

Labour & Materials Estimate

Site Address: Single Story Side Extension

Proposal: Single storey side extension and associated works

Cost Summary	Labour	Material	Total £
Scaffolding		£439.77	£439.77
Enabling works	£54.59	£10.80	£65.39
Excavations & foundations (waste includes 20% bulking)	£643.74	£663.54	£1,307.28
Drainage	£204.01	£307.46	£511.47
Foundation masonry	£385.69	£483.60	£869.29
Ground floor	£580.58	£1,198.25	£1,778.83
Brickworks	£1,870.30	£2,123.87	£3,994.17
Windows & external doors	£141.86	£907.54	£1,049.40
Roof carpentry	£698.25	£922.93	£1,621.18
Gutters & rainwater pipes	£119.10	£96.71	£215.81
Roof covering	£667.03	£688.47	£1,355.50
Joinery 1st fix	£9.70	£7.72	£17.42
Joinery 2nd & final fix	£54.34	£32.63	£86.97
Plastering & insulation	£831.13	£249.49	£1,080.62
Electrical	£350.24	£273.25	£623.49
Heating	£156.04	£141.34	£297.38
Painting & decorating	£355.16	£156.82	£511.98
Sundry fixings & fasteners		£134.58	£134.58
Sub-total labour and materials @ cost.	£7,121.76	£8,838.77	£15,960.53
Builders contingencies (BC%)	5.00%	£356.09	£441.94
Preliminaries, see detailed section.		£2,077.50	£158.85
Contract time in weeks	3		
Total labour and materials, including preliminaries & contingencies		£9,555.35	£9,439.56
Overheads & Profit (OHP%)	15.00%	£1,433.30	£1,415.93
Total excluding VAT.		£10,988.65	£10,855.49

Build Stage Summary: Each item includes builders contingencies, preliminaries and builders profit.	Labour	Material	Total £
Scaffolding		£540.11	£540.11
Enabling works	£84.23	£13.26	£97.49
Excavations & foundations (waste includes 20% bulking)	£993.27	£814.94	£1,808.21
Drainage	£314.78	£377.61	£692.39
Foundation masonry	£595.11	£593.94	£1,189.05
Ground floor	£895.82	£1,471.65	£2,367.47
Brickworks	£2,885.80	£2,608.46	£5,494.28
Windows & external doors	£218.89	£1,114.61	£1,333.50
Roof carpentry	£1,077.38	£1,133.51	£2,210.89
Gutters & rainwater pipes	£183.77	£118.78	£302.55
Roof covering	£1,029.21	£845.56	£1,874.77
Joinery 1st fix	£14.97	£9.48	£24.45
Joinery 2nd & final fix	£83.84	£40.08	£123.92
Plastering & insulation	£1,282.41	£306.42	£1,588.83
Electrical	£540.41	£335.60	£876.01
Heating	£240.76	£173.59	£414.35
Painting & decorating	£548.00	£192.60	£740.60
Sundry fixings & fasteners		£165.29	£165.29
Total excluding VAT.	£10,988.65	£10,855.49	£21,844.14

Fluctuation	Total £	M2	Rate per m2
Proposed Contract Price Less 10%	£19,659.73	10.521	£1,868.62
Proposed Contract Price	£21,844.14	10.521	£2,076.24
Proposed Contract Price Plus 10%	£24,028.55	10.521	£2,283.87

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	£173.00	<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: $\frac{\text{The rate of pay per day for a Roofer} = \text{£181.00}}{\text{Divide by 8 hours per day} =} = \text{£22.63} \quad \begin{matrix} \text{Day} \\ \text{Hour} \end{matrix}$</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: $\begin{array}{r} \text{The day rate for a Roofer} = \text{£181.00} \quad \text{Day} \\ + \text{Semi-skilled labourer} \quad \text{£130.00} \quad \text{Day} \\ \hline \text{Total day rate.} \quad \text{£311.00} \quad \text{Day} \\ \text{Divide by 8 hours per day} = \quad \text{£38.88} \quad \text{Hour} \end{array}$</p>
General labourer.	GL	£116.00	
Semi skilled labourer.	SL	£130.00	
Bricklayer.	BL	£199.00	
Carpenter and joiner.	CJ	£194.00	
Roofer.	RR	£181.00	
Plasterer.	PL	£182.00	
Electrician.	EL	£198.00	
Plumbing and heating engineer.	PH	£207.00	
Painter and decorator.	PD	£157.00	
Specialist Sub-Contractor.	SSC	£200.00	
Tiler.	TLR	£206.00	
Working foreman.	WF	£212.00	

Crew Composition	Crew Grade	Crew Rate per hour
Groundworker.	GW	£21.63
Groundworker X 2.	GW2	£43.25
Groundworker X 2 and general labourer.	GW2.1	£57.75
Groundworker and carpenter.	GWC	£45.88
General labourer.	GL	£14.50
Semi-skilled labourer.	SL	£16.25
Semi-skilled labourer & general labourer X 1.	SL1	£30.75
Semi-skilled labourer & general labourer X 2.	SL2	£45.25
Bricklayer X 1 and semi-skilled labourer.	BL1.1	£41.13
Bricklayer X 2 and semi-skilled labourer.	BL2.1	£66.00
Bricklaying gang working on a fixed rate or price.	BLG	£79.60
Stonemason and semi-skilled labourer.	SM1.1	£46.10
Stonemason X 2 and 1 semi-skilled labourer.	SM2.1	£75.95
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	£22.63
Roofer and semi-skilled labourer.	RRS	£38.88
Plasterer.	PL	£22.75
Plasterer and semi-skilled labourer.	PLS	£39.00
Electrician.	EL	£24.75
Plumbing and heating engineer X 1.	PH	£25.88
Plumbing and heating engineer X 2.	PH2	£51.75
Painter and decorator.	PD	£19.63
Painter and decorator X 2.	PD2	£39.25
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	£41.25
Tiler.	TLR	£25.75
Working foreman.	WF	£26.50
Working foreman & semi-skilled labourer.	WSL	£42.75
WSL & general labourer X 1.	WSL1	£57.25
WSL & general labourer X 2.	WSL2	£71.75

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	3.000	WF	1060.1	0.50	1,590.00	<	<	<	<
		Labourer driver, time off site.	Wks	3.000	SL	650.01	0.25	487.50	<	<	<	<
		Chemical site lavatory.	>	>	>	>	>	>	Wks	3.000	42.57	127.71
		Builders skip roundup.	>	>	>	>	>	>	Sp	0.173	180.00	31.14
								2,077.50				158.85

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	25.376	>	>	>	>	Ls	25.376	17.33	439.77
								0.00				439.77

Labour Rate £	Crew Hours	Enabling works	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
15.84	0.35	Demolish walls 9"/11" solid or cavity.	M²	1.000	SL2	45.25	0.35	15.84	<	<	<	<
19.38	1.00	Remove external windows.	Nr	2.000	CJL	38.75	0.50	38.75	<	<	<	<
-	-	Load waste into skips, labour included above.	>	>	>	>	>	>	Sp	0.060	180.00	10.80
								54.59				10.80

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 £
64.88	9.14	Excavations for cavity walls, using a mini digger.	M³	6.090	GW2	43.25	1.50	395.09	Hp	2.000	43.56	87.12
21.63	3.05	Load waste into skips, using a mini digger.	M³	6.090	GW2	43.25	0.50	131.70	Hp	1.000	43.56	43.56
-	-	Builders skips required for the above tasks.	>	>	>	>	>	>	Sp	1.194	180.00	214.92
40.43	2.03	Concrete foundations.	M³	2.893	GW2.1	57.75	0.70	116.95	M³	3.000	105.98	317.94
								643.74				663.54

Labour Rate £	Crew Hours	Drainage	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
7.79	0.90	Excavate drains to a max depth of 900mm, using a mini digger.	M¹	5.000	GW2	43.25	0.18	38.92	Hp	1.000	43.56	43.56
19.46	0.50	Load waste into skips, using a mini digger.	M³	1.105	GW2	43.25	0.45	21.51	Hp	1.000	43.56	43.56
-	-	Builders skips required for the above task.	>	>	>	>	>	>	Sp	0.139	180.00	25.02
4.33	0.50	Lay pipes 110mm plastic 3m lengths.	M¹	5.000	GW2	43.25	0.10	21.63	Ea	2.000	14.46	28.92
32.44	0.69	Backfill pipes with p-gravel.	M³	0.923	GW2	43.25	0.75	29.94	Bg	2.000	41.98	83.96
32.44	0.83	Backfill over with spoil.	M³	1.103	GW2	43.25	0.75	35.78	<	<	<	<
30.28	0.70	Connection to existing system.	Nr	1.000	GW2	43.25	0.70	30.28	Ea	1.000	9.65	9.65
25.95	0.60	Gulleys.	Nr	1.000	GW2	43.25	0.60	25.95	Ea	1.000	23.83	23.83
-	-	Drainage collars 110mm.	>	>	>	>	>	>	Ea	4.000	3.44	13.76
-	-	Drainage bends 110mm.	>	>	>	>	>	>	Ea	4.000	8.80	35.20
								204.01				307.46

Labour Rate £	Crew Hours	Foundation masonry	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
16.50	2.79	Block solid concrete 7.3N 440x215x100mm, cavity walls.	M²	11.165	BL2.1	66.00	0.25	184.22	Ea	118.000	0.98	115.64
557.20	1.48	65mm facing brick, band to dpc.	Th	0.211	BLG	79.60	7.00	117.57	Th	0.222	719.51	159.73
-	-	Building sand bulk bag.	Tn	0.295	>	>	>	>	Bg	1.000	43.10	43.10
-	-	Ordinary portland cement 25kg bag.	Nr	3.238	>	>	>	>	Ea	4.000	5.17	20.68
-	-	Mortar plasticiser 5 litres.	Nr	1.000	>	>	>	>	Ea	1.000	4.84	4.84
129.75	1.60	Fill cavity with concrete to within 150mm of dpc level.	M³	0.533	GW2	43.25	3.00	69.16	M³	1.000	135.96	135.96
0.73	0.22	Polythene DPC 112.5mm 30m roll.	M¹	20.300	BL2.1	66.00	0.01	14.74	RI	1.000	3.65	3.65
								385.69				483.60

Labour Rate £	Crew Hours	Ground floor	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
11.55	2.10	Excavate & scrape out for slab.	M²	10.521	GW2.1	57.75	0.20	121.52	Sp	0.198	180.00	35.64
25.99	1.28	Lay & compact MOT type 1 hardcore, delivered in bulk bags.	Tn	2.841	GW2.1	57.75	0.45	73.83	Bg	4.000	42.45	169.80
-	-	Tool hire, plate compactor for the above task.	>	>	>	>	>	>	Dy	1.000	31.68	31.68
20.21	0.33	Sand blinding, delivered in bulk bags.	Tn	0.947	GW2.1	57.75	0.35	19.14	Bg	1.000	43.10	43.10
4.11	2.00	Foil faced rigid PIR insulation board 2400x1200x100mm.	M²	10.521	GW	21.63	0.19	43.24	Ea	4.000	71.29	285.16
2.31	0.42	Polythene membrane, blue standard duty 300mu 100m2 rolls.	M²	10.521	GW2.1	57.75	0.04	24.30	RI	1.000	39.88	39.88
3.47	0.63	Polythene vapour control layer, green tinted 125mu.	M²	10.521	GW2.1	57.75	0.06	36.46	RI	1.000	64.09	64.09
2.38	1.37	Perimeter screed upstand 20mm PIR insulation.	M¹	12.450	GW	21.63	0.11	29.62	Ea	1.000	14.27	14.27
10.40	1.89	Concrete floor slab 100mm thick.	M²	10.521	GW2.1	57.75	0.18	109.37	M³	2.000	135.19	270.39
11.70	3.16	Floor Screed, premixed delivered 1:3 mix.	M²	10.521	PLS	39.00	0.30	123.10	Tn	2.000	122.12	244.24
								580.58				1,198.25

Labour Rate £	Crew Hours	Brickworks	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
8.13	2.50	Steel wall starter.	Nr	5.000	SL	16.25	0.50	40.63	Ea	5.000	20.71	103.55
12.19	1.91	Cut out vertical channel in existing wall, to maintain clear cavities.	M¹	2.545	SL	16.25	0.75	31.02	<	<	<	<
20.31	6.58	Tooth out existing walls, ready to receive new.	M¹	5.265	SL	16.25	1.25	106.95	<	<	<	<
-	-	Tool hire, petrol abrasive saw 12" for the above tasks.	>	>	>	>	>	>	Dy	1.000	58.41	58.41
-	-	Tool hire, purchase 12" diamond cutting blade for the above saw.	>	>	>	>	>	>	Ea	1.000	35.02	35.02
557.20	9.23	65mm facing brick above dpc.	Th	1.318	BLG	79.60	7.00	734.39	Th	1.384	719.51	995.80
16.50	5.56	Cavity blockwork, aircrete 3.6N 440x215x100mm.	M²	22.225	BL2.1	66.00	0.25	366.71	Ea	231.000	1.41	325.71
-	-	Building sand bulk bag.	Tn	1.134	>	>	>	>	Bg	2.000	43.10	86.20
-	-	Ordinary portland cement 25kg bag.	Nr	12.469	>	>	>	>	Ea	13.000	5.17	67.21
-	-	Mortar plasticiser 5 litres.	Nr	2.000	>	>	>	>	Ea	2.000	4.84	9.68
9.90	0.15	Lintels Steel Lintel 100/100/100 1650mm	Ea	1.000	BL2.1	66.00	0.15	9.90	Ea	1.000	82.81	82.81
9.90	0.15	Lintels Steel Lintel 100/100/100 1500mm	Ea	1.000	BL2.1	66.00	0.15	9.90	Ea	1.000	75.15	75.15
2.64	0.89	Cavity Wall Insulation Mineral Batts 100x455x1200mm PK12	M²	22.225	BL2.1	66.00	0.04	58.67	Ea	4.000	25.55	102.20
2.64	0.36	Cavity closers 100mm cavity.	M¹	9.100	BL2.1	66.00	0.04	24.02	Ea	4.000	14.59	58.36
0.20	0.23	Stainless steel tie-wires.	Nr	78.000	BL2.1	66.00	0.00	15.44	Bx	1.000	43.60	43.60
0.20	0.23	Cavity insulation retaining disc's.	Nr	78.000	BL2.1	66.00	0.00	15.44	Ea	78.000	0.07	5.46
6.60	0.65	Cavity trays using 600mm wide dpm.	M¹	6.534	BL2.1	66.00	0.10	43.12	Rl	1.000	15.01	15.01
61.70	9.80	Cavity trays in existing walls sloping.	M¹	6.534	BL1.1	41.13	1.50	403.12	<	<	<	<
0.66	0.04	Weep vent sleeves.	Nr	4.000	BL2.1	66.00	0.01	2.64	Ea	4.000	0.39	1.56
-	-	Tool hire, 110v cement mixer with transformer.	>	>	>	>	>	>	Hp	1.000	35.64	35.64
14.50	0.58	Clear waste into skips.	M³	0.576	GL	14.50	1.00	8.35	Sp	0.125	180.00	22.50
									1,870.30		2,123.87	

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	1.00	White UPVC windows inc double glazed glass.	Nr	1.000	CJ2	48.50	1.00	48.50	M²	1.500	187.28	280.92
78.81	3.25	White UPVC french doors inc double glazed glass.	Nr	1.000	CJ	24.25	3.25	78.81	M²	2.800	216.35	605.78
14.55	0.60	Window boards, MDF.	Nr	1.000	CJ	24.25	0.60	14.55	M¹	2.000	5.41	10.82
-	-	Frame sealant.	>	>	>	>	>	>	Ea	2.000	5.01	10.02
									141.86		907.54	

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	0.94	Wall Plate 75x100 Treated C16	M¹	9.385	CJ2	48.50	0.10	45.52	M¹	10.000	4.90	49.00
3.88	0.56	Wall plate straps.	Nr	7.000	CJ2	48.50	0.08	27.16	Ea	7.000	2.93	20.51
6.79	0.81	Purlin 75x200 Treated C16	M¹	5.808	CJ2	48.50	0.14	39.44	M¹	6.000	10.20	61.20
6.31	1.18	Hip Rafter 47x225 Treated C16	M¹	9.058	CJ2	48.50	0.13	57.11	M¹	10.000	7.26	72.60
3.88	0.46	Binder 47x100 Treated C16	M¹	5.808	CJ2	48.50	0.08	22.54	M¹	6.000	2.90	17.40
3.88	0.13	Prop 47x100 Treated C16	M¹	1.675	CJ2	48.50	0.08	6.50	M¹	2.000	3.22	6.44
4.85	4.41	Rafter 47x150 Treated C16	M¹	44.135	CJ2	48.50	0.10	214.05	M¹	45.000	4.53	203.85
4.85	2.74	Ceiling joist 47x150 Treated C16	M¹	27.390	CJ2	48.50	0.10	132.84	M¹	29.000	4.96	143.84
7.27	1.61	White UPVC fascia boards.	M¹	10.709	CJ2	48.50	0.15	77.91	Ea	2.000	63.97	127.94
6.79	1.50	White UPVC soffit boards.	M¹	10.709	CJ2	48.50	0.14	72.71	Ea	2.000	78.09	156.18
7.27	0.05	White UPVC barge boards.	M¹	0.340	CJ2	48.50	0.15	2.47	Ea	1.000	63.97	63.97
								698.25				922.93

Labour Rate £	Crew Hours	Gutters & rainwater pipes	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
5.18	2.14	Gutter plastic, half round gutter 4m length.	M¹	10.709	PH	25.88	0.20	55.43	Ea	3.000	11.24	33.72
1.55	1.08	Gutter plastic, gutter bracket.	Nr	18.000	PH	25.88	0.06	27.95	Ea	18.000	0.92	16.56
2.07	0.08	Gutter plastic, outlet.	Nr	1.000	PH	25.88	0.08	2.07	Ea	1.000	3.91	3.91
1.04	0.08	Gutter plastic, stop end.	Nr	2.000	PH	25.88	0.04	2.07	Ea	2.000	1.66	3.32
1.04	0.08	Gutter plastic, 90° degree gutter bend.	Nr	2.000	PH	25.88	0.04	2.07	Ea	2.000	3.99	7.98
6.73	0.74	Rain water plastic, round pipe 5.5m length.	M¹	2.847	PH	25.88	0.26	19.16	Ea	1.000	16.04	16.04
2.07	0.24	Rain water plastic, round pipe clip.	Nr	3.000	PH	25.88	0.08	6.21	Ea	3.000	1.86	5.58
1.04	0.16	Rain water plastic, round offset bend.	Nr	4.000	PH	25.88	0.04	4.14	Ea	4.000	2.40	9.60
								119.10				96.71

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	6.43	MARLEY ETERNIT Modern concrete tile	Ea	189.000	RRS	38.88	0.03	249.84	Ea	199.000	1.02	202.98
0.78	0.35	Roofing breathable membrane 1x50m roll.	M²	17.654	RRS	38.88	0.02	13.73	Ea	1.000	52.03	52.03
1.94	2.74	Sawn timber batten 25x38mm treated	M¹	54.728	RRS	38.88	0.05	106.39	M¹	57.464	0.64	36.78
1.56	0.43	Felt eaves support tray.	M¹	10.709	RRS	38.88	0.04	16.65	Ea	8.000	5.39	43.12
9.72	2.26	Universal dry ridge, mono ridge & hip system.	M¹	9.058	RRS	38.88	0.25	88.04	Ea	2.000	66.33	132.66
5.05	2.60	Round concrete hip tiles 457mm.	Nr	20.000	RRS	38.88	0.13	101.09	Ea	21.000	2.54	53.34
6.22	0.32	Galvanized hip irons.	Nr	2.000	RRS	38.88	0.16	12.44	Ea	2.000	3.23	6.46
10.11	1.70	Lead flashings.	M¹	6.534	RRS	38.88	0.26	66.05	Rl	3.000	47.04	141.12
14.50	0.88	Clear waste into skips.	M³	0.883	GL	14.50	1.00	12.80	Sp	0.111	180.00	19.98
								667.03				688.47

Labour Rate £	Crew Hours	Joinery 1st fix	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
4.85	0.20	Lateral restraint straps in floors & ceilings.	Ea	2.000	CJ2	48.50	0.10	9.70	Ea	2.000	3.86	7.72
								9.70				7.72

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 £
4.37	2.24	Skirting board, Softwood 5" moulded.	M ¹	12.450	CJ	24.25	0.18	54.34	M ¹	13.000	2.51	32.63
								54.34				32.63

Labour Rate £	Crew Hours	Plastering & insulation	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
9.75	8.37	Floated walls using, backing plaster 25kg bags.	M ²	33.482	PLS	39.00	0.25	326.45	Ea	10.000	10.32	103.20
7.02	6.03	Skim walls using, finishing plaster 25kg bags.	M ²	33.482	PLS	39.00	0.18	235.04	Ea	4.000	6.62	26.48
5.07	1.29	12.5mm duplex plaster board, ceiling.	M ²	9.960	PLS	39.00	0.13	50.50	Sh	4.000	7.38	29.52
3.69	2.39	Ceiling insulation 150mm Mineral Wool Quilt Insulation	M ²	19.920	SL1	30.75	0.12	73.50	M ²	20.000	3.36	67.20
8.58	2.19	Skim, ceilings.	M ²	9.960	PLS	39.00	0.22	85.46	Ea	1.000	6.62	6.62
0.08	0.03	Self adhesive fibre tape.	M ¹	12.949	PLS	39.00	0.00	1.01	Ea	1.000	4.57	4.57
4.29	0.98	Float beads.	M ¹	8.925	PLS	39.00	0.11	38.29	Ea	5.000	1.22	6.10
2.34	0.54	Skim beads.	M ¹	8.925	PLS	39.00	0.06	20.88	Ea	5.000	1.16	5.80
								831.13				249.49

Labour Rate £	Crew Hours	Electrical	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
8.66	0.35	Ceiling pendant light, low energy Part L1 compliant.	Nr	1.000	EL	24.75	0.35	8.66	Ea	1.000	30.38	30.38
12.38	0.50	1 gang 1 way light switch.	Nr	1.000	EL	24.75	0.50	12.38	Ea	1.000	1.54	1.54
1.24	0.50	1.5mm twin & earth cable, 50m roll.	M ¹	10.000	EL	24.75	0.05	12.38	Ea	1.000	27.75	27.75
0.12	0.30	1.5mm cable clips.	Nr	60.000	EL	24.75	0.01	7.43	Ea	3.000	0.75	2.25
12.38	1.00	Double plug socket.	Nr	2.000	EL	24.75	0.50	24.75	Ea	2.000	5.36	10.72
1.48	1.20	2.5mm twin & earth cable, 50m roll	M ¹	20.000	EL	24.75	0.06	29.70	Ea	1.000	33.12	33.12
0.12	0.10	2.5mm cable clips.	Nr	20.000	EL	24.75	0.01	2.48	Ea	1.000	0.75	0.75
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
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
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 16mm	>	>	>	>	>	>	Ea	1.000	1.13	1.13
-	-	Metal Back Box 2Gang 25mm	>	>	>	>	>	>	Ea	2.000	1.52	3.04
								350.24				273.25

Labour Rate £	Crew Hours	Heating	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
38.82	1.50	Supply & install radiators.	Nr	1.000	PH	25.88	1.50	38.82	Ea	1.000	87.28	87.28
7.76	0.30	Lock-shield valves 15mm.	Nr	1.000	PH	25.88	0.30	7.76	Ea	1.000	2.28	2.28
9.06	0.35	Thermostatic regulating valves.	Nr	1.000	PH	25.88	0.35	9.06	Ea	1.000	10.40	10.40
4.14	1.92	15mm copper tube.	M ¹	12.000	PH	25.88	0.16	49.69	Ea	4.000	8.00	32.00
3.88	0.30	15mm copper tees.	Nr	2.000	PH	25.88	0.15	7.76	Ea	2.000	0.55	1.10
3.11	0.48	15mm copper elbows.	Nr	4.000	PH	25.88	0.12	12.42	Ea	4.000	0.35	1.40
3.11	0.48	15mm copper coupling.	Nr	4.000	PH	25.88	0.12	12.42	Ea	4.000	0.41	1.64
0.52	0.30	15mm pipe clips.	Nr	15.000	PH	25.88	0.02	7.76	Ea	15.000	0.12	1.80
5.18	0.40	15mm isolating valves.	Nr	2.000	PH	25.88	0.20	10.35	Ea	2.000	1.72	3.44
								156.04			141.34	

Labour Rate £	Crew Hours	Painting & decorating	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
1.18	0.37	Prime internal woodwork, prior to fixing.	M ¹	12.450	PD2	39.25	0.03	14.66	<	<	<	<
1.96	0.62	Undercoat internal woodwork.	M ¹	12.450	PD2	39.25	0.05	24.43	<	<	<	<
2.36	0.75	Finish internal woodwork, in either gloss, satin, or eggshell.	M ¹	12.450	PD2	39.25	0.06	29.32	<	<	<	<
6.28	5.36	Emulsion Walls, comprising one mist coat, one base coat & one top coat.	M ²	33.482	PD2	39.25	0.16	210.27	Ea	1.000	38.82	38.82
7.06	1.79	Emulsion Ceilings, comprising one mist coat, one base coat & one top coat.	M ²	9.960	PD2	39.25	0.18	70.37	Ea	1.000	18.09	18.09
0.98	0.16	Sundries, decorators caulk.	M ¹	6.225	PD2	39.25	0.03	6.11	Ea	1.000	2.15	2.15
-	-	Quick drying primer 5 litres.	>	>	>	>	>	>	Ea	1.000	39.95	39.95
-	-	Undercoat 5 litres.	>	>	>	>	>	>	Ea	1.000	22.92	22.92
-	-	Finishing coat, gloss/satin/eggshell 5 litres.	>	>	>	>	>	>	Ea	1.000	20.93	20.93
-	-	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
								355.16			156.82	

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	184.000	>	>	>	>	Bx	1.000	49.78	49.78
-	-	Staples Paslode 25mm 2100nr box.	Nr	147.000	>	>	>	>	Bx	1.000	22.58	22.58
-	-	Screws drywall 25mm 1000nr box.	Nr	139.000	>	>	>	>	Bx	1.000	5.28	5.28
-	-	Masonry plug brown 300nr pack.	Nr	5.000	>	>	>	>	Ea	1.000	2.70	2.70
-	-	Screws chippy screw 4.5x50mm 200nr box.	Nr	5.000	>	>	>	>	Bx	1.000	7.96	7.96
-	-	Screws chippy screw 4.0x25mm 200nr box.	Nr	10.000	>	>	>	>	Bx	1.000	3.57	3.57
-	-	Fixings Plain Round Head Nail Galvanised 3.35x65mm PK2.5Kg	Nr	55.000	>	>	>	>	Pack	1.000	10.74	10.74
-	-	Nails white UPVC trim pins stainless steel 2.0x30mm 250nr box.	Nr	44.000	>	>	>	>	Bx	1.000	11.24	11.24
-	-	Nails white UPVC trim pins stainless steel 3.0x50mm 100nr box.	Nr	83.000	>	>	>	>	Bx	1.000	14.33	14.33
-	-	Frame fixings 8.0x100mm each.	Nr	16.000	>	>	>	>	Ea	16.000	0.40	6.40
								0.00			134.58	

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 abrasive saw 12" for the above tasks.	Dy	Tool Hire	1.000	58.41	58.41
Tool hire, purchase 12" diamond cutting blade for the above saw.	Ea	Tool Hire	1.000	35.02	35.02
Tool hire, 110v cement mixer with transformer.	Hp	Tool Hire	1.000	35.64	35.64
Total Tool Hire (items excluded as instructed)					160.75

Plant Hire					
Description	Hire UoM	Section	Quantity	Rate £	Total £
Chemical site lavatory.	Wks	Plant Hire	3.000	42.57	127.71
Scaffolding by specialist, single lift.	Ls	Plant Hire	25.376	17.33	439.77
Excavations for cavity walls, using a mini digger.	Hp	Plant Hire	2.000	43.56	87.12
Load waste into skips, using a mini digger.	Hp	Plant Hire	1.000	43.56	43.56
Excavate drains to a max depth of 900mm, using a mini digger.	Hp	Plant Hire	1.000	43.56	43.56
Load waste into skips, using a mini digger.	Hp	Plant Hire	1.000	43.56	43.56
Total Plant Hire					785.28

Waste Removal (Skip Roundup Calculation)					
		Section	Skips	Rate £	Total £
Load waste into skips, labour included above.		Enabling works	0.060	180.00	10.80
Builders skips required for the above tasks.		Excavations & foundations (waste includes 20% bulking)	1.194	180.00	214.92
Builders skips required for the above task.		Drainage	0.139	180.00	25.02
Excavate & scrape out for slab.		Ground floor	0.198	180.00	35.64
Clear waste into skips.		Brickworks	0.125	180.00	22.50
Clear waste into skips.		Roof covering	0.111	180.00	19.98
Additional skips			0.000	180.00	0.00
Total £			1.827	180.00	328.86
Total loads = Roundup to next skip			2.000	180.00	360.00
Extra-over for roundup			0.173	180.00	31.14

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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