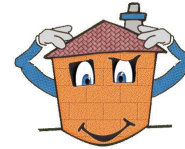


Job Number: 47469



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

Tel: 0161 286 8601
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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 Detached Dwelling
Proposal **Sample Detached Dwelling**
PO Number **Sample**
Date Priced **06/06/2007**

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

Cost Summary						Labour	Material	Total £	
Enabling Works						£455.56	£824.54	£1,280.09	
Excavations & Foundations						£944.53	£2,624.53	£3,569.06	
Drainage						£2,578.98	£3,756.53	£6,335.50	
Floor Slabs & Oversite						£2,441.58	£2,407.83	£4,849.42	
Brickworks						£13,220.97	£14,328.31	£27,549.28	
Chimney/Gas Flues. Using Dunbrik Flue Systems						£282.19	£418.61	£700.80	
Windows & External Doors						£1,489.13	£8,313.98	£9,803.12	
Structural works and Steelwork						£144.46	£225.45	£369.91	
Roof Carpentry						£2,610.36	£1,761.10	£4,371.46	
Gutters & Rain-Water-Pipes						£400.75	£308.01	£708.76	
Roof Tiling/Slating/Thatching						£2,436.76	£2,915.69	£5,352.45	
Carpentry and Joinery						£4,225.63	£3,775.56	£8,001.19	
Plastering & Insulation						£5,376.79	£2,064.44	£7,441.23	
Electrical						£2,316.56	£657.75	£2,974.31	
Heating						£2,770.47	£2,849.70	£5,620.17	
Plumbing						£2,387.88	£1,388.39	£3,776.27	
Internal Painting & Decorating						£3,389.13	£704.42	£4,093.55	
Provisional Sums (Some items may include labour & materials other may include Materials only. (see notes in section)							£0.00	£0.00	
Skip Roundup							£71.12	£71.12	
Bulk Waste Roundup							£88.25	£88.25	
	UoM	Quantity	%	PW	Rate £	Sub-total	Sub-total	Total £	
Sub-total Labour and Materials @ cost						£47,471.73	£49,484.22	£96,955.95	
Builders Contingencies (BC%)						£2,373.59	£2,474.21	£4,847.80	
Preliminaries (see detailed section)						£14,250.00	£8,571.11	£22,821.11	
Contract Time-on-site									
	Wks	20.000							
Total Labour and Materials, including Preliminaries and Contingencies						£64,095.32	£60,529.53	£124,624.85	
Builders Profit (BP%)						15.0%	£9,614.30	£9,079.43	£18,693.73
Total excluding VAT						£73,709.61	£69,608.96	£143,318.58	

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.

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: 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.

Build Stage Summary: Each item includes Builders-Contingencies, Fixed-On-Site-Costs and Builders-Profit.	Labour	Materials	Total £
Enabling Works	707.35	1159.87	£1,867.21
Excavations & Foundations	1466.58	3691.90	£5,158.48
Drainage	4004.39	5284.27	£9,288.66
Floor Slabs & Oversite	3791.06	3387.08	£7,178.13
Brickworks	20528.27	20155.50	£40,683.76
Chimney/Gas Flues. Using Dunbrik Flue Systems	438.15	588.85	£1,027.01
Windows & External Doors	2312.19	11695.20	£14,007.39
Structural works and Steelwork	224.30	317.14	£541.44
Roof Carpentry	4053.12	2477.32	£6,530.44
Gutters & Rain-Water-Pipes	622.25	433.27	£1,055.52
Roof Tiling/Slating/Thatching	3783.57	4101.47	£7,885.04
Internal Joinery	6561.16	5311.04	£11,872.21
Plastering & Insulation	8348.57	2904.03	£11,252.60
Electrical	3596.94	925.25	£4,522.19
Heating	4301.72	4008.65	£8,310.37
Plumbing	3707.67	1953.03	£5,660.70
Internal Painting & Decorating	5262.33	990.90	£6,253.23
Skip Roundup	0.00	100.04	£100.04
Bulk Waste Roundup	0.00	124.15	£124.15
Total excluding VAT	£73,709.61	£69,608.96	£143,318.58

Fluctuation	Total £	M²	Rate per m2
Proposed Contract Price Less 10%	£128,986.72	164.41	£784.56
Proposed Contract Price	£143,318.58	164.41	£871.73
Proposed Contract Price Plus 10%	£157,650.44	164.41	£958.91

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
Load	LD
Lump Sum	LS

Description	Abbreviation
Lineal Metres	M¹
Square Metres	M²
Cubic Metres	M³
Mini Digger Daily Hire (without driver)	MD
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
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	£100.00	In all cases we use a Trade day rate based on an eight (8) hour day including breaks. The crew rate per hour is simply the Trade day rate divided by 8. For example: The rate of pay per day for a Roofer = £140.00 Day Divide by 8 hours per day = £17.50 Hour Where a crew grade is more than one operative the day rates are added together and divided by 8. For example: The rate of pay per day for a Roofer = £140.00 Day + Semi-Skilled Labourer £90.00 Day Total Day Rate £230.00 Day Divide by 8 hours per day = £28.75 Hour
General Labourer	GL	£80.00	
Semi Skilled Labourer	SL	£90.00	
Bricklayer	BL	£170.00	
Carpenter and Joiner	CJ	£150.00	
Roofer	RR	£140.00	
Plasterer	PL	£140.00	
Electrician	EL	£175.00	
Plumbing and Heating Engineer	PH	£175.00	
Painter and Decorator	PD	£120.00	
Working Foreman	WF	£160.00	

Crew Composition	Crew Grade	Crew Rate Per Hour
Ganger	GR	£12.50
General Labourer	GL	£10.00
Semi-Skilled Labourer	SL	£11.25
Semi-Skilled Labourer & General Labourer X 1	SL1	£21.25
Ganger & Semi-Skilled Labourer	GS	£23.75
Ganger & Labourer X 1	GR1	£22.50
Ganger & Labourer X 2	GR2	£32.50
Ganger & Labourer X 3	GR3	£42.50
Ganger, Semi-Skilled Labourer & Labourer	GSL	£33.75
Bricklayer X 1 and Semi-Skilled Labourer	BL1.1	£32.50
Bricklayer X 2 and Semi-Skilled Labourer	BL2.1	£53.75
Bricklaying Gang working on a fixed price	BLG	NA

Crew Composition	Crew Grade	Crew Rate Per Hour
Carpenter & General Labourer	CJL	£28.75
Carpenter & Joiner	CJ	£18.75
Carpenter & Joiner X 2	CJ2	£37.50
Carpenter Ganger & Semi-Skilled Labourer	CGS	£42.50
Roofer	RR	£17.50
Roofer & Semi-Skilled Labourer	RRS	£28.75
Plasterer	PL	£17.50
Plasterer & Semi-Skilled Labourer	PLS	£28.75
Electrician	EL	£21.88
Plumbing & Heating Engineer X1	PH	£21.88
Plumbing & Heating Engineer X 2	PH2	£43.75
Painter & Decorator	PD	£15.00

Labour Rate £	Preliminaries	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
600.00	Working Foreman (Supervision %)	WKS	20.000	WF	800.00	75%	12000.00	<	<	<	<
112.50	Labourer Driver (Time off site %)	WKS	20.000	SL	450.00	25%	2250.00	<	<	<	<
NA	Site Office/ Storage Container	NA	>	>	>	>	>	WK	20.000	39.99	799.80
NA	Mobile Chemical Site Lavatory	NA	>	>	>	>	>	WK	20.000	27.99	559.80
NA	Scaffolding by Specialist (multiple lifts)	NA	>	>	>	>	>	LS	231.286	31.18	7211.51
Total Labour							14250.00	Total Materials		£8,571.11	

Labour Rate £	Enabling Works	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
2.25	Site Scrape 200mm depth Topsoil	M²	114.390	GR1	22.50	0.10	257.38	HP	12.000	25.00	300.00
7.88	Load & lay aside 50% topsoil reuse	M³	11.439	GR1	22.50	0.35	90.08	HP	5.000	25.00	125.00
7.88	Load & deposit 50% into lorries including 20% baulking	M³	13.727	GR1	22.50	0.35	108.10	HP	5.000	25.00	125.00
NA	Load waste into trucks labour included above	NA	>	>	>	>	>	LD	1.373	200.00	274.54
Total Labour							455.56	Total Materials		824.54	

Labour Rate £	Excavations & Foundations	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
11.25	Excavations for cavity walls & Piers (Using JCB)	M³	31.590	GR1	22.50	0.50	355.39	HP	16.000	25.00	400.00
7.88	Excavations for internal/sleeper walls (Using JCB)	M³	11.588	GR1	22.50	0.35	91.25	HP	6.000	25.00	150.00
5.63	Load & Deposit waste into lorries	M³	43.178	GR1	22.50	0.25	242.87	HP	11.000	25.00	275.00
NA	Bulk waste removal inc 20% baulking	M³	51.813	>	>	>	>	LD	5.181	200.00	1036.26
23.63	Concrete Strip Foundations	M³	10.794	GSL	33.75	0.70	255.02	M³	11.000	69.39	763.27
Total Labour							944.53	Total Materials		2624.53	

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 £
11.25	Excavations for cavity walls & Piers (Using JCB)	M ³	1.000	GR1	22.50	0.500	11.25	HP	1.000	25.00	25.00
7.88	Load & Deposit waste into lorries	M ³	1.000	GR1	22.50	0.350	7.88	HP	1.000	25.00	25.00
	Bulk waste removal inc 20% baulking	M ³	1.200	>	>	>	>	LD	0.120	200.00	24.00
23.63	Concrete Strip Foundations	M ³	1.000	GSL	33.75	0.700	23.63	M ³	1.000	69.39	69.39
Total Labour							42.75	Total Materials		143.39	
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		186.14	
								Preliminaries %		29% 53.21	
								Total before Profit		239.35	
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.								Plus Profit @		15.00% 35.90	
								Total per cubic metre m³		275.26	

Labour Rate £	Drainage	UoM	Labour Quantity	Crew Grade	Crew Unit	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
5.63	Excavate Drains (max900mm depth) Using JCB	M ¹	68.500	GR1	22.50	0.25	385.31	HP	18.000	25.00	450.00
11.25	Excavate Soak-Aways Using JCB	M ³	9.000	GR1	22.50	0.50	101.25	HP	5.000	25.00	125.00
6.75	Load & Deposit waste into Lorries Using JCB	M ³	20.048	GR1	22.50	0.30	135.32	HP	7.000	25.00	175.00
NA	Bulk waste removal.	M ³	20.048	>	>	>	>	LD	2.005	200.00	400.95
3.38	Lay Pipes (100mm)Plastic	M ¹	68.500	GSL	33.75	0.10	231.19	EA	23.000	12.24	281.52
15.75	Fill Soak-aways with clean MOT type 1, to 100mm below GL	M ³	9.000	GR1	22.50	0.70	141.75	TN	9.000	16.14	145.26
23.63	Backfill Pipes P-Gravel (including Septic tank if applicable)	M ³	18.495	GSL	33.75	0.70	436.94	TN	19.000	34.45	654.55
25.31	Backfill over with spoil (including Septic tank if applicable)	M ³	24.660	GSL	33.75	0.75	624.21	NA	<	<	<
23.63	Connection to existing system	NR	1.000	GSL	33.75	0.70	23.63	EA	1.000	11.05	11.05
50.63	Encase drains in concrete passing under floor slab/s	M ³	0.531	GSL	33.75	1.50	26.88	M ³	1.000	129.39	129.39
20.25	Gulleys	NR	6.000	GSL	33.75	0.60	121.50	EA	6.000	16.97	101.82
15.19	Rest Bends for SVP	NR	3.000	GSL	33.75	0.45	45.56	EA	3.000	10.81	32.43
13.50	Underground Branch	NR	2.000	GSL	33.75	0.40	27.00	EA	2.000	17.25	34.50
NA	Drainage Collars	NA	>	>	>	>	>	EA	19.000	7.40	140.60
NA	Drainage Bends	NA	>	>	>	>	>	EA	19.000	10.81	205.39
75.94	Universal Man Hole-Inspection Chamber 940x100mm	NR	3.000	GSL	33.75	2.25	227.81	EA	3.000	217.61	652.83
16.88	Universal ManHole-Inspection Chamber Standard Cover	NR	3.000	GSL	33.75	0.50	50.63	EA	3.000	72.08	216.24
Total Labour							2578.98	Total Materials		3756.53	

Labour Rate £	Floor Slabs & Oversite	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
8.44	Excavate & Scrape out for Slab	M ²	91.731	GSL	33.75	0.25	773.98	SP	1.147	138.00	158.24
18.90	Hardcore Mot Direct Loads delivered	TN	24.767	GSL	33.75	0.56	468.10	TN	25.000	16.14	403.50
	Tool hire: Vibrating Plate Compactor	NA	>	>	>	>	>	HP	1.000	33.99	33.99
15.19	Sand Blinding Direct Loads delivered	TN	8.256	GSL	33.75	0.45	125.39	TN	9.000	26.00	234.00
1.69	Slab insulation: CELOTEX Fast-R Floor Board 80.0mm	M ²	77.041	GSL	33.75	0.05	130.01	SH	108.000	6.06	654.48
1.35	Membrane	M ²	91.731	GSL	33.75	0.04	123.84	RL	5.000	15.60	78.00
1.24	Perimeter Upstand Cold Bridging Insulation 25mm thick	M ¹	37.400	SL	11.25	0.11	46.28	EA	2.000	16.03	32.06
	Tool hire: Petrol Power Float	NA	>	>	>	>	>	HP	1.000	32.99	32.99
8.44	Concrete Slab	M ²	91.731	GSL	33.75	0.25	773.98	M ³	10.000	78.06	780.58
Total Labour							2441.58	Total Materials		2407.83	

Labour Rate £	Brickworks	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
16.13	Trench Block Cavity Walls	M²	23.841	BL2.1	53.75	0.30	384.43	EA	239.000	3.78	903.42
15.59	Trench Block Internal Walls	M²	11.705	BL2.1	53.75	0.29	182.44	EA	118.000	3.45	407.10
510.00	Facing Brick below DPC cavity walls	TH	1.369	BLG	72.86	7.00	697.95	TH	1.437	350.00	502.93
335.94	Common brick below DPC cavity walls	TH	1.369	BL2.1	53.75	6.25	459.74	EA	1437.000	0.17	244.29
335.94	Common brick below DPC internal walls	TH	1.344	BL2.1	53.75	6.25	451.41	EA	1411.000	0.17	239.87
510.00	65mm Facing brick above DPC	TH	10.880	BLG	72.86	7.00	5548.80	TH	11.424	350.00	3998.40
13.44	Cavity/Party Wall BLWK 100mm Celcon/Thermalite	M²	175.540	BL2.1	53.75	0.25	2358.82	EA	1844.000	0.88	1622.72
13.98	Internal BLWK 100mm Celcon/Thermalite	M²	48.010	BL2.1	53.75	0.26	670.94	EA	505.000	0.88	444.40
5.38	Lintels for Cavity BWK/BLWK	M¹	29.850	BL2.1	53.75	0.10	160.44	LS	1.000	1021.13	1021.13
5.38	Lintels for Solid 215mm BWK/BLWK	M¹	2.700	BL2.1	53.75	0.10	14.51	LS	1.000	101.55	101.55
3.76	Lintels for Single Leaf BWK/BLWK	M¹	4.800	BL2.1	53.75	0.07	18.06	LS	1.000	93.19	93.19
4.30	Lintels for 100/115/125mm Internal BLWK	NR	5.000	BL2.1	53.75	0.08	21.50	EA	5.000	13.49	67.45
4.30	Conc Lintels for Structural openings including drainage	NR	5.000	BL2.1	53.75	0.08	21.50	LS	1.000	83.17	83.17
2.15	Cavity Insulation	M²	166.390	BL2.1	53.75	0.04	357.74	M²	166.390	3.66	609.40
2.15	Cavity closers 75mm cavity	M¹	68.750	BL2.1	53.75	0.04	147.81	EA	25.000	21.97	549.25
0.16	Stainless Steel Tie-wires	NR	657.000	BL2.1	53.75	0.003	105.94	BX	3.000	43.60	130.80
0.16	Cavity Insulation Retaining Disc's	NR	657.000	BL2.1	53.75	0.003	105.94	EA	657.000	0.05	32.85
NA	Building Sand in Ton Bags delivered	NR	23.000	>	>	>	>	BG	23.000	37.66	866.18
NA	Castle Op Cement	NR	230.000	>	>	>	>	BG	230.000	2.98	685.40
NA	Mortar Add mixture in 5 Litres	NR	23.000	>	>	>	>	EA	23.000	5.64	129.72
0.54	Polythene DPC 112.5mmX30m	M¹	31.590	BL2.1	53.75	0.01	16.98	EA	2.000	3.33	6.66
0.54	Polythene DPC 150mmX30m	M¹	4.350	BL2.1	53.75	0.01	2.34	EA	1.000	4.52	4.52
5.38	Cavity Trays using 600mm wide DPM	M¹	27.075	BL2.1	53.75	0.10	145.53	EA	1.000	13.56	13.56
26.88	Squint brick internal & external	M¹	3.800	BL2.1	53.75	0.50	102.13	EA	51.000	2.99	152.49
487.50	Independent Brick Piers in Common Brick Foundations	TH	0.093	BLG	32.50	15.00	45.34	EA	93.000	0.17	15.81
510.00	Independent Brick Piers in Facing Brick above DPC	TH	0.314	BLG	24.29	21.00	160.14	TH	0.314	350.00	109.90
510.00	Chimney BWK (Facings)	TH	0.828	BLG	43.40	11.75	422.19	TH	0.869	350.00	304.23
362.81	Chimney BWK (Concrete Brick)	M²	0.786	BL2.1	53.75	6.75	285.33	EA	826.000	0.17	140.42
25.80	Chimney Blockworks	M²	9.980	BL2.1	53.75	0.48	257.48	M²	99.800	1.00	99.80
0.54	Weep Vent Sleeves	NR	8.000	BL2.1	53.75	0.01	4.30	NR	8.000	0.35	2.80
	Tool hire: Cement Mixer6/4 Diesel	NA	>	>	>	>	>	HP	4.800	59.99	287.95
	Tool Hire: Builders Trestles	NA	>	>	>	>	>	HP	33.000	3.99	131.67
	Tool Hire: Builders Planks	NA	>	>	>	>	>	HP	54.000	2.99	161.46
10.00	Clear waste into skips BWK	M³	3.612	GL	10.00	1.00	36.12	SP	0.602	138.00	83.07
10.00	Clear waste into skips BLWK	M³	3.511	GL	10.00	1.00	35.11	SP	0.585	138.00	80.75
Total Labour							13220.97	Total Materials		14328.31	

Dunbrik (Yorks) Limited have provided a firm fixed price quotation for the materials element of the proposed flue system. Please note this section is not an estimate the figures quoted are actual purchase prices.

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 £
40.31	Flue No.1 Class 1 Chimney Flue System	M¹	7.000	BL2.1	53.75	0.75	282.19	LS	1.000	418.61	418.61
Total Labour							282.19	Total Materials		418.61	

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 £
37.50	Windows White UPVC	NR	15.000	CJ	18.75	2.00	562.50	M²	36.900	101.89	3759.74
6.19	Window Glass	M²	36.900	CJ	18.75	0.33	228.32	M²	36.900	51.45	1898.51
56.25	External Resi Door White UPVC	NR	4.000	CJ	18.75	3.00	225.00	M²	9.450	136.04	1285.58
6.19	External Door Glass	M²	9.450	CJ	18.75	0.33	58.47	M²	9.450	51.45	486.20
9.38	Conservatory Corner Post	M¹	4.200	CJ2	37.50	0.25	39.38	M¹	4.200	19.06	80.05
37.50	Garage Door frame	NR	1.000	CJ	18.75	2.00	37.50	M¹	6.800	3.48	23.66
93.75	Garage Door	NR	1.000	CJ	18.75	5.00	93.75	M²	5.175	96.86	501.25
9.38	Window Boards	M¹	26.050	CJ	18.75	0.50	244.22	M¹	27.000	4.57	123.39
NA	Frame Fixings	NA	>	>	>	>	>	EA	160.000	0.37	59.20
NA	Frame Seal	NA	>	>	>	>	>	EA	20.000	4.82	96.40
Total Labour							1489.13	Total Materials		8313.98	

Labour Rate £	Structural Works	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Sub Total £	UoM	Material Quantity	Rate £	Sub Total £
13.00	Insert padstones	NR	4.000	BL1.1	32.50	0.40	52.00	NR	4.000	9.13	36.52
4.69	Timber out STWK	M¹	6.900	CJ	18.75	0.25	32.34	M¹	9.000	0.80	7.20
2.30	Plaster Boards STWK	M¹	6.900	PLS	28.75	0.08	15.87	EA	4.000	2.87	11.48
6.41	203x133x30Kg UB	M¹	6.900	GS	23.75	0.27	44.25	M¹	6.900	24.19	155.25
NA	Factory machine cut lengths	NR	2.000	>	>	>	>	EA	2.000	7.50	15.00
Total Labour							144.46	Total Material			225.45

Labour Rate £	Roof Carpentry	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Sub Total £	UoM	Material Quantity	Rate £	Sub Total £
Main Roof											
4.50	Wall plates	M¹	19.400	CJ2	37.50	0.12	87.30	M¹	20.000	1.34	26.80
3.00	Wall plate straps	NR	13.000	CJ2	37.50	0.08	39.00	EA	13.000	4.13	53.69
4.50	Fascia Boards	M¹	20.400	CJ2	37.50	0.12	91.80	M¹	20.400	2.27	46.31
4.50	Soffits Boards	M¹	20.400	CJ2	37.50	0.12	91.80	SH	3.000	14.68	44.04
3.38	Continuous Soffit Ventilator	M¹	20.400	CJ2	37.50	0.09	68.85	EA	7.000	8.98	62.86
4.50	Barge Boards	M¹	19.600	CJ2	37.50	0.12	88.20	M¹	19.600	2.27	44.49
Secondary Roofs											
4.50	Wall plates	M¹	4.800	CJ2	37.50	0.12	21.60	M¹	5.000	1.34	6.70
3.00	Wall plate straps	NR	4.000	CJ2	37.50	0.08	12.00	EA	4.000	4.13	16.52
6.00	Pole plates	M¹	9.850	CJ2	37.50	0.16	59.10	M¹	10.000	1.78	17.80
6.00	Ridge Board	M¹	3.000	CJ2	37.50	0.16	18.00	M¹	3.000	2.30	6.90
4.50	Rafters 47x150	M¹	92.813	CJ2	37.50	0.12	417.66	M¹	93.000	1.78	165.54
3.00	Ceiling Joist 47x150	M¹	59.433	CJ2	37.50	0.08	178.30	M¹	60.000	1.78	106.80
4.50	Fascia Boards	M¹	14.950	CJ2	37.50	0.12	67.28	M¹	15.000	2.27	34.05
4.50	Soffits Boards	M¹	14.950	CJ2	37.50	0.12	67.28	M¹	2.000	14.68	29.36
3.38	Continuous Soffit Ventilator	M¹	14.950	CJ2	37.50	0.09	50.46	EA	5.000	8.98	44.90
4.50	Barge Boards	M¹	8.500	CJ2	37.50	0.12	38.25	M¹	9.000	2.27	20.43
52.50	Fink Truss	NR	18.000	CJ2	37.50	1.40	945.00	M¹	437.341	1.90	830.95
1.50	Truss Bracings	M¹	54.000	CJ2	37.50	0.04	81.00	M¹	54.000	0.79	42.66
37.50	Gallows brackets made and fixed from 75x75mm PSE	NR	5.000	CJ	18.75	2.00	187.50	M¹	12.000	2.72	32.64
NA	70x5mm Screws	NR	119.000	>	>	>	>	BX	2.000	4.85	9.70
NA	Red rawlplugs	NR	29.000	>	>	>	>	EA	1.000	4.65	4.65
NA	Sleeve Anchor Bolt M10x126mm	NR	32.833	>	>	>	>	EA	32.833	1.37	44.98
NA	60mm Losthead nails	NR	419.250	>	>	>	>	EA	1.000	5.99	5.99
NA	75mm Roundhead nails (Roof)	NR	176.500	>	>	>	>	EA	1.000	10.39	10.39
NA	100mm Roundhead nails (Roof)	NR	836.333	>	>	>	>	EA	5.000	10.39	51.95
Total Labour							2610.36	Total Materials			1761.10

Labour Rate £	Gutters & Rainwater Pipes	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Sub Total £	UoM	Material Quantity	Rate £	Sub Total £
5.25	Gutter PVC	M¹	35.350	PH	21.88	0.24	185.59	EA	9.000	11.31	101.79
1.31	Gutter Brackets PVC	NR	59.000	PH	21.88	0.06	77.44	EA	59.000	0.87	51.33
1.75	Gutter Outlets PVC	NR	4.000	PH	21.88	0.08	7.00	EA	4.000	4.12	16.48
0.88	Gutter Stop ends PVC	NR	8.000	PH	21.88	0.04	7.00	EA	8.000	1.65	13.20
0.88	Gutter 90° Bends PVC	NR	1.000	PH	21.88	0.04	0.88	EA	1.000	4.10	4.10
7.00	Rain-Water-Pipe PVC	M¹	12.800	PH	21.88	0.32	89.60	EA	3.000	16.08	48.24
1.75	RWP Brackets PVC	NR	11.000	PH	21.88	0.08	19.25	EA	11.000	1.86	20.46
0.88	RWP Bends PVC	NR	16.000	PH	21.88	0.04	14.00	EA	16.000	2.35	37.60
NA	50x4.5mm Screws (PVC RWP Brackets)	NR	22.000	PH	21.88	>	>	BX	1.000	6.99	6.99
NA	Red Rawl Plugs (PVC)	NR	22.000	PH	21.88	>	>	EA	1.000	4.65	4.65
NA	25x4mm Screws (PVC Gutter Brackets)	NR	118.000	PH	21.88	>	>	BX	1.000	3.17	3.17
Total Labour							400.75	Total Materials			308.01

Labour Rate £	Roof Tiling/Slating/Thatching	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Sub Total £	UoM	Material Quantity	Rate £	Sub Total £
0.58	PROCTOR Roofshield breathable membrane (1x50m roll)	M²	148.975	RRS	28.75	0.02	85.66	RL	4.000	135.37	541.48
1.44	Battens 19x38 Treated	M¹	11.000	RRS	28.75	0.05	15.81	M¹	12.000	0.19	2.28
0.00	50mm Galv clouts (battens)	NR	55.000	RRS	28.75	0.00	0.00	EA	1.000	12.08	12.08
0.00	30mm Galv clouts (Small Tiles & Slates)	NR	60.000	RRS	28.75	0.00	0.00	EA	1.000	2.94	2.94
0.29	* MARLEY PLAIN TILES COTSWOLD	EA	60.000	RRS	28.75	0.01	17.25	EA	63.000	0.41	25.83
0.86	* MARLEY MODERN TILES SMOOTH GREY	EA	1456.324	RRS	28.75	0.03	1256.08	EA	1530.000	0.94	1438.20
1.44	SOFTWOOD CARCASSING SAWN PRESERVATIVE TREATED 25	M1	421.926	RRS	28.75	0.05	606.52	M	444.000	0.25	111.00
0.00	50X3.35MMX2-1/2KG PACK GALVANIZED CLOUT	NR	2109.628	RRS	28.75	0.00	0.00	EA	15.000	12.08	181.20
1.73	Soffit Strip Non Asbestos	M¹	19.600	RRS	28.75	0.06	33.81	EA	17.000	0.84	14.28
1.15	Sarkey Felt Eaves Support Tray	M¹	35.350	RRS	28.75	0.04	40.65	EA	25.000	5.63	140.75
2.30	Continuous Roll Panel Eaves Ventilator	M¹	35.350	RRS	28.75	0.08	81.31	EA	3.000	10.36	31.08
2.88	Ridge Tiles	NR	28.665	RRS	28.75	0.10	82.41	EA	29.000	2.41	69.89
7.48	Flashings (3m Rolls)	M¹	19.100	RRS	28.75	0.26	142.77	RL	7.000	20.17	141.19
	Petrol Tile/Slate Conveyor (Lifting Equipment)	NA	>	>	>	>	>	EA	1.000	75.00	75.00
10.00	Clear Waste into Skips	M³	7.449	GL	10.00	1.00	74.49	SP	0.931	138.00	128.49
Total Labour							2436.76	Total Materials			2915.69

Labour Rate £	Carpentry & Joinery	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Sub Total £	UoM	Material Quantity	Rate £	Sub Total £
0.94	Stud Partitions in 4 X 2 (47x100)	M¹	203.280	CJ	18.75	0.05	190.58	M¹	214.000	1.18	252.52
NA	100mm Plain Roundhead Nails	NR	634.000	>	>	>	>	EA	4.000	10.39	41.56
23.44	Rebated internal Door Frame	NR	15.000	CJ	18.75	1.25	351.56	EA	15.000	14.32	214.80
NA	Door Frames: 70x4.5mm Screws	NR	240.000	>	>	>	>	BX	3.000	4.85	14.55
20.63	Internal Regency 6 Panel Doors	NR	15.000	CJ	18.75	1.10	309.38	EA	15.000	28.24	423.60
14.06	Ironmongery Standard Door Pack	NR	15.000	CJ	18.75	0.75	210.94	EA	15.000	10.04	150.60
3.75	Skirting Boards	M¹	150.200	CJ	18.75	0.20	563.25	M¹	151.000	1.80	271.80
NA	60mm Losthead nail (partitions)	NR	401.000	>	>	>	>	EA	1.000	5.99	5.99
5.06	First Floor Joist 47x200	M¹	200.000	CJ	18.75	0.27	1012.50	M¹	200.000	2.41	482.00
5.63	First Floor Herringbone strutting using 47x50 timber	M¹	23.100	CJ	18.75	0.30	129.94	M¹	52.000	0.62	32.24
6.56	Water resistant Chipboard Decking fixed to timber	M²	72.675	CJ	18.75	0.35	476.93	EA	56.000	6.18	346.08
NA	65mm Ring-shank nails	NR	909.000	>	>	>	>	EA	8.000	1.90	15.20
2.25	Architraves	M¹	150.000	CJ	18.75	0.12	337.50	M¹	150.000	1.56	234.00
NA	40mm Oval nails	NR	500.000	>	>	>	>	EA	2.000	2.25	4.50
14.06	Staircase: Newel base	NR	2.000	CJ	18.75	0.75	28.13	EA	2.000	29.74	59.48
9.38	Staircase: Newel post	NR	2.000	CJ	18.75	0.50	18.75	EA	2.000	24.13	48.26
4.69	Staircase: Newel cap	NR	2.000	CJ	18.75	0.25	9.38	EA	2.000	9.47	18.94
4.69	Staircase: Base-rail 3600mm length	M¹	1.700	CJ	18.75	0.25	7.97	L	1.000	51.42	51.42
9.38	Staircase: Hand-rail 3600mm length	M¹	1.700	CJ	18.75	0.50	15.94	L	1.000	60.57	60.57
2.81	Staircase: Spindles	NR	13.000	CJ	18.75	0.15	36.56	EA	13.000	4.83	62.79
225.00	Jeld-Wen Staircase: Stair type 18 - Softwood	NR	1.000	CJ2	37.50	6.00	225.00	EA	1.000	627.30	627.30
2.25	General 50X100 timber framing	M¹	53.538	CJ	18.75	0.12	120.46	M¹	57.000	1.18	67.26
5.63	General framing 12mm CDX Ply	M²	12.870	CJ	18.75	0.30	72.39	SH	5.000	15.81	79.05
2.25	General Timbers 47X150	M¹	12.900	CJ2	37.50	0.06	29.03	M¹	14.000	1.78	24.92
0.90	Exposed Soffit Insulation:CROWN WOOL COMBI ROLL 100MMX12	M²	72.675	SL	11.25	0.08	65.41	PK	7.000	20.44	143.08
14.06	Prefomed Plastic Loft Hatch Door Push Up	NR	1.000	CJ	18.75	0.75	14.06	EA	1.000	43.05	43.05
Total Labour							4225.63	Total Material			3775.56

Labour Rate £	Plastering & Insulation	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £		
7.19	Floated walls	M²	289.860	PLS	28.75	0.25	2083.37	EA	80.000	5.31	424.80		
3.74	Skim Walls	M²	373.380	PLS	28.75	0.13	1395.51	EA	36.000	4.08	146.88		
3.74	Plasterboard Ceiling one layer 12.5mm Boards	M²	152.272	PLS	28.75	0.13	569.12	EA	59.000	5.29	312.11		
2.01	12.5mm Standard Plasterboard on timber	M²	105.600	PLS	28.75	0.07	212.52	SH	37.000	5.29	195.73		
NA	25mm Drywall Screw	NR	1056.000	>	>	>	>	BX	2.000	14.40	28.80		
0.90	Insulate 100mm Quilt Partitions	M²	52.800	SL	11.25	0.08	47.52	PK	5.000	20.44	102.20		
1.35	Insulate Ceilings & Roof Voids 100mm	M²	94.287	SL	11.25	0.12	127.29	PK	9.000	20.44	183.96		
1.46	Insulate Ceilings & Roof Voids 150mm	M²	94.287	SL	11.25	0.13	137.89	PK	14.000	24.42	341.88		
0.90	Insulate Single Skin Timber Frame 67mm Celotex	M²	12.870	SL	11.25	0.08	11.58	SH	5.000	33.67	168.35		
4.31	Skim Ceilings	M²	166.962	PLS	28.75	0.15	720.02	EA	17.000	4.08	69.36		
0.06	Self Adhesive Fibre Tape	M¹	531.043	PLS	28.75	0.002	30.53	EA	6.000	5.64	33.84		
3.16	Float Beads	M¹	3.200	PLS	28.75	0.11	10.12	EA	2.000	1.07	2.14		
1.73	Skim Beads	M¹	18.150	PLS	28.75	0.06	31.31	EA	8.000	1.17	9.36		
NA	30mm Galvanised Clout nails	NR	1522.720	>	>	>	>	EA	5.000	2.94	14.70		
NA	Clear Waste into Skips	M³	1.758	GL	12.50	>	>	SP	0.220	138.00	30.33		
							Total Labour				5376.79	Total Materials	2064.44

Labour Rate £	Electrical	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £		
21.88	Ceiling Pendant Light inc switch & back box	NR	15.000	EL	21.88	1.00	328.13	EA	15.000	4.89	73.35		
32.81	Electric Bathroom Vent	NR	4.000	EL	21.88	1.50	131.25	EA	4.000	17.72	70.88		
1.09	1.5mm Twin & Earth Cable	M¹	190.000	EL	21.88	0.05	207.81	EA	4.000	8.58	34.32		
0.22	1.5mm Cable clips	NR	420.000	EL	21.88	0.01	91.88	EA	21.000	0.65	13.65		
21.88	Sockets	NR	27.000	EL	21.88	1.00	590.63	EA	27.000	5.94	160.38		
1.31	2.5mm Twin & Earth Cable	M¹	280.000	EL	21.88	0.06	367.50	EA	6.000	9.66	57.96		
0.22	2.5mm Cable Clips	NR	420.000	EL	21.88	0.01	91.88	EA	21.000	0.65	13.65		
27.34	Mains Wired Smoke Alarm	NR	2.000	EL	21.88	1.25	54.69	EA	2.000	20.02	40.04		
87.50	Wire and commision new boiler	NR	1.000	EL	21.88	4.00	87.50	<	<	<	<		
21.88	Fused Spur	NR	9.000	EL	21.88	1.00	196.88	EA	9.000	6.54	58.86		
1.31	1.5mm Three Core & Earth Cable	M¹	20.000	EL	21.88	0.06	26.25	EA	2.000	7.33	14.66		
142.19	Consumer Unit	NR	1.000	EL	21.88	6.50	142.19	EA	1.000	120.00	120.00		
							Total Labour				2316.56	Total Materials	657.75

Labour Rate £	Heating	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £		
32.81	Radiators	NR	13.000	PH	21.88	1.50	426.56	EA	13.000	75.33	979.29		
6.56	Lock-shield valves 15mm	NR	13.000	PH	21.88	0.30	85.31	EA	13.000	2.00	26.00		
7.66	Thermostatic Regulating Valves	NR	13.000	PH	21.88	0.35	99.53	EA	13.000	8.90	115.70		
5.47	15mm Copper tube	M¹	156.000	PH	21.88	0.25	853.13	M	156.000	1.58	246.48		
4.81	15mm Copper Tees	NR	26.000	PH	21.88	0.22	125.13	EA	26.000	0.30	7.80		
3.94	15mm Copper Elbows	NR	52.000	PH	21.88	0.18	204.75	EA	52.000	0.15	7.80		
3.94	15mm Copper Coupling	NR	52.000	PH	21.88	0.18	204.75	EA	52.000	0.09	4.68		
0.44	15mm Pipe Clips	NR	187.000	PH	21.88	0.02	81.81	EA	187.000	0.09	16.83		
4.38	15mm Isolating Valves	NR	26.000	PH	21.88	0.20	113.75	EA	26.000	0.92	23.92		
153.13	WORCESTER Greenstar 30CDI Condensing Combi NG Boiler	NR	1.000	PH	21.88	7.00	153.13	EA	1.000	1216.11	1216.11		
43.75	WORCESTER Standard Horizontal Flue Kit	NR	1.000	PH	21.88	2.00	43.75	EA	1.000	62.42	62.42		
6.13	22mm Copper tube	M¹	39.000	PH	21.88	0.28	238.88	M¹	39.000	3.02	117.78		
5.03	22mm Copper Tees	NR	6.000	PH	21.88	0.23	30.19	EA	6.000	0.96	5.76		
4.38	22mm Copper Elbows	NR	8.000	PH	21.88	0.20	35.00	EA	8.000	0.43	3.44		
4.38	22mm Copper Coupling	NR	6.000	PH	21.88	0.20	26.25	EA	6.000	0.23	1.38		
0.44	22mm Pipe Clips	NR	78.000	PH	21.88	0.02	34.13	EA	78.000	0.11	8.58		
4.81	22mm Isolating Valves	NR	3.000	PH	21.88	0.22	14.44	EA	3.000	1.91	5.73		
							Total Labour				2770.47	Total Materials	2849.70

Labour Rate £	Plumbing	UoM	Labour	Crew	Crew	Unit	Labour	UoM	Material	Rate £	Material
			Quantity	Grade	Rate £	Time	Total £		Quantity		Total £
16.41	WC Pan white	NR	3.000	PH	21.88	0.75	49.22	EA	3.000	43.20	129.60
32.81	WC Cistern White	NR	3.000	PH	21.88	1.50	98.44	EA	3.000	45.52	136.56
7.66	WC Seat	NR	3.000	PH	21.88	0.35	22.97	EA	3.000	13.86	41.58
5.47	Straight Multiquick	NR	3.000	PH	21.88	0.25	16.41	EA	3.000	3.74	11.22
43.75	Wash-hand-basin White	NR	3.000	PH	21.88	2.00	131.25	EA	3.000	33.36	100.08
10.94	Basin Pedestal White	NR	3.000	PH	21.88	0.50	32.81	EA	3.000	25.91	77.73
9.84	Basin Taps	PR	3.000	PH	21.88	0.45	29.53	PR	3.000	13.77	41.31
3.06	Basin Waste	NR	3.000	PH	21.88	0.14	9.19	EA	3.000	2.70	8.10
7.00	Basin waste trap	NR	3.000	PH	21.88	0.32	21.00	EA	3.000	3.03	9.09
65.63	Standard White Bath	NR	2.000	PH	21.88	3.00	131.25	EA	2.000	62.42	124.84
10.94	Bath Panel	NR	2.000	PH	21.88	0.50	21.88	EA	2.000	14.32	28.64
5.47	Bath End Panel	NR	2.000	PH	21.88	0.25	10.94	EA	2.000	6.77	13.54
13.13	Bath Taps	NR	2.000	PH	21.88	0.60	26.25	PR	2.000	19.49	38.98
3.28	Bath Waste	NR	2.000	PH	21.88	0.15	6.56	EA	2.000	2.83	5.66
7.66	Bath waste trap	NR	2.000	PH	21.88	0.35	15.31	EA	2.000	3.09	6.18
4.38	15mm Copper tube (3m)	M'	51.000	PH	21.88	0.20	223.13	M	51.000	1.58	80.58
2.63	15mm Copper Tees	NR	14.000	PH	21.88	0.12	36.75	EA	14.000	0.30	4.20
2.63	15mm Copper Elbows	NR	84.000	PH	21.88	0.12	220.50	EA	84.000	0.15	12.60
2.63	15mm Copper Coupling	NR	17.000	PH	21.88	0.12	44.63	EA	17.000	0.09	1.53
0.44	15mm Pipe Clips	NR	62.000	PH	21.88	0.02	27.13	EA	62.000	0.09	5.58
3.28	15mm Isolating Valves	NR	10.000	PH	21.88	0.15	32.81	EA	10.000	0.92	9.20
5.25	22mm Copper tube (3m)	M'	54.000	PH	21.88	0.24	283.50	M	54.000	3.02	163.08
3.28	22mm Copper Tees	NR	5.000	PH	21.88	0.15	16.41	EA	5.000	0.96	4.80
3.28	22mm Copper Elbows	NR	18.000	PH	21.88	0.15	59.06	EA	18.000	0.43	7.74
3.28	22mm Copper Coupling	NR	6.000	PH	21.88	0.15	19.69	EA	6.000	0.23	1.38
0.44	22mm Pipe Clips	NR	65.000	PH	21.88	0.02	28.44	EA	65.000	0.11	7.15
3.94	22mm Isolating Valves	NR	5.000	PH	21.88	0.18	19.69	EA	5.000	1.91	9.55
7.66	Washing Machine Hot & Cold Taps	NR	2.000	PH	21.88	0.35	15.31	EA	2.000	1.23	2.46
7.66	Dish Washer Cold Tap	NR	1.000	PH	21.88	0.35	7.66	EA	1.000	1.23	1.23
10.94	Washing Machine / Dish Washer open waste trap	NR	2.000	PH	21.88	0.50	21.88	EA	2.000	7.92	15.84
32.81	External Cold Water Tap with hose union & 15mm-3/4 coupling	NR	1.000	PH	21.88	1.50	32.81	EA	1.000	12.19	12.19
3.94	11/4 Waste Pipe	M'	18.000	PH	21.88	0.18	70.88	EA	6.000	1.99	11.94
2.19	11/4 Waste Elbow	NR	9.000	PH	21.88	0.10	19.69	EA	9.000	0.59	5.31
2.19	11/4 Waste Coupling	NR	3.000	PH	21.88	0.10	6.56	EA	3.000	0.59	1.77
2.19	11/4 Waste Clips	NR	18.000	PH	21.88	0.10	39.38	EA	18.000	0.17	3.06
4.38	11/2 Waste Pipe (3m)	M'	30.000	PH	21.88	0.20	131.25	EA	10.000	2.42	24.20
2.19	11/2 Waste Tee 11/4 Branch	NR	4.000	PH	21.88	0.10	8.75	EA	4.000	1.18	4.72
2.19	11/2 Waste Elbow	NR	16.000	PH	21.88	0.10	35.00	EA	16.000	0.59	9.44
2.19	11/2 Waste Coupling	NR	5.000	PH	21.88	0.10	10.94	EA	5.000	0.59	2.95
3.28	11/2 Waste Clip	NR	30.000	PH	21.88	0.15	98.44	EA	30.000	0.17	5.10
9.84	Soil Vent Pipes	M'	14.000	PH	21.88	0.45	137.81	EA	5.000	16.94	84.70
8.75	SVP Branch	NR	3.000	PH	21.88	0.40	26.25	EA	3.000	14.24	42.72
7.44	SVP Bends	NR	6.000	PH	21.88	0.34	44.63	EA	6.000	9.55	57.30
3.28	SVP Clips	NR	14.000	PH	21.88	0.15	45.94	EA	14.000	1.64	22.96
Total Labour							2387.88	Total Materials		1388.39	

Labour Rate £	Painting & Decorating	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
0.60	Prime Internal Woodwork. Prior to fixing	M ¹	381.061	PD	15.00	0.04	228.64	NA	<	<	<
0.90	Undercoat Internal Woodwork	M ¹	381.061	PD	15.00	0.06	342.96	NA	<	<	<
1.20	Gloss Internal Woodwork	M ¹	381.061	PD	15.00	0.08	457.27	NA	<	<	<
3.15	Emulsion Walls	M ²	380.940	PD	15.00	0.21	1199.96	EA	5.000	34.20	171.00
3.45	Emulsion Ceiling	M ²	166.962	PD	15.00	0.23	576.02	EA	4.000	16.12	64.48
0.30	Sundries Decorators Caulk	M ¹	190.531	PD	15.00	0.02	57.16	EA	20.000	1.81	36.20
0.30	Prime Fascia, Barge Boards and Soffits. Prior to fixing.	M ¹	90.300	PD	15.00	0.02	27.09	NA	<	<	<
7.50	Undercoat Internal Doors	NR	15.000	PD	15.00	0.50	112.50	NA	<	<	<
7.50	Gloss Internal Doors	NR	15.000	PD	15.00	0.50	112.50	NA	<	<	<
7.50	Prime Internal doors	NR	15.000	PD	15.00	0.50	112.50	NA	<	<	<
0.90	Undercoat Fascia, Barge Boards and Soffits	M ¹	90.300	PD	15.00	0.06	81.27	NA	<	<	<
0.90	Gloss Fascia, Barge Boards and Soffits	M ¹	90.300	PD	15.00	0.06	81.27	NA	<	<	<
	DULUX TRADE QUICK DRYING PRIMER 5L	NA	>	>	>	>	>	EA	5.000	34.42	172.10
	DULUX TRADE UNDERCOAT BRILLIANT WHITE 5L	NA	>	>	>	>	>	EA	6.000	20.11	120.66
	DULUX TRADE HIGH GLOSS WHITE 5 LITRE	NA	>	>	>	>	>	EA	6.000	17.73	106.38
	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							3389.13	Total Materials		704.42	

Materials commonly found ex-stock at leading Builders Merchants	£37,751.27
Special Order Materials, Plant & Provisional Sums	£20,304.05
Total Materials & Plant	£58,055.32

The following section details special order materials and provisional sums, 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, Plant & Provisional Sums				
Description	Section	Quantity	Rate £	Total £
Machine Hire (JCB including Driver)	Enabling Works	22.000	£25.00	£550.00
Bulk Waste Removal	Generally	9.000	£200.00	£1,800.00
Machine Hire (JCB including Driver)	Excavations	33.000	£25.00	£825.00
Machine Hire (JCB including Driver)	Drainage	30.000	£25.00	£750.00
Scaffolding (By Specialist) Multi Lifts	Brickworks	231.286	£31.18	£7,211.51
Chimney/Gas Flues	Chimney/Gas Flues	Lump Sum		£418.61
REHAU 70mm Profile White UPVC Windows	Windows	Lump Sum		£3,759.74
UPVC Window 4/20/4 Double Glazed units	Windows	Lump Sum		£1,898.51
REHAU 70mm Profile White UPVC Resi-Doors	Doors	Lump Sum		£1,285.58
UPVC Doors 4/20/4 Toughened Double Glazed units	Doors	Lump Sum		£486.20
Conservatory Corner Post	Conservatory	4.200	£19.06	£80.05
Steel and Fabrication	Structural Works	Lump Sum		£170.25
Truss Roof Components	Roof Carpentry	Lump Sum		£873.61
Petrol Tile/Slate Conveyor (Lifting Equipment)	Roof Tiling	1.000	£75.00	£75.00
Consumer Unit	Electrical	1.000	£120.00	£120.00
Total Special Order items				£20,304.05

Waste Removal (Skip Roundup Calculation)	Section	Skips	Rate £	Total £
Excavate & Scrape out for Slab	Floor Slabs & Oversite	1.147	£138.00	£158.24
Clear waste into skips BWK	Brickworks	0.602	£138.00	£83.07
Clear waste into skips BLWK	Brickworks	0.585	£138.00	£80.75
Clear Waste into Skips	Roof Tiling	0.931	£138.00	£128.49
Clear Waste into Skips	Plastering	0.220	£138.00	£30.33
Total £		3.485	£138.00	£480.88
Total loads = Roundup to next skip		4.000	£138.00	£552.00
Extra-over for roundup		0.515	£138.00	£71.12

Waste Removal (Load Roundup Calculation)	Section	Loads	Rate £	Total £
Bulk waste removal	Site Enabling works	1.373	200.00	274.54
Bulk waste removal	Excavations & Foundations	5.181	200.00	1036.26
Bulk waste removal	Drainage	2.005	200.00	400.95
Total £		8.559	200.00	1711.75
Total Loads = Roundup to next load		9.000	200.00	1800.00
Extra-over for roundup	(For direct muckaway call 0845 2008675)	0.441	200.00	88.25

Scope of Estimation

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

- 1 2nr Double Sockets per Room excluding Bathrooms, Cloak Rooms & En-Suites.
- 2 1Nr Central Light Switched per Room.
- 3 1Nr Mechanical Vent in each Bathroom, Cloak Room, En-Suite & Utility Room
- 4 Bathrooms: 1Nr Wash-hand-Basin, 1Nr WC-Pan & Cistern, 1Nr Bath, 1Nr Bath Panel & Side Panel, Including Taps.
- 5 En-suites: 1Nr Wash-hand-Basin, 1Nr WC-Pan & Cistern, 1Nr 900x900 Shower Tray, 1Nr Pivot Shower Door & Side Panel, 1Nr 9.5Kw Electric Shower & Kit.
- 6 Cloak Rooms: 1Nr Wash-hand-Basin, 1Nr WC-Pan & Cistern.
- 7 All sanitary wares are WHITE and include where applicable: Taps, Waste, Waste Traps and SVP-Straight Multiquick.

Limitations

Where applicable this estimate has been created with the following defaulted items.

Description	Rate £
1 Facing Brick: materials per 1000.	£350.00
2 Garage doors: material rate per m2.	£90.00
3 Skirting Boards: Softwood chamfered/rounded 25x125 5".	NA
4 Architraves: Softwood Ogee 25x75	NA
5 Internal Door Casings: Softwood rebated door sets	NA
6 Internal Doors: Regency 6 Panel with Standard brass latch pack.	NA
7 Fire Door Frames: Softwood Rebated Fire door sets.	NA
8 Fire Doors: Half Hour Ply Flush doors with perko and Standard brass latch pack.	NA
9 Staircases: Softwood	NA
10 Conservatory Roof: Comprising: Ring Beam, Vented Ridge, Glazing Bars, Finial, Cresting Cappings, Clear Polycarbonate,	NA
11 All Rain-Water-Goods, internal & external UPVC trim.	

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

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 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

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.

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.

Limitations: 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 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, **£3,547.50** 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 8.00AM to 5.00PM Monday to Friday except Bank Holidays Telephone 0845 6502208.

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

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
Managing Director
[Email: enquiries@estimateors-online.com](mailto:enquiries@estimateors-online.com)

Estimators-online.com
Material Summary



Date Priced	06/06/2007
Job No:	47469

Clients:	Estimators Limited
Site Address	Sample Detached Dwelling
Post Code	0
Proposal	Sample Detached Dwelling

Estimators Product Description	Eol Id	Build Stage Reference	UoM	Material Quant	Rate	Total Ex VAT
READY MIXED CONCRETE	20	Foundations	EA	11.000	69.39	763.27
PLASTIC UNDERGROUND 110X3M PIPE PLAIN END	23	Drainage	EA	23.000	12.24	281.52
PLASTIC UNDERGROUND 110 ADAPTOR CLAY/CI SPGT	24	Drainage	EA	1.000	11.05	11.05
PLASTIC UNDERGROUND S/S YARD GULLY 110MM	25	Drainage	EA	6.000	16.97	101.82
PLASTIC UNDERGROUND 110 SINGLE SOCKET SR BEND 87DEGREE	26	Drainage	EA	3.000	10.81	32.43
PLASTIC UNDERGROUND 110 DOUBLE SOCKET EQ JUNCTION 87DEGREE	27	Drainage	EA	2.000	17.25	34.50
PLASTIC UNDERGROUND 110 DOUBLE SOCKET SLIP COUPLER	29	Drainage	EA	19.000	7.40	140.60
PLASTIC UNDERGROUND 110 SINGLE SOCKET SR BEND 67DEGREE	30	Drainage	EA	19.000	10.81	205.39
HEPWORTH Universal M/H P/P Insp Chamber 940x100mm SPIC1/1	31	Drainage	EA	3.000	217.61	652.83
HEPWORTH Universal M/H Round Ductile Standard Iron Cover & Frame SPK8	32	Drainage	EA	3.000	72.08	216.24
GRAVEL/ SHINGLE 10MM BULK BAG	34	Drainage	BG	19.000	34.45	654.55
MOT TYPE 1 LOOSE	38	Drainage	TO	9.000	16.14	145.26
READY MIXED CONCRETE	42	Drainage	EA	1.000	129.39	129.39
READY MIXED CONCRETE	52	Floor Slab	EA	10.000	78.06	780.58
MOT TYPE 1 LOOSE	55	Slab	TO	25.000	16.14	403.50
BUILDING SAND LOOSE	56	Slab	TO	9.000	26.00	234.00
CELOTEX RR BOARD 2400X1200X25MM GA2025	58	Slab	SH	2.000	16.03	32.06
CELOTEX Fast-R Floor Board FF3080 600 x 1200 x 80.0mm	68	Slab	SH	108.000	6.06	654.48
VISQUEEN HANDYPACK DPM 4MX5MX250MU	70	Slab	PK	5.000	15.60	78.00
BUILDING SAND BULK BAG	96	Brickworks	BG	23.000	37.66	866.18
65MM CONCRETE COMMON BRICKS	98	Brickworks	EA	3767.000	0.17	640.39
65MM FACING BRICK	100	Brickworks	TH	14.044	350.00	4915.46
THERMALITE TRENCH BLOCKS 440X215X275MM	102	Brickworks	EA	239.000	3.78	903.42
THERMALITE TRENCH BLOCKS 440X215X255MM	103	Brickworks	EA	118.000	3.45	407.10
CELCON STANDARD BLOCKS 440X215X100MM	105	Brickworks	EA	2349.000	0.88	2067.12
CATNIC COUGAR LINTEL 1200MM STD CG70/100	187	Brickworks	EA	1.000	32.43	32.43
CATNIC COUGAR LINTEL 1500MM STD CG70/100	189	Brickworks	EA	3.000	46.33	138.99
CATNIC COUGAR LINTEL 1800MM STD CG70/100	191	Brickworks	EA	2.000	56.85	113.70
CATNIC COUGAR LINTEL 2100MM STD CG70/100	193	Brickworks	EA	3.000	65.73	197.19
CATNIC COUGAR LINTEL 2400MM STD CG70/100	195	Brickworks	EA	1.000	79.67	79.67
CATNIC COUGAR LINTEL 2700MM STD CG70/100	197	Brickworks	EA	1.000	95.25	95.25
CATNIC COUGAR LINTEL 3000MM STD CG70/100	199	Brickworks	EA	2.000	119.75	239.50
CATNIC COUGAR LINTEL 3150MM STD CG70/100	200	Brickworks	EA	1.000	124.40	124.40
CATNIC STEEL LINTEL 1200MM CNZ94C	404	Brickworks	EA	1.000	23.23	23.23
CATNIC STEEL LINTEL 1800MM CNZ95C	408	Brickworks	EA	2.000	34.98	69.96
CATNIC STEEL LINTEL 2700MM CN51C	427	Brickworks	EA	1.000	101.55	101.55
STRESSLINE Prestressed Concrete Lintel 100 x 220 x 600mm	428	Brickworks	EA	3.000	18.73	56.19
PRECAST CONCRETE LINTEL 100X140X1200MM	483	Brickworks	EA	2.000	13.49	26.98
PRECAST CONCRETE LINTEL 100X140X1200MM	492	Brickworks	EA	5.000	13.49	67.45
CROWN DRITHERM CAVITY WALL INSULATION 75X455X1200 (PK16)	495	Brickworks	EA	20.000	30.47	609.40
STAINLESS STEEL WALL TIES BOX OF 250	528	Brickworks	BX	3.000	43.60	130.80
ORDINARY PORTLAND CEMENT	529	Brickworks	BG	230.000	2.98	685.40
MORTAR PLASTICISER 5LITRES	530	Brickworks	EA	23.000	5.64	129.72
POLYTHENE DPC 112.5MMX30M	533	Brickworks	RL	2.000	3.33	6.66
POLYTHENE DPC 150MMX30M	534	Brickworks	RL	1.000	4.52	4.52
POLYTHENE DPC 450MMX30M	535	Brickworks	RL	1.000	13.56	13.56
PRECAST CONCRETE PADSTONE 215X140X215MM	536	Brickworks	EA	4.000	9.13	36.52

DENSE CONCRETE BLOCK 100MM 7KN (SOLID)	537	Brickworks	EA	99.800	1.00	99.80
WEEP VENT 9X65MM	541	Brickworks	EA	8.000	0.35	2.80
THERMABATE Cavity Closer T75 White 75mm x 3.0 Metres	543	Brickworks	EA	25.000	21.97	549.25
CAVITY INSULATION RETAINING DISCS	548	Brickworks	EA	657.000	0.05	32.85
SQUINT BRICK	550	Brickworks	EA	51.000	2.99	152.49
MDF WINDOWBOARD PRIMED 25 X225MM	551	Windows	M	27.000	4.57	123.39
REDWOOD BEST/UNSORTED PSE 75X100MM	552	Windows	M	6.800	3.48	23.66
GARAGE DOOR	559	Ext-Doors	M2	5.175	96.86	501.25
SAWN - DRY GRADED GS/C16 TREATED 47X100	591	Wall Plate	M	25.000	1.34	33.50
SAWN - DRY GRADED GS/C16 47X150	610	Pole Plate	M	10.000	1.78	17.80
SAWN - DRY GRADED GS/C16 38x200	623	Ridge Board	M	3.000	2.30	6.90
SAWN - DRY GRADED GS/C16 47X150	705	Spar Rafters	M	93.000	1.78	165.54
SAWN - DRY GRADED GS/C16 47X150	726	Ceiling Joists	M	60.000	1.78	106.80
WALL-PLATE STRAP 800X30X5MM BENT 100MM HL CATNIC	806	Roof Carpentry	EA	17.000	4.13	70.21
SOFTWOOD CARCASSING SAWM 47X75MM	808	Roof Carpentry	M	9.000	0.80	7.20
REDWOOD STD/5THS PSE PAR PLANED ALL ROUND 25X200MM	811	Fascia	M	35.400	2.27	80.36
REDWOOD STD/5THS PSE PAR PLANED ALL ROUND 25X200MM	813	Barge Boards	M	28.600	2.27	64.92
PLYWOOD HARDWOOD WBP 6MMX2440X1220	819	Roof Carpentry	SH	5.000	14.68	73.40
CELOTEX RR BOARD 2400X1200X67MM GA2067	821	Roof Carpentry	SH	5.000	33.67	168.35
REDWOOD BEST/UNSORTED PSE 75X 75MM	892	Roof Carpentry	M	12.000	2.72	32.64
WHITE PLASTIC CONTINUOUS SOFFIT STRIP 25MM WHITE	895	Roof Carpentry	EA	12.000	8.98	107.76
SAWN - DRY GRADED GS/C16 47X150	902	General Timbers	M	14.000	1.78	24.92
SOFFIT STRIP NON ASBESTOS 4X1220X150MM	933	Roof Tiling	EA	17.000	0.84	14.28
CONCRETE HALF ROUND RIDGE TILE	934	Roof Tiling	EA	29.000	2.41	69.89
SOFTWOOD CARCASSING SAWM PRESERVATIVE TREATED 25X 38MM	938	Roof Tiling	M	444.000	0.25	111.00
SOFTWOOD CARCASSING SAWM PRESERVATIVE TREATED 19X38MM	939	Roof Tiling	M	12.000	0.19	2.28
PROCTOR Roofshield breathable membrane (1x50m roll)	940	Roof Tiling	EA	4.000	135.37	541.48
* MARLEY PLAIN TILES COTSWOLD	943	Cladding	EA	63.000	0.41	25.83
* MARLEY MODERN TILES SMOOTH GREY		Roof Tiling	EA	1530.000	0.94	1438.20
LEAD FLASHING CODE 4 240X3M ROLL NOMINAL 15KG	946	Roof Tiling	RL	7.000	20.17	141.19
MANTHORPE REFURB FS TRAY BLAK 1.5M G1281	950	Roof Tiling	EA	25.000	5.63	140.75
MANTHORPE CONT CROSSFLOW VENT 2X6M G500	951	Roof Tiling	EA	3.000	10.36	31.08
PLASTIC GUTTER - 4 METRE ROUND	958	Guttering & RW	EA	9.000	11.31	101.79
PLASTIC GUTTER SUPPORT BRACKET	959	Guttering & RW	EA	59.000	0.87	51.33
PLASTIC GUTTER RUNNING OUTLET STRAIGHT	960	Guttering & RW	EA	4.000	4.12	16.48
PLASTIC GUTTER EXTERNAL STOPEND	961	Guttering & RW	EA	8.000	1.65	13.20
PLASTIC GUTTER ANGLE 90DEGREES	963	Guttering & RW	EA	1.000	4.10	4.10
PLASTIC RAIN WATER PIPE - 5.5 METRE	964	Guttering & RW	EA	3.000	16.08	48.24
PLASTIC RAIN WATER PIPE OR SOCKET BRACKET	965	Guttering & RW	EA	11.000	1.86	20.46
PLASTIC RAIN WATER OFFSET BEND SOCKET	966	Guttering & RW	EA	16.000	2.35	37.60
25X75MM MOULDED SOFTWOOD ARCHITRAVE	993	Int Joinery	M	150.000	1.56	234.00
SAWN - DRY GRADED GS/C16 47X100	999	Stud Partitions	M	214.000	1.18	252.52
38X138 REDWOOD REBATED INTERNAL DOOR CASING	1010	Int Joinery	EA	15.000	14.32	214.80
JOHN CARR MOULDED REGENCY PRIMED 6'6X2'6X1-3/8" 26RG	1012	Int Joinery	EA	15.000	28.24	423.60
SAA LEVER LATCH	1016	Int Joinery	EA	15.000	10.04	150.60
25X125MM MOULDED SOFTWOOD SKIRTING BOARD	1018	Int Joinery	M	151.000	1.80	271.80
SAWN - DRY GRADED GS/C16 47X100	1022	General Framing	M	57.000	1.18	67.26
SAWN - DRY GRADED GS/C16 47X200	1029	Floor Joist	M	200.000	2.41	482.00
CABERFLOOR TG4 V313 P5(C4) 18x2400x600MM	1068	Carpentry & Joinery	SH	56.000	6.18	346.08
JELD-WEN STAIR 18 - SOFTWOOD	1090	Carpentry & Joinery	EA	1.000	627.30	627.30
SOFTWOOD CARCASSING DRY 47X50MM	1116	Carpentry & Joinery	M	52.000	0.62	32.24
PLYWOOD EXTERIOR SHEATHING 12X2440X1220MM	1120	General Framing	SH	5.000	15.81	79.05
PREFORMED PLASTIC LOFT HATCH DOOR PUSH-UP	1122	Carpentry & Joinery	EA	1.000	43.05	43.05
BURBIDGE Hemlock Newel Base 915 82 NB915	1126	Stair Parts	EA	2.000	29.74	59.48
BURBIDGE Hemlock Straight Rail Newel Turning 82 NT160U	1127	Stair Parts	EA	2.000	24.13	48.26
BURBIDGE Hemlock Ball Newel Cap NC2	1128	Stair Parts	EA	2.000	9.47	18.94
BURBIDGE Hemlock Baserail 3600mm x 41mm BR3600/41	1129	Stair Parts	EA	1.000	51.42	51.42
BURBIDGE Hemlock LHR Handrail 3600mm x 41mm LHR3600/41	1130	Stair Parts	EA	1.000	60.57	60.57
BURBIDGE Spindle Colonial ----- Hemlock 900mm x 41mm CS90	1131	Stair Parts	EA	13.000	4.83	62.79
CROWN WOOL COMBI ROLL 100MMX1200MMX9.17M	1230	Soffit Insulation	PK	7.000	20.44	143.08
THISTLE (CARLITE) BROWNING 25KG	1250	Plastering	EA	80.000	5.31	424.80

GYPROC PLASTERBOARD 1200X2400X12.5MM	1253	Plastering	SH	96.000	5.29	507.84
25mm Drywall Screw 1000nr box	1279	Plastering	BX	2.000	14.40	28.80
GYPROC PLASTERBOARD 1800X 900X12.5MM STRAIGHT EDGE	1285	Plastering	EA	4.000	2.87	11.48
CROWN LOFT ROLL (READY CUT) 150MM 3X386 7M2 PER PACK	1292	Roof Insulation	PK	14.000	24.42	341.88
CROWN WOOL COMBI ROLL 100MMX1200MMX9.17M	1293	Roof Insulation	PK	9.000	20.44	183.96
CROWN WOOL COMBI ROLL 100MMX1200MMX9.17M	1300	Partition Insulation	PK	5.000	20.44	102.20
THISTLE MULTI FINISH 25KG	1318	Plastering	EA	53.000	4.08	216.24
PLASTER FLOAT ANGLE BEAD 2.4M	1319	Plastering	EA	2.000	1.07	2.14
PLASTER SKIM ANGLE BEAD 2.4M	1320	Plastering	EA	8.000	1.17	9.36
PLASTERERS SELF ADHESIVE SCRIM TAPE	1321	Plastering	EA	6.000	5.64	33.84
30MMX 1/2KG PACK GALV CLOUT	1327	Plastering	EA	5.000	2.94	14.70
LIGHT SWITCH 6AMP 1GANG 1WAY	1334	Electrics	EA	15.000	1.33	19.95
METAL BOX 1GANG 16MM	1335	Electrics	EA	15.000	1.01	15.15
CEILING PENDANT SET 6IN T2	1336	Electrics	EA	15.000	2.55	38.25
SWITCHED SOCKET 13AMP 2GANG	1337	Electrics	EA	27.000	4.61	124.47
METAL BOX 2GANG 25MM	1338	Electrics	EA	27.000	1.33	35.91
CABLE TWIN AND EARTH WHITE 2.5MMX50M	1341	Electrics	EA	6.000	9.66	57.96
CABLE TWIN AND EARTH WHITE 1.5MMX50M	1342	Electrics	EA	4.000	8.58	34.32
CABLE CLIPS T&E WHITE 2.5MM PACK 20	1344	Electrics	EA	21.000	0.65	13.65
CABLE CLIPS T&E WHITE 1.5MM PACK 20	1345	Electrics	EA	21.000	0.65	13.65
BATHROOM ELECTRIC MECHANICAL AIR VENT	1347	Electrics	EA	4.000	17.72	70.88
SMOKE ALARM MAINS 230V FIREX 4953	1348	Electrics	EA	2.000	20.02	40.04
CABLE THREE CORE AND EARTH WHITE 1.5MMX10M	1349	Electrics	EA	2.000	7.33	14.66
METAL BOX 1GANG 25MM	1351	Electrics	EA	9.000	1.21	10.89
SWITCHED FUSED CONNECTION UNIT 13AMP	1352	Electrics	EA	9.000	5.33	47.97
WHITE CLOSE COUPLED TOILET PAN	1353	P & H	EA	3.000	43.20	129.60
WHITE CLOSE COUPLED CISTERN AND LEVER	1354	P & H	EA	3.000	45.52	136.56
WHITE TOILET SEAT AND COVER	1355	P & H	EA	3.000	13.86	41.58
STRAIGHT MULTIQUICK	1356	P & H	EA	3.000	3.74	11.22
WHITE TWO TAP HOLE WASH HAND BASIN	1357	P & H	EA	3.000	33.36	100.08
WHITE WASH HAND BASIN PEDESTAL	1358	P & H	EA	3.000	25.91	77.73
PAIR CHROME WASH HAND BASIN TAPS	1359	P & H	PR	3.000	13.77	41.31
CHROME BASIN WASTE	1360	P & H	EA	3.000	2.70	8.10
BASIN WASTE TRAP 1 1/4"X 1 1/2" BOTTLE	1361	P & H	EA	3.000	3.03	9.09
WHITE 1700X700 TWIN GRIP BATH	1362	P & H	EA	2.000	62.42	124.84
1700MM FRONT PLASTIC BATH PANEL WHITE	1363	P & H	EA	2.000	14.32	28.64
700MM END PLASTIC BATH PANEL WHITE	1364	P & H	EA	2.000	6.77	13.54
PAIR CHROME BATH TAPS	1365	P & H	PR	2.000	19.49	38.98
CHROME BATH WASTE	1366	P & H	EA	2.000	2.83	5.66
BATH WASTE TRAP 1 1/2"X3/4" TUBULAR	1367	P & H	EA	2.000	3.09	6.18
WORCESTER Greenstar 30CDI Condensing Combi NG Boiler	1380	P & H	EA	1.000	1216.11	1216.11
WORCESTER Standard Horizontal Flue Kit	1385	P & H	EA	1.000	62.42	62.42
Washing Machine / Dish Washer Tap	1390	P & H	EA	3.000	1.23	3.69
Washing Machine / Dish Washer open waste trap	1391	P & H	EA	2.000	7.92	15.84
BRASS TAP WITH HOSE UNION	1392	P & H	EA	1.000	7.12	7.12
BRASS FEMALE COUPLING 15MMX3/4	1393	P & H	EA	1.000	5.07	5.07
RADIATORS	1409	P & H	EA	13.000	75.33	979.29
15MM CHROME PLATED ANGLE WHEELHEAD LOCK SHIELD	1410	P & H	EA	13.000	2.00	26.00
15MM THERMOSTATIC RADIATOR VALVE	1411	P & H	EA	13.000	8.90	115.70
15MMX3M COPPER TUBE	1412	P & H	M	207.000	1.58	327.06
ENDFEED 15MM EQUAL COPPER TEE	1413	P & H	EA	40.000	0.30	12.00
ENDFEED 15MM COPPER ELBOW	1414	P & H	EA	136.000	0.15	20.40
ENDFEED 15MM COPPER STRAIGHT COUPLIN	1415	P & H	EA	69.000	0.09	6.21
UNIFIX PIPE CLIP OPENLOK SINGLE 15MM	1416	P & H	EA	249.000	0.09	22.41
15MM ISOLATING VALVE	1417	P & H	EA	36.000	0.92	33.12
22MMX3M COPPER TUBE	1418	P & H	M	93.000	3.02	280.86
ENDFEED 22MM EQUAL COPPER TEE	1419	P & H	EA	11.000	0.96	10.56
ENDFEED 22MM COPPER ELBOW	1420	P & H	EA	26.000	0.43	11.18
ENDFEED 22MM COPPER STRAIGHT COUPLIN	1421	P & H	EA	12.000	0.23	2.76
UNIFIX PIPE CLIP OPENLOK SINGLE 22MM	1422	P & H	EA	143.000	0.11	15.73
22MM ISOLATING VALVE	1423	P & H	EA	8.000	1.91	15.28

PLASTIC WASTE PIPE 32MMX3M	1424	P & H	EA	6.000	1.99	11.94
PLASTIC WASTE 32MM KNUCKLE BEND	1425	P & H	EA	9.000	0.59	5.31
PLASTIC WASTE 32MM DOUBLE SOCKET	1426	P & H	EA	3.000	0.59	1.77
PLASTIC WASTE 32MM BLACK PIPE BRACKET	1427	P & H	EA	18.000	0.17	3.06
PLASTIC WASTE PIPE 40MMX3M	1428	P & H	EA	10.000	2.42	24.20
PLASTIC WASTE 40MM TEE	1429	P & H	EA	4.000	0.59	2.36
PLASTIC WASTE 40MM REDUCER TO 32MM	1430	P & H	EA	4.000	0.59	2.36
PLASTIC WASTE 40MM KNUCKLE BEND	1431	P & H	EA	16.000	0.59	9.44
PLASTIC WASTE 40MM DOUBLE SOCKET	1432	P & H	EA	5.000	0.59	2.95
PLASTIC WASTE 40MM PIPE BRACKET	1433	P & H	EA	30.000	0.17	5.10
PLASTIC SOIL PIPE 110MMX3M SINGLE SOCKET	1434	P & H	EA	5.000	16.94	84.70
PLASTIC SOIL 110MM SINGLE BRANCH	1435	P & H	EA	3.000	14.24	42.72
PLASTIC SOIL 110MM OFFSET BEND SINGLE SOCKET	1436	P & H	EA	6.000	9.55	57.30
PLASTIC SOIL 110MM PIPE BRACKET	1437	P & H	EA	14.000	1.64	22.96
DULUX TRADE QUICK DRYING PRIMER 5L	1439	DECORATING	EA	5.000	34.42	172.10
DULUX TRADE UNDERCOAT BRILLIANT WHITE 5L	1440	DECORATING	EA	6.000	20.11	120.66
DULUX TRADE HIGH GLOSS WHITE 5 LITRE	1441	DECORATING	EA	6.000	17.73	106.38
DULUX TRADE VINYL MATT EMULSION MAGNOLIA 10 LITRE	1442	DECORATING	EA	5.000	34.20	171.00
DULUX TRADE VINYL MATT EMULSION WHITE 6 LITRE	1443	DECORATING	EA	4.000	16.12	64.48
DECORATORS CAULK WHITE POLYFILLA TRADE	1444	DECORATING	EA	20.000	1.81	36.20
WHITE SPIRIT 2 LITRES	1445	DECORATING	EA	1.000	2.56	2.56
ROLLER KIT 9" ACORN QC9K	1446	DECORATING	EA	2.000	5.96	11.92
BRUSH 2" CONTRACTOR HAMILTON 0910	1447	DECORATING	EA	3.000	5.40	16.20
GLASS PAPER GENERAL PURPOSE FINE PK5	1448	DECORATING	EA	1.000	1.46	1.46
GLASS PAPER GENERAL PURPOSE MEDIUM PK5	1449	DECORATING	EA	1.000	1.46	1.46
NAILS 100MMX2-1/2KG GALVANIZED ROUND WIRE	1452	Sundries	EA	9.000	10.39	93.51
50X3.35MMX2-1/2KG PACK GALVANIZED CLOUT	1453	Sundries	EA	16.000	12.08	193.28
30MMX 1/2KG PACK GALV CLOUT	1454	Sundries	EA	1.000	2.94	2.94
CHIPPY SCREWS 4.0X25MM BX200	1455	Sundries	BX	1.000	3.17	3.17
CHIPPY SCREWS 4.5X50MM BX200	1456	Sundries	BX	1.000	6.99	6.99
40MM 1/2KG BRIGHT OVAL WIRE	1458	Sundries	EA	2.000	2.25	4.50
FRAME FIXING 8X100MM RAWLPLUG 21-326	1459	Sundries	EA	160.000	0.37	59.20
GENERAL PURPOSE SILICONE WHITE 310ML	1460	Sundries	EA	20.000	4.82	96.40
CHIPPY SCREWS 4.5X70MM BX100	1461	Sundries	BX	5.000	4.85	24.25
PLASTIC PLUG RED TRADE PK 300	1462	Sundries	EA	2.000	4.65	9.30
SLEEVE ANCHOR BOLT M10X126	1464	Sundries	EA	32.833	1.37	44.98
65MMX 1/2KG ANNULAR RING SHANK	1466	Sundries	EA	8.000	1.90	15.20
PREPACK BRIGHT LOST HEAD NAILS 65MM 2.5KG	1467	Sundries	EA	2.000	5.99	11.98
75MM 2-1/2KG GALV ROUND WIRE	1469	Sundries	EA	1.000	10.39	10.39
Tool Hire: Petrol Vibrating Poker (Weekly Rate)	1472	Tool Hire	EA	1.000	33.99	33.99
Tool Hire: Builders Skips	1474	Waste Removal	EA	4.000	138.00	552.00
Tool Hire: Builders Trestles (Weekly Rate)	1476	Tool Hire	EA	33.000	3.99	131.67
Tool Hire: Builders Planks (Weekly Rate)	1477	Tool Hire	EA	54.000	2.99	161.46
Tool Hire: Mobile Site Lavatory (weekly Rate)	1478	Tool Hire	EA	20.000	27.99	559.80
Tool Hire: Cement Mixer6/4 Diesel (Weekly Rate)	1481	Tool Hire	EA	4.800	59.99	287.95
Tool Hire: Petrol Power Float (Daily Rate)	1484	Tool Hire	EA	1.000	32.99	32.99
Tool Hire: Site Office/ Storage Container (Weekly Rate)	1485	Tool Hire	EA	20.000	39.99	799.80
			Total			£37,751.27