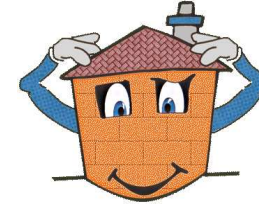


Labour & Materials Estimate

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 Street
Site Address Sample Town
Post Code SK8 4AU
Proposal **SYSTEM Sample two storey extension**
PO Number **FOC**
Date Priced **11/08/2009**

Job Number: **69134**



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
<http://www.estimators-online.com>

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						£172.27	£47.51	£219.78	
Excavations & Foundations						£372.94	£587.01	£959.95	
Foundation Masonry						£514.54	£360.68	£875.22	
Ground Floor and Slab						£504.56	£652.77	£1,157.34	
First Floor						£222.00	£246.28	£468.28	
Brickworks						£2,553.95	£2,476.40	£5,030.35	
Windows & External Doors						£256.69	£1,005.53	£1,262.22	
Structural works and Steelwork						£690.04	£320.10	£1,010.14	
Roof Carpentry						£995.79	£510.52	£1,506.31	
Gutters & Rain-Water-Pipes						£136.17	£118.90	£255.07	
Roof Tiling/Slating/Thatching						£625.75	£775.09	£1,400.84	
Carpentry and Joinery						£302.63	£245.29	£547.91	
Plastering & Insulation						£982.92	£382.73	£1,365.65	
Electrical						£694.13	£354.10	£1,048.23	
Heating						£520.88	£329.64	£850.52	
Plumbing First Fix						£823.50	£259.06	£1,082.56	
Plumbing Sanitary Wares						£450.45	£754.42	£1,204.87	
Internal Painting & Decorating						£519.25	£192.19	£711.44	
	UoM	Quantity	%	PW	Rate £	Sub-total	Sub-total	Total £	
Sub-total Labour and Materials @ cost						£11,338.43	£9,618.22	£20,956.65	
Builders Contingencies (BC%)						£283.46	£240.46	£523.92	
Preliminaries (see detailed section)						£3,420.00	£1,775.17	£5,195.17	
Contract Time-on-site									
	Wks	6.000							
Total Labour and Materials, including Preliminaries and Contingencies						£15,041.90	£11,633.85	£26,675.74	
Builders Profit (BP%)						15%	£2,256.28	£1,745.08	£4,001.36
Total excluding VAT						£17,298.18	£13,378.92	£30,677.10	

Build Stage Summary: Each item includes Builders-Contingencies, Fixed-On-Site-Costs and Builders-Profit.	Labour	Materials	Total £
Enabling Works	£262.81	£66.09	£328.90
Excavations & Foundations	£568.96	£816.54	£1,385.50
Foundation Masonry	£784.99	£501.71	£1,286.70
Ground Floor and Slab	£769.78	£908.00	£1,677.78
First Floor	£338.68	£342.57	£681.26
Brickworks	£3,896.36	£3,444.67	£7,341.03
Windows & External Doors	£391.61	£1,398.69	£1,790.30
Structural works and Steelwork	£1,052.74	£445.25	£1,498.00
Roof Carpentry	£1,519.19	£710.13	£2,229.33
Gutters & Rain-Water-Pipes	£207.74	£165.39	£373.13
Roof Tiling/Slating/Thatching	£954.66	£1,078.14	£2,032.80
Internal Joinery	£461.69	£341.20	£802.89
Plastering & Insulation	£1,499.57	£532.37	£2,031.94
Electrical	£1,058.97	£492.55	£1,551.53
Heating	£794.66	£458.53	£1,253.19
Plumbing First Fix	£1,256.35	£360.35	£1,616.70
Plumbing Sanitary Wares	£687.22	£1,049.40	£1,736.61
Internal Painting & Decorating	£792.18	£267.34	£1,059.52
Total excluding VAT	£17,298.18	£13,378.92	£30,677.10

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	
Total Special Order Materials	£1,176.69
Total Materials & Plant (Excluding Builders Contingencies)	£8,687.49

Fluctuation	Total £	M²	Rate per m2
Proposed Contract Price Less 10%	£27,609.39	21.11	£1,308.19
Proposed Contract Price	£30,677.10	21.11	£1,453.55
Proposed Contract Price Plus 10%	£33,744.81	21.11	£1,598.90

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
Ganger	GR
Ganger & Labourer X 1	GR1
Ganger & Labourer X 2	GR2
Ganger & Labourer X 3	GR3
Ganger & Semi-Skilled Labourer	GS
Ganger, Semi-Skilled Labourer & Labourer	GSL
Half Day	HD
Hired Plant	HP
Hour	HR
Tool Hire	HT
Load	LD

Description	Abbreviation
Lump Sum	LS
Lineal Metres	M ¹
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.
Ganger	GR	£114.00	<p>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.</p> <p>For example: The rate of pay per day for a Roofer = £156.00 Day Divide by 8 hours per day = £19.50 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 = £156.00 Day + Semi-Skilled Labourer £104.00 Day Total Day Rate £260.00 Day Divide by 8 hours per day = £32.50 Hour</p>
General Labourer	GL	£90.00	
Semi Skilled Labourer	SL	£104.00	
Bricklayer	BL	£170.00	
Carpenter and Joiner	CJ	£160.00	
Roofer	RR	£156.00	
Plasterer	PL	£160.00	
Electrician	EL	£180.00	
Plumbing and Heating Engineer	PH	£180.00	
Painter and Decorator	PD	£131.00	
Working Foreman	WF	£176.00	

Crew Composition	Crew Grade	Crew Rate Per Hour
Ganger	GR	£14.25
General Labourer	GL	£11.25
Semi-Skilled Labourer	SL	£13.00
Semi-Skilled Labourer & General Labourer X 1	SL1	£24.25
Ganger & Semi-Skilled Labourer	GS	£27.25
Ganger & Labourer X 1	GR1	£25.50
Ganger & Labourer X 2	GR2	£36.75
Ganger & Labourer X 3	GR3	£48.00
Ganger, Semi-Skilled Labourer & Labourer	GSL	£38.50
Bricklayer X 1 and Semi-Skilled Labourer	BL1.1	£34.25
Bricklayer X 2 and Semi-Skilled Labourer	BL2.1	£55.50
Bricklaying Gang working on a fixed rate or price	BLG	NA
Stonemason X 2 and 1 Semi-Skilled Labourer	SM2.1	64.00
Stonemason Gang working on a fixed rate or price	SMG	NA

Crew Composition	Crew Grade	Crew Rate Per Hour
Carpenter & General Labourer	CJL	£31.25
Carpenter & Joiner	CJ	£20.00
Carpenter & Joiner X 2	CJ2	£40.00
Carpenter Ganger & Semi-Skilled Labourer	CGS	£47.25
Roofer	RR	£19.50
Roofer & Semi-Skilled Labourer	RRS	£32.50
Plasterer	PL	£20.00
Plasterer & Semi-Skilled Labourer	PLS	£33.00
Electrician	EL	£22.50
Plumbing & Heating Engineer X1	PH	£22.50
Plumbing & Heating Engineer X 2	PH2	£45.00
Painter & Decorator	PD	£16.38
Skilled Assembly Operative factory based	SA1	£9.50
Skilled Assembly Operative factory based x 2	SA2	£19.00

Labour Rate £	Preliminaries	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
440.00	Working Foreman (Supervision %)	WKS	6.000	WF	880.00	50%	2640.00	<	<	<	<
130.00	Labourer Driver (Time off site %)	WKS	6.000	SL	520.00	25%	780.00	<	<	<	<
NA	Chemical Site Lavatory	NA	>	>	>	>	>	WK	6.000	30.00	180.00
NA	Scaffolding by Specialist (multiple lifts)	NA	>	>	>	>	>	LS	49.735	31.18	1550.74
	Builders Skip roundup	NA	>	>	>	>	>	LS	>	>	44.44
Total Labour							£3,420.00	Total Materials			£1,775.17

Labour Rate £	Enabling Works	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
14.06	Remove Radiators	NR	1.000	PH	18.75	0.75	14.06	<	<	<	<
24.75	Strip-out & remove sanitary fittings and strip back service pipes	Nr	3.000	PH	22.50	1.10	74.25	<	<	<	<
10.13	Cut back and blank off Soil-Vent-Pipe	Nr	1.000	PH	22.50	0.45	10.13	EA	1.000	3.57	3.57
2.25	Isolate 15mm hot and cold service pipes	Nr	3.000	PH	22.50	0.10	6.75	EA	3.000	0.92	2.76
2.48	Isolate 22mm hot and cold service pipes	Nr	2.000	PH	22.50	0.11	4.95	EA	2.000	1.91	3.82
6.06	Strip back Bathroom walls ready to receive plaster finish	M²	10.248	SL1	24.25	0.25	62.13	<	<	<	<
NA	Load waste into skips labour included above	NA	>	>	>	>	>	SP	0.214	175.00	37.36
Total Labour							172.27	Total Materials			47.51

Labour Rate £	Excavations & Foundations	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
40.88	Excavations for cavity walls: Using Mini-digger	M³	6.090	GS	27.25	1.50	248.93	HP	2.000	40.00	80.00
13.63	Load waste into skips: Using Mini-Digger	M³	6.090	GS	27.25	0.50	82.98	HP	1.000	40.00	40.00
NA	Load waste into skips: Using Mini-Digger: Builders Skips	NA	>	>	>	>	>	SP	1.462	175.00	255.78
26.95	Concrete: Strip Foundations	M³	1.523	GSL	38.50	0.70	41.03	M³	2.000	105.62	211.23
Total Labour							372.94	Total Materials			587.01

Labour Rate £	Calculation to determine an all in rate per m ³ for extra depth of excavation	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
115.50	Excavations for cavity walls: Hand Dig	M ³	1.000	GSL	38.50	3.000	115.50	SP	0.200	175.00	35.00
26.95	Concrete: Strip Foundations	M ³	1.000	GSL	38.50	0.700	26.95	M ³	1.000	105.62	105.62
							Total Labour	142.45	Total Materials		140.62
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 m ³		283.07	
We have calculated an all in rate per cubic metre (m ³) 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 %		29% 83.30	
								Total before Profit		366.37	
								Plus Profit @		15.00% 54.95	
								Total per cubic metre m³		421.32	

Labour Rate £	Foundation Masonry Below DPC	UoM	Labour Quantity	Crew Grade	Crew Unit	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
600.00	Facing Brick band to DPC using Class "B" Engineering brick	TH	0.211	BLG	85.71	7.00	126.40	TH	0.221	195.00	43.13
346.88	Common brick below DPC cavity walls	TH	0.933	BL2.1	55.50	6.25	323.61	EA	980.000	0.17	166.60
NA	Building Sand in Ton Bags delivered	TN	1.000	>	>	>	>	BG	2.000	30.00	60.00
NA	Ordinary Porland Cement	NR	11.000	>	>	>	>	BG	11.000	2.90	31.90
Na	Mortar Add mixture in 5 Litres	NR	2.000	>	>	>	>	EA	2.000	4.16	8.32
107.10	Fill cavity to within 150mm of DPC with weak mix sand and cement	M ³	0.571	GR1	25.50	4.20	61.15	See below for material breakdown			
NA	Ditto: Building Sand in 800Kg bags	TN	1.000	>	>	>	>	BG	1.000	30.00	30.00
NA	Ditto: Cement in 25Kg bags using 1:6 mix	NR	6.000	>	>	>	>	BG	6.000	2.90	17.40
0.56	Polythene DPC 112.5mmX30m	M ¹	6.090	BL2.1	55.50	0.01	3.38	EA	1.000	3.33	3.33
							Total Labour	514.54	Total Materials		360.68

Labour Rate £	Ground Floor and Slab	UoM	Labour Quantity	Crew GSL	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
15.40	Excavate & Scrape out for Slab	M²	10.260	GSL	38.50	0.40	158.00	SP	0.192	175.00	33.67
23.10	Hardcore Mot in ton bags delivered	TN	2.770	GSL	38.50	0.60	63.99	BG	3.000	28.50	85.50
NA	Hardcore: Vibrating Plate Compactor	NA	>	>	>	>	>	HP	1.000	27.98	27.98
17.33	Sand Blinding in ton bags delivered	TN	0.923	GSL	38.50	0.45	16.00	BG	1.000	30.00	30.00
1.93	Slab insulation:100mm Floorshield polystyrene sheet - Default	M²	10.260	GSL	38.50	0.05	19.75	SH	4.000	18.98	75.92
1.54	STANDARD DUTY POLYTHENE MEMBRANE BLUE 300MU 100M2	M²	10.260	GSL	38.50	0.04	15.80	RL	1.000	59.00	59.00
1.08	D49 Steel Fabric Reinforcement Mesh 4.8m x 2.4m [11.52m²]	M²	10.260	PLS	26.88	0.04	11.03	EA	1.000	20.15	20.15
1.43	Perimeter Upstand Cold Bridging Insulation 12mm thick	M¹	13.750	SL	13.00	0.11	19.66	EA	1.000	9.42	9.42
9.63	Concrete Slab at 100mm Default thick	M²	10.260	GSL	38.50	0.25	98.75	M³	2.000	105.62	211.23
9.90	Floor Screed 1:3	M²	10.260	PLS	33.00	0.30	101.57	TN	2.000	49.95	99.90
							Total Labour		504.56	Total Materials	652.77

Labour Rate £	First Floor	UoM	Labour Quantity	Crew CJ	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
2.47	ROCKWOOL Flexi 140mm	M²	10.845	SL	13.00	0.19	26.79	PK	6.000	16.28	97.68
4.00	Floor Joists 47x200	M¹	29.824	CJ	20.00	0.20	119.30	M¹	29.824	2.84	84.70
7.00	Water Resistant 22mm Chipboard fixed to timber	M²	10.845	CJ	20.00	0.35	75.92	EA	9.000	5.99	53.91
NA	65mm Ring-Shank Nails 2.50Kg Pack	NR	136.000	>	>	>	>	EA	1.000	9.99	9.99
							Total Labour		222.00	Total Materials	246.28

Labour Rate £	Brickworks	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
6.50	Wall starters	NR	6.000	SL	13.00	0.50	39.00	EA	6.000	20.71	124.26
9.75	Continuous cavities	M ¹	4.900	SL	13.00	0.75	47.78	NA	<	<	<
16.25	Toothing Out	M ¹	4.900	SL	13.00	1.25	79.63	NA	<	<	<
NA	Toothing Out & Continuous Cavities: Petrol Abrasive 12" Saw	NA	>	>	>	>	>	HT	1.000	47.99	47.99
NA	Toothing Out & Continuous Cavities: 12" Diamond Cutting Blade	NA	>	>	>	>	>	EA	1.000	33.99	33.99
600.00	65mm Facing brick above DPC	TH	2.584	BLG	85.71	7.00	1550.22	TH	2.765	350.00	967.60
13.88	Cavity/Party Wall BLWK 100mm Celcon/Thermalite	M ²	43.570	BL2.1	55.50	0.25	604.53	EA	458.000	0.90	412.20
NA	Building Sand in Ton Bags delivered	TN	3.000	>	>	>	>	BG	4.000	30.00	120.00
NA	Ordinary Porland Cement	NR	33.000	>	>	>	>	BG	33.000	2.90	95.70
NA	Mortar Add mixture in 5 Litres	NR	4.000	>	>	>	>	EA	4.000	4.16	16.64
5.55	Lintels for Cavity BWK/BLWK	M ¹	5.850	BL2.1	55.50	0.10	32.47	LS	1.000	177.87	177.87
2.22	Cavity Insulation	M ²	43.570	BL2.1	55.50	0.04	96.73	M ²	43.570	5.09	221.98
2.22	Cavity closers 75mm cavity	M ¹	15.150	BL2.1	55.50	0.04	33.63	EA	6.000	12.37	74.22
0.17	Stainless Steel Tie-wires	NR	153.000	BL2.1	55.50	0.003	25.47	BX	1.000	43.60	43.60
0.17	Cavity Insulation Retaining Disc's	NR	153.000	BL2.1	55.50	0.003	25.47	EA	153.000	0.05	7.65
NA	110v Cement Mixer with Transformer	NA	>	>	>	>	>	HT	2.000	24.75	49.50
NA	Builders Trestles	NA	>	>	>	>	>	HT	4.000	3.99	15.96
NA	Builders Planks	NA	>	>	>	>	>	HT	6.000	2.99	17.94
11.25	Clear waste into skips BWK	M ³	0.819	GL	11.25	1.00	9.22	SP	0.137	175.00	23.89
11.25	Clear waste into skips BLWK	M ³	0.871	GL	11.25	1.00	9.80	SP	0.145	175.00	25.42
Total Labour							2553.95	Total Materials			2476.40

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	Windows White UPVC	NR	3.000	CJ	20.00	2.00	120.00	M²	3.645	105.00	382.73
6.60	Window Glass	M²	3.645	CJ	20.00	0.33	24.06	M²	3.645	35.88	130.78
60.00	French Doors White UPVC	NR	1.000	CJ	20.00	3.00	60.00	M²	2.520	126.00	317.52
6.60	External Door Glass	M²	2.520	CJ	20.00	0.33	16.63	M²	2.520	48.00	120.96
12.00	Window Boards	NR	3.000	CJ	20.00	0.60	36.00	M¹	4.950	4.53	22.42
NA	Frame Fixings	NA	>	>	>	>	>	EA	32.000	0.37	11.84
NA	Frame Seal	NA	>	>	>	>	>	EA	4.000	4.82	19.28
Total Labour							256.69	Total Materials			1005.53

Labour Rate £	Structural Works	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Sub Total £	UoM	Material Quantity	Rate £	Sub Total £
13.63	Insert Acrow Props & Strongboys	NR	6.000	GS	27.25	0.50	81.75	NA	<	<	<
NA	Acrow Prop Hire	NA	>	>	>	>	>	PH	6.000	2.99	17.94
NA	Strongboy Hire	NA	>	>	>	>	>	PH	6.000	7.99	47.94
34.06	Remove brickworks & plaster (Knock Through)	M²	11.280	GS	27.25	1.25	384.23	SP	0.423	175.00	74.03
17.13	Make good brick reveals (Knock Through)	M¹	9.000	BL1.1	34.25	0.50	154.13	EA	106.000	0	18.02
13.70	Insert padstones	NR	2.000	BL1.1	34.25	0.40	27.40	NR	2.000	9.13	18.26
5.00	Timber out STWK	M¹	3.250	CJ	20.00	0.25	16.25	M¹	4.000	0.89	3.56
2.64	Plaster Boards STWK	M¹	3.250	PLS	33.00	0.08	8.58	EA	2.000	2.87	5.74
5.45	203x102x23Kg UB	M¹	3.250	GS	27.25	0.20	17.71	M¹	3.250	27.60	89.70
NA	Builders Trestles	NA	>	>	>	>	>	HT	3.000	3.99	11.97
NA	Builders Planks	NA	>	>	>	>	>	HT	6.000	2.99	17.94
NA	Factory machine cut lengths	NR	1.000	>	>	>	>	EA	1.000	15.00	15.00
Total Labour							690.04	Total Material			320.10

Labour Rate £	Roof Carpentry	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Sub Total £	UoM	Material Quantity	Rate £	Sub Total £
	Main Roof										
4.80	Wall plates	M ¹	9.350	CJ2	40.00	0.12	44.88	M ¹	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 ¹	2.375	CJ2	40.00	0.16	15.20	M ¹	3.000	1.86	5.58
8.00	Hip Rafters	M ¹	9.360	CJ2	40.00	0.20	74.88	M ¹	10.000	4.32	43.20
3.20	Lay boards	M ¹	9.360	CJ2	40.00	0.08	29.95	M ¹	10.000	1.75	17.50
2.40	Valley Boards	M ¹	18.720	CJ2	40.00	0.06	44.93	M ¹	19.000	1.75	33.25
3.60	Timber binders	M ¹	4.000	CJ2	40.00	0.09	14.40	M ¹	4.000	1.09	4.36
6.00	Timber props	M ¹	6.000	CJ2	40.00	0.15	36.00	M ¹	6.000	1.66	9.96
4.80	Rafters 47x150	M ¹	66.938	CJ2	40.00	0.12	321.30	M ¹	66.938	2.21	147.93
3.20	Ceiling Joist 47x125	M ¹	27.390	CJ2	40.00	0.08	87.65	M ¹	28.760	1.88	54.07
4.80	Timber Fascia Boards	M ¹	10.550	CJ2	40.00	0.12	50.64	M ¹	11.078	2.47	27.36
4.80	Plywood Soffit Boards	M ¹	10.550	CJ2	40.00	0.12	50.64	SH	2.000	14.68	29.36
3.60	Continuous Soffit Ventilator	M ¹	10.550	CJ2	40.00	0.09	37.98	EA	4.000	8.98	35.92
16.25	Strip existing roof at junction with new extension roof	M ²	10.150	RRS	32.50	0.50	164.94	NA	<	<	<
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 Ring-Shank Nails 2.50Kg Pack	NR	140.400	>	>	>	>	EA	1.000	9.99	9.99
NA	65mm Losthead nails 2.50Kg packs	NR	52.750	>	>	>	>	EA	1.000	7.49	7.49
NA	75mm Roundhead nails (Roof)	NR	117.350	>	>	>	>	EA	1.000	10.39	10.39
NA	100mm Round Wire Nails 2.50Kg Pack	NR	367.400	>	>	>	>	EA	2.000	7.78	15.56
			Total Labour				995.79	Total Materials			510.52

Labour Rate £	Gutters & Rainwater Pipes	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Sub Total £	UoM	Material Quantity	Rate £	Sub Total £
5.40	Gutter PVC	M ¹	10.550	PH	22.50	0.24	56.97	EA	3.000	11.31	33.93
1.35	Gutter Brackets PVC	NR	18.000	PH	22.50	0.06	24.30	EA	18.000	0.87	15.66
1.80	Gutter Outlets PVC	NR	1.000	PH	22.50	0.08	1.80	EA	1.000	4.12	4.12
0.90	Gutter Stop ends PVC	NR	2.000	PH	22.50	0.04	1.80	EA	2.000	1.65	3.30
0.90	Gutter 90° Bends PVC	NR	3.000	PH	22.50	0.04	2.70	EA	3.000	4.10	12.30
7.20	Rain-Water-Pipe PVC	M ¹	5.000	PH	22.50	0.32	36.00	EA	1.000	16.08	16.08
1.80	RWP Brackets PVC	NR	5.000	PH	22.50	0.08	9.00	EA	5.000	1.86	9.30
0.90	RWP Bends PVC	NR	4.000	PH	22.50	0.04	3.60	EA	4.000	2.35	9.40
NA	50x4.5mm Screws (PVC RWP Brackets)	NR	10.000	PH	22.50	>	>	BX	1.000	6.99	6.99
NA	Red Rawl Plugs (PVC)	NR	10.000	PH	22.50	>	>	EA	1.000	4.65	4.65
NA	25x4mm Screws (PVC Gutter Brackets)	NR	36.000	PH	22.50	>	>	BX	1.000	3.17	3.17
Total Labour							136.17	Total Materials			118.90

Labour Rate £	Roof Tiling/Slatting/Thatching	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Sub Total £	UoM	Material Quantity	Rate £	Sub Total £
0.65	PROCTOR Roofshield breathable membrane (1x50m roll)	M ²	26.775	RRS	32.50	0.02	17.40	RL	1.000	135.37	135.37
0.00	50MM GALVANIZED CLOUT NAIL 2.5KG PACK	NR	581.018	RRS	32.50	0.00	0.00	EA	1.000	9.59	9.59
1.63	SOFTWOOD CARCASSING SAWN PRESERVATIVE TREATED 25	M1	83.003	RRS	32.50	0.05	134.88	M	88.000	0.30	26.40
0.98	MARLEY DOUBLE ROMAN TILES	EA	278.460	RRS	32.50	0.03	271.50	EA	293.000	0.93	272.49
1.30	Sarkey Felt Eaves Support Tray	M ¹	10.550	RRS	32.50	0.04	13.72	EA	8.000	5.63	45.04
2.60	Continuous Roll Panel Eaves Ventilator	M ¹	10.550	RRS	32.50	0.08	27.43	EA	1.000	10.36	10.36
3.25	Ridge Tiles	NR	5.197	RRS	32.50	0.10	16.89	EA	6.000	2.41	14.46
4.23	Hip Tiles	NR	20.481	RRS	32.50	0.13	86.53	EA	21.000	2.41	50.61
5.20	Hip Irons	NR	2.000	RRS	32.50	0.16	10.40	EA	2.000	3.20	6.40
6.83	Valley Leadwork (3m Rolls)	M ¹	4.680	RRS	32.50	0.21	31.94	RL	2.000	50.04	100.08
NA	Lifting Equipment: Tile/Slate Conveyor	NA	>	>	>	>	>	HP	1.000	75.00	75.00
11.25	Clear Waste into Skips	M ³	1.339	GL	11.25	1.00	15.06	SP	0.167	175.00	29.29
Total Labour							625.75	Total Materials			775.09

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	45.276	CJ	20.00	0.050	45.28	M ¹	48.000	1.09	52.32
NA	100mm Round Wire Nails 2.50Kg Pack	NR	142.000	>	>	>	>	EA	1.000	7.78	7.78
28.00	Redwood rebated internal door framing (5.1m per door)	NR	1.000	CJ	20.00	1.400	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	1.000	20.00	EA	1.000	25.00	25.00
15.00	Ironmongery Standard Door Pack	NR	1.000	CJ	20.00	0.750	15.00	EA	1.000	10.04	10.04
5.00	Ground Floor Softwood 5" Moulded Skirting Default	M ¹	13.750	CJ	20.00	0.250	68.75	M ¹	14.000	2.77	38.78
5.00	First Floor Softwood 5" Moulded Skirting Default	M ¹	19.000	CJ	20.00	0.250	95.00	M ¹	19.000	2.77	52.63
NA	65mm Losthead Nails 2.50Kg Pack	NR	110.000	>	>	>	>	EA	1.000	7.49	7.49
3.00	Softwood 3" Moulded Architrave	M ¹	10.200	CJ	20.00	0.150	30.60	M ¹	10.200	1.66	16.93
NA	40mm Oval nails 2.50Kg packs	NR	68.000	>	>	>	>	EA	1.000	10.29	10.29
Total Labour							302.63	Total Material			245.29

Labour Rate £	Plastering & Insulation	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Sub Total £	UoM	Material Quantity	Rate £	Sub Total £
4.95	Skim Walls	M ²	83.650	PLS	33.00	0.15	414.07	EA	8.000	3.60	28.80
4.29	12.5mm Standard Plasterboard on dabs	M ²	60.130	PLS	33.00	0.13	257.96	SH	21.000	4.20	88.20
2.31	12.5mm Standard Plasterboard on timber	M ²	23.520	PLS	33.00	0.07	54.33	SH	9.000	4.20	37.80
4.29	12.5mm Standard Plasterboard: Ceiling	M ²	20.805	PLS	33.00	0.13	89.25	SH	9.000	4.20	37.80
NA	25mm Drywall Screw	NR	355.000	>	>	>	>	BX	1.000	4.72	4.72
0.78	Insulate 50mm Acoustic Partitions	M ²	11.760	SL	13.00	0.06	9.17	PK	1.000	32.59	32.59
1.69	Insulate Ceilings & Roof Voids 150mm	M ²	19.920	SL	13.00	0.13	33.66	PK	3.000	24.42	73.26
4.95	Skim Ceilings	M ²	20.805	PLS	33.00	0.15	102.98	EA	3.000	3.60	10.80
0.07	Self Adhesive Fibre Tape	M ¹	130.569	PLS	33.00	0.002	8.62	EA	2.000	4.35	8.70
1.98	Skim Beads	M ¹	6.500	PLS	33.00	0.06	12.87	EA	3.000	1.06	3.18
NA	Dot & Dab Drywall Adhesive	NA	>	>	>	>	>	EA	6.000	9.29	55.74
NA	Clear Waste into Skips	M ³	0.052	GL	14.25	>	>	SP	0.007	175.00	1.14
Total Labour							982.92	Total Materials			382.73

Labour Rate £	Electrical	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
22.50	Ceiling Pendant Light inc switch & back box	NR	3.000	EL	22.50	1.00	67.50	EA	3.000	4.89	14.67
33.75	Electric Bathroom Vent	NR	1.000	EL	22.50	1.50	33.75	EA	1.000	21.00	21.00
1.13	1.5mm Twin & Earth Cable 50m	M ¹	40.000	EL	22.50	0.05	45.00	EA	1.000	10.00	10.00
0.23	1.5mm Cable clips 50m	NR	80.000	EL	22.50	0.01	18.00	EA	4.000	0.65	2.60
22.50	Sockets	NR	4.000	EL	22.50	1.00	90.00	EA	4.000	5.94	23.76
24.75	Shaver Sockets 115/230v	NR	1.000	EL	22.50	1.10	24.75	EA	1.000	18.99	18.99
1.35	2.5mm Twin & Earth Cable	M ¹	60.000	EL	22.50	0.06	81.00	EA	2.000	13.50	27.00
0.23	2.5mm Cable Clips	NR	90.000	EL	22.50	0.01	20.25	EA	5.000	0.65	3.25
39.38	Shower Unit Connection	NR	1.000	EL	22.50	1.75	39.38	EA	<	<	<
28.13	Shower Ceiling Isolating Pull switch	NR	1.000	EL	22.50	1.25	28.13	EA	1.000	14.10	14.10
28.13	Mains Wired Smoke Alarm	NR	2.000	EL	22.50	1.25	56.25	EA	2.000	20.02	40.04
22.50	Fused Spur	NR	1.000	EL	22.50	1.00	22.50	EA	1.000	6.54	6.54
1.80	6mm Twin & Earth Cable 50m	M ¹	10.000	EL	22.50	0.08	18.00	EA	1.000	51.50	51.50
0.23	6mm Cable clips	NR	15.000	EL	22.50	0.01	3.38	EA	1.000	0.65	0.65
146.25	Consumer Unit	NR	1.000	EL	22.50	6.50	146.25	EA	1.000	120.00	120.00
Total Labour							694.13	Total Materials			354.10

Labour Rate £	Heating	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
33.75	Radiators	NR	3.000	PH	22.50	1.50	101.25	EA	3.000	75.33	225.99
6.75	Lock-shield valves 15mm	NR	3.000	PH	22.50	0.30	20.25	EA	3.000	2.00	6.00
7.88	Thermostatic Regulating Valves	NR	3.000	PH	22.50	0.35	23.63	EA	3.000	8.90	26.70
5.63	15mm Copper tube	M ¹	36.000	PH	22.50	0.25	202.50	M	36.000	1.58	56.88
4.95	15mm Copper Tees	NR	6.000	PH	22.50	0.22	29.70	EA	6.000	0.30	1.80
4.05	15mm Copper Elbows	NR	12.000	PH	22.50	0.18	48.60	EA	12.000	0.15	1.80
4.05	15mm Copper Coupling	NR	12.000	PH	22.50	0.18	48.60	EA	12.000	0.09	1.08
0.45	15mm Pipe Clips	NR	43.000	PH	22.50	0.02	19.35	EA	43.000	0.09	3.87
4.50	15mm Isolating Valves	NR	6.000	PH	22.50	0.20	27.00	EA	6.000	0.92	5.52
Total Labour							520.88	Total Materials			329.64

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	<	<	<	<
4.50	15mm Copper tube (3m)	M'	26.000	PH	22.50	0.20	117.00	M	27.000	1.58	42.66
2.70	15mm Copper Tees	NR	6.000	PH	22.50	0.12	16.20	EA	6.000	0.30	1.80
2.70	15mm Copper Elbows	NR	36.000	PH	22.50	0.12	97.20	EA	36.000	0.15	5.40
2.70	15mm Copper Coupling	NR	9.000	PH	22.50	0.12	24.30	EA	9.000	0.09	0.81
0.45	15mm Pipe Clips	NR	32.000	PH	22.50	0.02	14.40	EA	32.000	0.09	2.88
3.38	15mm Isolating Valves	NR	6.000	PH	22.50	0.15	20.25	EA	6.000	0.92	5.52
5.40	22mm Copper tube (3m)	M'	24.000	PH	22.50	0.24	129.60	M	24.000	3.02	72.48
3.38	22mm Copper Tees	NR	2.000	PH	22.50	0.15	6.75	EA	2.000	0.96	1.92
3.38	22mm Copper Elbows	NR	6.000	PH	22.50	0.15	20.25	EA	6.000	0.43	2.58
3.38	22mm Copper Coupling	NR	2.000	PH	22.50	0.15	6.75	EA	2.000	0.23	0.46
0.45	22mm Pipe Clips	NR	29.000	PH	22.50	0.02	13.05	EA	29.000	0.11	3.19
4.05	22mm Isolating Valves	NR	2.000	PH	22.50	0.18	8.10	EA	2.000	1.91	3.82
4.05	11/4 Waste Pipe	M'	12.000	PH	22.50	0.18	48.60	EA	4.000	1.99	7.96
2.25	11/4 Waste Elbow	NR	8.000	PH	22.50	0.10	18.00	EA	8.000	0.59	4.72
2.25	11/4 Waste Coupling	NR	2.000	PH	22.50	0.10	4.50	EA	2.000	0.59	1.18
2.25	11/4 Waste Clips	NR	18.000	PH	22.50	0.10	40.50	EA	18.000	0.17	3.06
4.50	11/2 Waste Pipe (3m)	M'	14.000	PH	22.50	0.20	63.00	EA	5.000	2.42	12.10
2.25	11/2 Waste Tee 11/4 Branch	NR	2.000	PH	22.50	0.10	4.50	EA	2.000	1.18	2.36
2.25	11/2 Waste Elbow	NR	6.000	PH	22.50	0.10	13.50	EA	6.000	0.59	3.54
2.25	11/2 Waste Coupling	NR	2.000	PH	22.50	0.10	4.50	EA	2.000	0.59	1.18
3.38	11/2 Waste Clip	NR	14.000	PH	22.50	0.15	47.25	EA	14.000	0.17	2.38
10.13	Soil Vent Pipes	M'	6.000	PH	22.50	0.45	60.75	EA	2.000	16.94	33.88
9.00	SVP Branch	NR	1.000	PH	22.50	0.40	9.00	EA	1.000	14.24	14.24
7.65	SVP Bends	NR	2.000	PH	22.50	0.34	15.30	EA	2.000	9.55	19.10
3.38	SVP Clips	NR	6.000	PH	22.50	0.15	20.25	EA	6.000	1.64	9.84
Total Labour							823.50	Total Materials			259.06

Labour Rate £	Plumbing Sanitary Wares	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
16.88	WC Pan white	NR	1.000	PH	22.50	0.75	16.88	EA	1.000	43.20	43.20
33.75	WC Cistern White	NR	1.000	PH	22.50	1.50	33.75	EA	1.000	45.52	45.52
7.88	WC Seat	NR	1.000	PH	22.50	0.35	7.88	EA	1.000	13.86	13.86
5.63	Straight Multiquick	NR	1.000	PH	22.50	0.25	5.63	EA	1.000	3.74	3.74
45.00	Wash-hand-basin White	NR	2.000	PH	22.50	2.00	90.00	EA	2.000	33.36	66.72
11.25	Basin Pedestal White	NR	2.000	PH	22.50	0.50	22.50	EA	2.000	25.91	51.82
10.13	Basin Taps	PR	2.000	PH	22.50	0.45	20.25	PR	2.000	13.77	27.54
3.15	Basin Waste	NR	2.000	PH	22.50	0.14	6.30	EA	2.000	2.70	5.40
7.20	Basin waste trap	NR	2.000	PH	22.50	0.32	14.40	EA	2.000	3.03	6.06
67.50	Standard White Bath	NR	1.000	PH	22.50	3.00	67.50	EA	1.000	62.42	62.42
11.25	Bath Panel	NR	1.000	PH	22.50	0.50	11.25	EA	1.000	14.32	14.32
5.63	Bath End Panel	NR	1.000	PH	22.50	0.25	5.63	EA	1.000	6.77	6.77
13.50	Bath Taps	NR	1.000	PH	22.50	0.60	13.50	PR	1.000	19.49	19.49
3.38	Bath Waste	NR	1.000	PH	22.50	0.15	3.38	EA	1.000	2.83	2.83
7.88	Bath waste trap	NR	1.000	PH	22.50	0.35	7.88	EA	1.000	3.09	3.09
45.00	900x900 Shower tray white	NR	1.000	PH	22.50	2.00	45.00	EA	1.000	100.26	100.26
33.75	Pivot Shower Door	NR	1.000	PH	22.50	1.50	33.75	EA	1.000	156.10	156.10
11.25	Shower Waste & Combi-trap	NR	1.000	PH	22.50	0.50	11.25	EA	1.000	6.90	6.90
33.75	Shower Unit	NR	1.000	PH	22.50	1.50	33.75	EA	1.000	118.38	118.38
Total Labour							450.45	Total Materials			754.42

Labour Rate £	Painting & Decorating	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
0.66	Prime Internal Woodwork. Prior to fixing	M ¹	15.975	PD	16.38	0.04	10.46	NA	<	<	<
0.98	Undercoat Internal Woodwork	M ¹	15.975	PD	16.38	0.06	15.70	NA	<	<	<
1.31	Gloss Internal Woodwork	M ¹	15.975	PD	16.38	0.08	20.93	NA	<	<	<
4.09	Emulsion Walls	M ²	83.650	PD	16.38	0.25	342.44	EA	2.000	34.20	68.40
3.77	Emulsion Ceiling	M ²	20.805	PD	16.38	0.23	78.36	EA	1.000	16.12	16.12
0.33	Sundries Decorators Caulk	M ¹	7.988	PD	16.38	0.02	2.62	EA	1.000	1.81	1.81
0.33	Prime Fascia, Barge Boards and Soffits. Prior to fixing.	M ¹	10.550	PD	16.38	0.02	3.46	NA	<	<	<
8.19	Undercoat Internal Doors	NR	1.000	PD	16.38	0.50	8.19	NA	<	<	<
8.19	Gloss Internal Doors	NR	1.000	PD	16.38	0.50	8.19	NA	<	<	<
8.19	Prime Internal doors	NR	1.000	PD	16.38	0.50	8.19	NA	<	<	<
0.98	Undercoat Fascia, Barge Boards and Soffits	M ¹	10.550	PD	16.38	0.06	10.37	NA	<	<	<
0.98	Gloss Fascia, Barge Boards and Soffits	M ¹	10.550	PD	16.38	0.06	10.37	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 9" Roller Kit Ceilings	NA	>	>	>	>	>	EA	1.000	5.96	5.96
	Sundries 9" Roller Kit Walls	NA	>	>	>	>	>	EA	1.000	5.96	5.96
	Sundries 2" Brush Primer	NA	>	>	>	>	>	EA	1.000	5.40	5.40
	Sundries 2" Brush Undercoat	NA	>	>	>	>	>	EA	1.000	5.40	5.40
	Sundries 2" Brush Gloss	NA	>	>	>	>	>	EA	1.000	5.40	5.40
	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							519.25	Total Materials			192.19

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		£382.73
UPVC Window 4/20/4 Double Glazed units	Windows	Lump Sum		£130.78
REHAU 70mm Profile White UPVC French Doors	Doors	Lump Sum		£317.52
UPVC Doors 4/20/4 Toughened Double Glazed units	Doors	Lump Sum		£120.96
Steel and Fabrication	Structural Works	Lump Sum		£104.70
Consumer Unit	Electrical	1.000	£120.00	£120.00
Total Special Order Materials				£1,176.69

Tool Hire

Description	Hire UoM	Section	Quantity	Rate £	Total £
Hardcore: Vibrating Plate Compactor	Day	Ground Floor	1.000	£27.98	£27.98
Toothing Out & Continuous Cavities: Petrol Abrasive 12" Saw	Day	Brickworks	1.000	£47.99	£47.99
110v Cement Mixer with Transformer	Week	Brickworks	2.000	£24.75	£49.50
Builders Trestles	Week	Brickworks	4.000	£3.99	£15.96
Builders Planks	Week	Brickworks	6.000	£2.99	£17.94
Acrow Prop Hire	Week	Structural Works	6.000	£2.99	£17.94
Strongboy Hire	Week	Structural Works	6.000	£7.99	£47.94
Builders Trestles	Week	Structural Works	3.000	£3.99	£11.97
Builders Planks	Week	Structural Works	6.000	£2.99	£17.94
Total Tool Hire					£255.16

Plant Hire

Description	Hire UoM	Section	Quantity	Rate £	Total £
Chemical Site Lavatory	Week	Preliminaries	6.000	£30.00	£180.00
Scaffolding by Specialist (multiple lifts)	LS	Preliminaries	49.735	£31.18	£1,550.74
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
Total Plant Hire					£1,925.74

Waste Removal (Skip Roundup Calculation)	Section	Skips	Rate £	Total £
Demolitions load waste into skips	Site Enabling works	0.214	£175.00	£37.36
Excavate & Scrape out for Slab	Slab	0.192	£175.00	£33.67
Load waste into skips: Using Mini-Digger	Foundations	1.462	£175.00	£255.78
Clear waste into skips BWK	Brickworks	0.137	£175.00	£23.89
Clear waste into skips BLWK	Brickworks	0.145	£175.00	£25.42
Clear Waste into Skips	Roof Tiling	0.167	£175.00	£29.29
Clear Waste into Skips	Structural Works	0.423	£175.00	£74.03
Clear Waste into Skips	Plastering	0.007	£175.00	£1.14
Total £		2.746	£175.00	£480.56
Total loads = Roundup to next skip		3.000	£175.00	£525.00
Extra-over for roundup		0.254	£175.00	£44.44

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 traps,

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 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 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.

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@estimators-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

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