

Labour & Materials Estimate

Site Address: New Build Dwelling with Integral Garage

Proposal: New detached dwelling with integral garage.

Cost Summary	Labour	Material	Total £
Scaffolding		£6,269.79	£6,269.79
Enabling works	£805.12	£1,079.80	£1,884.92
Excavations & foundations (waste includes 20% bulking)	£2,275.06	£4,791.86	£7,066.92
Foundation masonry	£2,057.20	£1,962.55	£4,019.75
Garage floor	£528.85	£572.21	£1,101.06
Ground floor	£3,195.20	£3,474.06	£6,669.26
First floor	£1,487.99	£2,222.96	£3,710.95
Brickworks	£11,354.43	£16,641.52	£27,995.95
Chimney/gas flues	£306.32	£1,030.25	£1,336.57
Windows & external doors	£1,929.77	£9,495.65	£11,425.42
Roof carpentry	£3,403.96	£3,931.76	£7,335.72
Gutters & rainwater pipes	£413.71	£291.34	£705.05
Roof covering	£3,492.39	£3,043.57	£6,535.96
Joinery 1st fix	£1,046.65	£1,731.58	£2,778.23
Joinery 2nd & final fix	£1,382.59	£1,348.37	£2,730.96
Staircase & balustrading	£470.13	£975.42	£1,445.55
External cladding	£18.31	£12.38	£30.69
Plastering & insulation	£6,721.90	£2,957.70	£9,679.60
Wall & floor tiling	£1,528.30	£230.54	£1,758.84
Electrical	£2,691.09	£1,891.37	£4,582.46
Heating	£2,238.20	£3,102.61	£5,340.81
Plumbing first fix	£1,337.73	£645.27	£1,983.00
Plumbing & sanitary wares	£788.76	£1,630.65	£2,419.41
Painting & decorating	£5,853.69	£670.75	£6,524.44
Sundry fixings & fasteners		£565.19	£565.19
Sub-total labour and materials @ cost.	£55,327.35	£70,569.15	£125,896.50
Builders contingencies (BC%)	5.00%	£2,766.37	£3,528.46
Preliminaries, see detailed section.		£17,145.00	£2,776.34
Contract time in weeks	18		
Total labour and materials, including preliminaries & contingencies		£75,238.72	£76,873.95
Overheads & Profit (OHP%)	15.00%	£11,285.81	£11,531.09
Total excluding VAT.		£86,524.53	£88,405.04
			£174,929.57

Build Stage Summary: Each item includes builders contingencies, preliminaries and builders profit.	Labour	Material	Total £
Scaffolding		£7,854.44	£7,854.44
Enabling works	£1,259.10	£1,352.71	£2,611.81
Excavations & foundations (waste includes 20% bulking)	£3,557.89	£6,002.97	£9,560.86
Foundation masonry	£3,217.18	£2,458.57	£5,675.75
Garage floor	£827.05	£716.83	£1,543.88
Ground floor	£4,996.86	£4,352.11	£9,348.97
First floor	£2,327.02	£2,784.80	£5,111.82
Brickworks	£17,756.81	£20,847.55	£38,604.36
Chimney/gas flues	£479.04	£1,290.64	£1,769.68
Windows & external doors	£3,017.90	£11,895.61	£14,913.51
Roof carpentry	£5,323.34	£4,925.49	£10,248.83
Gutters & rainwater pipes	£646.99	£364.97	£1,011.96
Roof covering	£5,461.63	£3,812.81	£9,274.44
Joinery 1st fix	£1,636.82	£2,169.23	£3,806.05
Joinery 2nd & final fix	£2,162.18	£1,689.16	£3,851.34
Staircase & balustrading	£735.22	£1,221.95	£1,957.17
External cladding	£28.63	£15.51	£44.14
Plastering & insulation	£10,512.15	£3,705.24	£14,217.39
Wall & floor tiling	£2,390.06	£288.81	£2,678.87
Electrical	£4,208.50	£2,369.40	£6,577.90
Heating	£3,500.24	£3,886.77	£7,387.01
Plumbing first fix	£2,092.03	£808.36	£2,900.39
Plumbing & sanitary wares	£1,233.51	£2,042.79	£3,276.30
Painting & decorating	£9,154.38	£840.28	£9,994.66
Sundry fixings & fasteners		£708.04	£708.04
Total excluding VAT.	£86,524.53	£88,405.04	£174,929.57

We have made no allowance for the following, please ensure you take these items into account when finalising your costs;

Drainage excluded as not enough detail provided to produce an accurate cost.

Structural steelwork, no structural engineering details provided.

Internal glazed doors with sidelights to Hallway and Dining room.

Cupboard doors.

Fluctuation	Total £	M2	Rate per m2
Proposed Contract Price Less 10%	£157,436.61	156.845	£1,003.77
Proposed Contract Price	£174,929.57	156.845	£1,115.30
Proposed Contract Price Plus 10%	£192,422.53	156.845	£1,226.83

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 & Profit.	OHP%
Painter and decorator.	PD
Painter and decorator X 2.	PD2
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
Specialist sub-contractor X 2.	SSC2
Unit for 10Nr (such as 10Nr/M2).	Ten
Thousand.	Th
Tiler.	TLR
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	£176.00	<p>In all cases we use a trade day rate based on an eight (8) hour day including breaks.</p> <p>The crew rate per hour is simply the trade day rate divided by 8.</p> <p>For example: $\frac{\text{The rate of pay per day for a Roofer} = \text{£182.00}}{\text{Divide by 8 hours per day} =} = \text{£22.75} \quad \begin{matrix} \text{Day} \\ \text{Hour} \end{matrix}$</p> <p>Where a crew grade is more than one operative the day rates are added together and divided by 8.</p> <p>For example: $\begin{array}{r} \text{The day rate for a Roofer} = \text{£182.00} \quad \text{Day} \\ + \text{Semi-skilled labourer} \quad \text{£129.00} \quad \text{Day} \\ \hline \text{Total day rate.} \quad \text{£311.00} \quad \text{Day} \\ \text{Divide by 8 hours per day} = \quad \text{£38.88} \quad \text{Hour} \end{array}$</p>
General labourer.	GL	£116.00	
Semi skilled labourer.	SL	£129.00	
Bricklayer.	BL	£199.00	
Carpenter and joiner.	CJ	£194.00	
Roofer.	RR	£182.00	
Plasterer.	PL	£184.00	
Electrician.	EL	£198.00	
Plumbing and heating engineer.	PH	£206.00	
Painter and decorator.	PD	£160.00	
Specialist Sub-Contractor.	SSC	£200.00	
Tiler.	TLR	£205.00	
Working foreman.	WF	£211.00	

Crew Composition	Crew Grade	Crew Rate per hour
Groundworker.	GW	£22.00
Groundworker X 2.	GW2	£44.00
Groundworker X 2 and general labourer.	GW2.1	£58.50
Groundworker and carpenter.	GWC	£46.25
General labourer.	GL	£14.50
Semi-skilled labourer.	SL	£16.13
Semi-skilled labourer & general labourer X 1.	SL1	£30.63
Semi-skilled labourer & general labourer X 2.	SL2	£45.13
Bricklayer X 1 and semi-skilled labourer.	BL1.1	£41.00
Bricklayer X 2 and semi-skilled labourer.	BL2.1	£65.88
Bricklaying gang working on a fixed rate or price.	BLG	£79.60
Stonemason and semi-skilled labourer.	SM1.1	£45.97
Stonemason X 2 and 1 semi-skilled labourer.	SM2.1	£75.82
Stonemason gang working on a fixed rate or price.	SMG	£180.00
Structural Insulated Panel erectors	SIP	£50.53
Carpenter and general labourer.	CJL	£38.75
Carpenter and joiner.	CJ	£24.25
Carpenter and joiner X 2.	CJ2	£48.50
Carpenter and joiner X 2 and 1 general labourer.	CJ2.1	£63.00

Crew Composition	Crew Grade	Crew Rate per hour
Roofer.	RR	£22.75
Roofer and semi-skilled labourer.	RRS	£38.88
Plasterer.	PL	£23.00
Plasterer and semi-skilled labourer.	PLS	£39.13
Electrician.	EL	£24.75
Plumbing and heating engineer X 1.	PH	£25.75
Plumbing and heating engineer X 2.	PH2	£51.50
Painter and decorator.	PD	£20.00
Painter and decorator X 2.	PD2	£40.00
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 2.	SSC2	£50.00
Specialist sub-contractor X 1 and 1 SL.	SSL	£41.13
Tiler.	TLR	£25.63
Working foreman.	WF	£26.38
Working foreman & semi-skilled labourer.	WSL	£42.50
WSL & general labourer X 1.	WSL1	£57.00
WSL & general labourer X 2.	WSL2	£71.50

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	18.000	WF	1055.1	0.75	14,242.50	<	<	<	<
		Labourer driver, time off site.	Wks	18.000	SL	645.01	0.25	2,902.50	<	<	<	<
		Portable site office.	>	>	>	>	>	>	Wks	18.000	53.46	962.28
		Portable storage container.	>	>	>	>	>	>	Wks	18.000	43.56	784.08
		Chemical site lavatory.	>	>	>	>	>	>	Wks	18.000	42.57	766.26
		Bulk waste roundup.	>	>	>	>	>	>	Ea	0.649	200.00	129.80
		Builders skip roundup.	>	>	>	>	>	>	Sp	0.744	180.00	133.92
								17,145.00				2,776.34

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, multiple lifts.	M²	211.104	>	>	>	>	Ls	211.104	29.70	6,269.79
								0.00				6,269.79

Labour Rate £	Crew Hours	Enabling works	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
4.40	10.34	Site scrape 200mm depth topsoil using a backhoe loader.	M²	103.378	GW2	44.00	0.10	454.86	Hp	11.000	41.58	457.38
15.40	3.62	Lay aside 50% topsoil reuse using a backhoe loader.	M³	10.338	GW2	44.00	0.35	159.21	Hp	4.000	41.58	166.32
15.40	4.34	Load balance into lorries inc 20% bulking using a backhoe loader.	M³	12.406	GW2	44.00	0.35	191.05	Hp	5.000	41.58	207.90
-	-	Load waste into trucks, labour included above.	>	>	>	>	>	>	Ea	1.241	200.00	248.20
								805.12				1,079.80

Labour Rate £	Crew Hours	Excavations & foundations (waste includes 20% bulking)	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
22.00	14.42	Excavations for cavity walls, using a backhoe loader.	M³	28.831	GW2	44.00	0.50	634.28	Hp	15.000	41.58	623.70
15.40	4.22	Excavations for internal/sleeper walls, using a backhoe loader.	M³	12.060	GW2	44.00	0.35	185.72	Hp	5.000	41.58	207.90
11.00	10.22	Load & deposit waste into lorries, using a backhoe loader.	M³	40.891	GW2	44.00	0.25	449.80	Hp	11.000	41.58	457.38
-	-	Bulk waste removal.	>	>	>	>	>	>	Ea	4.907	200.00	981.40
6.44	2.15	Claymaster 2400x1200x50mm.	M¹	19.521	GW2.1	58.50	0.11	125.62	Sh	9.000	14.62	131.58
40.95	13.67	Concrete foundations.	M³	19.526	GW2.1	58.50	0.70	799.59	M³	20.000	104.43	2,088.60
19.80	0.71	Excavate pad foundations, using a backhoe loader.	M³	1.584	GW2	44.00	0.45	31.36	Hp	1.000	41.58	41.58
37.40	0.64	Concrete pad foundations.	M³	0.752	GW2	44.00	0.85	28.12	M³	1.000	135.96	135.96
11.00	0.42	Load & deposit waste into lorries, using a backhoe loader.	M³	1.686	GW2	44.00	0.25	18.55	Hp	1.000	41.58	41.58
-	-	Bulk waste removal.	>	>	>	>	>	>	Ea	0.203	200.00	40.60
19.80	0.05	Excavation for slab thickening, using a backhoe loader.	M³	0.102	GW2	44.00	0.45	2.02	Hp	1.000	41.58	41.58
								2,275.06				4,791.86

Labour Rate £	Crew Hours	Foundation masonry	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
16.47	12.53	Block solid concrete 7.3N 440x215x100mm, cavity walls.	M²	50.105	BL2.1	65.88	0.25	825.23	Ea	527.000	0.98	516.46
16.47	2.78	Block solid concrete 7.3N 440x215x100mm, internal walls.	M²	11.118	BL2.1	65.88	0.25	183.11	Ea	117.000	0.98	114.66
20.42	2.32	Block solid concrete 7.3N 440x215x140mm, internal walls.	M²	7.478	BL2.1	65.88	0.31	152.72	Ea	79.000	1.35	106.65
557.20	6.20	65mm facing brick, band to dpc.	Th	0.886	BLG	79.60	7.00	493.68	Th	0.930	719.51	669.14
-	-	Building sand bulk bag.	Tn	1.595	>	>	>	>	Bg	2.000	43.10	86.20
-	-	Ordinary portland cement 25kg bag.	Nr	17.545	>	>	>	>	Ea	18.000	5.17	93.06
-	-	Mortar plasticiser 5 litres.	Nr	2.000	>	>	>	>	Ea	2.000	4.84	9.68
132.00	7.08	Fill cavity with concrete to within 150mm of dpc level.	M³	2.359	GW2	44.00	3.00	311.39	M³	3.000	115.95	347.86
0.72	1.24	Polythene DPC 112.5mm 30m roll.	M¹	112.572	BL2.1	65.88	0.01	81.58	RI	4.000	3.65	14.60
0.86	0.14	Polythene DPC 150mm 30m roll.	M¹	11.078	BL2.1	65.88	0.01	9.49	RI	1.000	4.24	4.24
								2,057.20				1,962.55

Labour Rate £	Crew Hours	Garage floor	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
11.70	2.81	Excavate & scrape out for slab.	M²	14.059	GW2.1	58.50	0.20	164.49	Sp	0.264	180.00	47.52
26.33	1.71	Lay & compact MOT type 1 hardcore, delivered loose.	Tn	3.796	GW2.1	58.50	0.45	99.93	Tn	4.000	21.02	84.08
-	-	Tool hire, plate compactor for the above task.	>	>	>	>	>	>	Dy	1.000	31.68	31.68
20.47	0.44	Sand blinding, delivered loose.	Tn	1.266	GW2.1	58.50	0.35	25.92	Tn	1.266	22.90	28.99
2.34	0.56	Polythene membrane, blue standard duty 300mu 100m2 rolls.	M²	14.059	GW2.1	58.50	0.04	32.90	RI	1.000	39.88	39.88
4.10	0.98	Steel fabric reinforcement mesh 3.6m x 2.0m A142S.	M²	14.059	GW2.1	58.50	0.07	57.57	Ea	2.000	20.25	40.50
10.53	2.53	Concrete floor slab 100mm thick.	M²	14.059	GW2.1	58.50	0.18	148.04	M³	2.000	129.98	259.96
-	-	Tool hire, petrol power float for floor slab.	>	>	>	>	>	>	Dy	1.000	39.60	39.60
								528.85				572.21

Labour Rate £	Crew Hours	Ground floor	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
26.33	8.92	Lay & compact MOT type 1 hardcore, delivered loose.	Tn	19.815	GW2.1	58.50	0.45	521.63	Tn	20.000	20.78	415.60
-	-	Tool hire, plate compactor for the above task.	>	>	>	>	>	>	Dy	1.000	31.68	31.68
20.47	2.31	Sand blinding, delivered loose.	Tn	6.605	GW2.1	58.50	0.35	135.24	Tn	7.000	22.90	160.30
4.18	13.94	Polystyrene rigid Insulation board 2400x1200x100mm.	M²	73.388	GW	22.00	0.19	306.76	Ea	27.000	15.62	421.74
2.34	2.94	Polythene membrane, blue standard duty 300mu 100m2 rolls.	M²	73.388	GW2.1	58.50	0.04	171.73	RI	1.000	39.88	39.88
3.51	4.40	Polythene vapour control layer, green tinted 125mu.	M²	73.388	GW2.1	58.50	0.06	257.59	RI	1.000	64.09	64.09
2.42	7.64	Perimeter screed upstand 20mm PIR insulation.	M¹	69.410	GW	22.00	0.11	167.97	Ea	3.000	14.27	42.81
10.53	13.21	Concrete floor slab 100mm thick.	M²	73.388	GW2.1	58.50	0.18	772.78	M³	8.000	104.07	832.52
11.74	22.02	Floor Screed, premixed delivered 1:3 mix.	M²	73.388	PLS	39.13	0.30	861.50	Tn	12.000	122.12	1,465.44
								3,195.20				3,474.06

Labour Rate £	Crew Hours	First floor	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
3.42	14.72	Floor joist, sawn timber dry graded 47x200mm Treated C16	M ¹	208.776	CJ2	48.50	0.07	713.86	M ¹	208.800	6.51	1,359.29
8.73	12.49	Chipboard flooring MR 2400x600x22mm.	M ²	69.398	CJ2	48.50	0.18	605.84	Sh	53.000	9.89	524.17
2.43	3.47	Acoustic 100mm mineral wool laid between joists.	M ²	69.398	CJ2	48.50	0.05	168.29	M ²	70.000	4.85	339.50
								1,487.99				2,222.96

Labour Rate £	Crew Hours	Brickworks	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
557.20	70.57	65mm facing brick above dpc.	Th	10.081	BLG	79.60	7.00	5,617.13	Th	10.585	719.51	7,616.01
988.20	0.22	Independent brick piers in common brick foundations.	Th	0.015	BL2.1	65.88	15.00	14.82	Th	0.016	269.71	4.32
18.45	2.91	Cavity blockwork, solid concrete 7.3N 440x215x100mm.	M²	10.377	BL2.1	65.88	0.28	191.42	Ea	108.000	0.98	105.84
16.47	39.00	Cavity blockwork, aircrete 3.6N 440x215x100mm.	M²	156.016	BL2.1	65.88	0.25	2,569.58	Ea	1619.000	1.41	2,282.79
17.13	4.40	Internal blockwork, aircrete 3.6N 440x215x100mm.	M²	16.939	BL2.1	65.88	0.26	290.14	Ea	176.000	1.41	248.16
20.42	3.51	Internal blockwork, aircrete 3.6N 440x215x140mm.	M²	11.333	BL2.1	65.88	0.31	231.45	Ea	118.000	2.04	240.72
835.80	0.15	Feature brickworks, soldier course heads & cills.	Th	0.014	BLG	79.60	10.50	11.70	Th	0.014	719.51	10.07
32.94	1.77	Feature brickworks, squint brick internal & external.	M¹	3.541	BL2.1	65.88	0.50	116.64	Ea	4.000	2.99	11.96
1383.41	5.17	Independent brick piers in facing brick above dpc.	Th	0.246	BL2.1	65.88	21.00	340.34	Th	0.258	719.51	185.63
935.30	3.44	Chimney brickworks, facing brick.	Th	0.293	BLG	79.60	11.75	274.04	Th	0.307	719.51	220.89
444.69	1.88	Chimney brickworks, concrete common brick.	Th	0.278	BL2.1	65.88	6.75	123.62	Th	0.292	269.71	78.76
31.62	5.47	Chimney blockworks, solid concrete 7.3N 440x215x100mm.	M²	11.400	BL2.1	65.88	0.48	360.50	Ea	118.228	0.98	115.86
-	-	Building sand bulk bag.	Tn	9.781	>	>	>	>	Bg	11.000	43.10	474.10
-	-	Ordinary portland cement 25kg bag.	Nr	107.580	>	>	>	>	Ea	108.000	5.17	558.36
-	-	Mortar plasticiser 5 litres.	Nr	13.000	>	>	>	>	Ea	13.000	4.84	62.92
-	-	Sharp silver sand bulk bag.	Tn	0.535	>	>	>	>	Bg	1.000	55.00	55.00
9.88	0.45	Lintels Steel Lintel 100/100/100 3300mm	Ea	3.000	BL2.1	65.88	0.15	29.65	Ea	3.000	229.03	687.09
9.88	0.30	Lintels Steel Lintel 100/100/100 2700mm	Ea	2.000	BL2.1	65.88	0.15	19.76	Ea	2.000	155.32	310.64
9.88	0.15	Lintels Steel Lintel 100/100/100 2250mm	Ea	1.000	BL2.1	65.88	0.15	9.88	Ea	1.000	122.19	122.19
9.88	0.15	Lintels Steel Lintel 100/100/100 2100mm	Ea	1.000	BL2.1	65.88	0.15	9.88	Ea	1.000	107.58	107.58
9.88	0.30	Lintels Steel Lintel 100/100/100 1800mm	Ea	2.000	BL2.1	65.88	0.15	19.76	Ea	2.000	90.45	180.90
9.88	0.45	Lintels Steel Lintel 100/100/100 1650mm	Ea	3.000	BL2.1	65.88	0.15	29.65	Ea	3.000	82.81	248.43
9.88	0.30	Lintels Steel Lintel 100/100/100 1200mm	Ea	2.000	BL2.1	65.88	0.15	19.76	Ea	2.000	60.10	120.20
9.88	0.15	Lintels Steel Lintel EXT100 1200mm	Ea	1.000	BL2.1	65.88	0.15	9.88	Ea	1.000	26.79	26.79
9.88	0.15	Lintels Steel Lintel INT140 1800mm	Ea	1.000	BL2.1	65.88	0.15	9.88	Ea	1.000	70.32	70.32
9.88	0.15	Lintels Steel Lintel EXT200 2700mm	Ea	1.000	BL2.1	65.88	0.15	9.88	Ea	1.000	150.30	150.30
9.88	0.15	Lintels Steel Lintel INT140 2850mm	Ea	1.000	BL2.1	65.88	0.15	9.88	Ea	1.000	195.07	195.07
9.88	0.15	Lintels Steel Lintel INT140 3900mm	Ea	1.000	BL2.1	65.88	0.15	9.88	Ea	1.000	252.51	252.51
5.27	0.16	Concrete lintels, for 100/115/125mm internal blockwork.	Nr	2.000	BL2.1	65.88	0.08	10.54	Ea	2.000	12.97	25.94
2.64	6.24	Cavity Wall Insulation Mineral Batts 100x455x1200mm PK12	M²	156.017	BL2.1	65.88	0.04	411.14	Ea	25.000	25.55	638.75
2.64	2.72	Cavity closers 100mm cavity.	M¹	68.120	BL2.1	65.88	0.04	179.51	Ea	24.000	14.59	350.16
0.20	1.64	Stainless steel tie-wires.	Nr	547.000	BL2.1	65.88	0.00	108.11	Bx	3.000	43.60	130.80
0.20	1.64	Cavity insulation retaining disc's.	Nr	547.000	BL2.1	65.88	0.00	108.11	Ea	547.000	0.07	38.29
6.59	1.89	Cavity trays using 600mm wide dpm.	M¹	18.866	BL2.1	65.88	0.10	124.29	Rl	1.000	15.01	15.01
0.66	0.11	Weep vent sleeves.	Nr	11.000	BL2.1	65.88	0.01	7.25	Ea	11.000	0.39	4.29
-	-	Tool hire, cement mixer 6/4 diesel.	>	>	>	>	>	>	Hp	5.000	63.36	316.80
-	-	Tool hire, builders trestles.	>	>	>	>	>	>	Hp	14.000	7.43	104.02
-	-	Tool hire, builders planks.	>	>	>	>	>	>	Hp	23.000	2.97	68.31
14.50	5.27	Clear waste into skips.	M³	5.266	GL	14.50	1.00	76.36	Sp	1.143	180.00	205.74
								11,354.43			16,641.52	

Labour Rate £	Crew Hours	Chimney/gas flues	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
30.75	0.75	Throat lintel 800mm 200TL800.	Nr	1.000	BL1.1	41.00	0.75	30.75	Ea	1.000	94.75	94.75
10.25	0.50	Round flue liner bend 22.5 Degree 200mm 200B.	Nr	2.000	BL1.1	41.00	0.25	20.50	Ea	2.000	18.29	36.58
10.25	3.00	Round flue liner 600mm 200L600.	Nr	12.000	BL1.1	41.00	0.25	123.00	Ea	12.000	18.74	224.88
10.25	0.75	Round flue liner 150mm 200L150.	Nr	3.000	BL1.1	41.00	0.25	30.75	Ea	3.000	8.85	26.55
-	-	Class 1 liner sealant 310ml.	>	>	>	>	>	>	Ea	6.000	6.68	40.08
-	-	DUNBRIK insulating backfill DUNFIL 22kg.	>	>	>	>	>	>	Ea	17.000	13.92	236.64
30.75	0.75	Scored fireback 450mm 450FB.	Nr	1.000	BL1.1	41.00	0.75	30.75	Ea	1.000	104.44	104.44
41.00	1.00	Cannon head chimney pot red 450mm CANN450.	Nr	1.000	BL1.1	41.00	1.00	41.00	Ea	1.000	50.90	50.90
10.25	0.25	Topguard steel cowl red 260mm TG260.	Nr	1.000	BL1.1	41.00	0.25	10.25	Ea	1.000	101.36	101.36
12.88	0.50	Smoke pellet ube, 6 pellets per tube.	Nr	1.000	PH	25.75	0.50	12.88	Ea	1.000	11.34	11.34
6.44	0.25	Flue notice plate.	Nr	1.000	PH	25.75	0.25	6.44	Ea	1.000	7.73	7.73
-	-	Manufacturers direct to site delivery charge	>	>	>	>	>	>	Ea	1.000	95.00	95.00
								306.32			1,030.25	

Labour Rate £	Crew Hours	Windows & external doors	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
48.50	21.00	White UPVC windows inc double glazed glass.	Nr	21.000	CJ2	48.50	1.00	1,018.50	M²	33.600	187.28	6,292.61
72.75	9.00	White UPVC residential door inc double glazed glass.	Nr	3.000	CJ	24.25	3.00	218.25	M²	7.700	208.97	1,609.07
12.13	2.85	Conservatory, bay pole.	M¹	11.400	CJ2	48.50	0.25	138.23	M¹	11.400	29.82	339.95
12.13	1.01	Conservatory, corner post.	M¹	4.056	CJ2	48.50	0.25	49.18	M¹	4.100	29.84	122.34
48.50	2.00	Garage, door frame.	Nr	1.000	CJ	24.25	2.00	48.50	M¹	6.600	5.42	35.77
121.25	5.00	Garage, door.	Nr	1.000	CJ	24.25	5.00	121.25	M²	5.000	154.21	771.05
-	-	Garage doors, zinc plated 4" butt hinges.	>	>	>	>	>	>	Ea	6.000	3.04	18.24
18.19	0.75	Garage doors, mortice deadlock.	Nr	1.000	CJ	24.25	0.75	18.19	Ea	1.000	24.11	24.11
6.06	0.50	Garage doors, pair galvanised tower bolts.	Nr	2.000	CJ	24.25	0.25	12.13	Ea	2.000	2.89	5.78
14.55	12.60	Window boards, MDF.	Nr	21.000	CJ	24.25	0.60	305.55	M¹	28.000	5.41	151.48
-	-	Frame sealant.	>	>	>	>	>	>	Ea	25.000	5.01	125.25
								1,929.78			9,495.65	

Labour Rate £	Crew Hours	Roof carpentry	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
4.85	2.20	Wall Plate 75x100 Treated C16	M¹	21.992	CJ2	48.50	0.10	106.66	M¹	23.000	4.90	112.70
3.88	1.20	Wall plate straps.	Nr	15.000	CJ2	48.50	0.08	58.20	Ea	15.000	2.93	43.95
5.34	1.08	Pole Plate 47x175 Treated C16	M¹	9.841	CJ2	48.50	0.11	52.50	M¹	10.000	5.62	56.20
6.31	0.37	Ridge Board 38x250 Treated C16	M¹	2.857	CJ2	48.50	0.13	18.01	M¹	3.000	6.27	18.81
3.88	2.74	Rafter 47x100 Treated C16	M¹	34.305	CJ2	48.50	0.08	133.10	M¹	35.000	2.90	101.50
5.82	6.82	Rafter 47x200 Treated C16	M¹	56.845	CJ2	48.50	0.12	330.84	M¹	57.000	5.86	334.02
3.88	3.63	Ceiling joist 47x100 Treated C16	M¹	45.351	CJ2	48.50	0.08	175.96	M¹	48.000	3.22	154.56
16.24	33.24	Truss roof components including associated timbers & fixings.	M²	99.259	CJ2	48.50	0.33	1,612.00	Ls	1.000	1987.21	1,987.21
5.82	4.21	Softwood fascia boards.	M¹	35.098	CJ2	48.50	0.12	204.27	M¹	36.853	3.69	135.99
3.88	2.81	Plywood soffit boards.	M¹	35.098	CJ2	48.50	0.08	136.18	Sh	4.000	24.04	96.16
6.31	3.72	Softwood barge boards.	M¹	28.635	CJ2	48.50	0.13	180.54	M¹	31.000	3.69	114.39
4.37	3.16	Continuous soffit ventilator.	M¹	35.098	CJ2	48.50	0.09	153.20	Ea	35.098	8.98	315.18
-	-	Plant Hire, crane hire.	>	>	>	>	>	>	Dy	1.000	425.00	425.00
48.50	10.00	Gallows brackets made & fixed from 75x75mm PSE.	Nr	5.000	CJ	24.25	2.00	242.50	M¹	9.000	4.01	36.09
								3,403.96				3,931.76

Labour Rate £	Crew Hours	Gutters & rainwater pipes	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
5.15	7.02	Gutter plastic, half round gutter 4m length.	M¹	35.089	PH	25.75	0.20	180.71	Ea	9.000	11.24	101.16
1.55	3.54	Gutter plastic, gutter bracket.	Nr	59.000	PH	25.75	0.06	91.16	Ea	59.000	0.92	54.28
2.06	0.32	Gutter plastic, outlet.	Nr	4.000	PH	25.75	0.08	8.24	Ea	4.000	3.91	15.64
1.03	0.32	Gutter plastic, stop end.	Nr	8.000	PH	25.75	0.04	8.24	Ea	8.000	1.66	13.28
6.70	3.35	Rain water plastic, round pipe 5.5m length.	M¹	12.878	PH	25.75	0.26	86.22	Ea	3.000	16.04	48.12
2.06	0.88	Rain water plastic, round pipe clip.	Nr	11.000	PH	25.75	0.08	22.66	Ea	11.000	1.86	20.46
1.03	0.64	Rain water plastic, round offset bend.	Nr	16.000	PH	25.75	0.04	16.48	Ea	16.000	2.40	38.40
								413.71				291.34

Labour Rate £	Crew Hours	Roof covering	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
1.32	49.40	MARLEY ETERNIT Modern concrete tile	Ea	1453.000	RRS	38.88	0.03	1,920.75	Ea	1525.000	1.02	1,555.50
0.78	2.71	Roofing breathable membrane 1x50m roll.	M²	135.719	RRS	38.88	0.02	105.54	Ea	4.000	52.03	208.12
1.94	21.04	Sawn timber batten 25x38mm treated	M¹	420.726	RRS	38.88	0.05	817.89	M¹	441.763	0.64	282.73
2.33	1.72	Soffit strip non asbestos verges.	M¹	28.635	RRS	38.88	0.06	66.80	Ea	24.000	1.00	24.00
1.56	1.40	Felt eaves support tray.	M¹	35.098	RRS	38.88	0.04	54.58	Ea	25.000	5.39	134.75
3.89	2.90	Round concrete ridge tile 457mm.	Nr	29.000	RRS	38.88	0.10	112.75	Ea	30.000	2.54	76.20
9.72	3.21	Universal dry ridge, mono ridge & hip system.	M¹	12.857	RRS	38.88	0.25	124.97	Ea	3.000	66.33	198.99
10.11	4.91	Lead flashings.	M¹	18.866	RRS	38.88	0.26	190.71	RI	7.000	47.04	329.28
-	-	Plant hire, lifting equipment, tile/slate conveyer.	Nr	1.000	>	>	>	>	Dy	1.000	81.18	81.18
14.50	6.79	Clear waste into skips.	M³	6.786	GL	14.50	1.00	98.40	Sp	0.849	180.00	152.82
								3,492.39				3,043.57

Labour Rate £	Crew Hours	Joinery 1st fix	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
1.70	15.40	Stud partition walls, sawn timber 47x100mm treated C16	M¹	219.959	CJ	24.25	0.07	373.38	M¹	231.000	3.22	743.82
33.95	12.60	Redwood rebated internal door framing, 5.1m per door.	Nr	9.000	CJ	24.25	1.40	305.55	M¹	45.900	7.05	323.60
36.38	1.50	Redwood rebated internal double door framing, 6.3m per door.	Nr	1.000	CJ	24.25	1.50	36.38	M¹	6.300	7.05	44.42
10.67	0.14	General timber framing, using 47x100mm sawn timber C16	M²	0.640	CJ2	48.50	0.22	6.83	M¹	4.000	2.90	11.60
4.85	0.06	General timber frame sheathing, using 9mm OSB.	M²	0.640	CJ2	48.50	0.10	3.10	Sh	1.000	17.52	17.52
1.45	0.02	General timber frame, house wrap 1400mm x 50m roll.	M²	0.672	CJ2	48.50	0.03	0.98	RI	1.000	96.62	96.62
7.76	2.09	Plywood, brazilian WBP 2440x1220x12mm.	M²	13.047	CJ2	48.50	0.16	101.24	Sh	5.000	41.15	205.75
5.82	0.56	General timber, 47x200mm Treated C16	M¹	4.692	CJ2	48.50	0.12	27.31	M¹	5.000	6.51	32.55
4.85	1.08	General timber, 75x100mm Treated C16	M¹	10.820	CJ2	48.50	0.10	52.48	M¹	12.000	4.90	58.80
4.85	2.80	Lateral restraint straps in floors & ceilings.	Ea	28.000	CJ2	48.50	0.10	135.80	Ea	28.000	3.86	108.08
7.75	0.09	Fire proofing, Masterboard 12mm.	M²	0.464	CJL	38.75	0.20	3.60	Sh	1.000	88.82	88.82
								1,046.65				1,731.58

Labour Rate £	Crew Hours	Joinery 2nd & final fix	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
24.25	9.00	Standard internal door.	Nr	9.000	CJ	24.25	1.00	218.25	Ls	1.000	540.00	540.00
60.63	2.50	Standard internal double doors.	Nr	1.000	CJ	24.25	2.50	60.63	Ls	1.000	120.00	120.00
18.19	8.25	Ironmongery standard door pack.	Nr	11.000	CJ	24.25	0.75	200.06	Ea	11.000	10.29	113.19
4.37	23.99	Skirting board, Softwood 5" moulded.	M¹	133.255	CJ	24.25	0.18	581.66	M¹	134.000	2.51	336.34
2.91	12.53	Softwood 3" moulded architrave.	M¹	104.400	CJ	24.25	0.12	303.80	M¹	115.000	1.72	197.80
18.19	0.75	Preformed plastic loft hatch, push up loose lid.	Nr	1.000	CJ	24.25	0.75	18.19	Ea	1.000	41.04	41.04
								1,382.59				1,348.37

Labour Rate £	Crew Hours	Staircase & balustrading	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
470.13	9.69	Bespoke made to measure softwood staircase	Ls	1.000	CJ2	48.50	9.69	470.13	Ls	1.000	975.42	975.42
								470.13				975.42

Labour Rate £	Crew Hours	External cladding	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
2.91	0.31	Softwood weather boarding 19X150mm treated.	M¹	5.120	CJ2	48.50	0.06	14.90	M¹	6.000	1.78	10.68
1.94	0.07	Fixing battens, 25x50mm treated batten.	M¹	1.760	CJ2	48.50	0.04	3.41	M¹	2.000	0.85	1.70
								18.31				12.38

Labour Rate £	Crew Hours	Plastering & insulation	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
7.04	58.69	Skim walls using, finishing plaster 25kg bags.	M²	326.052	PLS	39.13	0.18	2,296.51	Ea	32.000	6.62	211.84
5.09	27.53	12.5mm standard plaster board, on dabs.	M²	211.787	PLS	39.13	0.13	1,077.34	Sh	78.000	6.25	487.50
7.83	6.57	HardieBacker 500 Tile Backing Board 1200x800x12mm	M²	32.853	PLS	39.13	0.20	257.11	Ea	37.000	14.72	544.64
2.74	8.00	12.5mm standard plaster board, on timber.	M²	114.264	PLS	39.13	0.07	312.98	Sh	43.000	6.25	268.75
5.09	18.85	12.5mm standard plaster board, ceiling.	M²	145.001	PLS	39.13	0.13	737.61	Sh	55.000	6.25	343.75
1.29	4.57	Acoustic partition roll 75mm thick, partitions.	M²	57.132	SL	16.13	0.08	73.72	M²	62.000	3.59	222.58
3.68	18.03	Ceiling insulation 150mm Mineral Wool Quilt Insulation	M²	150.278	SL1	30.63	0.12	552.36	M²	151.000	3.36	507.36
4.85	0.09	Ceiling insulation Foil Faced Rigid PIR Insulation Board 2400x1200x100mm	M²	0.464	CJ	24.25	0.20	2.25	Ea	1.000	71.29	71.29
8.61	31.90	Skim, ceilings.	M²	145.001	PLS	39.13	0.22	1,248.26	Ea	15.000	6.62	99.30
0.08	1.22	Self adhesive fibre tape.	M¹	612.368	PLS	39.13	0.00	47.92	Ea	7.000	4.57	31.99
2.35	2.96	Skim beads.	M¹	49.339	PLS	39.13	0.06	115.84	Ea	23.000	1.16	26.68
-	-	Dot & Dab Drywall Adhesive	>	>	>	>	>	>	Bg	18.000	7.89	142.02
								6,721.90				2,957.70

Labour Rate £	Crew Hours	Wall & floor tiling	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
38.45	10.05	Install client issue floor tiles.	M²	6.698	TLR	25.63	1.50	257.50	<	<	<	<
32.04	49.58	Install client issue wall tiles.	M²	39.666	TLR	25.63	1.25	1,270.80	<	<	<	<
-	-	Grout & adhesive.	>	>	>	>	>	>	Ls	1.000	230.54	230.54
								1,528.30				230.54

Labour Rate £	Crew Hours	Electrical	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
8.66	5.25	Ceiling pendant light, low energy Part L1 compliant.	Nr	15.000	EL	24.75	0.35	129.94	Ea	15.000	30.38	455.70
12.38	8.00	1 gang 1 way light switch.	Nr	16.000	EL	24.75	0.50	198.00	Ea	16.000	1.54	24.64
37.13	6.00	Mechanical air vent.	Nr	4.000	EL	24.75	1.50	148.50	Ea	4.000	32.95	131.80
1.24	13.35	1.5mm twin & earth cable, 50m roll.	M ¹	267.000	EL	24.75	0.05	330.41	Ea	6.000	27.75	166.50
0.12	2.22	1.5mm cable clips.	Nr	444.000	EL	24.75	0.01	54.95	Ea	23.000	0.75	17.25
12.38	12.00	Double plug socket.	Nr	24.000	EL	24.75	0.50	297.00	Ea	24.000	5.36	128.64
18.56	1.50	Shaver sockets 115/230v.	Nr	2.000	EL	24.75	0.75	37.13	Ea	2.000	22.58	45.16
24.75	1.00	45 Amp cooker connection unit.	Nr	1.000	EL	24.75	1.00	24.75	Ea	1.000	4.43	4.43
24.75	1.00	45 Amp 1 gang double pole cooker switch	Nr	1.000	EL	24.75	1.00	24.75	Ea	1.000	6.65	6.65
6.19	0.00	Galvanised steel back box 47mm.	>	>	>	>	>	>	Ea	3.000	2.51	7.53
1.48	21.60	2.5mm twin & earth cable, 50m roll	M ¹	360.000	EL	24.75	0.06	534.60	Ea	8.000	33.12	264.96
0.12	1.80	2.5mm cable clips.	Nr	360.000	EL	24.75	0.01	44.55	Ea	18.000	0.75	13.50
43.31	1.75	Shower unit connection.	Nr	1.000	EL	24.75	1.75	43.31	<	<	<	<
19.80	0.80	Shower Ceiling Isolating Pull switch	Nr	1.000	EL	24.75	0.80	19.80	Ea	1.000	14.73	14.73
30.94	2.50	Mains wired smoke alarm.	Nr	2.000	EL	24.75	1.25	61.88	Ea	2.000	22.71	45.42
30.94	1.25	Mains wired heat detector/alarm	Nr	1.000	EL	24.75	1.25	30.94	Ea	1.000	34.86	34.86
30.94	2.50	Mains wired carbon monoxide detector/alarm	Nr	2.000	EL	24.75	1.25	61.88	Ea	2.000	32.46	64.92
30.94	1.25	Florescent lights including fitting, 1200mm.	Nr	1.000	EL	24.75	1.25	30.94	Ea	1.000	34.22	34.22
99.00	4.00	Wire & commission boiler.	Nr	1.000	EL	24.75	4.00	99.00	<	<	<	<
12.38	4.50	Fused spur.	Nr	9.000	EL	24.75	0.50	111.38	Ea	9.000	6.13	55.17
29.70	2.40	Telephone flush slave socket.	Nr	2.000	EL	24.75	1.20	59.40	Ea	2.000	8.12	16.24
0.99	1.27	Telephone cable, 100m roll.	M ¹	31.740	EL	24.75	0.04	31.42	Ea	1.000	19.07	19.07
1.48	1.20	1.5mm three core & earth cable, 50m roll.	M ¹	20.000	EL	24.75	0.06	29.70	Ea	1.000	34.01	34.01
1.98	1.76	6mm twin & earth cable, 50m roll.	M ¹	22.000	EL	24.75	0.08	43.56	Ea	1.000	67.65	67.65
0.25	0.33	6mm cable clips.	Nr	33.000	EL	24.75	0.01	8.17	Ea	2.000	0.75	1.50
74.25	3.00	Honeywell 7 day programmer.	Nr	1.000	EL	24.75	3.00	74.25	Ea	1.000	86.61	86.61
160.88	6.50	Consumer unit.	Nr	1.000	EL	24.75	6.50	160.88	Ea	1.000	83.14	83.14
-	-	Metal Back Box 1Gang 25mm	>	>	>	>	>	>	Ea	9.000	1.39	12.51
-	-	Metal Back Box 1Gang 16mm	>	>	>	>	>	>	Ea	16.000	1.13	18.08
-	-	Metal Back Box 2Gang 25mm	>	>	>	>	>	>	Ea	24.000	1.52	36.48
								2,691.09			1,891.37	

Labour Rate £	Crew Hours	Heating	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
38.63	12.00	Supply & install radiators.	Nr	8.000	PH	25.75	1.50	309.00	Ea	8.000	87.28	698.24
38.63	4.50	Supply & install standard chrome towel radiator.	Nr	3.000	PH	25.75	1.50	115.88	Ea	3.000	116.74	350.22
7.73	3.30	Lock-shield valves 15mm.	Nr	11.000	PH	25.75	0.30	84.98	Ea	11.000	2.28	25.08
9.01	3.85	Thermostatic regulating valves.	Nr	11.000	PH	25.75	0.35	99.14	Ea	11.000	10.40	114.40
4.12	21.12	15mm copper tube.	M ¹	132.000	PH	25.75	0.16	543.84	Ea	44.000	8.00	352.00
3.86	3.30	15mm copper tees.	Nr	22.000	PH	25.75	0.15	84.98	Ea	22.000	0.55	12.10
3.09	5.28	15mm copper elbows.	Nr	44.000	PH	25.75	0.12	135.96	Ea	44.000	0.35	15.40
3.09	5.28	15mm copper coupling.	Nr	44.000	PH	25.75	0.12	135.96	Ea	44.000	0.41	18.04
0.52	3.18	15mm pipe clips.	Nr	159.000	PH	25.75	0.02	81.89	Ea	159.000	0.12	19.08
5.15	4.40	15mm isolating valves.	Nr	22.000	PH	25.75	0.20	113.30	Ea	22.000	1.72	37.84
180.25	7.00	Boiler, Worcester Greenstar 34cdi condensing combi ng.	Nr	1.000	PH	25.75	7.00	180.25	Ea	1.000	1200.00	1,200.00
51.50	2.00	Boiler flue kit, Worcester standard horizontal.	Nr	1.000	PH	25.75	2.00	51.50	Ea	1.000	75.00	75.00
4.64	7.02	22mm copper tube.	M ¹	39.000	PH	25.75	0.18	180.77	Ea	13.000	11.79	153.27
4.38	0.51	22mm copper tees.	Nr	3.000	PH	25.75	0.17	13.13	Ea	3.000	1.59	4.77
3.61	1.12	22mm copper elbows.	Nr	8.000	PH	25.75	0.14	28.84	Ea	8.000	0.52	4.16
3.61	0.84	22mm copper coupling.	Nr	6.000	PH	25.75	0.14	21.63	Ea	6.000	0.48	2.88
0.52	1.56	22mm pipe clips.	Nr	78.000	PH	25.75	0.02	40.17	Ea	78.000	0.16	12.48
5.67	0.66	22mm isolating valves.	Nr	3.000	PH	25.75	0.22	17.00	Ea	3.000	2.55	7.65
								2,238.22				3,102.61

Labour Rate £	Crew Hours	Plumbing first fix	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
		Kitchen/Utility sink, hot & cold feeds 15/22mm copper.	Nr	1.000	>	>	>	IPF	<	<	<	<
		Kitchen/Utility sink, waste pipe.	Nr	1.000	>	>	>	IPF	<	<	<	<
		Shower, cold feed in 15mm copper.	Nr	1.000	>	>	>	IPF	<	<	<	<
		Toilet cistern, cold feed 15mm copper	Nr	3.000	>	>	>	IPF	<	<	<	<
		Wash hand basin, hot & cold feeds 15/22mm copper.	Nr	3.000	>	>	>	IPF	<	<	<	<
		Bath, hot & cold feeds 15/22mm copper.	Nr	1.000	>	>	>	IPF	<	<	<	<
		All associated waste pipes.	Nr	9.000	>	>	>	IPF	<	<	<	<
4.12	7.20	15mm copper tube.	M ¹	45.000	PH	25.75	0.16	185.40	Ea	15.000	8.00	120.00
2.58	1.40	15mm copper tees.	Nr	14.000	PH	25.75	0.10	36.05	Ea	14.000	0.55	7.70
2.32	3.96	15mm copper elbows.	Nr	44.000	PH	25.75	0.09	101.97	Ea	44.000	0.35	15.40
2.32	1.35	15mm copper coupling.	Nr	15.000	PH	25.75	0.09	34.76	Ea	15.000	0.41	6.15
0.52	0.94	15mm pipe clips.	Nr	47.000	PH	25.75	0.02	24.21	Ea	47.000	0.12	5.64
3.86	1.20	15mm isolating valves.	Nr	8.000	PH	25.75	0.15	30.90	Ea	8.000	1.72	13.76
4.64	3.96	22mm copper tube.	M ¹	22.000	PH	25.75	0.18	101.97	Ea	8.000	11.79	94.32
2.83	0.33	22mm copper tees.	Nr	3.000	PH	25.75	0.11	8.50	Ea	3.000	1.59	4.77
2.58	0.80	22mm copper elbows.	Nr	8.000	PH	25.75	0.10	20.60	Ea	8.000	0.52	4.16
2.58	0.40	22mm copper coupling.	Nr	4.000	PH	25.75	0.10	10.30	Ea	4.000	0.48	1.92
0.52	0.36	22mm pipe clips.	Nr	18.000	PH	25.75	0.02	9.27	Ea	18.000	0.16	2.88
4.64	0.54	22mm isolating valves.	Nr	3.000	PH	25.75	0.18	13.91	Ea	3.000	2.55	7.65
9.01	0.70	Washing machine, hot & cold taps.	Nr	2.000	PH	25.75	0.35	18.02	Ea	2.000	4.06	8.12
9.01	0.35	Dish washer, cold tap.	Nr	1.000	PH	25.75	0.35	9.01	Ea	1.000	4.06	4.06
12.88	1.00	Washing machine/dish washer open waste trap.	Nr	2.000	PH	25.75	0.50	25.75	Ea	2.000	9.14	18.28
4.64	3.24	1¼ waste pipe.	M ¹	18.000	PH	25.75	0.18	83.43	Ea	6.000	2.70	16.20
2.58	1.20	1¼ waste elbow.	Nr	12.000	PH	25.75	0.10	30.90	Ea	12.000	0.68	8.16
2.58	0.30	1¼waste coupling.	Nr	3.000	PH	25.75	0.10	7.73	Ea	3.000	0.69	2.07
1.03	1.08	1¼ waste clips.	Nr	27.000	PH	25.75	0.04	27.81	Ea	27.000	0.23	6.21
5.15	7.00	1½ waste pipe.	M ¹	35.000	PH	25.75	0.20	180.25	Ea	12.000	3.30	39.60
2.58	0.40	1½ waste tee 1¼ branch.	Nr	4.000	PH	25.75	0.10	10.30	Ea	4.000	0.69	2.76
2.58	1.60	1½ waste elbow.	Nr	16.000	PH	25.75	0.10	41.20	Ea	16.000	0.68	10.88
2.58	0.50	1½ waste coupling.	Nr	5.000	PH	25.75	0.10	12.88	Ea	5.000	0.68	3.40
1.29	1.75	1½ waste clip.	Nr	35.000	PH	25.75	0.05	45.06	Ea	35.000	0.23	8.05
11.59	5.85	Soil vent, pipe.	M ¹	13.000	PH	25.75	0.45	150.64	Ea	5.000	18.84	94.20
10.30	1.20	Soil vent, branch.	Nr	3.000	PH	25.75	0.40	30.90	Ea	3.000	16.53	49.59
8.76	2.04	Soil vent, bend.	Nr	6.000	PH	25.75	0.34	52.53	Ea	6.000	10.86	65.16
2.58	1.30	Soil vent, pip clips.	Nr	13.000	PH	25.75	0.10	33.48	Ea	13.000	1.86	24.18
								1,337.73				
									645.27			

Labour Rate £	Crew Hours	Plumbing & sanitary wares	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
19.31	2.25	Toilet, pan.	Nr	3.000	PH	25.75	0.75	57.94	Ea	3.000	57.94	173.82
38.63	4.50	Toilet, cistern.	Nr	3.000	PH	25.75	1.50	115.88	Ea	3.000	58.83	176.49
9.01	1.05	Toilet, seat.	Nr	3.000	PH	25.75	0.35	27.04	Ea	3.000	22.49	67.47
6.44	0.75	Toilet, soil vent connection, using straight multiquick.	Nr	3.000	PH	25.75	0.25	19.31	Ea	3.000	4.25	12.75
51.50	6.00	Wash hand basin.	Nr	3.000	PH	25.75	2.00	154.50	Ea	3.000	55.78	167.34
12.88	1.50	Basin, pedestal	Nr	3.000	PH	25.75	0.50	38.63	Ea	3.000	34.19	102.57
11.59	1.35	Basin, taps.	Pr	3.000	PH	25.75	0.45	34.76	Pr	3.000	20.73	62.19
3.61	0.42	Basin, waste.	Nr	3.000	PH	25.75	0.14	10.82	Ea	3.000	4.99	14.97
8.24	0.96	Basin, waste trap.	Nr	3.000	PH	25.75	0.32	24.72	Ea	3.000	5.63	16.89
77.25	3.00	Standard 1700x700mm twin grip bath.	Nr	1.000	PH	25.75	3.00	77.25	Ea	1.000	122.02	122.02
12.88	0.50	Bath, panel	Nr	1.000	PH	25.75	0.50	12.88	Ea	1.000	19.24	19.24
6.44	0.25	Bath, end Panel	Nr	1.000	PH	25.75	0.25	6.44	Ea	1.000	10.15	10.15
15.45	0.60	Bath, taps.	Nr	1.000	PH	25.75	0.60	15.45	Pr	1.000	25.09	25.09
3.86	0.15	Bath, waste.	Nr	1.000	PH	25.75	0.15	3.86	Ea	1.000	5.04	5.04
9.01	0.35	Bath, waste trap.	Nr	1.000	PH	25.75	0.35	9.01	Ea	1.000	6.45	6.45
12.88	0.50	Anti scald thermostatic mixing valve TMV 2/3 22mm	Nr	1.000	PH	25.75	0.50	12.88	Ea	1.000	29.80	29.80
51.50	2.00	Standard 900x900mm Shower tray.	Nr	1.000	PH	25.75	2.00	51.50	Ea	1.000	153.85	153.85
38.63	1.50	Pivot shower door.	Nr	1.000	PH	25.75	1.50	38.63	Ea	1.000	200.48	200.48
25.75	1.00	Shower door side panel.	Nr	1.000	PH	25.75	1.00	25.75	Ea	1.000	111.06	111.06
12.88	0.50	Shower waste & combi-trap.	Nr	1.000	PH	25.75	0.50	12.88	Ea	1.000	7.91	7.91
38.63	1.50	Shower unit.	Nr	1.000	PH	25.75	1.50	38.63	Ea	1.000	145.07	145.07
								788.76			1,630.65	

Labour Rate £	Crew Hours	Painting & decorating	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
1.20	9.01	Prime internal woodwork, prior to fixing.	M¹	300.295	PD2	40.00	0.03	360.35	<	<	<	<
2.00	15.01	Undercoat internal woodwork.	M¹	300.295	PD2	40.00	0.05	600.59	<	<	<	<
2.40	18.02	Finish internal woodwork, in either gloss, satin, or eggshell.	M¹	300.295	PD2	40.00	0.06	720.71	<	<	<	<
6.40	52.17	Emulsion Walls, comprising one mist coat, one base coat & one top coat.	M²	326.051	PD2	40.00	0.16	2,086.73	Ea	6.000	38.82	232.92
7.20	26.10	Emulsion Ceilings, comprising one mist coat, one base coat & one top coat.	M²	145.001	PD2	40.00	0.18	1,044.01	Ea	3.000	18.09	54.27
1.00	3.75	Sundries, decorators caulk.	M¹	150.148	PD2	40.00	0.03	150.15	Ea	16.000	2.15	34.40
1.20	2.77	Prime timber, fascia, barge & soffit boards, prior to fixing.	M¹	92.368	PD2	40.00	0.03	110.84	<	<	<	<
2.40	5.54	Undercoat fascia, barge & soffit boards.	M¹	92.368	PD2	40.00	0.06	221.68	<	<	<	<
2.80	6.47	Top coat fascia, barge & soffit boards.	M¹	92.368	PD2	40.00	0.07	258.63	<	<	<	<
10.00	2.50	Prime internal doors.	Nr	10.000	PD2	40.00	0.25	100.00	<	<	<	<
10.00	2.50	Undercoat internal doors.	Nr	10.000	PD2	40.00	0.25	100.00	<	<	<	<
10.00	2.50	Finish internal doors, in either gloss, satin, or eggshell.	Nr	10.000	PD2	40.00	0.25	100.00	<	<	<	<
-	-	Quick drying primer 5 litres.	>	>	>	>	>	>	Ea	4.000	39.95	159.80
-	-	Undercoat 5 litres.	>	>	>	>	>	>	Ea	4.000	22.92	91.68
-	-	Finishing coat, gloss/satin/eggshell 5 litres.	>	>	>	>	>	>	Ea	4.000	20.93	83.72
-	-	Sundries, white spirit.	>	>	>	>	>	>	Ea	2.000	2.93	5.86
-	-	Sundries, medium glass paper.	>	>	>	>	>	>	Ea	2.000	2.03	4.06
-	-	Sundries, fine glass paper.	>	>	>	>	>	>	Ea	2.000	2.02	4.04
								5,853.69				670.75

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	137.000	>	>	>	>	Bx	1.000	49.78	49.78
-	-	Nails Paslode 3.1x75mm ring shank galvanised 2200nr box.	Nr	268.000	>	>	>	>	Bx	1.000	47.98	47.98
-	-	Nails Paslode 2.8x51mm ring shank galvanised 3300nr box.	Nr	481.623	>	>	>	>	Bx	1.000	57.40	57.40
-	-	Nails 65mm plain lost head 2.5kg pack.	Nr	176.000	>	>	>	>	Ea	1.000	8.65	8.65
-	-	Nails 65mm plain lost head 25kg box.	Nr	176.000	>	>	>	>	Bx	1.000	34.30	34.30
-	-	Staples Paslode 25mm 2100nr box.	Nr	1019.000	>	>	>	>	Bx	1.000	22.58	22.58
-	-	Nails Paslode 2.8x51mm stainless steel 1100nr box.	Nr	32.000	>	>	>	>	Bx	1.000	81.75	81.75
-	-	Anchor bolts M10x126mm.	Nr	25.000	>	>	>	>	Ea	25.000	1.51	37.75
-	-	Screws 100mm Timberlok screws 50nr pack.	Nr	115.200	>	>	>	>	Pack	3.000	33.42	100.26
-	-	Screws drywall 25mm 1000nr box.	Nr	3599.000	>	>	>	>	Bx	4.000	5.28	21.12
-	-	Screws drywall 50mm 500nr box.	Nr	0.000	>	>	>	>	Bx	1.000	6.65	6.65
-	-	Screws chippy screw 4.5x70mm 100nr box.	Nr	200.000	>	>	>	>	Bx	2.000	5.83	11.66
-	-	Masonry plug brown 300nr pack.	Nr	22.000	>	>	>	>	Ea	1.000	2.70	2.70
-	-	Screws chippy screw 4.5x50mm 200nr box.	Nr	22.000	>	>	>	>	Bx	1.000	7.96	7.96
-	-	Nails 40mm oval 2.50kg pack.	Nr	696.000	>	>	>	>	Ea	1.000	11.44	11.44
-	-	Screws chippy screw 4.0x25mm 200nr box.	Nr	43.000	>	>	>	>	Bx	1.000	3.57	3.57
-	-	Fixings Plain Round Head Nail Galvanised 3.35x65mm PK2.5Kg	Nr	421.000	>	>	>	>	Pack	1.000	10.74	10.74
-	-	Frame fixings 8.0x100mm each.	Nr	96.000	>	>	>	>	Ea	96.000	0.40	38.40
-	-	Steel joist hangers (timber to timber straps)	Nr	7.000	>	>	>	>	Ea	7.000	1.50	10.50
								0.00				565.19

Tool Hire					
Description	Hire UoM	Section	Quantity	Rate £	Total £
Tool hire, plate compactor for the above task.	Dy	Tool Hire	1.000	31.68	31.68
Tool hire, petrol power float for floor slab.	Dy	Tool Hire	1.000	39.60	39.60
Tool hire, plate compactor for the above task.	Dy	Tool Hire	1.000	31.68	31.68
Tool hire, cement mixer 6/4 diesel.	Hp	Tool Hire	5.000	63.36	316.80
Tool hire, builders trestles.	Hp	Tool Hire	14.000	7.43	104.02
Tool hire, builders planks.	Hp	Tool Hire	23.000	2.97	68.31
Total Tool Hire (items excluded as instructed)					592.09

Plant Hire					
Description	Hire UoM	Section	Quantity	Rate £	Total £
Portable site office.	Wks	Plant Hire	18.000	53.46	962.28
Portable storage container.	Wks	Plant Hire	18.000	43.56	784.08
Chemical site lavatory.	Wks	Plant Hire	18.000	42.57	766.26
Scaffolding by specialist, multiple lifts.	Ls	Plant Hire	211.104	29.70	6,269.79
Site scrape 200mm depth topsoil using a backhoe loader.	Hp	Plant Hire	11.000	41.58	457.38
Lay aside 50% topsoil reuse using a backhoe loader.	Hp	Plant Hire	4.000	41.58	166.32
Load balance into lorries inc 20% bulking using a backhoe loader.	Hp	Plant Hire	5.000	41.58	207.90
Excavations for cavity walls, using a backhoe loader.	Hp	Plant Hire	15.000	41.58	623.70
Excavations for internal/sleeper walls, using a backhoe loader.	Hp	Plant Hire	5.000	41.58	207.90
Load & deposit waste into lorries, using a backhoe loader.	Hp	Plant Hire	11.000	41.58	457.38
Excavate pad foundations, using a backhoe loader.	Hp	Plant Hire	1.000	41.58	41.58
Load & deposit waste into lorries, using a backhoe loader.	Hp	Plant Hire	1.000	41.58	41.58
Excavation for slab thickening, using a backhoe loader.	Hp	Plant Hire	1.000	41.58	41.58
Plant Hire, crane hire.	Dy	Plant Hire	1.000	425.00	425.00
Plant hire, lifting equipment, tile/slate conveyor.	Dy	Plant Hire	1.000	81.18	81.18
Total Plant Hire					11,533.91

Waste Removal (Skip Roundup Calculation)	Section	Skips	Rate £	Total £
Excavate & scrape out for slab.	Garage floor	0.264	180.00	47.52
Clear waste into skips.	Brickworks	1.143	180.00	205.74
Clear waste into skips.	Roof covering	0.849	180.00	152.82
Additional skips		0.000	180.00	0.00
Total £		2.256	180.00	406.08
Total loads = Roundup to next skip		3.000	180.00	540.00
Extra-over for roundup		0.744	180.00	133.92

Waste Removal (Load Roundup Calculation)	Section	Loads	Rate £	Total £
Load waste into trucks, labour included above.	Enabling works	1.241	200.00	248.20
Bulk waste removal.	Excavations & foundations (waste includes 20% bulking)	4.907	200.00	981.40
Bulk waste removal.	Excavations & foundations (waste includes 20% bulking)	0.203	200.00	40.60
Total £		6.351	200.00	1,270.20
Total loads = Roundup to next load		7.000	200.00	1,400.00
Extra-over for roundup		0.649	200.00	129.80

Scope of Estimation & Limitations

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

Estimators Online 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 Online 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 Online 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 Online 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, fencing, driveways & paving. Estimators Online Limited do not price Wall/Floor Coverings or Kitchen, Utility or Wardrobe installations, due to the vast ranges associated with these items. In addition, Estimators Online Limited excludes works such as: Intruder alarms and CCTV installations. If your project includes any of these items, you should obtain prices from the source of supply or a specialist sub-contractor.

Network/TV/Satellite installations: where applicable we include first fix cabling and completed face plates. All cable tails will be located in a centralised position for final installation by others.

Estimators Online 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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