

Labour & Materials Estimate

Job Number: **89432**



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

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Clients: Estimators Limited
House No Gardale House
Address 118b Gatley Road
Address Gatley
Address Cheshire
Post Code SK8 4AU
Tel: 0161 286 8601
Site Address Sample
Post Code SK8
Proposal **Sample new detached dwelling**
PO Number **Paid**
Date Priced **25/08/2011**

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

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

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

Cost Summary						Labour	Material	Total £	
Enabling Works						£610.32	£894.82	£1,505.14	
Excavations & Foundations						£1,881.49	£4,595.03	£6,476.52	
Foundation Masonry						£1,641.11	£1,430.51	£3,071.62	
Ground Floor						£3,340.55	£3,275.83	£6,616.38	
First Floor						£1,519.15	£1,371.78	£2,890.92	
Brickworks						£10,575.37	£10,975.87	£21,551.24	
Chimney/Gas Flues. Using Dunbrik Flue Systems						£323.06	£611.42	£934.49	
Windows & External Doors						£1,344.00	£16,313.69	£17,657.69	
Roof Carpentry						£4,276.46	£4,054.26	£8,330.72	
Roof Windows & Sun Tunnels						£98.00	£251.20	£349.20	
Gutters & Rain-Water-Pipes						£592.11	£530.04	£1,122.15	
Roof Tiling/Slating/Thatching						£8,344.44	£10,630.02	£18,974.46	
Carpentry and Joinery						£4,018.85	£7,468.56	£11,487.41	
Built up Flat Roofs						£156.86	£283.26	£440.12	
Plastering & Insulation						£7,848.72	£3,298.53	£11,147.25	
Electrical						£4,457.60	£1,762.11	£6,219.71	
Heating						£3,406.58	£5,039.52	£8,446.10	
Plumbing First Fix						£2,903.39	£2,582.41	£5,485.80	
Plumbing Sanitary Wares						£619.01	£1,045.83	£1,664.84	
Internal Painting & Decorating						£4,640.66	£573.31	£5,213.97	
Provisional Sums (Some items may include labour & materials other may include Materials only. (see notes in section)						£0.00	£800.00	£800.00	
	UoM	Quantity	%	PW	Rate £	Sub-total	Sub-total	Total £	
Sub-total Labour and Materials @ cost						£62,597.74	£77,788.01	£140,385.75	
Builders Contingencies (BC%)						£1,564.94	£1,944.70	£3,509.64	
Preliminaries (see detailed section)						£17,537.50	£6,894.47	£24,431.97	
Contract Time-on-site									
	Wks	23.000							
Total Labour and Materials, including Preliminaries and Contingencies						£81,700.18	£86,627.18	£168,327.36	
Builders Profit (BP%)						15%	£12,255.03	£12,994.08	£25,249.10
Total excluding VAT						£93,955.21	£99,621.26	£193,576.47	

Build Stage Summary: Each item includes Builders-Contingencies, Fixed-On-Site-Costs and Builders-Profit.	Labour	Materials	Total £
Enabling Works	£916.05	£1,145.97	£2,062.02
Excavations & Foundations	£2,823.99	£5,884.75	£8,708.74
Foundation Masonry	£2,463.20	£1,832.02	£4,295.22
Ground Floor	£5,013.96	£4,195.28	£9,209.23
First Floor	£2,280.15	£1,756.80	£4,036.95
Brickworks	£15,872.95	£14,056.54	£29,929.49
Chimney/Gas Flues. Using Dunbrik Flue Systems	£484.90	£783.04	£1,267.93
Windows & External Doors	£2,017.26	£20,892.56	£22,909.82
Roof Carpentry	£6,418.70	£5,192.19	£11,610.90
Roof Windows & Sun Tunnels	£147.09	£321.71	£468.80
Gutters & Rain-Water-Pipes	£888.72	£678.81	£1,567.53
Roof Tiling/Slating/Thatching	£12,524.47	£13,613.62	£26,138.09
Internal Joinery	£6,032.04	£9,564.81	£15,596.85
Built up Flat Roofs	£235.43	£362.76	£598.20
Plastering & Insulation	£11,780.43	£4,224.35	£16,004.77
Electrical	£6,690.58	£2,256.69	£8,947.27
Heating	£5,113.06	£6,453.99	£11,567.05
Plumbing First Fix	£4,357.80	£3,307.23	£7,665.03
Plumbing Sanitary Wares	£929.10	£1,339.37	£2,268.47
Internal Painting & Decorating	£6,965.34	£734.22	£7,699.57
Provisional Sums (Some items may include labour & materials other may include Materials only. (see notes in section)	£0.00	£1,024.54	£1,024.54
Total excluding VAT	£93,955.21	£99,621.26	£193,576.47

Please note the following prior to finalising your costs;

Drainage excluded not enough detail provided to produce an accurate cost

Materials commonly found ex-stock at leading Builders Merchants, value of materials sent electronically to participating merchants prior to applying special terms	£52,194.04
Total Special Order Materials	£21,074.49
Builders Skips, Waste Removal, Plant & Tool Hire	£3,719.48
Total Materials (Excluding Builders Contingencies)	£76,988.01

Fluctuation	Total £	M²	Rate per m2
Proposed Contract Price Less 10%	£174,218.82	154.73	£1,125.95
Proposed Contract Price	£193,576.47	154.73	£1,251.05
Proposed Contract Price Plus 10%	£212,934.11	154.73	£1,376.16

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
Rofer	RR
Rofer & Semi-Skilled Labourer	RRS
Sheet	SH
Semi-Skilled Labourer	SL
Semi-Skilled Labourer & General Labourer X1	SL1
Builders Waste Skip	SP
Unit for 10Nr (such as 10Nr/M2)	Ten
Thousand	Th
Ton	Tn
Unit of Measurement	UoM
Week	Wk
Weeks	Wks

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

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

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

Labour Rate £	Preliminaries	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
637.50	Working Foreman (Supervision %)	Wks	23.000	WF	850.00	75%	14662.50	<	<	<	<
125.00	Labourer Driver (Time off site %)	Wks	23.000	SL	500.00	25%	2875.00	<	<	<	<
NA	Chemical Site Lavatory	Na	>	>	>	>	>	WK	23.000	35.00	805.00
NA	Scaffolding by Specialist (multiple lifts)	Na	>	>	>	>	>	LS	239.800	25.00	5995.00
	Bulk waste roundup	Na	>	>	>	>	>	LS	>	>	86.07
	Builders Skip roundup	Na	>	>	>	>	>	LS	>	>	8.40
Total Labour							£17,537.50	Total Materials		£6,894.47	

Labour Rate £	Enabling Works	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
3.13	Site Scrape 200mm depth Topsoil: Using JCB	M²	110.340	GW2	31.25	0.10	344.81	HP	12.000	30.00	360.00
10.94	Lay aside 50% topsoil reuse: Using JCB	M³	11.034	GW2	31.25	0.35	120.68	HP	4.000	30.00	120.00
10.94	Site Scrape: Load 50% into lorries inc 20% bulking: Using JCB	M³	13.241	GW2	31.25	0.35	144.82	HP	5.000	30.00	150.00
NA	Load waste into trucks labour included above	Na	>	>	>	>	>	LD	1.324	200.00	264.82
Total Labour							610.32	Total Materials		894.82	

Labour Rate £	Excavations & Foundations	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
15.63	Excavations for cavity walls: Using JCB	M³	30.648	GW2	31.25	0.50	478.88	HP	16.000	25.00	400.00
10.94	Excavations for internal/sleeper walls: Using JCB	M³	13.065	GW2	31.25	0.35	142.90	HP	9.000	25.00	225.00
7.81	Load & Deposit waste into lorries: Using JCB	M³	43.713	GW2	31.25	0.25	341.51	HP	11.000	25.00	275.00
NA	Bulk waste removal inc 20% baulking	M³	52.456			>	>	LD	5.246	200.00	1049.11
29.31	Concrete: Strip Foundations	M³	24.042	GW2.1	41.88	0.70	704.74	M³	25.000	94.94	2373.50
115.16	Excavations for Pad foundations: Hand Dig	M³	1.600	GW2.1	41.88	2.75	184.25	<	<	<	<
NA	Pad foundation waste removal into skips: Hand Dig	Na	>	>	>	>	>	SP	0.347	150.00	52.00
26.56	Concrete Pad Foundations	M³	1.100	GW2	31.25	0.85	29.22	M³	2.000	110.21	220.42
	<u>Raft Excavation, Formwork Toe & Square Edges</u>										
Total Labour							1881.49	Total Materials		4595.03	

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 £
15.63	Excavations for cavity walls: Using JCB	M³	1.000	GW2	31.25	0.500	15.63	HP	1.000	25.00	25.00
10.94	Load & Deposit waste into lorries: Using JCB	M³	1.000	GW2	31.25	0.350	10.94	HP	1.000	25.00	25.00
	Bulk waste removal inc 20% baulking	M³	1.200	>	>	>	>	LD	0.120	200.00	24.00
29.31	Concrete: Strip Foundations	M³	1.000	GW2.1	41.88	0.700	29.31	M³	1.000	94.94	94.94
							Total Labour		Total Materials		168.94
							55.88				168.94
<p>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.</p> <p>We have calculated an all in rate per cubic metre (m³) for extra depths of foundation below 1000mm. The rate includes all additional labours, concrete and waste removal costs. Note we have made no provision for shoring trenches, Safety regulations my apply.</p>								Total Labour & Materials per m³		224.82	
								Preliminaries %	27%	61.45	
								Total before Profit		286.26	
								Plus Profit @	15.00%	42.94	
								Total per cubic metre m³		329.20	

Labour Rate £	Foundation Masonry Below DPC	UoM	Labour Quantity	Crew Grade	Crew Unit	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
13.13	Foundation BLWK 100mm 7Kn Solid Concrete Block Cavity Walls	M²	45.972	BL2.1	52.50	0.25	603.38	M²	49.000	7.00	343.00
13.13	Foundation BLWK 100mm 7Kn Solid Concrete Block Backing Block	M²	13.314	BL2.1	52.50	0.25	174.75	M²	14.000	7.00	98.00
13.13	Foundation BLWK 100mm 7Kn Solid Concrete Block Internal Walls	M²	16.140	BL2.1	52.50	0.25	211.84	M²	17.000	7.00	119.00
21.00	Foundation BLWK 215mm 7Kn Solid Concrete Block Internal Walls	M²	0.480	BL2.1	52.50	0.40	10.08	M²	1.000	19.00	19.00
510.00	Facing Brick band to DPC	Th	0.790	BLG	72.86	7.00	402.66	TH	0.829	450.00	373.05
6.83	Air-Bricks & Cavity Liners	Nr	1.000	BL2.1	52.50	0.13	6.83	EA	1.000	7.36	7.36
NA	Building Sand in Ton Bags delivered	Tn	2.000	>	>	>	>	BG	3.000	30.00	90.00
NA	Ordinary Portland Cement	Nr	22.000	>	>	>	>	BG	22.000	3.25	71.50
Na	Mortar Add mixture in 5 Litres	Nr	3.000	>	>	>	>	EA	3.000	4.16	12.48
93.75	Fill cavity with concrete to within 150mm of DPC level	M³	2.299	GW2	31.25	3.00	215.49	M³	3.000	96.82	290.46
0.53	Polythene DPC 112.5mmX30m	M¹	30.648	BL2.1	52.50	0.01	16.09	EA	2.000	3.33	6.66
							Total Labour		Total Materials		1430.51
							1641.11				1430.51

Labour Rate £	Ground Floor	UoM	Labour Quantity	Crew GW2.1	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
23.45	Hardcore Mot Direct Loads delivered	Tn	23.633	GW2.1	41.88	0.56	554.20	TN	24.000	13.00	312.00
NA	Hardcore: Vibrating Plate Compactor	Na	>	>	>	>	>	HP	1.000	30.00	30.00
18.84	Sand Blinding Direct Loads delivered	Tn	7.878	GW2.1	41.88	0.45	148.45	TN	8.000	16.00	128.00
1.68	STANDARD DUTY POLYTHENE MEMBRANE BLUE 300MU 100M	M²	87.530	GW2.1	41.88	0.04	146.61	RL	1.000	59.00	59.00
2.51	Vapour Control Layer 500 gauge Visqueen	M²	87.530	GW2.1	41.88	0.06	219.92	RL	2.000	34.99	69.98
2.93	Steel Fabric Reinforcement Mesh 3.6m x 2.0m A142S	M²	87.530	GW2.1	41.88	0.07	256.57	EA	13.000	19.20	249.60
1.72	Perimeter Upstand Cold Bridging Insulation 12mm thick	M¹	107.560	GW	15.63	0.11	184.87	EA	4.000	9.42	37.68
10.47	Concrete Slab at 100mm Default thick	M²	87.530	GW2.1	41.88	0.25	916.33	M³	9.000	91.44	822.97
0.88	Floor Insulation: 150mm Floorshield polystyrene sheet	M²	87.530	SL	12.50	0.07	76.59	SH	31.000	31.20	967.20
9.56	Floor Screed 1:3	M²	87.530	PLS	31.88	0.30	837.01	TN	12.000	49.95	599.40
Total Labour							3340.55	Total Materials		3275.83	

Labour Rate £	First Floor	UoM	Labour Quantity	Crew CJ	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
1.39	Vapour Control Layer 500 gauge Visqueen	M²	67.200	SL1	23.13	0.06	93.24	RL	2.000	34.99	69.98
2.13	ROCKWOOL Flexi 100mm	M²	67.200	SL	12.50	0.17	142.80	PK	24.000	17.46	419.04
4.00	Floor Joists 47x200	M¹	184.801	CJ	20.00	0.20	739.20	M¹	184.900	2.84	525.12
5.00	Herringbone strutting using 47x50 timber	M¹	14.700	CJ	20.00	0.25	73.50	M¹	34.000	0.77	26.18
7.00	Water Resistant 22mm Chipboard fixed to timber	M²	67.200	CJ	20.00	0.35	470.40	EA	52.000	5.99	311.48
NA	65mm Ring-Shank Nails 2.50Kg Pack	Nr	841.000	>	>	>	>	EA	2.000	9.99	19.98
Total Labour							1519.15	Total Materials		1371.78	

Labour Rate £	Brickworks	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
487.50	Independent Brick Piers in Common Brick Foundations	Th	0.118	BLG	32.50	15.00	57.53	EA	118.000	0.17	20.06
14.70	Cavity/Party Wall BLWK 100mm Solid Con 7Kn	M²	184.542	BL2.1	52.50	0.28	2712.77	M²	194.000	7.00	1358.00
13.13	Cavity/Party Wall BLWK 100mm Celcon/Thermalite	M²	201.102	BL2.1	52.50	0.25	2639.46	EA	2112.000	0.90	1900.80
15.23	Internal BLWK 100mm Solid Conc 7Kn	M²	69.700	BL2.1	52.50	0.29	1061.18	M²	74.000	7.00	518.00
26.25	Squint brick internal & external	M¹	2.200	BL2.1	52.50	0.50	57.75	EA	30.000	2.99	89.70
510.00	Independent Brick Piers in Facing Brick above DPC	Th	0.080	BLG	24.29	21.00	40.80	TH	0.080	450.00	36.00
510.00	Chimney BWK (Facings)	Th	0.971	BLG	43.40	11.75	495.23	TH	1.020	450.00	459.00
354.38	Chimney BWK (Concrete Brick)	M²	0.922	BL2.1	52.50	6.75	326.91	EA	969.000	0.17	164.73
25.20	Chimney Blockworks	M²	16.375	BL2.1	52.50	0.48	412.65	M²	18.000	7.00	126.00
577.50	Plinth BWK (Angle Course)	Nr	0.175	BL2.1	52.50	11.00	101.28	EA	176.000	2.76	485.76
510.00	Plinth BWK (Face brick)	Th	1.052	BLG	78.46	6.50	536.66	TH	1.105	450.00	497.25
262.50	Plinth BWK (Concrete brick)	Th	1.052	BL2.1	52.50	5.00	276.22	EA	1105.000	0.17	187.85
NA	Building Sand in 800kg bags	Tn	10.000	>	>	>	>	BG	13.000	30.00	390.00
NA	Ordinary Portland Cement	Nr	110.000	>	>	>	>	BG	110.000	3.25	357.50
NA	Mortar Add mixture in 5 Litres	Nr	13.000	>	>	>	>	EA	13.000	4.16	54.08
5.25	Lintels for Cavity BWK/BLWK	M¹	34.500	BL2.1	52.50	0.10	181.13	LS	1.000	1327.72	1327.72
4.20	Lintels for 100/115/125mm Internal BLWK	Nr	8.000	BL2.1	52.50	0.08	33.60	EA	8.000	13.49	107.92
2.10	Cavity Insulation	M²	192.822	BL2.1	52.50	0.04	404.93	M²	192.822	3.98	768.00
2.10	Cavity closers 90mm cavity	M¹	109.970	BL2.1	52.50	0.04	230.94	EA	39.000	13.60	530.40
0.16	Stainless Steel Tie-wires	Nr	743.000	BL2.1	52.50	0.003	117.02	BX	3.000	43.60	130.80
0.16	Cavity Insulation Retaining Disc's	Nr	743.000	BL2.1	52.50	0.003	117.02	EA	743.000	0.05	37.15
5.25	Cavity Trays using 600mm wide DPM	M¹	37.025	BL2.1	52.50	0.10	194.38	EA	2.000	13.56	27.12
16.25	Cavity Trays in existing walls horizontally	M¹	3.100	BL1.1	32.50	0.50	50.38	<	<	<	<
24.38	Cavity Trays in existing walls sloping	M¹	13.400	BL1.1	32.50	0.75	326.63	<	<	<	<
7.88	Stone Cills	Nr	13.000	BL2.1	52.50	0.15	102.38	M¹	20.100	42.10	846.21
NA	Cement Mixer6/4 Diesel	Na		>	>	>	>	HT	6.000	59.99	323.95
10.63	Clear waste into skips BWK	M³	3.859	GL	10.63	1.00	41.00	SP	0.643	150.00	96.48
10.63	Clear waste into skips BLWK	M³	5.416	GL	10.63	1.00	57.55	SP	0.903	150.00	135.40
Total Labour							10575.37	Total Materials		10975.87	

Labour Rate £	Chimney/Gas Flues Using Dunbrik Flue Products	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
	A1 Concrete Flue Liners for Domestic Chimneys: Terminating at chimney stack, used all most traditional cavity or solid walls.										
26.25	Throat Lintel 800mm 200TL800	Nr	1.000	BL2.1	52.50	0.50	26.25	EA	1.000	47.95	47.95
13.13	Round Flue Liner Bend 22.5 Degree 200mm 200B	Nr	2.000	BL2.1	52.50	0.25	26.25	EA	2.000	11.03	22.05
13.13	Round Flue Liner 600mm 200L600	Nr	13.000	BL2.1	52.50	0.25	170.63	EA	13.000	11.29	146.72
10.50	Round Flue Liner 150mm 200L150	Nr	2.000	BL2.1	52.50	0.20	21.00	EA	2.000	5.34	10.67
NA	Class 1 Liner Sealant 310ml Dun-Seal	Na	>	>	>	>	>	EA	7.000	4.02	28.16
NA	DUNBRIK Insulating Backfill DUNFIL 22kg	Na	>	>	>	>	>	EA	18.000	10.40	187.11
26.25	Scored Fireback 450mm 450FB	Nr	1.000	BL2.1	52.50	0.50	26.25	EA	1.000	56.70	56.70
26.25	Cannon Head Chimney Pot Red 450mm CANN450	Nr	1.000	BL2.1	52.50	0.50	26.25	EA	1.000	26.46	26.46
10.50	Topguard Steel Cowl Red 260mm TG260	Nr	1.000	BL2.1	52.50	0.20	10.50	EA	1.000	73.51	73.51
10.63	Smoke Pellet Tube 6 Pellets per Tube	Nr	1.000	PH	21.25	0.50	10.63	EA	1.000	7.05	7.05
5.31	Flue Notice Plate	Nr	1.000	PH	21.25	0.25	5.31	EA	1.000	5.04	5.04
Total Labour							323.06	Total Materials		611.42	

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 £
50.00	Hardwood Windows prefinished factory glazed	Nr	17.000	CJ	20.00	2.50	850.00	M²	25.700	448.00	11513.60
70.00	Hardwood Residential door pre-hung & prefinished factory glazed	Nr	2.000	CJ	20.00	3.50	140.00	M²	3.800	433.00	1645.40
75.00	Hardwood Frech doors pre-hung & prefinished factory glazed	Nr	2.000	CJ	20.00	3.75	150.00	M²	6.600	437.00	2884.20
12.00	MDF Window boards	Nr	17.000	CJ	20.00	0.60	204.00	M¹	23.645	4.53	107.11
NA	Frame Fixings	Na	>	>	>	>	>	EA	168.000	0.37	62.16
NA	Frame Seal	Na	>	>	>	>	>	EA	21.000	4.82	101.22
Total Labour							1344.00	Total Materials		16313.69	

Labour Rate £	Roof Carpentry	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Sub Total £	UoM	Material Quantity	Rate £	Sub Total £
	Main Roof										1977.31
4.80	Wall plates	M ¹	15.200	CJ2	40.00	0.12	72.96	M ¹	16.000	2.81	44.96
3.20	Wall plate straps	Nr	11.000	CJ2	40.00	0.08	35.20	EA	11.000	3.00	33.00
6.40	Ridge Board	M ¹	19.400	CJ2	40.00	0.16	124.16	M ¹	20.000	2.78	55.60
8.00	Valley Rafters	M ¹	20.930	CJ2	40.00	0.20	167.44	M ¹	21.000	2.84	59.64
2.40	Valley Boards	M ¹	83.720	CJ2	40.00	0.06	200.93	M ¹	84.000	1.75	147.00
4.80	Rafters 47x150	M ¹	305.916	CJ2	40.00	0.12	1468.40	M ¹	306.000	2.21	676.26
3.20	Ceiling Joist 47x150	M ¹	175.643	CJ2	40.00	0.08	562.06	M ¹	185.000	2.21	408.85
5.20	Cedar Fascia Boards	M ¹	1.800	CJ2	40.00	0.13	9.36	M ¹	2.000	12.00	24.00
5.20	Cedar Soffit Boards	M ¹	1.800	CJ2	40.00	0.13	9.36	M ¹	2.000	12.00	24.00
5.20	Cedar Barge Boards	M ¹	39.500	CJ2	40.00	0.13	205.40	M ¹	42.000	12.00	504.00
	Secondary Roofs										717.30
4.80	Wall plates	M ¹	14.400	CJ2	40.00	0.12	69.12	M ¹	15.000	2.81	42.15
3.20	Wall plate straps	Nr	10.000	CJ2	40.00	0.08	32.00	EA	10.000	3.00	30.00
6.40	Pole plates	M ¹	1.000	CJ2	40.00	0.16	6.40	M ¹	1.000	2.21	2.21
6.40	Ridge Board	M ¹	5.400	CJ2	40.00	0.16	34.56	M ¹	6.000	2.78	16.68
8.00	Hip Rafters	M ¹	16.900	CJ2	40.00	0.20	135.20	M ¹	17.000	3.65	62.05
8.00	Valley Rafters	M ¹	10.920	CJ2	40.00	0.20	87.36	M ¹	11.000	2.84	31.24
2.40	Valley Boards	M ¹	21.840	CJ2	40.00	0.06	52.42	M ¹	22.000	1.75	38.50
4.80	Rafters 47x100	M ¹	36.200	CJ2	40.00	0.12	173.76	M ¹	37.000	1.09	40.33
4.80	Rafters 47x175	M ¹	58.525	CJ2	40.00	0.12	280.92	M ¹	59.000	2.89	170.51
3.20	Ceiling Joist 47x100	M ¹	6.188	CJ2	40.00	0.08	19.80	M ¹	7.000	1.09	7.63
5.20	Cedar Fascia Boards	M ¹	21.300	CJ2	40.00	0.13	110.76	M ¹	23.000	12.00	276.00
5.20	Cedar Soffit Boards	M ¹	14.000	CJ2	40.00	0.13	72.80	M ¹	15.000	12.00	180.00
5.20	Cedar Barge Boards		21.300	CJ2	40.00	0.13	110.76	M ¹	23.000	12.00	276.00
3.06	Sloping Ceiling Insulation Layer 1	M ²	24.270	CJL	30.63	0.10	74.33	SH	9.000	43.97	395.73
3.06	Sloping Ceiling Insulation Layer 2	M ²	24.270	CJL	30.63	0.10	74.33	SH	9.000	23.03	207.27
3.20	Dormer Timberframe	M ¹	1.350	CJ2	40.00	0.08	4.32	M ¹	2.000	1.09	2.18
8.00	Dormer Plywood Cover	M ²	0.270	CJ2	40.00	0.20	2.16	SH	1.000	15.81	15.81
0.80	Vapour Barrier: Roofshield breathable membrane	M ²	0.270	CJ2	40.00	0.02	0.22	EA	1.000	135.37	135.37
40.00	Gallows brackets made and fixed from 75x75mm PSE	Nr	2.000	CJ	20.00	2.00	80.00	M ¹	6.000	3.73	22.38
NA	70x5mm Screws	Nr	147.000	>	>	>	>	BX	2.000	4.85	9.70
NA	Red rawlplugs	Nr	51.000	>	>	>	>	EA	1.000	4.65	4.65
NA	Sleeve Anchor Bolt M10x126mm	Nr	3.330	>	>	>	>	EA	4.000	1.37	5.48
NA	65mm Ring-Shank Nails 2.50Kg Pack	Nr	527.800	>	>	>	>	EA	1.000	9.99	9.99

NA	75mm Roundhead nails (Roof)	Nr	889.500	>	>	>	>	EA	3.000	10.39	31.17
NA	100mm Round Wire Nails 25Kg Box	Nr	2114.300	>	>	>	>	BX	2.000	31.96	63.92
		Total Labour						4276.46	Total Materials		4054.26

Labour Rate £	Roof Windows and Sun Tunnels	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Sub Total £	UoM	Material Quantity	Rate £	Sub Total £
76.00	Velux Window GHL M04	Nr	1.000	CJ2	40.00	1.90	76.00	EA	1.000	216.00	216.00
22.00	Velux Flashing EDZ M04	Nr	1.000	CJ2	40.00	0.55	22.00	EA	1.000	35.20	35.20
		Total Labour						98.00	Total Materials		251.20

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 ^l	33.400	PH	21.25	0.24	170.34	EA	9.000	11.31	101.79
1.28	Gutter Brackets PVC	Nr	56.000	PH	21.25	0.06	71.40	EA	56.000	0.87	48.72
1.70	Gutter Outlets PVC	Nr	9.000	PH	21.25	0.08	15.30	EA	9.000	4.12	37.08
0.85	Gutter Stop ends PVC	Nr	34.000	PH	21.25	0.04	28.90	EA	34.000	1.65	56.10
0.85	Gutter 45° Bends PVC	Nr	4.000	PH	21.25	0.04	3.40	EA	4.000	4.55	18.20
0.85	Gutter 90° Bends PVC	Nr	1.000	PH	21.25	0.04	0.85	EA	1.000	4.10	4.10
6.80	Rain-Water-Pipe PVC	M ^l	32.900	PH	21.25	0.32	223.72	EA	7.000	16.08	112.56
1.70	RWP Brackets PVC	Nr	28.000	PH	21.25	0.08	47.60	EA	28.000	1.86	52.08
0.85	RWP Bends PVC	Nr	36.000	PH	21.25	0.04	30.60	EA	36.000	2.35	84.60
NA	50x4.5mm Screws (PVC RWP Brackets)	Nr	56.000	PH	21.25	>	>	BX	1.000	6.99	6.99
NA	Red Rawl Plugs (PVC)	Nr	56.000	PH	21.25	>	>	EA	1.000	4.65	4.65
NA	25x4mm Screws (PVC Gutter Brackets)	Nr	112.000	PH	21.25	>	>	BX	1.000	3.17	3.17
		Total Labour						592.11	Total Materials		530.04

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)	M²	160.256	RRS	31.88	0.02	102.16	RL	4.000	135.37	541.48
0.00	50MM GALVANIZED CLOUT NAIL 25KG BOX	Nr	9845.525	RRS	31.88	0.00	0.00	EA	2.000	43.64	87.28
	30MM GALVANIZED CLOUT NAIL 25KG BOX	Nr	9184.486	RRS	31.88	0.00	0.00	EA	1.000	43.10	43.10
1.59	SOFTWOOD CARCASSING SAWN PRESERVATIVE TREATED 19	M1	1140.452	RRS	31.88	0.05	1817.60	M	1198.000	0.23	273.14
0.32	REDLAND Rosemary Eave Tile.	EA	353.433	RRS	31.88	0.01	112.66	EA	372.000	0.50	186.00
0.32	REDLAND Rosemary Tile & A Half.	EA	1553.270	RRS	31.88	0.01	495.10	EA	1631.000	1.01	1647.31
0.32	REDLAND Rosemary Tile (Nibbed).	EA	6427.320	RRS	31.88	0.01	2048.71	EA	6749.000	0.50	3374.50
1.59	SOFTWOOD CARCASSING SAWN PRESERVATIVE TREATED 25	M1	335.284	RRS	31.88	0.05	534.36	M	353.000	0.30	105.90
1.28	REDLAND CLAY PANTILE CATHEDRAL	EA	1517.342	RRS	31.88	0.04	1934.61	EA	1594.000	1.40	2231.60
1.28	Sarkey Felt Eaves Support Tray	M¹	35.600	RRS	31.88	0.04	45.39	EA	25.000	5.63	140.75
2.55	Continuous Roll Panel Eaves Ventilator	M¹	35.600	RRS	31.88	0.08	90.78	EA	3.000	10.36	31.08
3.19	Standard Concrete Ridge Tiles	Nr	54.267	RRS	31.88	0.10	172.98	EA	55.000	2.41	132.55
5.10	Hip Irons	Nr	4.000	RRS	31.88	0.16	20.40	EA	4.000	3.20	12.80
2.55	Bonnet Hip Tiles (Small Tile)	Ea	169.000	RRS	31.88	0.08	430.95	EA	169.000	3.29	556.01
6.69	Valley Leadwork (3m Rolls) & Mitred Hips	M¹	31.850	RRS	31.88	0.21	213.20	RL	11.000	52.20	574.20
8.29	Flashings (3m Rolls)	M¹	18.900	RRS	31.88	0.26	156.63	RL	7.000	43.50	304.50
7.65	Dormer Lead Flashings 3m Rolls)	M²	2.546	RRS	31.88	0.24	19.47	RL	1.000	43.50	43.50
53.13	Lead Work Vertical Facings	M²	0.311	PH2	42.50	1.25	16.50	RL	1.000	107.30	107.30
NA	40mm Copper Clout Nails	Nr	4.658	>	>	>	>	EA	1.000	6.78	6.78
47.81	Curtting around roof windows	Nr	1.000	RRS	31.88	1.50	47.81	NA	<	<	<
NA	Lifting Equipment: Tile/Slate Conveyor	Nr	>	>	>	>	>	HP	1.000	80.00	80.00
10.63	Clear Waste into Skips	M³	8.013	GL	10.63	1.00	85.14	SP	1.002	150.00	150.24
							8344.44	Total Materials			10630.02

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	233.772	CJ	20.00	0.05	233.77	M ¹	246.000	1.09	268.14
NA	100mm Round Wire Nails 25Kg Box	Nr	729.000	>	>	>	>	BX	1.000	31.96	31.96
34.00	OAK door lining for standard internal door	Nr	15.000	CJ	20.00	1.70	510.00	M ¹	76.500	14.25	1090.13
36.00	OAK door lining for standard double internal doors	Nr	1.000	CJ	20.00	1.80	36.00	M ¹	6.300	14.25	89.78
2.40	OAK door stops for standard doors 12x32mm	M ¹	82.800	CJ	20.00	0.12	198.72	M ¹	82.800	1.52	125.86
NA	Door Frames: 70x4.5mm Screws	Nr	256.000	>	>	>	>	BX	3.000	4.85	14.55
30.00	OAK Internal Door	Nr	15.000	CJ	20.00	1.50	450.00	EA	15.000	125.00	1875.00
60.00	OAK Internal Double Doors	Nr	1.000	CJ	20.00	3.00	60.00	EA	1.000	275.00	275.00
7.00	Ground Floor OAK 5" Moulded Skirting	M ¹	107.560	CJ	20.00	0.35	752.92	M ¹	108.000	7.81	843.48
7.00	First Floor OAK 5" Moulded Skirting	M ¹	103.800	CJ	20.00	0.35	726.60	M ¹	104.000	7.81	812.24
NA	70x4.5mm Screws (masonry)	Nr	706.000	>	>	>	>	BX	8.000	4.85	38.80
NA	Red rawlplugs	Nr	706.000	>	>	>	>	EA	3.000	4.65	13.95
3.60	Oak 3" Moulded Architrave	M ¹	165.600	CJ	20.00	0.18	596.16	M ¹	165.600	5.16	854.50
NA	40mm Oval nails 2.50Kg packs	Nr	1104.000	>	>	>	>	EA	1.000	10.29	10.29
15.00	Staircase: Newel base	M ¹	2.000	CJ	20.00	0.75	30.00	EA	2.000	19.18	38.36
10.00	Staircase: Newel post	M ¹	2.000	CJ	20.00	0.50	20.00	EA	2.000	15.18	30.36
5.00	Staircase: Newel cap	M ¹	2.000	CJ	20.00	0.25	10.00	EA	2.000	6.11	12.22
5.00	Staircase: Base-rail 3600mm length	M ¹	1.700	CJ	20.00	0.25	8.50	L	1.000	33.18	33.18
10.00	Staircase: Hand-rail 3600mm length	M ¹	1.700	CJ	20.00	0.50	17.00	L	1.000	39.07	39.07
3.00	Staircase: Spindles	M ¹	13.000	CJ	20.00	0.15	39.00	EA	13.000	3.16	41.08
200.00	Jeld-Wen Staircase: Stair type 6 - Softwood	Nr	1.000	CJ2	40.00	5.00	200.00	EA	1.000	716.41	716.41
2.40	General 50X100 timber framing	M ¹	22.006	CJ	20.00	0.12	52.82	M ¹	24.000	1.09	26.16
6.00	General framing 12mm CDX Ply	M ²	7.190	CJ	20.00	0.30	43.14	SH	3.000	15.81	47.43
4.00	General Timbers 100X100	M ¹	3.600	CJ2	40.00	0.10	14.40	M ¹	4.000	3.36	13.44
2.14	General Insulation: CELOTEX GA 90MM	M ²	1.980	CJL	30.63	0.07	4.24	SH	1.000	40.17	40.17
2.14	Dormer Insulation: CELOTEX GA 100MM	M ²	0.270	CJL	30.63	0.07	0.58	SH	1.000	43.97	43.97
15.00	Preformed Plastic Loft Hatch Door Push Up	Nr	1.000	CJ	20.00	0.75	15.00	EA	1.000	43.05	43.05
Total Labour							4018.85	Total Material			7468.56

Labour Rate £	Built up Flat Roofs	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Sub Total £	UoM	Material Quantity	Rate £	Sub Total £	
6.00	Joist 47x150	M ¹	4.950	CJ2	40.00	0.15	29.70	M ¹	5.500	2.21	12.16	
2.00	Firrings	M ¹	4.950	CJ2	40.00	0.05	9.90	M ¹	5.200	0.32	1.66	
6.40	18mm WISA structural plywood	M ²	1.980	CJ2	40.00	0.16	12.67	SH	1.000	26.05	26.05	
2.00	Fillets	M ¹	4.000	CJ2	40.00	0.05	8.00	M ¹	4.200	0.30	1.26	
4.80	Wall plates	M ¹	1.600	CJ2	40.00	0.12	7.68	M ¹	2.000	2.81	5.62	
5.20	Cedar Fascia Boards	M ¹	2.900	CJ2	40.00	0.13	15.08	M ¹	4.000	12.00	48.00	
5.20	Cedar Soffit Boards	M ¹	2.900	CJ2	40.00	0.13	15.08	M ¹	4.000	12.00	48.00	
6.38	Felt Underlay base layer	M ²	1.980	RRS	31.88	0.20	12.62	RL	1.000	21.89	21.89	
9.56	Felt Top layer	M ²	1.980	RRS	31.88	0.30	18.93	RL	1.000	21.30	21.30	
8.29	Flashings	M ¹	2.900	RRS	31.88	0.26	24.03	EA	1.000	43.50	43.50	
1.59	Solar Paint	M ²	1.980	RRS	31.88	0.05	3.16	EA	1.000	29.45	29.45	
NA	Bitumen Keg	>	>	>	>	>	>	EA	1.000	24.37	24.37	
							Total Labour			156.86	Total Materials	283.26

Labour Rate £	Plastering & Insulation	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Sub Total £	UoM	Material Quantity	Rate £	Sub Total £	
4.78	Skim Walls	M ²	477.717	PLS	31.88	0.15	2284.08	EA	46.000	3.60	165.60	
4.14	12.5mm Standard Plasterboard on dabs	M ²	337.957	PLS	31.88	0.13	1400.41	SH	127.000	4.20	533.40	
2.23	12.5mm Standard Plasterboard on timber	M ²	85.590	PLS	31.88	0.07	190.97	SH	33.000	4.20	138.60	
2.23	12.5mm Standard Moisture Resist on timber	M ²	42.720	PLS	31.88	0.07	95.32	SH	17.000	7.43	126.31	
4.14	12.5mm Standard Plasterboard: Ceiling	M ²	159.570	PLS	31.88	0.13	661.22	SH	60.000	4.20	252.00	
NA	25mm Drywall Screw	Nr	1724.014	>	>	>	>	BX	2.000	3.66	7.32	
1.16	Vapour control layer 500gauge polythene	M ²	24.810	SL1	23.13	0.05	28.69	EA	1.000	60.15	60.15	
1.00	100mm Quilt Insulation (Partitions)	M ²	60.720	SL	12.50	0.08	60.72	PK	6.000	20.44	122.64	
1.63	Insulate Ceilings & Roof Voids 150mm Quilt	M ²	132.240	SL	12.50	0.13	214.89	EA	19.000	24.39	463.41	
4.78	Skim Ceilings	M ²	159.570	PLS	31.88	0.15	762.95	EA	16.000	3.60	57.60	
0.06	Self Adhesive Fibre Tape	M ¹	782.297	PLS	31.88	0.002	49.87	EA	9.000	4.35	39.15	
1.91	Skim Beads	M ¹	106.135	PLS	31.88	0.06	202.98	EA	49.000	1.06	51.94	
6.69	K-Rend HPX base coat 25kg bags	M ²	79.438	PLS	31.88	0.21	531.74	EA	29.000	13.25	384.25	
12.75	K-Rend FT Silicone coloured top coat 25kg bags	M ²	79.438	PLS	31.88	0.40	1012.83	EA	80.000	8.44	675.20	
3.19	Render stop beads	M ¹	55.145	PLS	31.88	0.10	175.77	EA	19.000	2.53	48.07	
3.19	Render angle beads	M ¹	55.300	PLS	31.88	0.10	176.27	EA	19.000	0.95	18.05	
NA	Dot & Dab Drywall Adhesive	Na	>	>	>	>	>	EA	24.000	6.14	147.36	
NA	Clear Waste into Skips	M ³	0.399	GL	10.63	>	>	SP	0.050	150.00	7.48	
							Total Labour			7848.72	Total Materials	3298.53

Labour Rate £	Electrical	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
21.25	Ceiling Pendant Light & switch	Nr	12.000	EL	21.25	1.00	255.00	EA	12.000	4.89	58.68
23.38	Ceiling Pendant Light & switch low energy Part L1 compliant	Nr	5.000	EL	21.25	1.10	116.88	EA	5.000	25.98	129.90
15.94	Mains Wired Recessed Down Lights fire rated	Nr	20.000	EL	21.25	0.75	318.75	EA	20.000	19.99	399.80
21.25	Wall Light outlets (excluding light fitting)	Nr	4.000	EL	21.25	1.00	85.00	NA	<	<	<
15.94	1 Gang 1 Way Light Switch & Back Box	Nr	9.000	EL	21.25	0.75	143.44	EA	9.000	2.34	21.06
31.88	Electric Bathroom Vent	Nr	5.000	EL	21.25	1.50	159.38	EA	5.000	21.00	105.00
1.06	1.5mm Twin & Earth Cable 50m	M ¹	390.000	EL	21.25	0.05	414.38	EA	8.000	10.00	80.00
0.21	1.5mm Cable clips	Nr	820.000	EL	21.25	0.01	174.25	EA	41.000	0.65	26.65
21.25	Sockets	Nr	47.000	EL	21.25	1.00	998.75	EA	47.000	5.94	279.18
1.28	2.5mm Twin & Earth Cable	M ¹	560.000	EL	21.25	0.06	714.00	EA	12.000	13.50	162.00
0.21	2.5mm Cable Clips	Nr	840.000	EL	21.25	0.01	178.50	EA	42.000	0.65	27.30
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	4.000	EL	21.25	1.25	106.25	EA	4.000	20.02	80.08
42.50	External Light Outlets (Wiring only excluding light fitting)	Nr	2.000	EL	21.25	2.00	85.00	NA	<	<	<
85.00	Wire and commision boiler	Nr	1.000	EL	21.25	4.00	85.00	<	<	<	<
21.25	Fused Spur	Nr	8.000	EL	21.25	1.00	170.00	EA	8.000	6.54	52.32
25.50	Telephone flush slave socket	Nr	2.000	EL	21.25	1.20	51.00	EA	2.000	7.27	14.54
0.85	Telephone Cable 6 core 100m	M ¹	31.740	EL	21.25	0.04	26.98	RL	1.000	16.98	16.98
1.28	1.5mm Three Core & Earth Cable 50m	M ¹	20.000	EL	21.25	0.06	25.50	EA	1.000	22.00	22.00
1.70	6mm Twin & Earth Cable 50m	M ¹	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
42.50	Honeywell Cylinder Stat	Nr	1.000	EL	21.25	2.00	42.50	EA	1.000	19.48	19.48
63.75	Honeywell 7 Day Programmer	Nr	1.000	EL	21.25	3.00	63.75	EA	1.000	75.89	75.89
21.25	Honeywell Cable Junction Box	Nr	1.000	EL	21.25	1.00	21.25	EA	1.000	5.00	5.00
138.13	Consumer Unit	Nr	1.000	EL	21.25	6.50	138.13	EA	1.000	120.00	120.00
Total Labour							4457.60	Total Materials		1762.11	

Labour Rate £	Heating	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
31.88	Radiators	Nr	8.000	PH	21.25	1.50	255.00	EA	8.000	75.33	602.64
6.38	Lock-shield valves 15mm	Nr	8.000	PH	21.25	0.30	51.00	EA	8.000	2.00	16.00
7.44	Thermostatic Regulating Valves	Nr	8.000	PH	21.25	0.35	59.50	EA	8.000	8.90	71.20
5.31	15mm Copper tube	Nr	96.000	PH	21.25	0.25	510.00	M	96.000	2.66	255.36
4.68	15mm Copper Tees	Nr	16.000	PH	21.25	0.22	74.80	EA	16.000	0.55	8.80
3.83	15mm Copper Elbows	Nr	32.000	PH	21.25	0.18	122.40	EA	32.000	0.45	14.40
3.83	15mm Copper Coupling	Nr	32.000	PH	21.25	0.18	122.40	EA	32.000	0.25	8.00
0.43	15mm Pipe Clips	Nr	115.000	PH	21.25	0.02	48.88	EA	115.000	0.10	11.50
4.25	15mm Isolating Valves	Nr	16.000	PH	21.25	0.20	68.00	EA	16.000	1.45	23.20
6.80	REHAU Underfloor Heating (Screed Finish)	M²	87.530	PH	21.25	0.32	595.20	M²	88.000	24.30	2138.40
148.75	Boiler	Nr	1.000	PH	21.25	7.00	148.75	EA	1.000	805.00	805.00
42.50	WORCESTER Standard Horizontal Flue Kit	Nr	1.000	PH	21.25	2.00	42.50	EA	1.000	62.42	62.42
21.25	3-Way Motorised Valve	Nr	1.000	PH	21.25	1.00	21.25	EA	1.000	114.22	114.22
31.88	Heating Pump	Nr	1.000	PH	21.25	1.50	31.88	EA	1.000	85.58	85.58
10.63	15mm Gatevalve	Nr	2.000	PH	21.25	0.50	21.25	EA	2.000	2.28	4.56
10.63	22mm Gatevalve	Nr	2.000	PH	21.25	0.50	21.25	EA	2.000	2.67	5.34
5.31	15mm Draining Taps	Nr	3.000	PH	21.25	0.25	15.94	EA	3.000	3.78	11.34
42.50	Heating Expansion Cistern 18x18x8 15 Gallon inc Kit	Nr	1.000	PH	21.25	2.00	42.50	EA	1.000	46.93	46.93
10.63	22-3/4" Boiler Unions	Nr	2.000	PH	21.25	0.50	21.25	EA	2.000	10.37	20.74
5.95	22mm Copper tube	M¹	121.000	PH	21.25	0.28	719.95	M¹	121.000	5.33	644.93
4.89	22mm Copper Tees	Nr	11.000	PH	21.25	0.23	53.76	EA	11.000	1.35	14.85
4.25	22mm Copper Elbows	Nr	24.000	PH	21.25	0.20	102.00	EA	24.000	0.75	18.00
4.25	22mm Copper Coupling	Nr	33.000	PH	21.25	0.20	140.25	EA	33.000	0.50	16.50
0.43	22mm Pipe Clips	Nr	242.000	PH	21.25	0.02	102.85	EA	242.000	0.14	33.88
4.68	22mm Isolating Valves	Nr	3.000	PH	21.25	0.22	14.03	EA	3.000	1.91	5.73
		Total Labour				3406.58		Total Materials		5039.52	

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	Kitchen/Utility Sink Hot & Cold feeds 15/22mm Copper	Nr	2.000	in pipe and fittings			NA	<	<	<	<
NA	Kitchen/Utility Sink 1 1/2 Waste pipe	Nr	2.000	in pipe and fittings			NA	<	<	<	<
NA	Shower Cold feed 15mm copper	Nr	1.000	in pipe and fittings			NA	<	<	<	<
NA	WC & Cisterns Hot & Cold feeds 15/22mm Copper	Nr	3.000	in pipe and fittings			NA	<	<	<	<
NA	Wash Hand Basin Hot & Cold feeds 15/22mm Copper	Nr	3.000	in pipe and fittings			NA	<	<	<	<
NA	Bath Hot & Cold feeds 15/22mm Copper	Nr	1.000	in pipe and fittings			NA	<	<	<	<
NA	All associated waste pipes	Nr	10.000	in pipe and fittings			NA	<	<	<	<
4.25	15mm Copper tube (3m)	M ¹	109.000	PH	21.25	0.20	463.25	M	111.000	2.66	295.26
2.55	15mm Copper Tees	Nr	19.000	PH	21.25	0.12	48.45	EA	19.000	0.55	10.45
2.55	15mm Copper Elbows	Nr	114.000	PH	21.25	0.12	290.70	EA	114.000	0.45	51.30
2.55	15mm Copper Coupling	Nr	37.000	PH	21.25	0.12	94.35	EA	37.000	0.25	9.25
0.43	15mm Pipe Clips	Nr	131.000	PH	21.25	0.02	55.68	EA	131.000	0.10	13.10
3.19	15mm Isolating Valves	Nr	12.000	PH	21.25	0.15	38.25	EA	12.000	1.45	17.40
5.10	22mm Copper tube (3m)	M ¹	118.000	PH	21.25	0.24	601.80	M	120.000	5.33	639.60
3.19	22mm Copper Tees	Nr	9.000	PH	21.25	0.15	28.69	EA	9.000	1.35	12.15
3.19	22mm Copper Elbows	Nr	34.000	PH	21.25	0.15	108.38	EA	34.000	0.75	25.50
3.19	22mm Copper Coupling	Nr	33.000	PH	21.25	0.15	105.19	EA	33.000	0.50	16.50
0.43	22mm Pipe Clips	Nr	142.000	PH	21.25	0.02	60.35	EA	142.000	0.14	19.88
3.83	22mm Isolating Valves	Nr	4.000	PH	21.25	0.18	15.30	EA	4.000	1.91	7.64
7.44	Washing Machine Hot & Cold Taps	Nr	2.000	PH	21.25	0.35	14.88	EA	2.000	1.23	2.46
7.44	Dish Washer Cold Tap	Nr	1.000	PH	21.25	0.35	7.44	EA	1.000	1.23	1.23
10.63	Washing Machine / Dish Washer open waste trap	Nr	2.000	PH	21.25	0.50	21.25	EA	2.000	7.92	15.84
31.88	External Cold Water Tap with hose union & 15mm-3/4 coupling	Nr	1.000	PH	21.25	1.50	31.88	EA	1.000	12.19	12.19
106.25	Copper Cylinder Indirect 1800x600 Part 'L' Lagged	Nr	1.000	PH	21.25	5.00	106.25	EA	1.000	1060.00	1060.00
42.50	Water Storage Cistern 46x24x19 50 Gallon inc Kit	Nr	1.000	PH	21.25	2.00	42.50	EA	1.000	80.16	80.16
3.83	1 1/4 Waste Pipe	M ¹	18.000	PH	21.25	0.18	68.85	EA	6.000	1.99	11.94
2.13	1 1/4 Waste Elbow	Nr	12.000	PH	21.25	0.10	25.50	EA	12.000	0.59	7.08
2.13	1 1/4 Waste Coupling	Nr	3.000	PH	21.25	0.10	6.38	EA	3.000	0.59	1.77
2.13	1 1/4 Waste Clips	Nr	27.000	PH	21.25	0.10	57.38	EA	27.000	0.17	4.59
4.25	1 1/2 Waste Pipe (3m)	M ¹	42.000	PH	21.25	0.20	178.50	EA	14.000	2.42	33.88
2.13	1 1/2 Waste Tee 1 1/4 Branch	Nr	4.000	PH	21.25	0.10	8.50	EA	4.000	1.18	4.72
2.13	1 1/2 Waste Elbow	Nr	20.000	PH	21.25	0.10	42.50	EA	20.000	0.59	11.80
2.13	1 1/2 Waste Coupling	Nr	6.000	PH	21.25	0.10	12.75	EA	6.000	0.59	3.54
3.19	1 1/2 Waste Clip	Nr	42.000	PH	21.25	0.15	133.88	EA	42.000	0.17	7.14
9.56	Soil Vent Pipes	M ¹	13.000	PH	21.25	0.45	124.31	EA	5.000	16.94	84.70

8.50	SVP Branch	Nr	3.000	PH	21.25	0.40	25.50	EA	3.000	14.24	42.72
7.23	SVP Bends	Nr	6.000	PH	21.25	0.34	43.35	EA	6.000	9.55	57.30
3.19	SVP Clips	Nr	13.000	PH	21.25	0.15	41.44	EA	13.000	1.64	21.32
Total Labour							2903.39	Total Materials		2582.41	

Labour Rate £	Plumbing Sanitary Wares	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
15.94	WC Pan	Nr	3.000	PH	21.25	0.75	47.81	EA	3.000	43.20	129.60
31.88	WC Cistern	Nr	3.000	PH	21.25	1.50	95.63	EA	3.000	45.52	136.56
7.44	WC Seat	Nr	3.000	PH	21.25	0.35	22.31	EA	3.000	13.86	41.58
5.31	Straight Multiquick	Nr	3.000	PH	21.25	0.25	15.94	EA	3.000	3.74	11.22
42.50	Wash-hand-basin	Nr	3.000	PH	21.25	2.00	127.50	EA	3.000	33.36	100.08
10.63	Basin Pedestal	Nr	3.000	PH	21.25	0.50	31.88	EA	3.000	25.91	77.73
9.56	Basin Taps	Pr	3.000	PH	21.25	0.45	28.69	PR	3.000	13.77	41.31
2.98	Basin Waste	Nr	3.000	PH	21.25	0.14	8.93	EA	3.000	2.70	8.10
6.80	Basin waste trap	Nr	3.000	PH	21.25	0.32	20.40	EA	3.000	3.03	9.09
63.75	Standard Bath	Nr	1.000	PH	21.25	3.00	63.75	EA	1.000	62.42	62.42
10.63	Bath Panel	Nr	1.000	PH	21.25	0.50	10.63	EA	1.000	14.32	14.32
5.31	Bath End Panel	Nr	1.000	PH	21.25	0.25	5.31	EA	1.000	6.77	6.77
12.75	Bath Taps	Nr	1.000	PH	21.25	0.60	12.75	PR	1.000	19.49	19.49
3.19	Bath Waste	Nr	1.000	PH	21.25	0.15	3.19	EA	1.000	2.83	2.83
7.44	Bath waste trap	Nr	1.000	PH	21.25	0.35	7.44	EA	1.000	3.09	3.09
42.50	900x900 Shower tray	Nr	1.000	PH	21.25	2.00	42.50	EA	1.000	100.26	100.26
31.88	Pivot Shower Door	Nr	1.000	PH	21.25	1.50	31.88	EA	1.000	156.10	156.10
10.63	Shower Waste & Combi-trap	Nr	1.000	PH	21.25	0.50	10.63	EA	1.000	6.90	6.90
31.88	Shower Unit	Nr	1.000	PH	21.25	1.50	31.88	EA	1.000	118.38	118.38
Total Labour							619.01	Total Materials		1045.83	

Labour Rate £	Painting & Decorating	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
0.63	Prime Internal Woodwork. Prior to fixing	M ¹	17.000	PD	15.63	0.04	10.63	NA	<	<	<
0.94	Undercoat Internal Woodwork	M ¹	17.000	PD	15.63	0.06	15.94	NA	<	<	<
1.25	Gloss Internal Woodwork	M ¹	17.000	PD	15.63	0.08	21.25	NA	<	<	<
3.91	Emulsion Walls	M ²	477.717	PD	15.63	0.25	1866.08	EA	6.000	34.20	205.20
3.59	Emulsion Ceiling	M ²	159.840	PD	15.63	0.23	574.43	EA	4.000	16.12	64.48
0.31	Sundries Decorators Caulk	M ¹	8.500	PD	15.63	0.02	2.66	EA	1.000	1.81	1.81
2.34	OAK door frames, skirtings & architraves apply two coats Danish Oil	M ¹	543.200	PD	15.63	0.15	1273.13	EA	5.000	28.01	140.05
17.19	OAK Doors apply two coats Danish Oil	M ²	51.000	PD	15.63	1.10	876.56	EA	3.000	28.01	84.03
	DULUX TRADE QUICK DRYING PRIMER 5L	Na	>	>	>	>	>	EA	1.000	34.42	34.42
	DULUX TRADE UNDERCOAT BRILLIANT WHITE 5L	Na	>	>	>	>	>	EA	1.000	20.11	20.11
	DULUX TRADE HIGH GLOSS WHITE 5 LITRE	Na	>	>	>	>	>	EA	1.000	17.73	17.73
	Sundries White Spirit	Na	>	>	>	>	>	EA	1.000	2.56	2.56
	Sundries Medium Glass Paper	Na	>	>	>	>	>	EA	1.000	1.46	1.46
	Sundries Fine Glass Paper	Na	>	>	>	>	>	EA	1.000	1.46	1.46
Total Labour							4640.66	Total Materials		573.31	

Provisional Sums: The following items are sums included for works anticipated but may be insufficiently detailed or require further investigation with specialist suppliers or service providers. These figures are nett and exclude contingencies, fosc & profit		UoM	Quantity	Rate £	Total £
Ironmongery for OAK doors		LS	16.000	50.00	800.00
Total Materials					800.00

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

Special Order Materials				
Description	Section	Quantity	Rate £	Total £
Stone Heads/Cills/Jambs/Mullions	Brickworks	Lump Sum		£846.21
Hardwood Windows prefinished factory glazed		Lump Sum		£11,513.60
Hardwood Residential door pre-hung & prefinished factory glazed		Lump Sum		£1,645.40
Hardwood Frech doors pre-hung & prefinished factory glazed		Lump Sum		£2,884.20
Cedar Fascia Barge boards & Soffits	Roof Carpentry	Lump Sum		£1,284.00
Cedar Fascia & Soffit boards	Flat Roof	Lump Sum		£96.00
REHAU Underfloor heating	Heating	Lump Sum		£2,138.40
Telephone Cable 6 core 100m	Electrical	1.000	£16.98	£16.98
Mains Wired Down lights	Electrical	Lump Sum		£399.80
Energy efficient lamp holder 10/13W compliant with Part L1	Electrical	5.000	£25.98	£129.90
Consumer Unit	Electrical	1.000	£120.00	£120.00
Total Special Order Materials				£21,074.49

Tool Hire					
Description	Hire UoM	Section	Quantity	Rate £	Total £
Hardcore: Vibrating Plate Compactor	Day	Ground Floor	1.000	£30.00	£30.00
Cement Mixer6/4 Diesel	Week	Brickworks	6.000	£59.99	£323.95
Total Tool Hire (items excluded as instructed)					£353.95

Plant Hire					
Description	Hire UoM	Section	Quantity	Rate £	Total £
Chemical Site Lavatory	Week	Preliminaries	23.000	£35.00	£805.00
Scaffolding by Specialist (multiple lifts)	LS	Preliminaries	239.800	£25.00	£5,995.00
Site Scrape 200mm depth Topsoil: Using JCB	Hour	Enabling Works	12.000	£30.00	£360.00
Lay aside 50% topsoil reuse: Using JCB	Hour	Enabling Works	4.000	£30.00	£120.00
Site Scrape: Load 50% into lorries inc 20% bulking: Using JCB	Hour	Enabling Works	5.000	£30.00	£150.00
Excavations for cavity walls: Using JCB	Day	Excavations & Foundations	16.000	£25.00	£400.00
Excavations for internal/sleeper walls: Using JCB	Day	Excavations & Foundations	9.000	£25.00	£225.00
Load & Deposit waste into lorries: Using JCB	Day	Excavations & Foundations	11.000	£25.00	£275.00
Lifting Equipment: Tile/Slate Conveyor	Day	Roof Tiling/Slating	1.000	£80.00	£80.00
Total Plant Hire (items excluded as instructed)					£8,410.00

Waste Removal (Skip Roundup Calculation)	Section	Skips	Rate £	Total £
Pad foundations	Foundations	0.347	£150.00	£52.00
Clear waste into skips BWK	Brickworks	0.643	£150.00	£96.48
Clear waste into skips BLWK	Brickworks	0.903	£150.00	£135.40
Clear Waste into Skips	Roof Tiling	1.002	£150.00	£150.24
Clear Waste into Skips	Plastering	0.050	£150.00	£7.48
Total £		2.944	£150.00	£441.60
Total loads = Roundup to next skip		3.000	£150.00	£450.00
Extra-over for roundup		0.056	£150.00	£8.40

Waste Removal (Load Roundup Calculation)	Section	Loads	Rate £	Total £
Bulk waste removal	Site Enabling works	1.324	£200.00	£264.82
Bulk waste removal	Excavations & Foundations	5.246	£200.00	£1,049.11
Total £		6.570	£200.00	£1,313.93
Total Loads = Roundup to next load		7.000	£200.00	£1,400.00
Extra-over for roundup		0.430	£200.00	£86.07

Scope of Estimation & Limitations

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

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

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

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

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

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

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

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

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

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

Estimators Limited is happy to answer any questions relating to its services and explain how we apply the costs. Free telephone assistance is available from 9:00AM to 5:00PM Monday to Friday except Bank Holidays Telephone 0845 650 2208.

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