

Proposal: Single storey side extension and associated works  
Site: Single Story Side Extension

Build Stage Summary	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
<b>Total excluding VAT.</b>	<b>£10,988.65</b>	<b>£10,855.49</b>	<b>£21,844.14</b>

Description	Abbreviation
Line only contains information in labour section.	<
Line only contains information in materials section.	>
Bag.	Bg
Box.	Bx
Day.	Dy
Each.	Ea
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 <sup>2</sup>

Description	Abbreviation
Cubic metres.	M <sup>3</sup>
Not applicable.	Na
Number.	Nr
Pack.	PK
Pair.	Pr
Per week.	PW
Roll.	RI
Sheet.	Sh
Builder's skip.	Sp
Unit for 10Nr (such as 10Nr/M2).	Ten
Thousand.	Th
Ton.	Tn
Unit of measurement.	UoM
Week.	Wk
Weeks.	Wks

<b>Scaffolding</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Scaffolding by specialist, single lift.	M <sup>2</sup>	25.376	>	Ls	25.376	540.11
						540.11

  

<b>Enabling works</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Demolish walls 9"/11" solid or cavity.	M <sup>2</sup>	1.000	24.44		<	<
Remove external windows.	Nr	2.000	59.79		<	<
Load waste into skips, labour included above.	>	>	>	Sp	0.060	13.26
			84.23			13.26

  

<b>Excavations &amp; foundations (waste includes 20% bulking)</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Excavations for cavity walls, using a mini digger.	M <sup>3</sup>	6.090	609.61	Hp	2.000	107.00
Load waste into skips, using a mini digger.	M <sup>3</sup>	6.090	203.20	Hp	1.000	53.50
Builders skips required for the above tasks.	>	>	>	Sp	1.194	263.96
Concrete foundations.	M <sup>3</sup>	2.893	180.45	M <sup>3</sup>	3.000	390.48
			993.26			814.94

  

<b>Drainage</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Excavate drains to a max depth of 900mm, using a mini digger.	M <sup>1</sup>	5.000	60.06	Hp	1.000	53.50
Load waste into skips, using a mini digger.	M <sup>3</sup>	1.105	33.18	Hp	1.000	53.50
Builders skips required for the above task.	>	>	>	Sp	0.139	30.73
Lay pipes 110mm plastic 3m lengths.	M <sup>1</sup>	5.000	33.37	Ea	2.000	35.52
Backfill pipes with p-gravel.	M <sup>3</sup>	0.923	46.20	Bg	2.000	103.12
Backfill over with spoil.	M <sup>3</sup>	1.103	55.21		<	<
Connection to existing system.	Nr	1.000	46.71	Ea	1.000	11.85
Gulleys.	Nr	1.000	40.04	Ea	1.000	29.27
Drainage collars 110mm.	>	>	>	Ea	4.000	16.90
Drainage bends 110mm.	>	>	>	Ea	4.000	43.23
			314.77			377.62

  

<b>Foundation masonry</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Block solid concrete 7.3N 440x215x100mm, cavity walls.	M <sup>2</sup>	11.165	284.25	Ea	118.000	142.03
65mm facing brick, band to dpc.	Th	0.211	181.41	Th	0.222	196.18
Building sand bulk bag.	Tn	0.295	>	Bg	1.000	52.93
Ordinary portland cement 25kg bag.	Nr	3.238	>	Ea	4.000	25.40
Mortar plasticiser 5 litres.	Nr	1.000	>	Ea	1.000	5.94
Fill cavity with concrete to within 150mm of dpc level.	M <sup>3</sup>	0.533	106.71	M <sup>3</sup>	1.000	166.98
Polythene DPC 112.5mm 30m roll.	M <sup>1</sup>	20.300	22.74	RI	1.000	4.48
			595.11			593.94

  

<b>Ground floor</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Excavate & scrape out for slab.	M <sup>2</sup>	10.521	187.50	Sp	0.198	43.77
Lay & compact MOT type 1 hardcore, delivered in bulk bags.	Tn	2.841	113.92	Bg	4.000	208.54
Tool hire, plate compactor for the above task.	>	>	>	Dy	1.000	38.91
Sand blinding, delivered in bulk bags.	Tn	0.947	29.53	Bg	1.000	52.93
Foil faced rigid PIR insulation board 2400x1200x100mm.	M <sup>2</sup>	10.521	66.72	Ea	4.000	350.22
Polythene membrane, blue standard duty 300mu 100m2 rolls.	M <sup>2</sup>	10.521	37.50	RI	1.000	48.98
Polythene vapour control layer, green tinted 125mu.	M <sup>2</sup>	10.521	56.25	RI	1.000	78.71
Perimeter screed upstand 20mm PIR insulation.	M <sup>1</sup>	12.450	45.71	Ea	1.000	17.53
Concrete floor slab 100mm thick.	M <sup>2</sup>	10.521	168.75	M <sup>3</sup>	2.000	332.08
Floor Screed, premixed delivered 1:3 mix.	M <sup>2</sup>	10.521	189.93	Tn	2.000	299.97
			895.81			1,471.64

<b>Brickworks</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Steel wall starter.	Nr	5.000	62.68	Ea	5.000	127.18
Cut out vertical channel in existing wall, to maintain clear cavities.	M <sup>1</sup>	2.545	47.86	<	<	<
Tooth out existing walls, ready to receive new.	M <sup>1</sup>	5.265	165.01	<	<	<
Tool hire, petrol abrasive saw 12" for the above tasks.	>	>	>	Dy	1.000	71.74
Tool hire, purchase 12" diamond cutting blade for the above saw.	>	>	>	Ea	1.000	43.01
65mm facing brick above dpc.	Th	1.318	1,133.14	Th	1.384	1,223.01
Cavity blockwork, aircrete 3.6N 440x215x100mm.	M <sup>2</sup>	22.225	565.83	Ea	231.000	400.03
Building sand bulk bag.	Tn	1.134	>	Bg	2.000	105.87
Ordinary portland cement 25kg bag.	Nr	12.469	>	Ea	13.000	82.55
Mortar plasticiser 5 litres.	Nr	2.000	>	Ea	2.000	11.89
Lintels Steel Lintel 100/100/100 1650mm	Ea	1.000	15.28	Ea	1.000	101.70
Lintels Steel Lintel 100/100/100 1500mm	Ea	1.000	15.28	Ea	1.000	92.30
Cavity Wall Insulation Mineral Batts 100x455x1200mm PK12	M <sup>2</sup>	22.225	90.53	Ea	4.000	125.52
Cavity closers 100mm cavity.	M <sup>1</sup>	9.100	37.07	Ea	4.000	71.68
Stainless steel tie-wires.	Nr	78.000	23.83	Bx	1.000	53.55
Cavity insulation retaining disc's.	Nr	78.000	23.83	Ea	78.000	6.71
Cavity trays using 600mm wide dpm.	M <sup>1</sup>	6.534	66.54	RI	1.000	18.43
Cavity trays in existing walls sloping.	M <sup>1</sup>	6.534	621.99	<	<	<
Weep vent sleeves.	Nr	4.000	4.07	Ea	4.000	1.92
Tool hire, 110v cement mixer with transformer.	>	>	>	Hp	1.000	43.77
Clear waste into skips.	M <sup>3</sup>	0.576	12.89	Sp	0.125	27.63
			2,885.83			2,608.49

<b>Windows &amp; external doors</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
White UPVC windows inc double glazed glass.	Nr	1.000	74.83	M <sup>2</sup>	1.500	345.02
White UPVC french doors inc double glazed glass.	Nr	1.000	121.61	M <sup>2</sup>	2.800	744.00
Window boards, MDF.	Nr	1.000	22.45	M <sup>1</sup>	2.000	13.29
Frame sealant.	>	>	>	Ea	2.000	12.31
			218.89			1,114.62

<b>Roof carpentry</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Wall Plate 75x100 Treated C16	M <sup>1</sup>	9.385	70.23	M <sup>1</sup>	10.000	60.18
Wall plate straps.	Nr	7.000	41.91	Ea	7.000	25.19
Purlin 75x200 Treated C16	M <sup>1</sup>	5.808	60.85	M <sup>1</sup>	6.000	75.16
Hip Rafter 47x225 Treated C16	M <sup>1</sup>	9.058	88.12	M <sup>1</sup>	10.000	89.16
Binder 47x100 Treated C16	M <sup>1</sup>	5.808	34.77	M <sup>1</sup>	6.000	21.37
Prop 47x100 Treated C16	M <sup>1</sup>	1.675	10.03	M <sup>1</sup>	2.000	7.91
Rafter 47x150 Treated C16	M <sup>1</sup>	44.135	330.28	M <sup>1</sup>	45.000	250.36
Ceiling joist 47x150 Treated C16	M <sup>1</sup>	27.390	204.97	M <sup>1</sup>	29.000	176.66
White UPVC fascia boards.	M <sup>1</sup>	10.709	120.21	Ea	2.000	157.13
White UPVC soffit boards.	M <sup>1</sup>	10.709	112.20	Ea	2.000	191.82
White UPVC barge boards.	M <sup>1</sup>	0.340	3.82	Ea	1.000	78.57
			1,077.39			1,133.51

<b>Gutters &amp; rainwater pipes</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Gutter plastic, half round gutter 4m length.	M <sup>1</sup>	10.709	85.53	Ea	3.000	41.41
Gutter plastic, gutter bracket.	Nr	18.000	43.13	Ea	18.000	20.34
Gutter plastic, outlet.	Nr	1.000	3.19	Ea	1.000	4.80
Gutter plastic, stop end.	Nr	2.000	3.19	Ea	2.000	4.08
Gutter plastic, 90° degree gutter bend.	Nr	2.000	3.19	Ea	2.000	9.80
Rain water plastic, round pipe 5.5m length.	M <sup>1</sup>	2.847	29.56	Ea	1.000	19.70
Rain water plastic, round pipe clip.	Nr	3.000	9.58	Ea	3.000	6.85
Rain water plastic, round offset bend.	Nr	4.000	6.39	Ea	4.000	11.79
			183.76			118.77

<b>Roof covering</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
MARLEY ETERNIT Modern concrete tile	Ea	189.000	385.50	Ea	199.000	249.29
Roofing breathable membrane 1x50m roll.	M <sup>2</sup>	17.654	21.18	Ea	1.000	63.90
Sawn timber batten 25x38mm treated	M <sup>3</sup>	54.728	164.16	M <sup>3</sup>	57.464	45.17
Felt eaves support tray.	M <sup>3</sup>	10.709	25.70	Ea	8.000	52.96
Universal dry ridge, mono ridge & hip system.	M <sup>3</sup>	9.058	135.85	Ea	2.000	162.93
Round concrete hip tiles 457mm.	Nr	20.000	155.98	Ea	21.000	65.51
Galvanized hip irons.	Nr	2.000	19.20	Ea	2.000	7.93
Lead flashings.	M <sup>3</sup>	6.534	101.91	Rl	3.000	173.32
Clear waste into skips.	M <sup>3</sup>	0.883	19.76	Sp	0.111	24.54
			1,029.24			845.55

<b>Joinery 1st fix</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Lateral restraint straps in floors & ceilings.	Ea	2.000	14.97	Ea	2.000	9.48
			14.97			9.48

<b>Joinery 2nd &amp; final fix</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Skirting board, Softwood 5" moulded.	M <sup>3</sup>	12.450	83.85	M <sup>3</sup>	13.000	40.08
			83.85			40.08

<b>Plastering &amp; insulation</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Floated walls using, backing plaster 25kg bags.	M <sup>2</sup>	33.482	503.70	Ea	10.000	126.75
Skim walls using, finishing plaster 25kg bags.	M <sup>2</sup>	33.482	362.67	Ea	4.000	32.52
12.5mm duplex plaster board, ceiling.	M <sup>2</sup>	9.960	77.92	Sh	4.000	36.26
Ceiling insulation 150mm Mineral Wool Quilt Insulation	M <sup>2</sup>	19.920	113.42	M <sup>2</sup>	20.000	82.53
Skim, ceilings.	M <sup>2</sup>	9.960	131.86	Ea	1.000	8.13
Self adhesive fibre tape.	M <sup>3</sup>	12.949	1.56	Ea	1.000	5.61
Float beads.	M <sup>3</sup>	8.925	59.08	Ea	5.000	7.49
Skim beads.	M <sup>3</sup>	8.925	32.22	Ea	5.000	7.12
			1,282.43			306.41

<b>Electrical</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Ceiling pendant light, low energy Part L1 compliant.	Nr	1.000	13.37	Ea	1.000	37.31
1 gang 1 way light switch.	Nr	1.000	19.09	Ea	1.000	1.89
1.5mm twin & earth cable, 50m roll.	M <sup>3</sup>	10.000	19.09	Ea	1.000	34.08
1.5mm cable clips.	Nr	60.000	11.46	Ea	3.000	2.76
Double plug socket.	Nr	2.000	38.19	Ea	2.000	13.17
2.5mm twin & earth cable, 50m roll	M <sup>3</sup>	20.000	45.83	Ea	1.000	40.68
2.5mm cable clips.	Nr	20.000	3.82	Ea	1.000	0.92
Mains wired smoke alarm.	Nr	2.000	95.47	Ea	2.000	55.78
1.5mm three core & earth cable, 50m roll.	M <sup>3</sup>	20.000	45.83	Ea	1.000	41.77
Consumer unit.	Nr	1.000	248.23	Ea	1.000	102.11
Metal Back Box 1Gang 16mm	>	>	>	Ea	1.000	1.39
Metal Back Box 2Gang 25mm	>	>	>	Ea	2.000	3.73
			540.38			335.59

<b>Heating</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Supply & install radiators.	Nr	1.000	59.90	Ea	1.000	107.19
Lock-shield valves 15mm.	Nr	1.000	11.98	Ea	1.000	2.80
Thermostatic regulating valves.	Nr	1.000	13.98	Ea	1.000	12.77
15mm copper tube.	M <sup>3</sup>	12.000	76.67	Ea	4.000	39.30
15mm copper tees.	Nr	2.000	11.98	Ea	2.000	1.35
15mm copper elbows.	Nr	4.000	19.17	Ea	4.000	1.72
15mm copper coupling.	Nr	4.000	19.17	Ea	4.000	2.01
15mm pipe clips.	Nr	15.000	11.98	Ea	15.000	2.21
15mm isolating valves.	Nr	2.000	15.97	Ea	2.000	4.22
			240.80			173.57

<b>Painting &amp; decorating</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Prime internal woodwork, prior to fixing.	M <sup>1</sup>	12.450	22.62		<	<
Undercoat internal woodwork.	M <sup>1</sup>	12.450	37.70		<	<
Finish internal woodwork, in either gloss, satin, or eggshell.	M <sup>1</sup>	12.450	45.24		<	<
Emulsion Walls, comprising one mist coat, one base coat & one top coat.	M <sup>2</sup>	33.482	324.44	Ea	1.000	47.68
Emulsion Ceilings, comprising one mist coat, one base coat & one top coat.	M <sup>2</sup>	9.960	108.57	Ea	1.000	22.22
Sundries, decorators caulk.	M <sup>1</sup>	6.225	9.42	Ea	1.000	2.64
Quick drying primer 5 litres.	>	>	>	Ea	1.000	49.07
Undercoat 5 litres.	>	>	>	Ea	1.000	28.15
Finishing coat, gloss/satin/eggshell 5 litres.	>	>	>	Ea	1.000	25.71
Sundries, white spirit.	>	>	>	Ea	2.000	7.20
Sundries, medium glass paper.	>	>	>	Ea	2.000	4.99
Sundries, fine glass paper.	>	>	>	Ea	2.000	4.96
			547.99			192.62

<b>Sundry fixings &amp; fasteners</b>	<b>UoM</b>	<b>Labour Quantity</b>	<b>Labour Total £</b>	<b>UoM</b>	<b>Material Quantity</b>	<b>Material Total £</b>
Nails Paslode 3.1x90mm straight galvanised 2200nr box.	Nr	184.000	>	Bx	1.000	61.14
Staples Paslode 25mm 2100nr box.	Nr	147.000	>	Bx	1.000	27.73
Screws drywall 25mm 1000nr box.	Nr	139.000	>	Bx	1.000	6.48
Masonry plug brown 300nr pack.	Nr	5.000	>	Ea	1.000	3.32
Screws chippy screw 4.5x50mm 200nr box.	Nr	5.000	>	Bx	1.000	9.78
Screws chippy screw 4.0x25mm 200nr box.	Nr	10.000	>	Bx	1.000	4.38
Fixings Plain Round Head Nail Galvanised 3.35x65mm PK2.5Kg	Nr	55.000	>	Pack	1.000	13.19
Nails white UPVC trim pins stainless steel 2.0x30mm 250nr box.	Nr	44.000	>	Bx	1.000	13.80
Nails white UPVC trim pins stainless steel 3.0x50mm 100nr box.	Nr	83.000	>	Bx	1.000	17.60
Frame fixings 8.0x100mm each.	Nr	16.000	>	Ea	16.000	7.86
						165.28