm	NR	3.000	PH	21.25	0.30	19.13	EA	3.000	2.00	6.00
7.44	Thermostatic Regulating Valves	NR	3.000	PH	21.25	0.35	22.31	EA	3.000	8.90	26.70
5.31	15mm Copper tube	M¹	36.000	PH	21.25	0.25	191.25	M	36.000	1.58	56.88
4.68	15mm Copper Tees	NR	6.000	PH	21.25	0.22	28.05	EA	6.000	0.30	1.80
3.83	15mm Copper Elbows	NR	12.000	PH	21.25	0.18	45.90	EA	12.000	0.15	1.80
3.83	15mm Copper Coupling	NR	12.000	PH	21.25	0.18	45.90	EA	12.000	0.09	1.08
0.43	15mm Pipe Clips	NR	43.000	PH	21.25	0.02	18.28	EA	43.000	0.09	3.87
4.25	15mm Isolating Valves	NR	6.000	PH	21.25	0.20	25.50	EA	6.000	0.92	5.52
<b>Total Labour</b>							<b>491.94</b>	<b>Total Materials</b>			<b>329.64</b>

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			Included in pipe and fittings	NA	<	<	<	<
NA	WC & Cisterns Hot & Cold feeds 15/22mm Copper	NR	1.000			Included in pipe and fittings	NA	<	<	<	<
NA	Wash Hand Basin Hot & Cold feeds 15/22mm Copper	NR	2.000			Included in pipe and fittings	NA	<	<	<	<
NA	Bath Hot & Cold feeds 15/22mm Copper	NR	1.000			Included in pipe and fittings	NA	<	<	<	<
NA	All associated waste pipes	NR	5.000			Included in pipe and fittings	NA	<	<	<	<
4.25	15mm Copper tube (3m)	M <sup>1</sup>	26.000	PH	21.25	0.20	110.50	M	27.000	1.58	42.66
2.55	15mm Copper Tees	NR	6.000	PH	21.25	0.12	15.30	EA	6.000	0.30	1.80
2.55	15mm Copper Elbows	NR	36.000	PH	21.25	0.12	91.80	EA	36.000	0.15	5.40
2.55	15mm Copper Coupling	NR	9.000	PH	21.25	0.12	22.95	EA	9.000	0.09	0.81
0.43	15mm Pipe Clips	NR	32.000	PH	21.25	0.02	13.60	EA	32.000	0.09	2.88
3.19	15mm Isolating Valves	NR	6.000	PH	21.25	0.15	19.13	EA	6.000	0.92	5.52
5.10	22mm Copper tube (3m)	M <sup>1</sup>	24.000	PH	21.25	0.24	122.40	M	24.000	3.02	72.48
3.19	22mm Copper Tees	NR	2.000	PH	21.25	0.15	6.38	EA	2.000	0.96	1.92
3.19	22mm Copper Elbows	NR	6.000	PH	21.25	0.15	19.13	EA	6.000	0.43	2.58
3.19	22mm Copper Coupling	NR	2.000	PH	21.25	0.15	6.38	EA	2.000	0.23	0.46
0.43	22mm Pipe Clips	NR	29.000	PH	21.25	0.02	12.33	EA	29.000	0.11	3.19
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 <sup>1</sup>	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 <sup>1</sup>	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 <sup>1</sup>	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
<b>Total Labour</b>							<b>777.75</b>	<b>Total Materials</b>			<b>259.06</b>

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 white	NR	1.000	PH	21.25	0.75	15.94	EA	1.000	43.20	43.20
31.88	WC Cistern White	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 White	NR	2.000	PH	21.25	2.00	85.00	EA	2.000	33.36	66.72
10.63	Basin Pedestal White	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 White 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 white	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
21.25	Shower Door Side Panel	NR	1.000	PH	21.25	1.00	21.25	EA	1.000	93.46	93.46
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
<b>Total Labour</b>							<b>446.68</b>	<b>Total Materials</b>			<b>847.88</b>

Labour Rate £	Painting & Decorating	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
0.94	Undercoat Internal Woodwork	M <sup>1</sup>	54.300	PD	15.63	0.06	50.91	NA	<	<	<
1.25	Gloss Internal Woodwork	M <sup>1</sup>	54.300	PD	15.63	0.08	67.88	NA	<	<	<
3.91	Emulsion Walls	M <sup>2</sup>	74.120	PD	15.63	0.25	289.53	EA	1.000	34.20	34.20
3.59	Emulsion Ceiling	M <sup>2</sup>	20.265	PD	15.63	0.23	72.83	EA	1.000	16.12	16.12
0.31	Sundries Decorators Caulk	M <sup>1</sup>	27.150	PD	15.63	0.02	8.48	EA	3.000	1.81	5.43
0.31	Prime Fascia, Barge Boards and Soffits. Prior to fixing.	M <sup>1</sup>	10.600	PD	15.63	0.02	3.31	NA	<	<	<
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	<	<	<
0.94	Undercoat Fascia, Barge Boards and Soffits	M <sup>1</sup>	10.600	PD	15.63	0.06	9.94	NA	<	<	<
0.94	Gloss Fascia, Barge Boards and Soffits	M <sup>1</sup>	10.600	PD	15.63	0.06	9.94	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
<b>Total Labour</b>							<b>570.19</b>	<b>Total Materials</b>			<b>133.49</b>

The following sections detail special order materials, provisional sums and plant/tool hire. Before finalising your costs we recommend that firm fixed prices are obtained directly from the source of supply. These estimated sums will vary between specialist suppliers.

#### Special Order Materials

Description	Section	Quantity	Rate £	Total £
REHAU 70mm Profile White UPVC Windows	Windows	Lump Sum		£388.50
UPVC Window 4/20/4 Double Glazed units	Windows	Lump Sum		£132.76
REHAU 70mm Profile White UPVC French Doors	Doors	Lump Sum		£327.60
UPVC Doors 4/20/4 Toughened Double Glazed units	Doors	Lump Sum		£124.80
Consumer Unit	Electrical	1.000	£120.00	£120.00
<b>Total Special Order Materials</b>				<b>£1,093.66</b>

#### Tool Hire

Description	Hire UoM	Section	Quantity	Rate £	Total £
Hardcore: Vibrating Plate Compactor	Day	Ground Floor	1.000	£27.98	£27.98
<b>Total Tool Hire (items excluded as instructed)</b>					<b>£27.98</b>

#### Plant Hire

Description	Hire UoM	Section	Quantity	Rate £	Total £
Chemical Site Lavatory	Week	Preliminaries	5.000	£30.00	£150.00
Scaffolding by Specialist (multiple lifts)	LS	Preliminaries	50.800	£28.00	£1,422.40
Excavations for cavity walls: Using Mini-digger	Day	Excavations & Foundations	2.000	£40.00	£80.00
Load waste into skips: Using Mini-Digger	Day	Excavations & Foundations	1.000	£40.00	£40.00
Lifting Equipment: Tile/Slate Conveyor	Day	Roof Tiling/Slating	1.000	£75.00	£75.00
<b>Total Plant Hire</b>					<b>£1,767.40</b>

#### Waste Removal (Skip Roundup Calculation)

Description	Section	Skips	Rate £	Total £
Demolitions load waste into skips	Site Enabling works	0.242	£150.00	£36.23
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	0.522	£150.00	£78.30
Clear Waste into Skips	Plastering	0.010	£150.00	£1.43
Total £		2.885	£150.00	£432.79
<b>Total loads = Roundup to next skip</b>		<b>3.000</b>	<b>£150.00</b>	<b>£450.00</b>
<b>Extra-over for roundup</b>		<b>0.115</b>	<b>£150.00</b>	<b>£17.21</b>

#### Scope of Estimation

Unless indicated on the drawings, and where applicable we have allowed for the following:

**Electrical Works:** 2nr double sockets per room excluding Bathrooms, Cloak Rooms & En-Suites. 1 nr central light switched per room. 1 nr mechanical vent in each Bathroom. Cloak Room. En-Suite. Utility Room and Kitchen. 1 nr consumer unit per extension or new dwelling.

**Plumbing Sanitary Wares:** Bathrooms: 1 nr wash-hand-basin, 1 nr wc-pan and cistern, 1 nr bath including bath panel and side panel. En-Suites: 1 nr wash-hand-basin, 1 nr wc-pan and cistern, 1nr 900x900 shower tray, 1 nr pivot shower door and side panel, 1 nr 9.5Kw electric shower. Cloak Rooms: 1 nr wash-hand-basin, 1 nr wc-pan and cistern. All sanitary ware are white and include; taps, waste, waste

**Considerations:** In analysing this estimate we recommend that the following be taken into account prior to finalising your tender price or budget

**Estimators Limited** and its trade partners will accept no liability for any loss. It is the tenderers 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 estimator's 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 regional estimates 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 continually monitors regional material prices and reserves the right to change these prices at anytime without prior notice. We have included a section titled Special order Materials & Plant, in this section we have itemised by build stage items which are not commonly found ex-stock at leading builders merchants. We recommend firm fixed prices are obtained for these items directly from the source of supply. The supplier generally absorbs the cost of delivery to site, although we recognise some materials and plant may incur a delivery charge. 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.

**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. The list of builders who contributed is confidential but we thank all those who took part. 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 regional labour rates. Trade customers can customise their estimates by completing a labour rate form, a copy of which can be found on our website. Please visit [www.estimateors-online.com](http://www.estimateors-online.com) or call 0845 6502209 for more information. The regional defaulted labour rate will be used for trade customers who haven't completed a labour form at the time of instruction. This can be amended free of charge on request.

**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, insurance companies, mortgage lenders and private individuals. This criterion is used for all

**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.

**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.

**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. We recognise some tenders may fall outside the price band and in these instances we would recommend that the estimate be fully checked.

**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.

### Estimators Summary

Generally we have included for all the elements of the build, from site set-up through to a decorated finish, unless stated above.

As an indicative price a mid-range kitchen would be approximately, **£0.00** excluding appliances, based on your room size.

Every effort has been made to accurately estimate your project. Using this information wisely should help set the foundations of a trouble free project.

Estimators Limited is happy to answer any questions relating to this estimate 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 6502208.

As the market leaders in domestic estimating services, we would welcome any comments you feel would help us provide a better service in the future. Please e-mail your comments to [feedback@estimateors-online.com](mailto:feedback@estimateors-online.com).

We trust that we have interpreted your requirements correctly and we look forward to providing you with this service again in the future.

Yours sincerely

***Stephen Whitby***

Stephen Whitby  
Managing Director  
[Email: enquiries@estimators-online.com](mailto:enquiries@estimators-online.com)



Date Priced	23/04/2010
Job No:	75741

Clients:	Estimators Limited
Site Address	Sample 2 Storey Extension
Post Code	0
Proposal	Sample two storey extension

Estimators Product Description	Eol Id	Build Stage Reference	UoM	Material Quant	Rate	Total Ex VAT
15MM ISOLATING VALVE	1	Enabling Works	EA	3.000	0.92	2.76
22MM ISOLATING VALVE	2	Enabling Works	EA	2.000	1.91	3.82
110MM SOIL VENT PIPE ACCESS CAP	3	Enabling Works	EA	1.000	3.57	3.57
READY MIXED CONCRETE	25	Foundations	EA	4.000	83.86	335.46
READY MIXED CONCRETE	28	Brickworks	EA	1.000	135.86	135.86
READY MIXED CONCRETE	78	Floor Slab	EA	2.000	105.62	211.23
READY MIXED SAND AND CEMENT FLOOR SCREED 1:3	79	Floor Screed	EA	2.000	49.95	99.90
BUILDING SAND BULK BAG	80	Masonry to DPC	EA	2.000	30.00	60.00
ORDINARY PORTLAND CEMENT	81	Masonry to DPC	BG	11.000	3.25	35.75
MORTAR PLASTICISER 5LITRES	82	Masonry to DPC	EA	2.000	4.16	8.32
MOT TYPE 1 BULK BAG	83	Slab	BG	3.000	28.50	85.50
BUILDING SAND BULK BAG	86	Slab	EA	1.000	30.00	30.00
CELOTEX GENERAL PURPOSE BOARD 2400X1200X12MM GA3012	87	Cold Bridge	SH	1.000	9.42	9.42
CELOTEX Fast-R Floor Board FF3090 1200 x 2400 x 90.0mm	101	Slab	SH	4.000	36.00	144.00
STANDARD DUTY POLYTHENE MEMBRANE BLUE 300MU 100M2	106	Slab	PK	1.000	59.00	59.00
ISOWOOL General Purpose Roll 3x 386 x 6.03m [ 6.99m2] 150mm	133	Floor Insulation	PK	2.000	26.14	52.28
Dense Concrete Block Solid 7.0N 440 x 215 x 100mm	146	Foundations	M2	10.000	5.95	59.50
BUILDING SAND BULK BAG	155	Brickworks	BG	4.000	30.00	120.00
STEEL WALL STARTER	156	Brickworks	EA	6.000	20.71	124.26
65MM CONCRETE COMMON BRICKS	158	Brickworks	EA	57.000	0.17	9.69
65MM FACING BRICK	160	Brickworks	TH	3.020	350.00	1057.00
CELCON STANDARD BLOCKS 440X215X100MM	165	Brickworks	EA	469.000	0.90	422.10
CATNIC LINTEL 3300MM CG50/100	231	Brickworks	EA	1.000	145.01	145.01
CATNIC LINTEL 1350MM CG90/100	299	Brickworks	EA	1.000	42.70	42.70
CATNIC LINTEL 1500MM CG90/100	300	Brickworks	EA	3.000	47.43	142.28
ISOVER Cavity Wall System 12 x 455 x 1200mm 6.55m2 100mm	676	Brickworks	EA	8.000	25.60	204.80
STAINLESS STEEL WALL TIES BOX OF 250	715	Brickworks	BX	1.000	43.60	43.60
ORDINARY PORTLAND CEMENT	716	Brickworks	BG	33.000	3.25	107.25
MORTAR PLASTICISER 5LITRES	719	Brickworks	EA	4.000	4.16	16.64
POLYTHENE DPC 112.5MMX30M	722	Brickworks	RL	1.000	3.33	3.33
CAVITY INSULATION RETAINING DISCS	738	Brickworks	EA	157.000	0.05	7.85
MDF WINDOWBOARD PRIMED 25 X225MM	789	Windows	M	4.800	4.53	21.74
SAWN - DRY GRADED GS/C16 TREATED 75X100	878	Wall Plate	M	10.000	2.81	28.10
SAWN - DRY GRADED GS/C16 38x200	907	Ridge Board	M	3.000	2.78	8.34
SAWN - DRY GRADED GS/C16 47X200	953	Hip Rafters	M	10.000	2.84	28.40
SAWN - DRY GRADED GS/C16 47X150	999	Spar Rafters	M	70.000	2.21	154.70
SAWN - DRY GRADED GS/C16 47X150	1020	Ceiling Joists	M	30.000	2.21	66.30
WALL-PLATE STRAP 800X30X5MM BENT 100MM HL CATNIC	1101	Roof Carpentry	EA	7.000	3.00	21.00
SOFTWOOD CONTRACT FLOORING T&G 22X150MM	1104	Roof Carpentry	M	29.000	1.75	50.75
REDWOOD STD/5THS PSE PAR PLANED ALL ROUND 25X200MM	1106	Fascia	M	12.000	2.47	29.64
PLYWOOD HARDWOOD WBP 6MMX2440X1220	1114	Plywood Soffit	SH	2.000	14.68	29.36
WHITE PLASTIC CONTINUOUS SOFFIT STRIP 25MM WHITE	1294	Roof Carpentry	EA	4.000	8.98	35.92
CONCRETE HALF ROUND RIDGE TILE	1335	Roof Tiling	EA	27.000	2.41	65.07
SIMPSON SCROLLED HIP IRON H14	1338	Roof Tiling	EA	2.000	3.20	6.40
SOFTWOOD CARCASSING SAWN PRESERVATIVE TREATED 25X 38MM	1339	Roof Tiling	M	91.000	0.30	27.30
PROCTOR Roofshield breathable membrane (1x50m roll)	1341	Roof Tiling	EA	1.000	135.37	135.37
MARLEY LUDLOW MAJOR TILES		Roof Tiling	EA	309.000	0.94	290.46

LEAD FLASHING CODE 4 300X3M ROLL NOMINAL WEIGHT 18KG	1346	Roof Tiling	RL	2.000	50.04	100.08
MANTHORPE REFURB FS TRAY BLAK 1.5M G1281	1351	Roof Tiling	EA	8.000	5.63	45.04
MANTHORPE CONT CROSSFLOW VENT 2X6M G500	1352	Roof Tiling	EA	1.000	10.36	10.36
PLASTIC GUTTER - 4 METRE ROUND	1361	Guttering & RW	EA	3.000	11.31	33.93
PLASTIC GUTTER SUPPORT BRACKET	1362	Guttering & RW	EA	18.000	0.87	15.66
PLASTIC GUTTER RUNNING OUTLET STRAIGHT	1363	Guttering & RW	EA	1.000	4.12	4.12
PLASTIC GUTTER EXTERNAL STOPEND	1364	Guttering & RW	EA	2.000	1.65	3.30
PLASTIC GUTTER ANGLE 90DEGREES	1366	Guttering & RW	EA	3.000	4.10	12.30
PLASTIC RAIN WATER PIPE - 5.5 METRE	1367	Guttering & RW	EA	1.000	16.08	16.08
PLASTIC RAIN WATER PIPE OR SOCKET BRACKET	1368	Guttering & RW	EA	5.000	1.86	9.30
PLASTIC RAIN WATER OFFSET BEND SOCKET	1369	Guttering & RW	EA	4.000	2.35	9.40
SAWN - DRY GRADED GS/C16 47X100	1401	Stud Partitions	M	30.000	1.09	32.70
SAA LEVER LATCH	1414	Int Joinery	EA	1.000	10.04	10.04
Softwood 5" Moulded Skirting Default	1417	Skirting Boards	M	36.000	2.77	99.72
Softwood 3" Moulded Architrave	1425	Architraves	M	10.200	1.66	16.93
Redwood Internal Door Casing Section 38.0 x 150mm	1428	Door Casing	M	5.100	3.76	19.18
Standard Internal Door style and type TBC	1434	Internal Doors	EA	1.000	25.00	25.00
SAWN - DRY GRADED GS/C16 47X200	1453	Floor Joist	M	27.800	2.84	78.95
CHIPBOARD FLOORING MR TG4 P5 22X2400X600MM	1503	Carpentry & Joinery	SH	8.000	5.99	47.92
SAWN CARCASSING 47X50MM	1550	Carpentry & Joinery	M	11.000	0.77	8.47
GYPROC PLASTERBOARD 1200X2400X12.5MM	1745	Plastering	SH	37.000	4.20	155.40
25mm Drywall Screw 1000nr box	1786	Plastering	BX	1.000	3.66	3.66
ISOVER Spacesaver Roll 2x580/3x386/1x1160 x 9.17m [10.64m2] 100mm	1822	Loft Insulation	EA	1.000	24.39	24.39
ISOVER Spacesaver Roll 2x580/3x386/1x1160 x 5.39m [ 6.25m2] 170mm	1824	Loft Insulation	EA	2.000	32.43	64.86
CROWN WOOL COMBI ROLL 100MMX1200MMX9.17M	1827	Partition Insulation	PK	1.000	20.44	20.44
THISTLE MULTI FINISH 25KG	1856	Plastering	EA	11.000	3.60	39.60
PLASTER SKIM ANGLE BEAD 2.4M	1858	Plastering	EA	7.000	1.06	7.42
PLASTERERS SELF ADHESIVE SCRIM TAPE	1859	Plastering	EA	2.000	4.35	8.70
Dri-Wall Adhesive 25Kg Bag	1866	Plastering	BG	5.000	6.14	30.70
LIGHT SWITCH 6AMP 1GANG 1WAY	1871	Electrics	EA	3.000	1.33	3.99
METAL BOX 1GANG 16MM	1872	Electrics	EA	3.000	1.01	3.03
CEILING PENDANT SET 6IN T2	1873	Electrics	EA	3.000	2.55	7.65
SWITCHED SOCKET 13AMP 2GANG	1874	Electrics	EA	6.000	4.61	27.66
METAL BOX 2GANG 25MM	1875	Electrics	EA	6.000	1.33	7.98
CEILING SWITCH + NEON DP 1WAY 45AMP	1876	Electrics	EA	1.000	11.85	11.85
PATTRESS BOX 1GANG 47MM	1877	Electrics	EA	1.000	2.25	2.25
CABLE TWIN AND EARTH WHITE 2.5MMX50M	1878	Electrics	EA	2.000	13.50	27.00
CABLE TWIN AND EARTH WHITE 1.5MMX50M	1879	Electrics	EA	1.000	10.00	10.00
CABLE TWIN AND EARTH WHITE 6.0MMX50M	1880	Electrics	EA	1.000	51.50	51.50
CABLE CLIPS T&E WHITE 2.5MM PACK 20	1881	Electrics	EA	6.000	0.65	3.90
CABLE CLIPS T&E WHITE 1.5MM PACK 20	1882	Electrics	EA	4.000	0.65	2.60
CABLE CLIPS ROUND WHITE 9.0MM PACK 20	1883	Electrics	EA	1.000	0.65	0.65
BATHROOM ELECTRIC MECHANICAL AIR VENT	1884	Electrics	EA	1.000	21.00	21.00
SMOKE ALARM MAINS 230V FIREX 4953	1885	Electrics	EA	2.000	20.02	40.04
METAL BOX 1GANG 25MM	1888	Electrics	EA	1.000	1.21	1.21
SWITCHED FUSED CONNECTION UNIT 13AMP	1889	Electrics	EA	1.000	5.33	5.33
DUAL VOLTAGE SHAVR SOCKET 115-230VOLT	1890	Electrics	EA	1.000	18.99	18.99
WHITE CLOSE COUPLED TOILET PAN	1892	P & H	EA	1.000	43.20	43.20
WHITE CLOSE COUPLED CISTERN AND LEVER	1893	P & H	EA	1.000	45.52	45.52
WHITE TOILET SEAT AND COVER	1894	P & H	EA	1.000	13.86	13.86
STRAIGHT MULTIQUICK	1895	P & H	EA	1.000	3.74	3.74
WHITE TWO TAP HOLE WASH HAND BASIN	1896	P & H	EA	2.000	33.36	66.72
WHITE WASH HAND BASIN PEDESTAL	1897	P & H	EA	2.000	25.91	51.82
PAIR CHROME WASH HAND BASIN TAPS	1898	P & H	PR	2.000	13.77	27.54
CHROME BASIN WASTE	1899	P & H	EA	2.000	2.70	5.40
BASIN WASTE TRAP 1 1/4"X 1 1/2" BOTTLE	1900	P & H	EA	2.000	3.03	6.06
WHITE 1700X700 TWIN GRIP BATH	1901	P & H	EA	1.000	62.42	62.42
1700MM FRONT PLASTIC BATH PANEL WHITE	1902	P & H	EA	1.000	14.32	14.32
700MM END PLASTIC BATH PANEL WHITE	1903	P & H	EA	1.000	6.77	6.77
PAIR CHROME BATH TAPS	1904	P & H	PR	1.000	19.49	19.49
CHROME BATH WASTE	1905	P & H	EA	1.000	2.83	2.83

BATH WASTE TRAP 1 1/2"X3/4" TUBULAR	1906	P & H	EA	1.000	3.09	3.09
900 CAST STONE SHOWER TRAY WHITE	1911	P & H	EA	1.000	100.26	100.26
SHOWER DOOR SIDE PANEL	1912	P & H	EA	1.000	93.46	93.46
PIVOT SHOWER DOOR AND FIXED SIDE PANEL	1913	P & H	EA	1.000	156.10	156.10
SHOWER WASTE TRAP 1 1/2"X3/4"	1914	P & H	EA	1.000	6.90	6.90
9.5KW ELECTRIC SHOWER	1928	P & H	EA	1.000	118.38	118.38
RADIATORS	1956	P & H	EA	3.000	75.33	225.99
15MM CHROME PLATED ANGLE WHEELHEAD LOCK SHIELD	1957	P & H	EA	3.000	2.00	6.00
15MM THERMOSTATIC RADIATOR VALVE	1958	P & H	EA	3.000	8.90	26.70
15MMX3M COPPER TUBE	1959	P & H	M	63.000	1.58	99.54
ENDFEED 15MM EQUAL COPPER TEE	1960	P & H	EA	12.000	0.30	3.60
ENDFEED 15MM COPPER ELBOW	1961	P & H	EA	48.000	0.15	7.20
ENDFEED 15MM COPPER STRAIGHT COUPLIN	1962	P & H	EA	21.000	0.09	1.89
UNIFIX PIPE CLIP OPENLOK SINGLE 15MM	1963	P & H	EA	75.000	0.09	6.75
15MM ISOLATING VALVE	1964	P & H	EA	12.000	0.92	11.04
22MMX3M COPPER TUBE	1965	P & H	M	24.000	3.02	72.48
ENDFEED 22MM EQUAL COPPER TEE	1966	P & H	EA	2.000	0.96	1.92
ENDFEED 22MM COPPER ELBOW	1967	P & H	EA	6.000	0.43	2.58
ENDFEED 22MM COPPER STRAIGHT COUPLIN	1968	P & H	EA	2.000	0.23	0.46
UNIFIX PIPE CLIP OPENLOK SINGLE 22MM	1969	P & H	EA	29.000	0.11	3.19
22MM ISOLATING VALVE	1970	P & H	EA	2.000	1.91	3.82
PLASTIC WASTE PIPE 32MMX3M	1971	P & H	EA	4.000	1.99	7.96
PLASTIC WASTE 32MM KNUCKLE BEND	1972	P & H	EA	8.000	0.59	4.72
PLASTIC WASTE 32MM DOUBLE SOCKET	1973	P & H	EA	2.000	0.59	1.18
PLASTIC WASTE 32MM BLACK PIPE BRACKET	1974	P & H	EA	18.000	0.17	3.06
PLASTIC WASTE PIPE 40MMX3M	1975	P & H	EA	5.000	2.42	12.10
PLASTIC WASTE 40MM TEE	1976	P & H	EA	2.000	0.59	1.18
PLASTIC WASTE 40MM REDUCER TO 32MM	1977	P & H	EA	2.000	0.59	1.18
PLASTIC WASTE 40MM KNUCKLE BEND	1978	P & H	EA	6.000	0.59	3.54
PLASTIC WASTE 40MM DOUBLE SOCKET	1979	P & H	EA	2.000	0.59	1.18
PLASTIC WASTE 40MM PIPE BRACKET	1980	P & H	EA	14.000	0.17	2.38
PLASTIC SOIL PIPE 110MMX3M SINGLE SOCKET	1981	P & H	EA	2.000	16.94	33.88
PLASTIC SOIL 110MM SINGLE BRANCH	1982	P & H	EA	1.000	14.24	14.24
PLASTIC SOIL 110MM OFFSET BEND SINGLE SOCKET	1983	P & H	EA	2.000	9.55	19.10
PLASTIC SOIL 110MM PIPE BRACKET	1984	P & H	EA	6.000	1.64	9.84
DULUX TRADE QUICK DRYING PRIMER 5L	1986	DECORATING	EA	1.000	34.42	34.42
DULUX TRADE UNDERCOAT BRILLIANT WHITE 5L	1987	DECORATING	EA	1.000	20.11	20.11
DULUX TRADE HIGH GLOSS WHITE 5 LITRE	1988	DECORATING	EA	1.000	17.73	17.73
DULUX TRADE VINYL MATT EMULSION MAGNOLIA 10 LITRE	1989	DECORATING	EA	1.000	34.20	34.20
DULUX TRADE VINYL MATT EMULSION WHITE 6 LITRE	1990	DECORATING	EA	1.000	16.12	16.12
DECORATORS CAULK WHITE POLYFILLA TRADE	1991	DECORATING	EA	3.000	1.81	5.43
WHITE SPIRIT 2 LITRES	1992	DECORATING	EA	1.000	2.56	2.56
GLASS PAPER GENERAL PURPOSE FINE PK5	1993	DECORATING	EA	1.000	1.46	1.46
GLASS PAPER GENERAL PURPOSE MEDIUM PK5	1994	DECORATING	EA	1.000	1.46	1.46
100MM ROUND WIRE NAIL 2.5KG PACK	2002	Sundries	EA	3.000	7.78	23.34
50MM GALVANIZED CLOUT NAIL 2.5KG PACK	2004	Sundries	EA	1.000	9.59	9.59
CHIPPY SCREWS 4.0X25MM BX200	2008	Sundries	BX	1.000	3.17	3.17
CHIPPY SCREWS 4.5X50MM BX200	2009	Sundries	BX	1.000	6.99	6.99
40MM 2.50KG BRIGHT OVAL WIRE	2011	Sundries	EA	1.000	10.29	10.29
FRAME FIXING 8X100MM RAWLPLUG 21-326	2012	Sundries	EA	32.000	0.37	11.84
GENERAL PURPOSE SILICONE WHITE 310ML	2013	Sundries	EA	4.000	4.82	19.28
CHIPPY SCREWS 4.5X70MM BX100	2014	Sundries	BX	2.000	4.85	9.70
PLASTIC PLUG RED TRADE PK 300	2015	Sundries	EA	2.000	4.65	9.30
DIAMOND DRY CUTTING BLADE 300MM	2019	Sundries	EA	1.000	33.99	33.99
65MM ANNULAR RING SHANK NAIL 2.50KG PACK	2020	Sundries	EA	2.000	9.99	19.98
65MM LOSTHEAD NAIL 2.50KG PACK	2022	Sundries	EA	2.000	7.49	14.98
75MM 2-1/2KG GALV ROUND WIRE	2025	Sundries	EA	1.000	10.39	10.39
			<b>Total</b>			<b>£7,734.91</b>