



Job Number: 189748

Labour & Materials Estimate

Clients: John Smith Builders
Site Address: Example
Proposal: Two storey extension
Date Priced: 23 Mar 2016 17:50
PO Number: FOC

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 0161 286 8601. Prior to completing your tender or budget costs we can review any item and make some free specification amendments. A complete customised estimate will be sent to you FREE OF CHARGE.

Online Interactive Services:

Additionally you can manipulate this estimate yourself online. You can alter margins, amend preliminaries, change labour rates, material prices, add Lump Sums, Provisional and PC sums. You can add text and even set the price to submit. You can also download your revised estimate in PDF, WORD or EXCEL formats. Your information is available from anywhere; on PC, on mobile and on-site. Interactive and manageable 24/7. If you haven't received your login please call 0161 286 8601.

Please note:

Prior to finalising your build costs we recommend you view the section of the materials summary "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 £
Scaffolding			£861.23	£861.23
Enabling Works		£164.92	£48.22	£213.14
Excavations & Foundations		£513.27	£693.31	£1206.58
Drainage		£262.72	£479.90	£742.62
Foundation Masonry		£332.37	£427.52	£759.89
Ground Floor		£445.60	£918.69	£1364.29
First Floor		£190.47	£192.07	£382.54
Brickworks		£2242.41	£2707.49	£4949.90
Windows & External Doors		£230.72	£1360.46	£1591.18
Structural Works		£1432.68	£303.76	£1736.44
Roof Carpentry		£1047.92	£763.14	£1811.06
Gutters & Rainwater Pipes		£124.66	£120.95	£245.61
Roof Tiling/Slating/Thatching		£801.72	£869.44	£1671.16
Carpentry & Joinery		£242.54	£232.31	£474.85
Plastering & Insulation		£1383.59	£388.73	£1772.32
Wall and floor tiling		£886.56	£163.09	£1049.65
Electrical		£857.50	£729.42	£1586.92
Heating		£436.86	£430.83	£867.69
Plumbing First Fix		£542.68	£318.78	£861.46
Plumbing Sanitary Wares		£465.50	£1013.41	£1478.91
Painting & Decorating		£849.26	£192.45	£1041.71
Sundry Fixings & Fasteners			£248.62	£248.62
Sub-total labour and materials @ cost.		£13453.95	£13463.82	£26917.77
Builders contingencies (BC%)	2.50%	£336.35	£336.60	£672.95
Preliminaries, see detailed section.		£3442.50	£410.76	£3853.26
Contract time in weeks	6			
Total labour and materials, including preliminaries & contingencies		£17232.80	£14211.18	£31443.98
Overheads & Profit (OHP%)	15.00%	£2584.92	£2131.68	£4716.60
Lumps Sums, Prime Cost Sums and Provisional Sums, see detailed sections			£0.00	£0.00
Total excluding VAT.		£19817.72	£16342.86	£36160.58

Build Stage Summary: Each item includes builders contingencies, preliminaries and builders profit.	Labour	Material	Total £
Scaffolding	£0.00	£1045.39	£1045.39
Enabling Works	£242.93	£58.53	£301.46
Excavations & Foundations	£756.05	£841.56	£1597.61
Drainage	£386.99	£582.52	£969.51
Foundation Masonry	£489.58	£518.94	£1008.52
Ground Floor	£656.37	£1115.14	£1771.51
First Floor	£280.56	£233.14	£513.70
Brickworks	£3303.08	£3286.45	£6589.53
Windows & External Doors	£339.85	£1651.37	£1991.22
Structural Works	£2110.34	£368.71	£2479.05
Roof Carpentry	£1543.59	£926.33	£2469.92
Gutters & Rainwater Pipes	£183.62	£146.81	£330.43
Roof Tiling/Slating/Thatching	£1180.94	£1055.36	£2236.30
Carpentry & Joinery	£357.26	£281.99	£639.25
Plastering & Insulation	£2038.03	£471.85	£2509.88
Wall and floor tiling	£1305.91	£197.96	£1503.87
Electrical	£1263.10	£885.40	£2148.50
Heating	£643.50	£522.96	£1166.46
Plumbing First Fix	£799.37	£386.95	£1186.32
Plumbing Sanitary Wares	£685.68	£1230.11	£1915.79
Painting & Decorating	£1250.96	£233.60	£1484.56
Sundry Fixings & Fasteners	£0.00	£301.78	£301.78
Lumps Sums, Prime Cost Sums and Provisional Sums, see detailed sections		£0.00	£0.00
Total excluding VAT.	£19817.71	£16342.85	£36160.56

Fluctuation	Total £	M2	Rate per m2
Proposed Contract Price Less 10%	£32544.52	21.019	£1548.34
Proposed Contract Price	£36160.58	21.019	£1720.38
Proposed Contract Price Plus 10%	£39776.64	21.019	£1892.41

Description	Abbreviation
Line only contains information in labour section.	<
Line only contains information in materials section.	>
Builder's contingencies.	BC%
Bag.	Bg
Builder's profit.	BP%
Bricklayer X 1 and semi-skilled labourer.	BL1.1
Bricklayer X 2 and semi-skilled labourer.	BL2.1
Box.	Bx
Carpenter and joiner.	CJ
Carpenter and joiner X 2.	CJ2
Day.	Dy
Each.	Ea
Electrician.	EL
General labourer.	GL
Groundworker.	GW
Groundworker X 2.	GW2
Groundworker X 2 and 1 general labourer.	GW2.1
Groundworker and carpenter.	GWC
Half day.	Hd
Hired plant.	Hp
Hour.	Hr
Tool hire.	Ht
Included in pipe and fittings.	IPF
Load.	Ld
Lump sum.	Ls
Lineal metres.	M
Square metres.	M ²

Description	Abbreviation
Cubic metres.	M ³
Not applicable.	Na
Number.	Nr
Overheads and profit.	OHP%
Painter and decorator.	PD
Plumbing and heating engineer X 1.	PH
Plumbing and heating engineer X 2.	PH2
Pack.	Pk
Plasterer.	PL
Plasterer and semi-skilled labourer.	PLS
Pair.	Pr
Per week.	PW
Roll.	RI
Roofer.	RR
Roofer and semi-skilled labourer.	RRS
Sheet.	Sh
Semi-skilled labourer.	SL
Semi-skilled labourer and general labourer X 1.	SL1
Builder's skip.	Sp
Specialist sub-contractor.	SSC
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	£137.00	In all cases we use a trade day rate based on an eight (8) hour day including breaks. The crew rate per hour is simply the trade day rate divided by 8.
General labourer.	GL	£100.00	
Semi skilled labourer.	SL	£111.00	For example: $\frac{\text{The rate of pay per day for a Roofer} = \text{£164.00}}{\text{Divide by 8 hours per day} = \text{£20.50}}$ Day Hour
Bricklayer.	BL	£169.00	
Carpenter and joiner.	CJ	£167.00	Where a crew grade is more than one operative the day rates are added together and divided by 8. For example: $\frac{\text{The day rate for a Roofer} = \text{£164.00}}{\text{+ Semi-skilled labourer} = \text{£111.00}}$ Day Total day rate. £275.00 Day Divide by 8 hours per day = £34.38 Hour
Roofer.	RR	£164.00	
Plasterer.	PL	£164.00	
Electrician.	EL	£200.00	
Plumbing and heating engineer.	PH	£186.00	
Painter and decorator.	PD	£141.00	
Specialist Sub-Contractor.	SSC	£200.00	
Working foreman.	WF	£174.00	

Crew Composition	Crew Grade	Crew Rate per hour
Groundworker.	GW	£17.13
Groundworker X 2.	GW2	£34.25
Groundworker X 2 and general labourer.	GW2.1	£46.75
Groundworker and carpenter.	GWC	£38.00
General labourer.	GL	£12.50
Semi-skilled labourer.	SL	£13.88
Semi-skilled labourer & general labourer X 1.	SL1	£26.38
Semi-skilled labourer & general labourer X 2.	SL2	£38.88
Bricklayer X 1 and semi-skilled labourer.	BL1.1	£35.00
Bricklayer X 2 and semi-skilled labourer.	BL2.1	£56.13
Bricklaying gang working on a fixed rate or price.	BLG	£67.60
Stonemason and semi-skilled labourer.	SM1.1	£39.22
Stonemason X 2 and 1 semi-skilled labourer.	SM2.1	£64.57
Stonemason gang working on a fixed rate or price.	SMG	£180.00
Carpenter and general labourer.	CJL	£33.38
Carpenter and joiner.	CJ	£20.88
Carpenter and joiner X 2.	CJ2	£41.75

Crew Composition	Crew Grade	Crew Rate per hour
Carpenter and joiner X 2 and 1 general labourer.	CJ2.1	£54.25
Roofer.	RR	£20.50
Roofer and semi-skilled labourer.	RRS	£34.38
Plasterer.	PL	£20.50
Plasterer and semi-skilled labourer.	PLS	£34.38
Electrician.	EL	£25.00
Plumbing and heating engineer X 1.	PH	£23.25
Plumbing and heating engineer X 2.	PH2	£46.50
Painter and decorator.	PD	£17.63
Skilled assembly operative factory based.	SA1	£9.50
Skilled assemble operative factory based X 2.	SA2	£19.00
Specialist sub-contractor.	SSC	£25.00
Specialist sub-contractor X 1 and 1 SL.	SSL	£38.88
Working foreman.	WF	£21.75
Working foreman & semi-skilled labourer.	WSL	£35.63
WSL & general labourer X 1.	WSL1	£48.13
WSL & general labourer X 2.	WSL2	£60.63

Labour Rate £	Crew Hours	Preliminaries	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
		Working Foreman, supervision.	Wks	6.000	WF	870.00	0.50	2610.00	<	<	<	<
		Labourer driver, time off site.	Wks	6.000	SL	555.00	0.25	832.50	<	<	<	<
		Chemical site lavatory.	>	>	>	>	>	>	Wks	6.000	44.00	264.00
		Builders skip roundup.	>	>	>	>	>	>	Sp	0.872	168.30	146.76
								3442.50				410.76

Labour Rate £	Crew Hours	Scaffolding	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
-	-	Scaffolding by specialist, single lift.	M²	49.213	>	>	>	>	Ls	49.213	17.50	861.23
								0.00				861.23

Labour Rate £	Crew Hours	Enabling Works	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
25.58	3.30	Strip-out & remove sanitary fittings and strip back service pipes.	Nr	3.000	PH	23.25	1.10	76.73	<	<	<	<
10.46	0.45	Cut back and blank off soil vent pipe.	Nr	1.000	PH	23.25	0.45	10.46	Ea	1.000	4.02	4.02
2.33	0.30	Isolate 15mm hot and cold service pipes.	Nr	3.000	PH	23.25	0.10	6.98	Ea	3.000	1.63	4.89
2.56	0.22	Isolate 22mm hot and cold service pipes.	Nr	2.000	PH	23.25	0.11	5.12	Ea	2.000	2.15	4.30
6.60	2.49	Strip back bathroom walls ready to receive plaster finish.	M²	9.951	SL1	26.38	0.25	65.63	<	<	<	<
-	-	Load waste into skips, labour included above.	>	>	>	>	>	>	Sp	0.208	168.30	35.01
								164.92				48.22

Labour Rate £	Crew Hours	Excavations & Foundations	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
51.38	9.16	Excavations for cavity walls, using a mini digger.	M³	6.107	GW2	34.25	1.50	313.75	Hp	2.000	43.00	86.00
17.13	3.05	Load waste into skips, using a mini digger.	M³	6.107	GW2	34.25	0.50	104.58	Hp	1.000	43.00	43.00
-	-	Builders skips required for the above task.	>	>	>	>	>	>	Sp	1.466	168.30	246.73
32.73	2.03	Concrete foundations.	M³	2.901	GW2.1	46.75	0.70	94.94	M³	3.000	105.86	317.58
								513.27				693.31

Labour Rate £	Crew Hours	Drainage	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
6.17	0.90	Excavate drains to a max depth of 900mm, using a mini digger.	M¹	5.000	GW2	34.25	0.18	30.82	Hp	1.000	43.00	43.00
15.41	0.50	Load waste into skips, using a mini digger.	M³	1.105	GW2	34.25	0.45	17.03	Hp	1.000	43.00	43.00
-	-	Builders skips required for the above task.	>	>	>	>	>	>	Sp	0.139	168.30	23.39
3.43	0.50	Lay pipes 110mm plastic 3m lengths.	M¹	5.000	GW2	34.25	0.10	17.13	Ea	2.000	14.11	28.22
23.97	0.65	Backfill pipes with p-gravel, including septic tank if applicable.	M³	0.923	GW2	34.25	0.70	22.13	Bg	2.000	39.32	78.64
25.69	0.83	Backfill over with spoil, including septic tank if applicable.	M³	1.103	GW2	34.25	0.75	28.33	<	<	<	<
23.97	0.70	Connection to existing system.	Nr	1.000	GW2	34.25	0.70	23.98	Ea	1.000	9.28	9.28
20.55	0.60	Gulleys.	Nr	1.000	GW2	34.25	0.60	20.55	Ea	1.000	24.19	24.19
-	-	Drainage collars 110mm.	>	>	>	>	>	>	Ea	7.000	3.50	24.50
-	-	Drainage bends 110mm.	>	>	>	>	>	>	Ea	7.000	8.81	61.67
85.63	2.50	Universal man hole inspection chamber 940x100mm	Nr	1.000	GW2	34.25	2.50	85.63	Ea	1.000	108.26	108.26
17.13	0.50	Universal man hole inspection chamber standard cover.	Nr	1.000	GW2	34.25	0.50	17.13	Ea	1.000	35.75	35.75
								262.73				479.90

Labour Rate £	Crew Hours	Foundation Masonry	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
14.03	2.85	Block solid concrete 7.3N 440x215x100mm, cavity walls.	M²	11.400	BL2.1	56.13	0.25	159.97	Ea	120.000	0.95	114.00
473.20	1.57	65mm facing brick, band to dpc.	Th	0.224	BLG	67.60	7.00	106.00	Th	0.235	500.00	117.50
-	-	Building sand 800kg bulk bag.	Tn	0.306	>	>	>	>	Ea	1.000	36.00	36.00
-	-	Ordinary portland cement 25kg bag.	Nr	3.363	>	>	>	>	Ea	4.000	3.99	15.96
-	-	Mortar plasticiser 5 litres.	Nr	1.000	>	>	>	>	Ea	1.000	4.54	4.54
102.75	1.61	Fill cavity with concrete to within 150mm of dpc level.	M³	0.535	GW2	34.25	3.00	54.97	M³	1.000	135.96	135.96
0.56	0.20	Polythene dpc 112.5mm wide 30m roll.	M¹	20.356	BL2.1	56.13	0.01	11.43	Rl	1.000	3.56	3.56
								332.37				427.52

Labour Rate £	Crew Hours	Ground Floor	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
9.35	2.03	Excavate and scrape out for slab.	M²	10.168	GW2.1	46.75	0.20	95.07	Sp	0.191	168.30	32.15
21.04	1.24	Lay and compact MOT type 1 hardcore, delivered in bulk bags.	Tn	2.746	GW2.1	46.75	0.45	57.77	Ea	4.000	38.86	155.44
-	-	Tool hire, vibrating plate compactor for the above task.	>	>	>	>	>	>	Dy	1.000	30.00	30.00
16.36	0.32	Sand blinding, delivered in bulk bags.	Tn	0.916	GW2.1	46.75	0.35	14.99	Ea	2.000	36.00	72.00
1.87	0.41	Polythene membrane, blue standard duty 300mu 100m2 rolls.	M²	10.168	GW2.1	46.75	0.04	19.01	Rl	1.000	42.32	42.32
2.80	0.61	Polythene vapour control layer, green tinted 125mu.	M²	10.168	GW2.1	46.75	0.06	28.52	Ea	1.000	62.06	62.06
1.88	1.58	Perimeter screed upstand 12mm PIR insulation.	M¹	14.388	GW	17.13	0.11	27.11	Ea	1.000	10.53	10.53
8.42	1.83	Concrete floor slab 100mm thick.	M²	10.168	GW2.1	46.75	0.18	85.56	M³	2.000	99.30	198.59
1.25	0.92	Foil faced rigid PIR insulation board 2400x1200x100mm.	M²	10.168	SL	13.88	0.09	12.70	Ea	4.000	35.64	142.56
10.31	3.05	Floor Screed, premixed delivered 1:3 mix.	M²	10.168	PLS	34.38	0.30	104.87	Tn	2.000	86.52	173.04
								445.60				918.69

Labour Rate £	Crew Hours	First Floor	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
1.94	1.52	Mineral Wool Roll General Purpose 3x386 100mm	M²	10.851	SL	13.88	0.14	21.09	M²	12.000	1.97	23.64
2.94	2.10	Floor joist, sawn timber dry graded C16 47x200mm. Treated	M¹	29.841	CJ2	41.75	0.07	87.83	M¹	29.900	3.49	104.35
7.52	1.95	Chipboard flooring MR 2400x600x22mm.	M²	10.851	CJ2	41.75	0.18	81.55	Sh	9.000	7.12	64.08
								190.47				192.07

Labour Rate £	Crew Hours	Brickworks	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
6.94	2.50	Steel wall starter.	Nr	5.000	SL	13.88	0.50	34.70	Ea	5.000	17.05	85.25
17.35	12.10	Tooth out existing walls, ready to receive new.	M¹	9.678	SL	13.88	1.25	167.91	<	<	<	<
-	-	Tool hire, purchase 12" diamond cutting blade for the above saw.	>	>	>	>	>	>	Ea	1.000	35.02	35.02
473.20	17.73	65mm facing brick above dpc.	Th	2.533	BLG	67.60	7.00	1198.62	Th	2.710	500.00	1355.00
14.03	10.68	Cavity blockwork, aircrete 3.6N 440x215x100mm.	M²	42.703	BL2.1	56.13	0.25	599.23	Ea	449.000	0.88	395.12
-	-	Building sand 800kg bulk bag.	Tn	2.178	>	>	>	>	Ea	3.000	36.00	108.00
-	-	Ordinary portland cement 25kg bag.	Nr	23.957	>	>	>	>	Ea	24.000	3.99	95.76
-	-	Mortar plasticiser 5 litres.	Nr	3.000	>	>	>	>	Ea	3.000	4.54	13.62
8.42	0.15	Lintels Steel Lintel 100/100/100 1650mm	Ea	1.000	BL2.1	56.13	0.15	8.42	Ea	1.000	60.91	60.91
8.42	0.45	Lintels Steel Lintel 100/100/100 1500mm	Ea	3.000	BL2.1	56.13	0.15	25.26	Ea	3.000	54.46	163.38
5.61	0.20	Lintels Concrete Lintel 100x140x1500mm	Ea	2.000	BL2.1	56.13	0.10	11.23	Ea	2.000	16.46	32.92
2.25	1.71	Cavity Wall Insulation Mineral Batts 100x455x1200mm PK12	M²	42.703	BL2.1	56.13	0.04	95.88	Ea	7.000	26.27	183.89
2.25	0.62	Cavity closers 100mm cavity.	M¹	15.400	BL2.1	56.13	0.04	34.58	Ea	6.000	13.42	80.52
0.17	0.45	Stainless steel tie-wires.	Nr	150.000	BL2.1	56.13	0.00	25.26	Bx	1.000	29.11	29.11
0.17	0.45	Cavity insulation retaining disc's.	Nr	150.000	BL2.1	56.13	0.00	25.26	Ea	150.000	0.18	27.00
0.56	0.04	Weep vent sleeves.	Nr	4.000	BL2.1	56.13	0.01	2.25	Ea	4.000	0.40	1.60
12.50	1.11	Clear waste into skips.	M³	1.105	GL	12.50	1.00	13.81	Sp	0.240	168.30	40.39
								2242.41				2707.49

Labour Rate £	Crew Hours	Windows & External Doors	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
41.76	6.00	White UPVC windows inc glass.	Nr	3.000	CJ	20.88	2.00	125.28	M²	3.800	187.28	711.66
67.86	3.25	White UPVC french doors inc glass.	Nr	1.000	CJ	20.88	3.25	67.86	M²	2.800	216.35	605.78
12.53	1.80	Window boards, MDF.	Nr	3.000	CJ	20.88	0.60	37.58	M'	5.000	4.94	24.70
-	-	Frame sealant.	>	>	>	>	>	>	Ea	4.000	4.58	18.32
								230.72				1360.46

Labour Rate £	Crew Hours	Structural Works	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
24.07	3.00	Insert steel props and strongboys.	Nr	6.000	WSL1	48.13	0.50	144.39	<	<	<	<
60.16	23.65	Knock through, remove brickworks & plaster.	M²	18.916	WSL1	48.13	1.25	1138.03	Sp	0.710	168.30	119.49
560.00	1.86	Knock through, make good reveals.	Th	0.116	BL1.1	35.00	16.00	64.96	Th	0.116	193.00	22.39
14.00	0.80	Insert padstones.	Nr	2.000	BL1.1	35.00	0.40	28.00	Ea	2.000	10.40	20.80
5.22	0.81	Timber out steelwork, ready to receive plaster board.	M'	3.256	CJ	20.88	0.25	17.00	M'	4.000	1.14	4.56
2.75	0.26	Plaster board steelwork.	M'	3.256	PLS	34.38	0.08	8.96	Ea	2.000	3.50	7.00
9.63	0.65	Steel universal beam, 203x102x23kg.	M'	3.256	WSL1	48.13	0.20	31.34	M'	3.300	34.13	112.63
-	-	All factory cut steel is machine cut.	Nr	1.000	>	>	>	>	Ea	1.000	16.89	16.89
								1432.68				303.76

Labour Rate £	Crew Hours	Roof Carpentry	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
4.18	0.93	Wall Plate 75x100 Treated	M'	9.327	CJ2	41.75	0.10	38.94	M'	10.000	2.76	27.60
3.34	0.56	Wall plate straps.	Nr	7.000	CJ2	41.75	0.08	23.38	Ea	7.000	3.11	21.77
4.18	0.24	Ridge Board 38x175 Treated	M'	2.383	CJ2	41.75	0.10	9.95	M'	3.000	2.70	8.10
5.85	1.04	Purlin 75x200 Treated	M'	7.444	CJ2	41.75	0.14	43.51	M'	8.000	5.63	45.04
5.43	1.23	Hip Rafter 47x225 Treated	M'	9.425	CJ2	41.75	0.13	51.15	M'	10.000	4.38	43.80
6.68	1.51	Lay boards.	M'	9.453	CJ2	41.75	0.16	63.15	M'	19.000	1.84	34.96
11.69	2.65	Valley boards.	M'	9.453	CJ2	41.75	0.28	110.51	M'	38.000	1.84	69.92
3.34	0.33	Binder 47x100 Treated	M'	4.130	CJ2	41.75	0.08	13.79	M'	5.000	1.36	6.80
3.34	0.36	Prop 47x100 Treated	M'	4.452	CJ2	41.75	0.08	14.87	M'	5.000	1.59	7.95
4.18	6.94	Rafter 47x150 Treated	M'	69.440	CJ2	41.75	0.10	289.91	M'	70.000	2.27	158.90
4.18	2.78	Ceiling joist 47x150	M'	27.756	CJ2	41.75	0.10	115.88	M'	30.000	2.27	68.10
6.26	1.60	White UPVC fascia boards.	M'	10.655	CJ2	41.75	0.15	66.73	Ea	2.000	57.89	115.78
5.85	1.49	White UPVC soffit boards.	M'	10.655	CJ2	41.75	0.14	62.28	Ea	2.000	77.21	154.42
13.75	4.18	Strip existing roof at junction with new extension roof.	M²	10.462	RRS	34.38	0.40	143.87	<	<	<	<
								1047.92				763.14

Labour Rate £	Crew Hours	Gutters & Rainwater Pipes	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
4.65	2.13	Gutter plastic, half round gutter 4m length.	M ¹	10.655	PH	23.25	0.20	49.55	Ea	3.000	11.42	34.26
1.40	1.08	Gutter plastic, gutter bracket.	Nr	18.000	PH	23.25	0.06	25.11	Ea	18.000	0.94	16.92
1.86	0.08	Gutter plastic, outlet.	Nr	1.000	PH	23.25	0.08	1.86	Ea	1.000	3.87	3.87
0.93	0.08	Gutter plastic, stop end.	Nr	2.000	PH	23.25	0.04	1.86	Ea	2.000	1.69	3.38
0.93	0.12	Gutter plastic, 90° degree gutter bend.	Nr	3.000	PH	23.25	0.04	2.79	Ea	3.000	3.99	11.97
6.05	1.31	Rain water plastic, round pipe 5.5m length.	M ¹	5.040	PH	23.25	0.26	30.47	Ea	2.000	15.99	31.98
1.86	0.40	Rain water plastic, round pipe clip.	Nr	5.000	PH	23.25	0.08	9.30	Ea	5.000	1.77	8.85
0.93	0.16	Rain water plastic, round offset bend.	Nr	4.000	PH	23.25	0.04	3.72	Ea	4.000	2.43	9.72
								124.66				120.95

Labour Rate £	Crew Hours	Roof Tiling/Slating/Thatching	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
1.03	8.94	MARLEY ETERNIT Modern concrete tile	Ea	298.000	RRS	34.38	0.03	307.36	Ea	313.000	0.89	278.57
0.69	0.56	Roofing breathable membrane 1x50m roll.	M ²	27.776	RRS	34.38	0.02	19.10	Ea	1.000	72.79	72.79
1.72	4.31	Sawn timber batten 25x38mm treated	M ¹	86.106	RRS	34.38	0.05	148.02	M ¹	90.411	0.35	31.64
1.38	0.43	Felt eaves support tray.	M ¹	10.655	RRS	34.38	0.04	14.65	Ea	8.000	5.25	42.00
3.44	0.60	Standard concrete ridge tiles.	Nr	6.000	RRS	34.38	0.10	20.63	Ea	6.000	2.54	15.24
8.60	2.95	Universal dry ridge and hip system.	M ¹	11.808	RRS	34.38	0.25	101.49	Ea	2.000	65.15	130.30
4.47	2.73	Standard concrete hip tiles.	Nr	21.000	RRS	34.38	0.13	93.86	Ea	22.000	2.54	55.88
5.50	0.32	Galvanized hip irons.	Nr	2.000	RRS	34.38	0.16	11.00	Ea	2.000	3.25	6.50
7.22	1.99	Valley leadwork.	M ¹	9.453	RRS	34.38	0.21	68.25	RI	4.000	51.81	207.24
12.50	1.39	Clear waste into skips.	M ³	1.389	GL	12.50	1.00	17.36	Sp	0.174	168.30	29.28
								801.72				869.44

Labour Rate £	Crew Hours	Carpentry & Joinery	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
1.25	1.33	Stud partition walls, sawn timber dry graded C16 47x75mm.	M ¹	22.230	CJ	20.88	0.06	27.85	M ¹	24.000	1.14	27.36
29.23	1.40	Redwood rebated internal door framing, 5.1m per door.	Nr	1.000	CJ	20.88	1.40	29.23	M ¹	5.100	3.88	19.79
20.88	1.00	Standard internal door.	Nr	1.000	CJ	20.88	1.00	20.88	Ls	1.000	60.00	60.00
15.66	0.75	Ironmongery standard door pack.	Nr	1.000	CJ	20.88	0.75	15.66	Ea	1.000	10.00	10.00
3.76	3.91	Skirting board, Softwood 5" moulded.	M ¹	21.715	CJ	20.88	0.18	81.61	M ¹	22.000	2.55	56.10
2.51	1.22	Softwood 3" moulded architrave.	M ¹	10.200	CJ	20.88	0.12	25.56	M ¹	12.000	1.63	19.56
4.18	1.00	Lateral restraint straps in floors and ceilings.	Ea	10.000	CJ2	41.75	0.10	41.75	Ea	10.000	3.95	39.50
								242.54				232.31

Labour Rate £	Crew Hours	Plastering & Insulation	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
8.60	14.77	Floated walls using, backing plaster 25kg bags.	M²	59.097	PLS	34.38	0.25	507.94	Ea	17.000	6.60	112.20
5.16	12.55	Skim walls using, finishing plaster 25kg bags.	M²	83.653	PLS	34.38	0.15	431.40	Ea	8.000	4.75	38.00
2.41	0.81	12.5mm standard plaster board, on timber.	M²	11.549	PLS	34.38	0.07	27.79	Sh	5.000	4.79	23.95
4.47	1.41	12.5mm standard plaster board, ceiling.	M²	10.851	PLS	34.38	0.13	48.50	Sh	5.000	4.79	23.95
4.47	1.31	12.5mm duplex plaster board, ceiling.	M²	10.093	PLS	34.38	0.13	45.11	Sh	4.000	7.85	31.40
1.38	0.16	Existing ceilings, polybond ready to receive plaster skim.	M²	4.113	PLS	34.38	0.04	5.66	Ea	1.000	23.71	23.71
1.11	0.46	Acoustic partition roll 75mm thick, partitions.	M²	5.775	SL	13.88	0.08	6.41	M²	7.000	3.64	25.48
3.17	2.42	Ceiling insulation 150mm Mineral Wool Quilt Insulation	M²	20.186	SL1	26.38	0.12	63.90	M²	21.000	3.30	69.30
5.16	3.76	Skim, ceilings.	M²	25.057	PLS	34.38	0.15	129.22	Ea	3.000	4.75	14.25
0.07	0.08	Self adhesive fibre tape.	M¹	42.240	PLS	34.38	0.00	2.90	Ea	1.000	4.44	4.44
3.78	1.46	Float beads.	M¹	13.249	PLS	34.38	0.11	50.11	Ea	7.000	1.05	7.35
2.06	1.88	Skim beads.	M¹	31.343	PLS	34.38	0.06	64.65	Ea	15.000	0.98	14.70
								1383.59				388.73

Labour Rate £	Crew Hours	Wall and floor tiling	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
25.00	7.37	Install client issue floor tiles.	M²	7.365	SSC	25.00	1.00	184.13	<	<	<	<
25.00	28.10	Install client issue wall tiles.	M²	28.097	SSC	25.00	1.00	702.43	<	<	<	<
-	-	Grout and adhesive.	>	>	>	>	>	>	Ls	1.000	163.09	163.09
								886.56				163.09

Labour Rate £	Crew Hours	Electrical	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £	
6.25	0.25	Ceiling pendant light.	Nr	1.000	EL	25.00	0.25	6.25	Ea	1.000	2.86	2.86	
8.75	0.35	Ceiling pendant light, low energy Part L1 compliant.	Nr	1.000	EL	25.00	0.35	8.75	Ea	1.000	29.17	29.17	
18.75	4.50	Mains wired recessed down light fire rated.	Nr	6.000	EL	25.00	0.75	112.50	Ea	6.000	22.49	134.94	
12.50	1.50	1 gang 1 way light switch.	Nr	3.000	EL	25.00	0.50	37.50	Ea	3.000	1.50	4.50	
37.50	1.50	Electric bathroom vent.	Nr	1.000	EL	25.00	1.50	37.50	Ea	1.000	32.14	32.14	
1.25	3.00	1.5mm twin & earth cable, 50m roll.	M'	60.000	EL	25.00	0.05	75.00	Ea	2.000	45.68	91.36	
0.25	1.60	1.5mm cable clips.	Nr	160.000	EL	25.00	0.01	40.00	Ea	8.000	0.73	5.84	
12.50	2.00	Double plug socket.	Nr	4.000	EL	25.00	0.50	50.00	Ea	4.000	5.19	20.76	
18.75	0.75	Shaver sockets 115/230v.	Nr	1.000	EL	25.00	0.75	18.75	Ea	1.000	22.26	22.26	
6.25	0.00	Galvanised steel back box 47mm.	>	>	EL	25.00	0.25	0.00	Ea	1.000	2.52	2.52	
1.50	3.60	2.5mm twin & earth cable, 50m roll	M'	60.000	EL	25.00	0.06	90.00	Ea	2.000	40.63	81.26	
0.25	0.60	2.5mm cable clips.	Nr	60.000	EL	25.00	0.01	15.00	Ea	3.000	0.73	2.19	
43.75	1.75	Shower unit connection.	Nr	1.000	EL	25.00	1.75	43.75	<	<	<	<	
31.25	1.25	Shower Ceiling Isolating Pull switch	Nr	1.000	EL	25.00	1.25	31.25	Ea	1.000	14.38	14.38	
31.25	2.50	Mains wired smoke alarm.	Nr	2.000	EL	25.00	1.25	62.50	Ea	2.000	22.47	44.94	
12.50	0.50	Fused spur.	Nr	1.000	EL	25.00	0.50	12.50	Ea	1.000	6.00	6.00	
1.50	1.20	1.5mm three core & earth cable, 50m roll.	M'	20.000	EL	25.00	0.06	30.00	Ea	1.000	47.12	47.12	
2.00	0.80	6mm twin & earth cable, 50m roll.	M'	10.000	EL	25.00	0.08	20.00	Ea	1.000	84.83	84.83	
0.25	0.15	6mm cable clips.	Nr	15.000	EL	25.00	0.01	3.75	Ea	1.000	0.73	0.73	
162.50	6.50	Consumer unit.	Nr	1.000	EL	25.00	6.50	162.50	Ea	1.000	90.87	90.87	
-	-	Metal Back Box 1Gang 25mm	>	>	>	>	>	>	Ea	1.000	1.36	1.36	
-	-	Metal Back Box 1Gang 16mm	>	>	>	>	>	>	Ea	3.000	1.13	3.39	
-	-	Metal Back Box 2Gang 25mm	>	>	>	>	>	>	Ea	4.000	1.50	6.00	
								857.50					729.42

Labour Rate £	Crew Hours	Heating	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £	
34.88	3.00	Supply and install radiators.	Nr	2.000	PH	23.25	1.50	69.75	Ea	2.000	84.51	169.02	
34.88	1.50	Supply and install standard chrome towel radiator.	Nr	1.000	PH	23.25	1.50	34.88	Ea	1.000	107.64	107.64	
6.98	0.90	Lock-shield valves 15mm.	Nr	3.000	PH	23.25	0.30	20.92	Ea	3.000	2.24	6.72	
8.14	1.05	Thermostatic regulating valves.	Nr	3.000	PH	23.25	0.35	24.41	Ea	3.000	10.01	30.03	
4.19	6.48	15mm copper tube.	M'	36.000	PH	23.25	0.18	150.66	M'	36.000	2.48	89.28	
3.49	0.90	15mm copper tees.	Nr	6.000	PH	23.25	0.15	20.92	Ea	6.000	0.62	3.72	
2.79	1.44	15mm copper elbows.	Nr	12.000	PH	23.25	0.12	33.48	Ea	12.000	0.50	6.00	
2.79	1.44	15mm copper coupling.	Nr	12.000	PH	23.25	0.12	33.48	Ea	12.000	0.28	3.36	
0.47	0.88	15mm pipe clips.	Nr	44.000	PH	23.25	0.02	20.46	Ea	44.000	0.12	5.28	
4.65	1.20	15mm isolating valves.	Nr	6.000	PH	23.25	0.20	27.90	Ea	6.000	1.63	9.78	
								436.86					430.83

Labour Rate £	Crew Hours	Plumbing First Fix	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
		Shower, cold feed in 15mm copper.	Nr	1.000	>	>	>	IPF	<	<	<	<
		Toilet cistern, hot & cold feeds 15/22mm copper.	Nr	1.000	>	>	>	IPF	<	<	<	<
		Wash hand basin, hot & cold feeds 15/22mm copper.	Nr	2.000	>	>	>	IPF	<	<	<	<
		Bath, hot & cold feeds 15/22mm copper.	Nr	1.000	>	>	>	IPF	<	<	<	<
		All associated waste pipes.	Nr	5.000	>	>	>	IPF	<	<	<	<
3.49	2.70	15mm copper tube.	M'	18.000	PH	23.25	0.15	62.77	M'	18.000	2.48	44.64
2.33	0.60	15mm copper tees.	Nr	6.000	PH	23.25	0.10	13.95	Ea	6.000	0.62	3.72
2.09	1.62	15mm copper elbows.	Nr	18.000	PH	23.25	0.09	37.67	Ea	18.000	0.50	9.00
2.09	0.54	15mm copper coupling.	Nr	6.000	PH	23.25	0.09	12.56	Ea	6.000	0.28	1.68
0.47	0.54	15mm pipe clips.	Nr	27.000	PH	23.25	0.02	12.56	Ea	27.000	0.12	3.24
3.49	0.60	15mm isolating valves.	Nr	4.000	PH	23.25	0.15	13.95	Ea	4.000	1.63	6.52
3.72	2.56	22mm copper tube.	M'	16.000	PH	23.25	0.16	59.52	M'	18.000	5.99	107.82
2.56	0.22	22mm copper tees.	Nr	2.000	PH	23.25	0.11	5.12	Ea	2.000	1.52	3.04
2.33	0.40	22mm copper elbows.	Nr	4.000	PH	23.25	0.10	9.30	Ea	4.000	0.84	3.36
2.33	0.20	22mm copper coupling.	Nr	2.000	PH	23.25	0.10	4.65	Ea	2.000	0.56	1.12
0.47	0.24	22mm pipe clips.	Nr	12.000	PH	23.25	0.02	5.58	Ea	12.000	0.16	1.92
4.19	0.36	22mm isolating valves.	Nr	2.000	PH	23.25	0.18	8.37	Ea	2.000	2.15	4.30
4.19	2.16	1¼ waste pipe.	M'	12.000	PH	23.25	0.18	50.22	Ea	4.000	2.24	8.96
2.33	0.80	1¼ waste elbow.	Nr	8.000	PH	23.25	0.10	18.60	Ea	8.000	0.66	5.28
2.33	0.20	1¼waste coupling.	Nr	2.000	PH	23.25	0.10	4.65	Ea	2.000	0.66	1.32
0.93	0.72	1¼ waste clips.	Nr	18.000	PH	23.25	0.04	16.74	Ea	18.000	0.19	3.42
4.65	2.80	1½ waste pipe.	M'	14.000	PH	23.25	0.20	65.10	Ea	5.000	2.72	13.60
2.33	0.20	1½ waste tee 1¼ branch.	Nr	2.000	PH	23.25	0.10	4.65	Ea	2.000	0.66	1.32
2.33	0.60	1½ waste elbow.	Nr	6.000	PH	23.25	0.10	13.95	Ea	6.000	0.66	3.96
2.33	0.20	1½ waste coupling.	Nr	2.000	PH	23.25	0.10	4.65	Ea	2.000	0.66	1.32
1.16	0.70	1½ waste clip.	Nr	14.000	PH	23.25	0.05	16.28	Ea	14.000	0.19	2.66
10.46	2.70	Soil vent, pipe.	M'	6.000	PH	23.25	0.45	62.78	Ea	2.000	19.06	38.12
9.30	0.40	Soil vent, branch.	Nr	1.000	PH	23.25	0.40	9.30	Ea	1.000	15.98	15.98
7.91	0.68	Soil vent, bend.	Nr	2.000	PH	23.25	0.34	15.81	Ea	2.000	10.72	21.44
2.33	0.60	Soil vent, pip clips.	Nr	6.000	PH	23.25	0.10	13.95	Ea	6.000	1.84	11.04
								542.68				318.78

Labour Rate £	Crew Hours	Plumbing Sanitary Wares	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
17.44	0.75	Toilet, pan.	Nr	1.000	PH	23.25	0.75	17.44	Ea	1.000	54.10	54.10
34.88	1.50	Toilet, cistern.	Nr	1.000	PH	23.25	1.50	34.88	Ea	1.000	56.90	56.90
8.14	0.35	Toilet, seat.	Nr	1.000	PH	23.25	0.35	8.14	Ea	1.000	22.49	22.49
5.81	0.25	Toilet, soil vent connection, using straight multiquick.	Nr	1.000	PH	23.25	0.25	5.81	Ea	1.000	4.20	4.20
46.50	4.00	Wash hand basin.	Nr	2.000	PH	23.25	2.00	93.00	Ea	2.000	54.40	108.80
11.63	1.00	Basin, pedestal	Nr	2.000	PH	23.25	0.50	23.25	Ea	2.000	33.48	66.96
10.46	0.90	Basin, taps.	Pr	2.000	PH	23.25	0.45	20.93	Pr	2.000	21.34	42.68
3.26	0.28	Basin, waste.	Nr	2.000	PH	23.25	0.14	6.51	Ea	2.000	3.32	6.64
7.44	0.64	Basin, waste trap.	Nr	2.000	PH	23.25	0.32	14.88	Ea	2.000	3.42	6.84
69.75	3.00	Standard 1700x700mm twin grip bath.	Nr	1.000	PH	23.25	3.00	69.75	Ea	1.000	100.87	100.87
11.63	0.50	Bath, panel	Nr	1.000	PH	23.25	0.50	11.63	Ea	1.000	22.38	22.38
5.81	0.25	Bath, end Panel	Nr	1.000	PH	23.25	0.25	5.81	Ea	1.000	11.21	11.21
13.95	0.60	Bath, taps.	Nr	1.000	PH	23.25	0.60	13.95	Pr	1.000	26.40	26.40
3.49	0.15	Bath, waste.	Nr	1.000	PH	23.25	0.15	3.49	Ea	1.000	3.64	3.64
8.14	0.35	Bath, waste trap.	Nr	1.000	PH	23.25	0.35	8.14	Ea	1.000	3.48	3.48
46.50	2.00	Standard 900x900mm Shower tray.	Nr	1.000	PH	23.25	2.00	46.50	Ea	1.000	129.91	129.91
34.88	1.50	Pivot shower door.	Nr	1.000	PH	23.25	1.50	34.88	Ea	1.000	195.92	195.92
11.63	0.50	Shower waste & combi-trap.	Nr	1.000	PH	23.25	0.50	11.63	Ea	1.000	7.77	7.77
34.88	1.50	Shower unit.	Nr	1.000	PH	23.25	1.50	34.88	Ea	1.000	142.22	142.22
								465.50				1013.41

Labour Rate £	Crew Hours	Painting & Decorating	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
1.41	3.04	Prime internal woodwork, prior to fixing.	M ¹	38.035	PD	17.63	0.08	53.64	<	<	<	<
1.76	3.80	Undercoat internal woodwork.	M ¹	38.035	PD	17.63	0.10	67.06	<	<	<	<
2.12	4.56	Gloss internal woodwork.	M ¹	38.035	PD	17.63	0.12	80.47	<	<	<	<
5.64	26.77	Emulsion Walls, comprising one mist coat, one base coat and one top coat.	M ²	83.653	PD	17.63	0.32	471.94	Ea	2.000	38.45	76.90
6.35	7.54	Emulsion Ceilings, comprising one mist coat, one base coat and one top coat.	M ²	20.945	PD	17.63	0.36	132.93	Ea	1.000	18.08	18.08
0.88	0.95	Sundries, decorators caulk.	M ¹	19.018	PD	17.63	0.05	16.76	Ea	2.000	2.03	4.06
8.82	0.50	Prime internal doors.	Nr	1.000	PD	17.63	0.50	8.82	<	<	<	<
8.82	0.50	Undercoat internal doors.	Nr	1.000	PD	17.63	0.50	8.82	<	<	<	<
8.82	0.50	Gloss internal doors.	Nr	1.000	PD	17.63	0.50	8.82	<	<	<	<
-	-	Quick drying primer 5 litres.	>	>	>	>	>	>	Ea	1.000	38.61	38.61
-	-	Undercoat 5 litres.	>	>	>	>	>	>	Ea	1.000	22.56	22.56
-	-	Gloss 5 litres.	>	>	>	>	>	>	Ea	1.000	19.94	19.94
-	-	Sundries, white spirit.	>	>	>	>	>	>	Ea	2.000	2.87	5.74
-	-	Sundries, medium glass paper.	>	>	>	>	>	>	Ea	2.000	1.64	3.28
-	-	Sundries, fine glass paper.	>	>	>	>	>	>	Ea	2.000	1.64	3.28
								849.26				192.45

Labour Rate £	Crew Hours	Sundry Fixings & Fasteners	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
-	-	Nails Paslode 3.1x90mm straight galvanised 2200nr box.	Nr	241.000	>	>	>	>	Ea	1.000	46.30	46.30
-	-	Nails Paslode 3.1x75mm ring shank galvanised 2200nr box.	Nr	183.000	>	>	>	>	Ea	1.000	44.92	44.92
-	-	Nails Paslode 2.8x51mm ring shank galvanised 3300nr box.	Nr	92.000	>	>	>	>	Ea	1.000	50.56	50.56
-	-	Staples Paslode 25mm 2100nr box.	Nr	142.000	>	>	>	>	Ea	1.000	22.54	22.54
-	-	Screws drywall 25mm 1000nr box.	Nr	495.000	>	>	>	>	Bx	1.000	5.31	5.31
-	-	Screws chippy screw 4.5x70mm 100nr box.	Nr	20.000	>	>	>	>	Bx	1.000	5.48	5.48
-	-	Masonry plug brown 300nr pack.	Nr	9.000	>	>	>	>	Ea	1.000	2.69	2.69
-	-	Screws chippy screw 4.5x50mm 200nr box.	Nr	9.000	>	>	>	>	Bx	1.000	7.78	7.78
-	-	Nails 40mm oval 2.50kg pack.	Nr	68.000	>	>	>	>	Ea	1.000	11.13	11.13
-	-	Screws chippy screw 4.0x25mm 200nr box.	Nr	17.000	>	>	>	>	Bx	1.000	3.42	3.42
-	-	Fixings Plain Round Head Nail Galvanised 3.35x65mm PK2.5Kg	Nr	87.000	>	>	>	>	Pack	1.000	10.26	10.26
-	-	Nails white UPVC trim pins stainless steel 2.0x30mm 250nr box.	Nr	31.000	>	>	>	>	Bx	1.000	11.24	11.24
-	-	Nails white UPVC trim pins stainless steel 3.0x50mm 100nr box.	Nr	80.000	>	>	>	>	Bx	1.000	14.19	14.19
-	-	Frame fixings 8.0x100mm each.	Nr	32.000	>	>	>	>	Ea	32.000	0.40	12.80
								0.00			248.62	

Tool Hire					
Description	Hire UoM	Section	Quantity	Rate £	Total £
Tool hire, vibrating plate compactor for the above task.	Dy	Ground Flr	1.000	30.00	30.00
Tool hire, purchase 12" diamond cutting blade for the above saw.	Ea	Brickworks	1.000	35.02	35.02
Total Tool Hire					65.02

Plant Hire					
Description	Hire UoM	Section	Quantity	Rate £	Total £
Chemical site lavatory.	Wks	Preliminaries	6.000	44.00	264.00
Scaffolding by specialist, single lift.	Ls	Scaffolding	49.213	17.50	861.23
Excavations for cavity walls, using a mini digger.	Hp	Foundations	2.000	43.00	86.00
Load waste into skips, using a mini digger.	Hp	Foundations	1.000	43.00	43.00
Excavate drains to a max depth of 900mm, using a mini digger.	Hp	Drainage	1.000	43.00	43.00
Load waste into skips, using a mini digger.	Hp	Drainage	1.000	43.00	43.00
Total Plant Hire					1340.23

Waste Removal (Skip Roundup Calculation)				
	Section	Skips	Rate £	Total £
Load waste into skips, labour included above.	Enabling Works	0.208	168.30	35.01
Builders skips required for the above task.	Excavations & Foundations	1.466	168.30	246.73
Builders skips required for the above task.	Drainage	0.139	168.30	23.39
Excavate and scrape out for slab.	Ground Floor	0.191	168.30	32.15
Clear waste into skips.	Brickworks	0.240	168.30	40.39
Knock through, remove brickworks & plaster.	Structural Works	0.710	168.30	119.49
Clear waste into skips.	Roof Tiling/Slating/Thatching	0.174	168.30	29.28
Total £		3.128	168.30	526.44
Total loads = Roundup to next skip		4.000	168.30	673.20

Waste Removal (Skip Roundup Calculation)	Section	Skips	Rate £	Total £
Extra-over for roundup		0.872	168.30	146.76

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: For Architects, Self Builders and Home Owners. Please note that for each item listed in the material section the prices given Local Market 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 any time without prior notice.

Material Costs: For Direct Builder users. Please note for each item listed in the material section, the prices given are either the price you have set online using our website interactive functions or Local Market Prices, or materials priced by your preferred merchant. Estimators reserve the right to change any of the Local Market Prices without prior notice. For more information on our online interactive functions call 0161 286 8601.

Material Delivery: 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.

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 0161 286 8601 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 0161 286 8601 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.

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 Limited do not price Wall/Floor Coverings or Kitchen Installations, due to the vast ranges associated with these items. If your project includes any of these items, 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 **0161 286 8601**.

E&OE

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