
Example project

Greater London

Overview

AREA

Bathroom	£12,511.27
Bathroom (1)	£12,511.27
Bedroom	£7,839.34
Bedroom (1)	£7,839.34
I First Floor Extension with flat roof	£36,774.43
Kitchen	£36,223.92
Kitchen (1)	£36,223.92

Total Cost	£149,923.49 Ex. VAT
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Overview

STAGE

Preliminaries	£5,547.70
Demolitions	£374.63
Floor structure and lining	£3,167.98
Steel and structural supports	£3,629.75
External wall structure and lining	£11,399.82
Internal wall structure and lining	£2,885.79
Roof structure and coverings	£8,934.46
Ceiling structure and lining	£559.77
External windows and doors	£18,157.38
Internal doors and frames	£2,815.96
Drainage and pipework	£2,419.16
Heating and cooling	£8,544.92
Wiring and fuseboards	£497.29
Plumbed appliances	£6,715.00
Wired appliances	£7,280.64
Ceiling preparation and finishes	£1,843.28
Wall preparation and finishes	£9,742.70
Floor preparation and finishes	£15,262.40
Units, worktops and kitchen appliances	£28,787.32
Decoration	£10,572.76
Fixtures and fittings	£784.78

Total Cost	£149,923.49 Ex. VAT
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All tasks (by area)

I | First Floor Extension with flat roof

Preliminaries £5,478.96

1.1	Waste disposal	Qty	Labour	Materials	Total
1.1.1	Skip 8 yard skip	4.00 nr	£0.00	£1,320.00	£1,320.00
1.2	Scaffolding	Qty	Labour	Materials	Total
1.2.1	Scaffold roof Scaffold to roof	30.00 m2	£0.00	£1,122.00	£1,122.00
1.2.2	Scaffolding to elevations (m2) Simple Scaffold	118.80 m2	£0.00	£2,221.56	£2,221.56
<i>Note: Ratio of 2 floors added assuming there are no works below / scaffolding needs to be added for Ground Floor base.</i>					
1.3	General allowances	Qty	Labour	Materials	Total
1.3.1	Additional works Allowance for any other works required not identified in schedule	1.00 item	£0.00	£0.00	£0.00
1.3.2	Professional cleaning on project completion	1.00 item	£815.40	£0.00	£815.40

Steel and structural supports £2,382.29

2.1	Structural supports	Qty	Labour	Materials	Total
2.1.1	Allowance for steel connections Allowance for steel connections	2.00 nr	£0.00	£110.00	£110.00
2.1.2	Intumescent paint to steel beams Intumescent paint	6.00 m	£187.31	£32.14	£219.45
2.1.3	Steel beam 203x203x86 UC	6.00 m	£862.57	£1,062.60	£1,925.17
2.2	Padstones	Qty	Labour	Materials	Total
2.2.1	Concrete padstone 215x215x102mm	2.00 nr	£83.67	£44.00	£127.67

Drainage and pipework £1,093.44

3.1	Hot and cold pipework	Qty	Labour	Materials	Total
3.1.1	Hot and cold pipes; copper 22mm copper	5.00 m	£177.19	£66.00	£243.19
3.2	Waste pipework	Qty	Labour	Materials	Total
3.2.1	Waste pipe overground 110mm UPVC pipe	5.00 m	£88.59	£82.50	£171.09
3.3	Rainwater drainage	Qty	Labour	Materials	Total
3.3.1	Box gutter / hidden gutter/ concealed gutter Plywood and membrane box gutter	4.00 m	£187.31	£264.00	£451.31
3.3.2	Downpipe 68mm uPVC downpipe	3.00 m	£70.24	£99.00	£169.24
3.3.3	Hopper Small aluminium powder coated hopper	1.00 nr	£23.41	£35.20	£58.61

Demolitions **£374.63**

4.1	Heavy demolition	Qty	Labour	Materials	Total
4.1.1	Strip out wall; brick and block cavity wall structure	6.00 m2	£374.63	£0.00	£374.63

Floor structure and lining **£3,167.98**

5.1	Floor structure	Qty	Labour	Materials	Total
5.1.1	Flexible insulation 100mm Knauf Earthwool Acoustic (APR) Insulation Roll	30.00 m2	£421.45	£160.38	£581.83
5.1.2	Timber floor structure 75x200 C24 joists @400 cts, struts and hangers	30.00 m2	£1,169.44	£594.00	£1,763.44
5.2	Floor lining	Qty	Labour	Materials	Total
5.2.1	Floorboard 18mm Structural Hardwood Plywood Sheet	30.00 m2	£446.51	£376.20	£822.71

External wall structure and lining **£11,399.82**

6.1	External wall structure	Qty	Labour	Materials	Total
6.1.1	Wall Starter System Fixing Kit; External wall Simpson Wall Starter Kit; 1m x 2 skins (2m total allowance per unit)	5.40 m	£84.29	£52.57	£136.86
6.1.2	100mm Concrete block wall; external wall 100mm concrete blocks; stretcher bond; 1:3 mortar; 7N	44.55 m2	£1,015.28	£1,108.49	£2,123.77
6.1.3	Wall ties to external wall Stainless steel wall ties; 76-100mm cavity; 4nr/m2	44.55 m2	£236.44	£37.24	£273.68
6.1.4	Half brick wide brick wall (100mm wide) Facing bricks @ PC Sum £60/m2; stretcher bond; incl. 1:3 mortar	44.55 m2	£3,337.91	£3,420.55	£6,758.46
6.2	External wall lining	Qty	Labour	Materials	Total
6.2.1	Dot and dab plasterboard to wall 12.5mm standard gyproc plasterboard	44.55 m2	£347.70	£163.68	£511.38
6.2.2	Cavity wall insulation to external wall 150mm Celotex XR4150 General Purpose PIR Insulation Board	44.55 m2	£625.86	£969.81	£1,595.67

Internal wall structure and lining **£2,885.79**

7.1	Internal wall structure	Qty	Labour	Materials	Total
7.1.1	Timber stud partition wall; plasterboard both sides and insulation 47x95mm timber; 400mm centres, 3 rows, 12.5mm standard gyproc plasterboard both sides and 100mm Rockwool RWA45 insulation	23.76 m2	£1,802.71	£1,083.08	£2,885.79

Roof structure and coverings**£8,934.46**

8.1	Roof structure	Qty	Labour	Materials	Total
8.1.1	Timber firrings to roof at 400mm centres 47mm x 75mm to 0mm Treated Timber Furring	30.00 m2	£744.19	£193.05	£937.24
8.1.2	Timber flat roof structure 47x200mm C24 joists @400 c/c, struts and hangers	30.00 m2	£850.50	£1,178.10	£2,028.60
8.1.3	Wood sheathing to roof 18mm Structural Hardwood Plywood Sheet	30.00 m2	£446.51	£376.20	£822.71
8.2	Roof lining	Qty	Labour	Materials	Total
8.2.1	Breather membrane to roof Tyvek Supro breather membrane	30.00 m2	£103.02	£33.00	£136.02
8.2.2	Insulation to roof between rafters 140mm Kingspan Thermaroom TR26 Flat Roof Insulation Board	30.00 m2	£421.45	£1,383.03	£1,804.48
8.2.3	Roof vapour control layer Pro clima intello plus VCL	30.00 m2	£103.02	£99.00	£202.02
8.3	Roof coverings	Qty	Labour	Materials	Total
8.3.1	GRP to flat roof Glass fibre based roofing membrane	30.00 m2	£1,404.84	£990.00	£2,394.84
8.4	Flashing	Qty	Labour	Materials	Total
8.4.1	Lead flashing Lead Code 4 - 300mm Roofing Lead Flashing Roll	6.00 m	£74.93	£97.02	£171.95
8.5	Fascias	Qty	Labour	Materials	Total
8.5.1	Fascia Mid spec (PC Supply £10/m)	16.50 m	£236.95	£199.65	£436.60

Ceiling structure and lining**£559.77**

9.1	Ceiling lining	Qty	Labour	Materials	Total
9.1.1	Single plasterboard to ceiling 12.5mm standard gyproc plasterboard	30.00 m2	£449.55	£110.22	£559.77

Wiring and fuseboards**£497.29**

10.1	Cabling	Qty	Labour	Materials	Total
10.1.1	Electrical wiring installation New wiring allowance	44.00 m	£467.77	£29.52	£497.29

Bathroom**Preliminaries****£34.37**

1.1	Protection	Qty	Labour	Materials	Total
1.1.1	Rigid protection to floor Corex	6.00 m2	£28.10	£6.27	£34.37

Steel and structural supports **£89.10**

2.1	Lintels	Qty	Labour	Materials	Total
2.1.1	Single steel lintel Catnic CG90/100	1.00 m	£40.58	£48.52	£89.10

External windows and doors **£1,135.87**

3.1	Windows	Qty	Labour	Materials	Total
3.1.1	Hardwood casement window (0-1m2) Mid spec (Slim Line or similar approved, PC Supply £600 each)	1.00 nr	£248.06	£737.00	£985.06
3.2	Window furniture	Qty	Labour	Materials	Total
3.2.1	Window board Timber window board	1.00 m	£28.35	£14.52	£42.87
3.3	Sundry items	Qty	Labour	Materials	Total
3.3.1	Cavity closers around windows and doors 100mm thick Kingspan Thermabate Cavity Closer	4.00 m	£61.19	£29.70	£90.89
3.3.2	Cavity tray over structural opening Manthorpe Horizontal Cavity Tray	1.00 m	£6.24	£6.92	£13.16
3.3.3	Cavity tray weep ends (2nr allowance) per structural opening Cavity tray; weep ends (2nr allowance)	1.00 nr	£3.12	£0.77	£3.89

Internal doors and frames **£473.36**

4.1	Internal doors	Qty	Labour	Materials	Total
4.1.1	Single softwood door, frame, architrave, handle and lock Mid spec (Direct Doors, PC Supply £260)	1.00 nr	£158.76	£314.60	£473.36

Drainage and pipework **£165.72**

5.1	Hot and cold pipework	Qty	Labour	Materials	Total
5.1.1	Hot and cold pipes; copper 22mm copper	2.00 m	£70.88	£26.40	£97.28
5.2	Waste pipework	Qty	Labour	Materials	Total
5.2.1	Waste pipe overground 110mm UPVC pipe	2.00 m	£35.44	£33.00	£68.44

Heating and cooling **£894.60**

6.1	Heating/cooling element	Qty	Labour	Materials	Total
6.1.1	Electric towel rail Mid spec (PC Supply £160 each)	1.00 nr	£127.57	£184.80	£312.37
6.1.2	Wet underfloor heating per m2 Pro-Warm wet underfloor heating kit and thermostat	6.00 m2	£212.63	£369.60	£582.23

Plumbed appliances**£3,357.50**

7.1	Shower tray	Qty	Labour	Materials	Total
7.1.1	Acrylic shower tray (~1-2m2) Mid spec (Victoria Plum or similar, PC Supply £150)	1.00 nr	£134.66	£181.50	£316.16
7.2	Shower waste	Qty	Labour	Materials	Total
7.2.1	Shower waste (acrylic tray) Mid spec (Victoria Plum)	1.00 nr	£70.88	£27.49	£98.37
7.3	Shower mixer and head	Qty	Labour	Materials	Total
7.3.1	Integrated shower mixer and head Mid spec (Victoria Plum, PC Supply £280)	1.00 nr	£88.59	£338.80	£427.39
7.4	Shower screen	Qty	Labour	Materials	Total
7.4.1	Shower screen Mid spec (Victoria Plum or similar, PC Supply £150 each)	1.00 nr	£88.59	£181.50	£270.09
7.5	Sink	Qty	Labour	Materials	Total
7.5.1	Pedestal sink Mid spec (Victoria Plum, PC Supply £120)	1.00 nr	£104.54	£78.65	£183.19
7.6	Sink taps	Qty	Labour	Materials	Total
7.6.1	Freestanding sink tap and mixer Mid spec (Grohe PC Supply £350)	1.00 nr	£56.70	£423.50	£480.20
7.7	Sink waste	Qty	Labour	Materials	Total
7.7.1	Sink waste Mid spec (Victoria Plum)	1.00 nr	£14.18	£33.00	£47.18
7.8	Bath	Qty	Labour	Materials	Total
7.8.1	Bath Mid spec (Victoria Plum, PC Supply £320)	1.00 nr	£124.03	£387.20	£511.23
7.9	Bath tap	Qty	Labour	Materials	Total
7.9.1	Bath tap Mid spec (The Bath Store, PC Supply £230)	1.00 nr	£28.35	£277.20	£305.55
7.10	Bath waste	Qty	Labour	Materials	Total
7.10.1	Bath waste Mid spec (Victoria Plum)	1.00 nr	£17.72	£60.49	£78.21
7.11	Toilet	Qty	Labour	Materials	Total
7.11.1	Pedestal toilet Mid spec (Victoria Plum or similar, PC Supply £190 each)	1.00 nr	£102.77	£229.90	£332.67
7.11.2	Toilet seat Toilet seat (PC Supply £25 each)	1.00 item	£17.72	£30.25	£47.97
7.12	Flush plate	Qty	Labour	Materials	Total
7.12.1	Flush plate Mid spec (Grohe PC Supply £85)	1.00 nr	£35.44	£102.85	£138.29
7.13	Mastic / Sealant	Qty	Labour	Materials	Total
7.13.1	Mastic sealant to bathrooms Allowance for bathrooms, ensuites and shower rooms	1.00 item	£0.00	£121.00	£121.00

Wired appliances**£807.10**

8.1	Sockets	Qty	Labour	Materials	Total
8.1.1	Shaver socket Mid spec (PC Supply £30 each)	1.00 pt	£85.05	£34.65	£119.70
8.2	Switches	Qty	Labour	Materials	Total
8.2.1	Light switch - 1 gang Mid spec (Hamilton, PC Supply £10 each)	1.00 pt	£85.05	£12.10	£97.15
8.3	Ceiling lights	Qty	Labour	Materials	Total
8.3.1	Downlight Mid spec (PC Supply £15 each)	4.00 pt	£340.20	£72.60	£412.80
8.4	Ventilation	Qty	Labour	Materials	Total
8.4.1	Bathroom extractor fan Mid spec (PC Supply £80 each)	1.00 pt	£85.05	£92.40	£177.45

Ceiling preparation and finishes**£106.86**

9.1	Ceiling preparation	Qty	Labour	Materials	Total
9.1.1	Skim to ceiling 3mm Gypsum Thistle multi-finish	6.00 m2	£93.66	£13.20	£106.86

Wall preparation and finishes**£2,483.21**

10.1	Internal wall preparation	Qty	Labour	Materials	Total
10.1.1	Decoupling membrane to walls Schlüter®-DITRA 25 matting	9.60 m2	£167.83	£98.74	£266.57
10.1.2	Skim to walls 3mm Gypsum Thistle multi-finish	24.00 m2	£374.63	£52.80	£427.43
10.1.3	Tile adhesive and grouting to walls 10mm flexible adhesive and MAPEI grouting	9.60 m2	£89.91	£15.84	£105.75
10.1.4	Tile backer board to walls Wedi Tile Backer Board 12.5mm	9.60 m2	£224.78	£342.14	£566.92
10.2	Internal wall finishes	Qty	Labour	Materials	Total
10.2.1	Ceramic tiles to walls, excluding adhesive and grout Mid spec (PC Sum £60/m2)	9.60 m2	£419.58	£696.96	£1,116.54

Floor preparation and finishes**£1,451.49**

11.1	Floor preparation	Qty	Labour	Materials	Total
11.1.1	Decoupling membrane to floor Schlüter®-DITRA 25 matting	6.00 m2	£93.66	£61.71	£155.37
11.2	Floor finishes	Qty	Labour	Materials	Total
11.2.1	Ceramic tiles to floor, excluding adhesive and grout Mid spec (PC Sum £60/m2)	6.00 m2	£262.24	£435.60	£697.84

11.2.2	Tile adhesive and grouting to floor 10mm flexible adhesive and MAPEI grouting	6.00 m2	£56.19	£9.90	£66.09
11.2.3	Tile skirting to floor Mid Spec (PC Sum £18/m)	10.00 m	£312.19	£220.00	£532.19

Decoration

£1,119.70

12.1	Paint to ceiling	Qty	Labour	Materials	Total
12.1.1	Mist coat and two coats of eggshell paint to ceiling Mid spec (Dulux or similar approved)	6.00 m2	£119.88	£19.60	£139.48
12.2	Paint to walls	Qty	Labour	Materials	Total
12.2.1	Mist coat and two coats of eggshell paint to walls Mid spec (Dulux or similar approved)	24.00 m2	£457.04	£78.41	£535.45
12.3	Paint to doors	Qty	Labour	Materials	Total
12.3.1	Primer, undercoat and gloss coat to softwood door Mid spec (Dulux or similar approved)	1.00 nr	£152.97	£13.20	£166.17
12.4	Paint to architraves	Qty	Labour	Materials	Total
12.4.1	Primer, undercoat and gloss coat to architrave Mid spec (Dulux or similar approved)	1.00 nr	£46.20	£5.50	£51.70
12.5	Paint to windows	Qty	Labour	Materials	Total
12.5.1	Primer, undercoat and gloss coat to window board Mid spec (Dulux or similar approved)	1.00 m	£15.92	£1.10	£17.02
12.5.2	Primer, undercoat and gloss coat to window Mid spec (Dulux or similar approved)	1.00 nr	£196.68	£13.20	£209.88

Fixtures and fittings

£392.39

13.1	Furniture, fixtures & equipment	Qty	Labour	Materials	Total
13.1.1	Coat Hook/Towel Hook Brushed stainless steel round coat hooks (£12/each PC allowance)	2.00 nr	£21.26	£29.04	£50.30
13.1.2	Toilet brush Mid spec (PC Supply £40 each)	1.00 nr	£10.63	£48.40	£59.03
13.1.3	Toilet roll holder Mid spec (PC Supply £40 each)	1.00 nr	£10.63	£48.40	£59.03
13.2	Mirror	Qty	Labour	Materials	Total
13.2.1	Inset mirror Mid spec (PC Supply £150 each)	1.00 nr	£42.53	£181.50	£224.03

Bathroom (1)

Preliminaries

£34.37

1.1	Protection	Qty	Labour	Materials	Total
1.1.1	Rigid protection to floor Corex	6.00 m2	£28.10	£6.27	£34.37

Steel and structural supports

£89.10

2.1	Lintels	Qty	Labour	Materials	Total
2.1.1	Single steel lintel Catnic CG90/100	1.00 m	£40.58	£48.52	£89.10

External windows and doors

£1,135.87

3.1	Windows	Qty	Labour	Materials	Total
3.1.1	Hardwood casement window (0-1m2) Mid spec (Slim Line or similar approved, PC Supply £600 each)	1.00 nr	£248.06	£737.00	£985.06
3.2	Window furniture	Qty	Labour	Materials	Total
3.2.1	Window board Timber window board	1.00 m	£28.35	£14.52	£42.87
3.3	Sundry items	Qty	Labour	Materials	Total
3.3.1	Cavity closers around windows and doors 100mm thick Kingspan Thermabate Cavity Closer	4.00 m	£61.19	£29.70	£90.89
3.3.2	Cavity tray over structural opening Manthorpe Horizontal Cavity Tray	1.00 m	£6.24	£6.92	£13.16
3.3.3	Cavity tray weep ends (2nr allowance) per structural opening Cavity tray; weep ends (2nr allowance)	1.00 nr	£3.12	£0.77	£3.89

Internal doors and frames

£473.36

4.1	Internal doors	Qty	Labour	Materials	Total
4.1.1	Single softwood door, frame, architrave, handle and lock Mid spec (Direct Doors, PC Supply £260)	1.00 nr	£158.76	£314.60	£473.36

Drainage and pipework

£165.72

5.1	Hot and cold pipework	Qty	Labour	Materials	Total
5.1.1	Hot and cold pipes; copper 22mm copper	2.00 m	£70.88	£26.40	£97.28
5.2	Waste pipework	Qty	Labour	Materials	Total
5.2.1	Waste pipe overground 110mm UPVC pipe	2.00 m	£35.44	£33.00	£68.44

Heating and cooling

£894.60

6.1	Heating/cooling element	Qty	Labour	Materials	Total
6.1.1	Electric towel rail Mid spec (PC Supply £160 each)	1.00 nr	£127.57	£184.80	£312.37
6.1.2	Wet underfloor heating per m2 Pro-Warm wet underfloor heating kit and thermostat	6.00 m2	£212.63	£369.60	£582.23

Plumbed appliances

£3,357.50

7.1	Shower tray	Qty	Labour	Materials	Total
7.1.1	Acrylic shower tray (~1-2m2) Mid spec (Victoria Plum or similar, PC Supply £150)	1.00 nr	£134.66	£181.50	£316.16
7.2	Shower waste	Qty	Labour	Materials	Total
7.2.1	Shower waste (acrylic tray) Mid spec (Victoria Plum)	1.00 nr	£70.88	£27.49	£98.37
7.3	Shower mixer and head	Qty	Labour	Materials	Total
7.3.1	Integrated shower mixer and head Mid spec (Victoria Plum, PC Supply £280)	1.00 nr	£88.59	£338.80	£427.39
7.4	Shower screen	Qty	Labour	Materials	Total
7.4.1	Shower screen Mid spec (Victoria Plum or similar, PC Supply £150 each)	1.00 nr	£88.59	£181.50	£270.09
7.5	Sink	Qty	Labour	Materials	Total
7.5.1	Pedestal sink Mid spec (Victoria Plum, PC Supply £120)	1.00 nr	£104.54	£78.65	£183.19
7.6	Sink taps	Qty	Labour	Materials	Total
7.6.1	Freestanding sink tap and mixer Mid spec (Grohe PC Supply £350)	1.00 nr	£56.70	£423.50	£480.20
7.7	Sink waste	Qty	Labour	Materials	Total
7.7.1	Sink waste Mid spec (Victoria Plum)	1.00 nr	£14.18	£33.00	£47.18
7.8	Bath	Qty	Labour	Materials	Total
7.8.1	Bath Mid spec (Victoria Plum, PC Supply £320)	1.00 nr	£124.03	£387.20	£511.23
7.9	Bath tap	Qty	Labour	Materials	Total
7.9.1	Bath tap Mid spec (The Bath Store, PC Supply £230)	1.00 nr	£28.35	£277.20	£305.55
7.10	Bath waste	Qty	Labour	Materials	Total
7.10.1	Bath waste Mid spec (Victoria Plum)	1.00 nr	£17.72	£60.49	£78.21
7.11	Toilet	Qty	Labour	Materials	Total
7.11.1	Pedestal toilet Mid spec (Victoria Plum or similar, PC Supply £190 each)	1.00 nr	£102.77	£229.90	£332.67
7.11.2	Toilet seat Toilet seat (PC Supply £25 each)	1.00 item	£17.72	£30.25	£47.97
7.12	Flush plate	Qty	Labour	Materials	Total
7.12.1	Flush plate Mid spec (Grohe PC Supply £85)	1.00 nr	£35.44	£102.85	£138.29
7.13	Mastic / Sealant	Qty	Labour	Materials	Total
7.13.1	Mastic sealant to bathrooms Allowance for bathrooms, ensuites and shower rooms	1.00 item	£0.00	£121.00	£121.00

Wired appliances

£807.10

8.1	Sockets	Qty	Labour	Materials	Total
8.1.1	Shaver socket Mid spec (PC Supply £30 each)	1.00 pt	£85.05	£34.65	£119.70
8.2	Switches	Qty	Labour	Materials	Total
8.2.1	Light switch - 1 gang Mid spec (Hamilton, PC Supply £10 each)	1.00 pt	£85.05	£12.10	£97.15
8.3	Ceiling lights	Qty	Labour	Materials	Total
8.3.1	Downlight Mid spec (PC Supply £15 each)	4.00 pt	£340.20	£72.60	£412.80
8.4	Ventilation	Qty	Labour	Materials	Total
8.4.1	Bathroom extractor fan Mid spec (PC Supply £80 each)	1.00 pt	£85.05	£92.40	£177.45

Ceiling preparation and finishes **£106.86**

9.1	Ceiling preparation	Qty	Labour	Materials	Total
9.1.1	Skim to ceiling 3mm Gypsum Thistle multi-finish	6.00 m2	£93.66	£13.20	£106.86

Wall preparation and finishes **£2,483.21**

10.1	Internal wall preparation	Qty	Labour	Materials	Total
10.1.1	Decoupling membrane to walls Schlüter®-DITRA 25 matting	9.60 m2	£167.83	£98.74	£266.57
10.1.2	Skim to walls 3mm Gypsum Thistle multi-finish	24.00 m2	£374.63	£52.80	£427.43
10.1.3	Tile adhesive and grouting to walls 10mm flexible adhesive and MAPEI grouting	9.60 m2	£89.91	£15.84	£105.75
10.1.4	Tile backer board to walls Wedi Tile Backer Board 12.5mm	9.60 m2	£224.78	£342.14	£566.92
10.2	Internal wall finishes	Qty	Labour	Materials	Total
10.2.1	Ceramic tiles to walls, excluding adhesive and grout Mid spec (PC Sum £60/m2)	9.60 m2	£419.58	£696.96	£1,116.54

Floor preparation and finishes **£1,451.49**

11.1	Floor preparation	Qty	Labour	Materials	Total
11.1.1	Decoupling membrane to floor Schlüter®-DITRA 25 matting	6.00 m2	£93.66	£61.71	£155.37
11.2	Floor finishes	Qty	Labour	Materials	Total
11.2.1	Ceramic tiles to floor, excluding adhesive and grout Mid spec (PC Sum £60/m2)	6.00 m2	£262.24	£435.60	£697.84
11.2.2	Tile adhesive and grouting to floor 10mm flexible adhesive and MAPEI grouting	6.00 m2	£56.19	£9.90	£66.09

11.2.3	Tile skirting to floor Mid Spec (PC Sum £18/m)	10.00 m	£312.19	£220.00	£532.19
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Decoration

£1,119.70

12.1	Paint to ceiling	Qty	Labour	Materials	Total
12.1.1	Mist coat and two coats of eggshell paint to ceiling Mid spec (Dulux or similar approved)	6.00 m2	£119.88	£19.60	£139.48
12.2	Paint to walls	Qty	Labour	Materials	Total
12.2.1	Mist coat and two coats of eggshell paint to walls Mid spec (Dulux or similar approved)	24.00 m2	£457.04	£78.41	£535.45
12.3	Paint to doors	Qty	Labour	Materials	Total
12.3.1	Primer, undercoat and gloss coat to softwood door Mid spec (Dulux or similar approved)	1.00 nr	£152.97	£13.20	£166.17
12.4	Paint to architraves	Qty	Labour	Materials	Total
12.4.1	Primer, undercoat and gloss coat to architrave Mid spec (Dulux or similar approved)	1.00 nr	£46.20	£5.50	£51.70
12.5	Paint to windows	Qty	Labour	Materials	Total
12.5.1	Primer, undercoat and gloss coat to window board Mid spec (Dulux or similar approved)	1.00 m	£15.92	£1.10	£17.02
12.5.2	Primer, undercoat and gloss coat to window Mid spec (Dulux or similar approved)	1.00 nr	£196.68	£13.20	£209.88

Fixtures and fittings

£392.39

13.1	Furniture, fixtures & equipment	Qty	Labour	Materials	Total
13.1.1	Coat Hook/Towel Hook Brushed stainless steel round coat hooks (£12/each PC allowance)	2.00 nr	£21.26	£29.04	£50.30
13.1.2	Toilet brush Mid spec (PC Supply £40 each)	1.00 nr	£10.63	£48.40	£59.03
13.1.3	Toilet roll holder Mid spec (PC Supply £40 each)	1.00 nr	£10.63	£48.40	£59.03
13.2	Mirror	Qty	Labour	Materials	Total
13.2.1	Inset mirror Mid spec (PC Supply £150 each)	1.00 nr	£42.53	£181.50	£224.03

Bedroom

Steel and structural supports

£178.21

1.1	Lintels	Qty	Labour	Materials	Total
1.1.1	Single steel lintel Catnic CG90/100	2.00 m	£81.17	£97.04	£178.21

External windows and doors

£1,419.03

2.1	Windows	Qty	Labour	Materials	Total
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2.1.1	Hardwood casement window (1-2m2) Mid spec (Slim Line or similar approved, PC Supply £790 each)	1.00 nr	£265.78	£957.00	£1,222.78
2.2	Window furniture	Qty	Labour	Materials	Total
2.2.1	Window board Timber window board	1.00 m	£28.35	£14.52	£42.87
2.3	Sundry items	Qty	Labour	Materials	Total
2.3.1	Cavity closers around windows and doors 100mm thick Kingspan Thermabate Cavity Closer	6.00 m	£91.78	£44.55	£136.33
2.3.2	Cavity tray over structural opening Manthorpe Horizontal Cavity Tray	1.00 m	£6.24	£6.92	£13.16
2.3.3	Cavity tray weep ends (2nr allowance) per structural opening Cavity tray; weep ends (2nr allowance)	1.00 nr	£3.12	£0.77	£3.89

Internal doors and frames **£461.26**

3.1	Internal doors	Qty	Labour	Materials	Total
3.1.1	Single fire rated door, frame, architrave and ironmongery Mid spec, FD30 fire rated door (PC Supply £300 each)	1.00 nr	£158.76	£302.50	£461.26

Heating and cooling **£466.73**

4.1	Heating/cooling element	Qty	Labour	Materials	Total
4.1.1	Double panel radiator Mid spec (PC Supply £220 each)	1.00 nr	£212.63	£254.10	£466.73

Wired appliances **£1,177.55**

5.1	Sockets	Qty	Labour	Materials	Total
5.1.1	Double power socket Mid spec (Hamilton or similar approved, PC Supply £25 each)	4.00 pt	£340.20	£121.00	£461.20
5.2	Switches	Qty	Labour	Materials	Total
5.2.1	Light switch - 1 gang Mid spec (Hamilton, PC Supply £10 each)	1.00 pt	£85.05	£12.10	£97.15
5.3	Ceiling lights	Qty	Labour	Materials	Total
5.3.1	Downlight Mid spec (PC Supply £15 each)	6.00 pt	£510.30	£108.90	£619.20

Ceiling preparation and finishes **£280.50**

6.1	Ceiling preparation	Qty	Labour	Materials	Total
6.1.1	Skim to ceiling 3mm Gypsum Thistle multi-finish	15.75 m2	£245.85	£34.65	£280.50

Wall preparation and finishes **£683.88**

7.1	Internal wall preparation	Qty	Labour	Materials	Total
7.1.1	Skim to walls 3mm Gypsum Thistle multi-finish	38.40 m2	£599.40	£84.48	£683.88

Floor preparation and finishes **£1,554.41**

8.1	Floor preparation	Qty	Labour	Materials	Total
8.1.1	Flooring underlay Mid spec (Wickes Wood Fibre Underlay or similar approved)	15.75 m2	£73.67	£41.06	£114.73
8.2	Floor finishes	Qty	Labour	Materials	Total
8.2.1	Carpet to floor Mid spec (PC Sum £45/m2)	15.75 m2	£368.37	£857.59	£1,225.96
8.2.2	Skirting Mid spec (Wickes or similar approved)	16.00 m	£113.40	£100.32	£213.72

Decoration **£1,617.77**

9.1	Paint to ceiling	Qty	Labour	Materials	Total
9.1.1	Mist coat and two coats of paint to ceiling Mid spec (Dulux or similar approved); white	15.75 m2	£314.68	£23.74	£338.42
9.2	Paint to walls	Qty	Labour	Materials	Total
9.2.1	Mist coat and two coats of paint to walls Mid spec (Dulux or similar approved); white	38.40 m2	£731.27	£57.87	£789.14
9.3	Paint to skirting	Qty	Labour	Materials	Total
9.3.1	Primer, undercoat and gloss coat to skirting Mid spec (Dulux or similar approved)	16.00 m	£254.74	£17.60	£272.34
9.4	Paint to doors	Qty	Labour	Materials	Total
9.4.1	Primer, undercoat and gloss coat to softwood door Mid spec (Dulux or similar approved)	1.00 nr	£152.97	£13.20	£166.17
9.5	Paint to architraves	Qty	Labour	Materials	Total
9.5.1	Primer, undercoat and gloss coat to architrave Mid spec (Dulux or similar approved)	1.00 nr	£46.20	£5.50	£51.70

Bedroom (1)**Steel and structural supports** **£178.21**

1.1	Lintels	Qty	Labour	Materials	Total
1.1.1	Single steel lintel Catnic CG90/100	2.00 m	£81.17	£97.04	£178.21

External windows and doors **£1,419.03**

2.1	Windows	Qty	Labour	Materials	Total
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2.1.1	Hardwood casement window (1-2m2) Mid spec (Slim Line or similar approved, PC Supply £790 each)	1.00 nr	£265.78	£957.00	£1,222.78
2.2	Window furniture	Qty	Labour	Materials	Total
2.2.1	Window board Timber window board	1.00 m	£28.35	£14.52	£42.87
2.3	Sundry items	Qty	Labour	Materials	Total
2.3.1	Cavity closers around windows and doors 100mm thick Kingspan Thermabate Cavity Closer	6.00 m	£91.78	£44.55	£136.33
2.3.2	Cavity tray over structural opening Manthorpe Horizontal Cavity Tray	1.00 m	£6.24	£6.92	£13.16
2.3.3	Cavity tray weep ends (2nr allowance) per structural opening Cavity tray; weep ends (2nr allowance)	1.00 nr	£3.12	£0.77	£3.89

Internal doors and frames **£461.26**

3.1	Internal doors	Qty	Labour	Materials	Total
3.1.1	Single fire rated door, frame, architrave and ironmongery Mid spec, FD30 fire rated door (PC Supply £300 each)	1.00 nr	£158.76	£302.50	£461.26

Heating and cooling **£466.73**

4.1	Heating/cooling element	Qty	Labour	Materials	Total
4.1.1	Double panel radiator Mid spec (PC Supply £220 each)	1.00 nr	£212.63	£254.10	£466.73

Wired appliances **£1,177.55**

5.1	Sockets	Qty	Labour	Materials	Total
5.1.1	Double power socket Mid spec (Hamilton or similar approved, PC Supply £25 each)	4.00 pt	£340.20	£121.00	£461.20
5.2	Switches	Qty	Labour	Materials	Total
5.2.1	Light switch - 1 gang Mid spec (Hamilton, PC Supply £10 each)	1.00 pt	£85.05	£12.10	£97.15
5.3	Ceiling lights	Qty	Labour	Materials	Total
5.3.1	Downlight Mid spec (PC Supply £15 each)	6.00 pt	£510.30	£108.90	£619.20

Ceiling preparation and finishes **£280.50**

6.1	Ceiling preparation	Qty	Labour	Materials	Total
6.1.1	Skim to ceiling 3mm Gypsum Thistle multi-finish	15.75 m2	£245.85	£34.65	£280.50

Wall preparation and finishes **£683.88**

7.1	Internal wall preparation	Qty	Labour	Materials	Total
7.1.1	Skim to walls 3mm Gypsum Thistle multi-finish	38.40 m2	£599.40	£84.48	£683.88

Floor preparation and finishes **£1,554.41**

8.1	Floor preparation	Qty	Labour	Materials	Total
8.1.1	Flooring underlay Mid spec (Wickes Wood Fibre Underlay or similar approved)	15.75 m2	£73.67	£41.06	£114.73
8.2	Floor finishes	Qty	Labour	Materials	Total
8.2.1	Carpet to floor Mid spec (PC Sum £45/m2)	15.75 m2	£368.37	£857.59	£1,225.96
8.2.2	Skirting Mid spec (Wickes or similar approved)	16.00 m	£113.40	£100.32	£213.72

Decoration **£1,617.77**

9.1	Paint to ceiling	Qty	Labour	Materials	Total
9.1.1	Mist coat and two coats of paint to ceiling Mid spec (Dulux or similar approved); white	15.75 m2	£314.68	£23.74	£338.42
9.2	Paint to walls	Qty	Labour	Materials	Total
9.2.1	Mist coat and two coats of paint to walls Mid spec (Dulux or similar approved); white	38.40 m2	£731.27	£57.87	£789.14
9.3	Paint to skirting	Qty	Labour	Materials	Total
9.3.1	Primer, undercoat and gloss coat to skirting Mid spec (Dulux or similar approved)	16.00 m	£254.74	£17.60	£272.34
9.4	Paint to doors	Qty	Labour	Materials	Total
9.4.1	Primer, undercoat and gloss coat to softwood door Mid spec (Dulux or similar approved)	1.00 nr	£152.97	£13.20	£166.17
9.5	Paint to architraves	Qty	Labour	Materials	Total
9.5.1	Primer, undercoat and gloss coat to architrave Mid spec (Dulux or similar approved)	1.00 nr	£46.20	£5.50	£51.70

Kitchen**Steel and structural supports** **£356.42**

1.1	Lintels	Qty	Labour	Materials	Total
1.1.1	Single steel lintel Catnic CG90/100	4.00 m	£162.34	£194.08	£356.42

External windows and doors **£6,523.79**

2.1	Windows	Qty	Labour	Materials	Total
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2.1.1	Aluminium bifold door, handle and lock - 2-3m length Mid spec (Slim Line or similar approved, PC Supply £2100) - 2-3m length	1.00 nr	£637.88	£2,541.00	£3,178.88
2.1.2	Hardwood casement window (1-2m2) Mid spec (Slim Line or similar approved, PC Supply £790 each)	1.00 nr	£265.78	£957.00	£1,222.78
2.1.3	Rooflight (1-2m2) Mid spec (PC Supply £1000)	1.00 nr	£354.38	£1,210.00	£1,564.38
2.2	Window furniture	Qty	Labour	Materials	Total
2.2.1	Window board Timber window board	1.00 m	£28.35	£14.52	£42.87
2.3	Sundry items	Qty	Labour	Materials	Total
2.3.1	Cavity closers around windows and doors 100mm thick Kingspan Thermabate Cavity Closer	20.00 m	£305.94	£148.50	£454.44
2.3.2	Cavity tray over structural opening Manthorpe Horizontal Cavity Tray	4.00 m	£24.98	£27.68	£52.66
2.3.3	Cavity tray weep ends (2nr allowance) per structural opening Cavity tray; weep ends (2nr allowance)	2.00 nr	£6.24	£1.54	£7.78

Internal doors and frames **£473.36**

3.1	Internal doors	Qty	Labour	Materials	Total
3.1.1	Single softwood door, frame, architrave, handle and lock Mid spec (Direct Doors, PC Supply £260)	1.00 nr	£158.76	£314.60	£473.36

Drainage and pipework **£497.14**

4.1	Hot and cold pipework	Qty	Labour	Materials	Total
4.1.1	Hot and cold pipes; copper 22mm copper	6.00 m	£212.63	£79.20	£291.83
4.2	Waste pipework	Qty	Labour	Materials	Total
4.2.1	Waste pipe overground 110mm UPVC pipe	6.00 m	£106.31	£99.00	£205.31

Heating and cooling **£2,911.13**

5.1	Heating/cooling element	Qty	Labour	Materials	Total
5.1.1	Wet underfloor heating per m2 Pro-Warm wet underfloor heating kit and thermostat	30.00 m2	£1,063.13	£1,848.00	£2,911.13

Wired appliances **£1,655.67**

6.1	Sockets	Qty	Labour	Materials	Total
6.1.1	Double power socket Mid spec (Hamilton or similar approved, PC Supply £25 each)	4.00 pt	£340.20	£121.00	£461.20

6.2	Spurs	Qty	Labour	Materials	Total
6.2.1	Fused spur Mid spec (PC Supply £15 each)	2.00 pt	£170.10	£36.30	£206.40
6.2.2	Unswitched fused spur Mid spec (PC Supply £15 each)	2.00 nr	£170.10	£36.30	£206.40
6.3	Switches	Qty	Labour	Materials	Total
6.3.1	Light switch - 1 gang Mid spec (Hamilton, PC Supply £10 each)	2.00 pt	£170.10	£24.20	£194.30
6.4	Ceiling lights	Qty	Labour	Materials	Total
6.4.1	Downlight Mid spec (PC Supply £15 each)	4.00 pt	£340.20	£72.60	£412.80
6.5	Ventilation	Qty	Labour	Materials	Total
6.5.1	Ductwork and associated BWIC allowance for Wired appliances Ductwork and associated BWIC allowance	1.00 item	£31.22	£22.00	£53.22
6.6	Fire alarm	Qty	Labour	Materials	Total
6.6.1	Heat detector Mid spec (PC Supply £30 each)	1.00 pt	£85.05	£36.30	£121.35

Ceiling preparation and finishes **£534.28**

7.1	Ceiling preparation	Qty	Labour	Materials	Total
7.1.1	Skim to ceiling 3mm Gypsum Thistle multi-finish	30.00 m2	£468.28	£66.00	£534.28

Wall preparation and finishes **£1,704.26**

8.1	Internal wall preparation	Qty	Labour	Materials	Total
8.1.1	Skim to walls 3mm Gypsum Thistle multi-finish	52.80 m2	£824.17	£116.16	£940.33
8.1.2	Tile adhesive and grouting to walls 10mm flexible adhesive and MAPEI grouting	6.00 m2	£56.19	£9.90	£66.09
8.2	Internal wall finishes	Qty	Labour	Materials	Total
8.2.1	Ceramic tiles to walls, excluding adhesive and grout Mid spec (PC Sum £60/m2)	6.00 m2	£262.24	£435.60	£697.84

Floor preparation and finishes **£4,625.30**

9.1	Floor preparation	Qty	Labour	Materials	Total
9.1.1	Flooring underlay Mid spec (Wickes Wood Fibre Underlay or similar approved)	30.00 m2	£140.33	£78.21	£218.54
9.2	Floor finishes	Qty	Labour	Materials	Total
9.2.1	Skirting Mid spec (Wickes or similar approved)	22.00 m	£155.93	£137.94	£293.87
9.2.2	Engineered wood to floor Mid spec (PC Supply £60/m2)	30.00 m2	£1,934.89	£2,178.00	£4,112.89

Decoration**£2,548.91**

10.1	Paint to ceiling	Qty	Labour	Materials	Total
10.1.1	Mist coat and two coats of paint to ceiling Mid spec (Dulux or similar approved); white	30.00 m2	£599.40	£45.21	£644.61
10.2	Paint to walls	Qty	Labour	Materials	Total
10.2.1	Mist coat and two coats of paint to walls Mid spec (Dulux or similar approved); white	52.80 m2	£1,005.49	£79.57	£1,085.06
10.3	Paint to skirting	Qty	Labour	Materials	Total
10.3.1	Primer, undercoat and gloss coat to skirting Mid spec (Dulux or similar approved)	22.00 m	£350.27	£24.20	£374.47
10.4	Paint to doors	Qty	Labour	Materials	Total
10.4.1	Primer, undercoat and gloss coat to softwood door Mid spec (Dulux or similar approved)	1.00 nr	£152.97	£13.20	£166.17
10.5	Paint to architraves	Qty	Labour	Materials	Total
10.5.1	Primer, undercoat and gloss coat to architrave Mid spec (Dulux or similar approved)	1.00 nr	£46.20	£5.50	£51.70
10.6	Paint to windows	Qty	Labour	Materials	Total
10.6.1	Primer, undercoat and gloss coat to window board Mid spec (Dulux or similar approved)	1.00 m	£15.92	£1.10	£17.02
10.6.2	Primer, undercoat and gloss coat to window Mid spec (Dulux or similar approved)	1.00 nr	£196.68	£13.20	£209.88

Units, worktops and kitchen appliances**£14,393.66**

11.1	Base cabinets	Qty	Labour	Materials	Total
11.1.1	Base cabinet Mid spec (Howdens, PC Supply £500/cabinet)	8.35 nr	£1,038.62	£5,051.75	£6,090.37
11.2	Wall cabinets	Qty	Labour	Materials	Total
11.2.1	Wall cabinet Mid spec (Howdens, PC Supply £300/cabinet)	8.35 nr	£917.30	£3,031.05	£3,948.35
11.3	Worktops	Qty	Labour	Materials	Total
11.3.1	Wooden worktop / Laminate worktop Mid spec (PC Supply £120/m)	5.00 m	£349.06	£726.00	£1,075.06
11.4	Kitchen appliances	Qty	Labour	Materials	Total
11.4.1	Electric hob Mid spec (PC Supply £240 each)	1.00 pt	£85.05	£277.20	£362.25
11.4.2	Electric oven Mid spec (Belling or similar, PC Supply £230)	1.00 pt	£85.05	£278.30	£363.35
11.4.3	Freezer Mid Spec (PC Supply £300 each)	1.00 nr	£31.22	£462.00	£493.22
11.4.4	Fridge Mid spec (PC Supply £200 each)	1.00 nr	£31.22	£242.00	£273.22
11.4.5	Fullsize dishwasher Mid spec (Samsung or similar, PC Supply £490)	1.00 nr	£53.16	£592.90	£646.06

11.4.6	Vented extractor fan / cooker hood Mid spec (Bosch PC Sum £220/nr)	1.00 pt	£85.05	£266.20	£351.25
11.5	Kitchen sink	Qty	Labour	Materials	Total
11.5.1	Kitchen sink Mid spec (PC Supply £250 each)	1.00 nr	£104.54	£302.50	£407.04
11.6	Kitchen sink waste	Qty	Labour	Materials	Total
11.6.1	Kitchen sink waste Mid spec (Victoria Plum)	1.00 nr	£14.18	£33.00	£47.18
11.7	Kitchen tap	Qty	Labour	Materials	Total
11.7.1	Kitchen tap Mid spec (PC Supply £100 each)	1.00 nr	£56.70	£121.00	£177.70
11.8	Sundry items	Qty	Labour	Materials	Total
11.8.1	Mastic / sealant to kitchens Allowance for kitchens	1.00 item	£0.00	£121.00	£121.00
11.8.2	Allowance for BWIC / Builders Work in Connection with services for pipework to kitchen Allowance for BWIC with services / Builders Work in Connection with services per point	1.00 nr	£15.61	£22.00	£37.61

Kitchen (1)

Steel and structural supports

£356.42

1.1	Lintels	Qty	Labour	Materials	Total
1.1.1	Single steel lintel Catnic CG90/100	4.00 m	£162.34	£194.08	£356.42

External windows and doors

£6,523.79

2.1	Windows	Qty	Labour	Materials	Total
2.1.1	Aluminium bifold door, handle and lock - 2-3m length Mid spec (Slim Line or similar approved, PC Supply £2100) - 2-3m length	1.00 nr	£637.88	£2,541.00	£3,178.88
2.1.2	Hardwood casement window (1-2m2) Mid spec (Slim Line or similar approved, PC Supply £790 each)	1.00 nr	£265.78	£957.00	£1,222.78
2.1.3	Rooflight (1-2m2) Mid spec (PC Supply £1000)	1.00 nr	£354.38	£1,210.00	£1,564.38
2.2	Window furniture	Qty	Labour	Materials	Total
2.2.1	Window board Timber window board	1.00 m	£28.35	£14.52	£42.87
2.3	Sundry items	Qty	Labour	Materials	Total
2.3.1	Cavity closers around windows and doors 100mm thick Kingspan Thermabate Cavity Closer	20.00 m	£305.94	£148.50	£454.44
2.3.2	Cavity tray over structural opening Manthorpe Horizontal Cavity Tray	4.00 m	£24.98	£27.68	£52.66

2.3.3	Cavity tray weep ends (2nr allowance) per structural opening Cavity tray; weep ends (2nr allowance)	2.00 nr	£6.24	£1.54	£7.78
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Internal doors and frames **£473.36**

3.1	Internal doors	Qty	Labour	Materials	Total
3.1.1	Single softwood door, frame, architrave, handle and lock Mid spec (Direct Doors, PC Supply £260)	1.00 nr	£158.76	£314.60	£473.36

Drainage and pipework **£497.14**

4.1	Hot and cold pipework	Qty	Labour	Materials	Total
4.1.1	Hot and cold pipes; copper 22mm copper	6.00 m	£212.63	£79.20	£291.83
4.2	Waste pipework	Qty	Labour	Materials	Total
4.2.1	Waste pipe overground 110mm UPVC pipe	6.00 m	£106.31	£99.00	£205.31

Heating and cooling **£2,911.13**

5.1	Heating/cooling element	Qty	Labour	Materials	Total
5.1.1	Wet underfloor heating per m2 Pro-Warm wet underfloor heating kit and thermostat	30.00 m2	£1,063.13	£1,848.00	£2,911.13

Wired appliances **£1,655.67**

6.1	Sockets	Qty	Labour	Materials	Total
6.1.1	Double power socket Mid spec (Hamilton or similar approved, PC Supply £25 each)	4.00 pt	£340.20	£121.00	£461.20
6.2	Spurs	Qty	Labour	Materials	Total
6.2.1	Fused spur Mid spec (PC Supply £15 each)	2.00 pt	£170.10	£36.30	£206.40
6.2.2	Unswitched fused spur Mid spec (PC Supply £15 each)	2.00 nr	£170.10	£36.30	£206.40
6.3	Switches	Qty	Labour	Materials	Total
6.3.1	Light switch - 1 gang Mid spec (Hamilton, PC Supply £10 each)	2.00 pt	£170.10	£24.20	£194.30
6.4	Ceiling lights	Qty	Labour	Materials	Total
6.4.1	Downlight Mid spec (PC Supply £15 each)	4.00 pt	£340.20	£72.60	£412.80
6.5	Ventilation	Qty	Labour	Materials	Total
6.5.1	Ductwork and associated BWIC allowance for Wired appliances Ductwork and associated BWIC allowance	1.00 item	£31.22	£22.00	£53.22
6.6	Fire alarm	Qty	Labour	Materials	Total

6.6.1	Heat detector Mid spec (PC Supply £30 each)	1.00 pt	£85.05	£36.30	£121.35
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Ceiling preparation and finishes **£534.28**

7.1	Ceiling preparation	Qty	Labour	Materials	Total
7.1.1	Skim to ceiling 3mm Gypsum Thistle multi-finish	30.00 m2	£468.28	£66.00	£534.28

Wall preparation and finishes **£1,704.26**

8.1	Internal wall preparation	Qty	Labour	Materials	Total
8.1.1	Skim to walls 3mm Gypsum Thistle multi-finish	52.80 m2	£824.17	£116.16	£940.33
8.1.2	Tile adhesive and grouting to walls 10mm flexible adhesive and MAPEI grouting	6.00 m2	£56.19	£9.90	£66.09
8.2	Internal wall finishes	Qty	Labour	Materials	Total
8.2.1	Ceramic tiles to walls, excluding adhesive and grout Mid spec (PC Sum £60/m2)	6.00 m2	£262.24	£435.60	£697.84

Floor preparation and finishes **£4,625.30**

9.1	Floor preparation	Qty	Labour	Materials	Total
9.1.1	Flooring underlay Mid spec (Wickes Wood Fibre Underlay or similar approved)	30.00 m2	£140.33	£78.21	£218.54
9.2	Floor finishes	Qty	Labour	Materials	Total
9.2.1	Skirting Mid spec (Wickes or similar approved)	22.00 m	£155.93	£137.94	£293.87
9.2.2	Engineered wood to floor Mid spec (PC Supply £60/m2)	30.00 m2	£1,934.89	£2,178.00	£4,112.89

Decoration **£2,548.91**

10.1	Paint to ceiling	Qty	Labour	Materials	Total
10.1.1	Mist coat and two coats of paint to ceiling Mid spec (Dulux or similar approved); white	30.00 m2	£599.40	£45.21	£644.61
10.2	Paint to walls	Qty	Labour	Materials	Total
10.2.1	Mist coat and two coats of paint to walls Mid spec (Dulux or similar approved); white	52.80 m2	£1,005.49	£79.57	£1,085.06
10.3	Paint to skirting	Qty	Labour	Materials	Total
10.3.1	Primer, undercoat and gloss coat to skirting Mid spec (Dulux or similar approved)	22.00 m	£350.27	£24.20	£374.47
10.4	Paint to doors	Qty	Labour	Materials	Total
10.4.1	Primer, undercoat and gloss coat to softwood door Mid spec (Dulux or similar approved)	1.00 nr	£152.97	£13.20	£166.17

10.5	Paint to architraves	Qty	Labour	Materials	Total
10.5.1	Primer, undercoat and gloss coat to architrave Mid spec (Dulux or similar approved)	1.00 nr	£46.20	£5.50	£51.70
10.6	Paint to windows	Qty	Labour	Materials	Total
10.6.1	Primer, undercoat and gloss coat to window board Mid spec (Dulux or similar approved)	1.00 m	£15.92	£1.10	£17.02
10.6.2	Primer, undercoat and gloss coat to window Mid spec (Dulux or similar approved)	1.00 nr	£196.68	£13.20	£209.88

Units, worktops and kitchen appliances

£14,393.66

11.1	Base cabinets	Qty	Labour	Materials	Total
11.1.1	Base cabinet Mid spec (Howdens, PC Supply £500/cabinet)	8.35 nr	£1,038.62	£5,051.75	£6,090.37
11.2	Wall cabinets	Qty	Labour	Materials	Total
11.2.1	Wall cabinet Mid spec (Howdens, PC Supply £300/cabinet)	8.35 nr	£917.30	£3,031.05	£3,948.35
11.3	Worktops	Qty	Labour	Materials	Total
11.3.1	Wooden worktop / Laminate worktop Mid spec (PC Supply £120/m)	5.00 m	£349.06	£726.00	£1,075.06
11.4	Kitchen appliances	Qty	Labour	Materials	Total
11.4.1	Electric hob Mid spec (PC Supply £240 each)	1.00 pt	£85.05	£277.20	£362.25
11.4.2	Electric oven Mid spec (Belling or similar, PC Supply £230)	1.00 pt	£85.05	£278.30	£363.35
11.4.3	Freezer Mid Spec (PC Supply £300 each)	1.00 nr	£31.22	£462.00	£493.22
11.4.4	Fridge Mid spec (PC Supply £200 each)	1.00 nr	£31.22	£242.00	£273.22
11.4.5	Fullsize dishwasher Mid spec (Samsung or similar, PC Supply £490)	1.00 nr	£53.16	£592.90	£646.06
11.4.6	Vented extractor fan / cooker hood Mid spec (Bosch PC Sum £220/nr)	1.00 pt	£85.05	£266.20	£351.25
11.5	Kitchen sink	Qty	Labour	Materials	Total
11.5.1	Kitchen sink Mid spec (PC Supply £250 each)	1.00 nr	£104.54	£302.50	£407.04
11.6	Kitchen sink waste	Qty	Labour	Materials	Total
11.6.1	Kitchen sink waste Mid spec (Victoria Plum)	1.00 nr	£14.18	£33.00	£47.18
11.7	Kitchen tap	Qty	Labour	Materials	Total
11.7.1	Kitchen tap Mid spec (PC Supply £100 each)	1.00 nr	£56.70	£121.00	£177.70
11.8	Sundry items	Qty	Labour	Materials	Total
11.8.1	Mastic / sealant to kitchens Allowance for kitchens	1.00 item	£0.00	£121.00	£121.00
11.8.2	Allowance for BWIC / Builders Work in Connection with services for pipework to kitchen Allowance for BWIC with services /	1.00 nr	£15.61	£22.00	£37.61

Builders Work in Connection with services per
point

All tasks (by stage)

Preliminaries £5,547.70

1.1	Preliminaries	Area	Qty	Labour	Materials	Total
1.1.1	Skip 8 yard skip	I First Floor Extension with flat roof	4.00 nr	£0.00	£1,320.00	£1,320.00
1.1.2	Scaffold roof Scaffold to roof	I First Floor Extension with flat roof	30.00 m2	£0.00	£1,122.00	£1,122.00
1.1.3	Scaffolding to elevations (m2) Simple Scaffold	I First Floor Extension with flat roof	118.80 m2	£0.00	£2,221.56	£2,221.56
<i>Note: Ratio of 2 floors added assuming there are no works below / scaffolding needs to be added for Ground Floor base.</i>						
1.1.4	Rigid protection to floor Corex	Bathroom	6.00 m2	£28.10	£6.27	£34.37
1.1.5	Rigid protection to floor Corex	Bathroom (1)	6.00 m2	£28.10	£6.27	£34.37
1.1.6	Additional works Allowance for any other works required not identified in schedule	I First Floor Extension with flat roof	1.00 item	£0.00	£0.00	£0.00
1.1.7	Professional cleaning on project completion	I First Floor Extension with flat roof	1.00 item	£815.40	£0.00	£815.40

Demolitions £374.63

2.1	Demolitions	Area	Qty	Labour	Materials	Total
2.1.1	Strip out wall; brick and block cavity wall structure	I First Floor Extension with flat roof	6.00 m2	£374.63	£0.00	£374.63

Floor structure and lining £3,167.98

3.1	Floor structure and lining	Area	Qty	Labour	Materials	Total
3.1.1	Flexible insulation 100mm Knauf Earthwool Acoustic (APR) Insulation Roll	I First Floor Extension with flat roof	30.00 m2	£421.45	£160.38	£581.83
3.1.2	Timber floor structure 75x200 C24 joists @400 cts, struts and hangers	I First Floor Extension with flat roof	30.00 m2	£1,169.44	£594.00	£1,763.44
3.1.3	Floorboard 18mm Structural Hardwood Plywood Sheet	I First Floor Extension with flat roof	30.00 m2	£446.51	£376.20	£822.71

Steel and structural supports £3,629.75

4.1	Steel and structural supports	Area	Qty	Labour	Materials	Total
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4.1.1	Allowance for steel connections Allowance for steel connections	I First Floor Extension with flat roof	2.00 nr	£0.00	£110.00	£110.00
4.1.2	Intumescent paint to steel beams Intumescent paint	I First Floor Extension with flat roof	6.00 m	£187.31	£32.14	£219.45
4.1.3	Steel beam 203x203x86 UC	I First Floor Extension with flat roof	6.00 m	£862.57	£1,062.60	£1,925.17
4.1.4	Concrete padstone 215x215x102mm	I First Floor Extension with flat roof	2.00 nr	£83.67	£44.00	£127.67
4.1.5	Single steel lintel Catnic CG90/100	Bathroom	1.00 m	£40.58	£48.52	£89.10
4.1.6	Single steel lintel Catnic CG90/100	Bathroom (1)	1.00 m	£40.58	£48.52	£89.10
4.1.7	Single steel lintel Catnic CG90/100	Bedroom	2.00 m	£81.17	£97.04	£178.21
4.1.8	Single steel lintel Catnic CG90/100	Bedroom (1)	2.00 m	£81.17	£97.04	£178.21
4.1.9	Single steel lintel Catnic CG90/100	Kitchen	4.00 m	£162.34	£194.08	£356.42
4.1.10	Single steel lintel Catnic CG90/100	Kitchen (1)	4.00 m	£162.34	£194.08	£356.42

External wall structure and lining

£11,399.82

5.1	External wall structure and lining	Area	Qty	Labour	Materials	Total
5.1.1	Wall Starter System Fixing Kit; External wall Simpson Wall Starter Kit; 1m x 2 skins (2m total allowance per unit)	I First Floor Extension with flat roof	5.40 m	£84.29	£52.57	£136.86
5.1.2	100mm Concrete block wall; external wall 100mm concrete blocks; stretcher bond; 1:3 mortar; 7N	I First Floor Extension with flat roof	44.55 m2	£1,015.28	£1,108.49	£2,123.77
5.1.3	Wall ties to external wall Stainless steel wall ties; 76-100mm cavity; 4nr/m2	I First Floor Extension with flat roof	44.55 m2	£236.44	£37.24	£273.68
5.1.4	Half brick wide brick wall (100mm wide) Facing bricks @ PC Sum £60/m2; stretcher bond; incl. 1:3 mortar	I First Floor Extension with flat roof	44.55 m2	£3,337.91	£3,420.55	£6,758.46
5.1.5	Dot and dab plasterboard to wall 12.5mm standard gyproc plasterboard	I First Floor Extension with flat roof	44.55 m2	£347.70	£163.68	£511.38
5.1.6	Cavity wall insulation to external wall 150mm Celotex XR4150 General Purpose PIR Insulation Board	I First Floor Extension with flat roof	44.55 m2	£625.86	£969.81	£1,595.67

Internal wall structure and lining

£2,885.79

6.1	Internal wall structure and lining	Area	Qty	Labour	Materials	Total
6.1.1	Timber stud partition wall; plasterboard both sides and insulation 47x95mm timber; 400mm centres, 3 rows, 12.5mm standard gyproc plasterboard both sides and 100mm Rockwool RWA45 insulation	I First Floor Extension with flat roof	23.76 m2	£1,802.71	£1,083.08	£2,885.79

Roof structure and coverings**£8,934.46**

7.1	Roof structure and coverings	Area	Qty	Labour	Materials	Total
7.1.1	Timber firrings to roof at 400mm centres 47mm x 75mm to 0mm Treated Timber Furring	I First Floor Extension with flat roof	30.00 m2	£744.19	£193.05	£937.24
7.1.2	Timber flat roof structure 47x200mm C24 joists @400 c/c, struts and hangers	I First Floor Extension with flat roof	30.00 m2	£850.50	£1,178.10	£2,028.60
7.1.3	Wood sheathing to roof 18mm Structural Hardwood Plywood Sheet	I First Floor Extension with flat roof	30.00 m2	£446.51	£376.20	£822.71
7.1.4	Breather membrane to roof Tyvek Supro breather membrane	I First Floor Extension with flat roof	30.00 m2	£103.02	£33.00	£136.02
7.1.5	Insulation to roof between rafters 140mm Kingspan Thermaroom TR26 Flat Roof Insulation Board	I First Floor Extension with flat roof	30.00 m2	£421.45	£1,383.03	£1,804.48
7.1.6	Roof vapour control layer Pro clima intello plus VCL	I First Floor Extension with flat roof	30.00 m2	£103.02	£99.00	£202.02
7.1.7	GRP to flat roof Glass fibre based roofing membrane	I First Floor Extension with flat roof	30.00 m2	£1,404.84	£990.00	£2,394.84
7.1.8	Lead flashing Lead Code 4 - 300mm Roofing Lead Flashing Roll	I First Floor Extension with flat roof	6.00 m	£74.93	£97.02	£171.95
7.1.9	Fascia Mid spec (PC Supply £10/m)	I First Floor Extension with flat roof	16.50 m	£236.95	£199.65	£436.60

Ceiling structure and lining**£559.77**

8.1	Ceiling structure and lining	Area	Qty	Labour	Materials	Total
8.1.1	Single plasterboard to ceiling 12.5mm standard gyproc plasterboard	I First Floor Extension with flat roof	30.00 m2	£449.55	£110.22	£559.77

External windows and doors**£18,157.38**

9.1	External windows and doors	Area	Qty	Labour	Materials	Total
9.1.1	Hardwood casement window (0-1m2) Mid spec (Slim Line or similar approved, PC Supply £600 each)	Bathroom	1.00 nr	£248.06	£737.00	£985.06
9.1.2	Hardwood casement window (0-1m2) Mid spec (Slim Line or similar approved, PC Supply £600 each)	Bathroom (1)	1.00 nr	£248.06	£737.00	£985.06
9.1.3	Hardwood casement window (1-2m2) Mid spec (Slim Line or similar approved, PC Supply £790 each)	Bedroom	1.00 nr	£265.78	£957.00	£1,222.78

9.1.4	Hardwood casement window (1-2m2) Mid spec (Slim Line or similar approved, PC Supply £790 each)	Bedroom (1)	1.00 nr	£265.78	£957.00	£1,222.78
9.1.5	Aluminium bifold door, handle and lock - 2-3m length Mid spec (Slim Line or similar approved, PC Supply £2100) - 2-3m length	Kitchen	1.00 nr	£637.88	£2,541.00	£3,178.88
9.1.6	Hardwood casement window (1-2m2) Mid spec (Slim Line or similar approved, PC Supply £790 each)	Kitchen	1.00 nr	£265.78	£957.00	£1,222.78
9.1.7	Rooflight (1-2m2) Mid spec (PC Supply £1000)	Kitchen	1.00 nr	£354.38	£1,210.00	£1,564.38
9.1.8	Aluminium bifold door, handle and lock - 2-3m length Mid spec (Slim Line or similar approved, PC Supply £2100) - 2-3m length	Kitchen (1)	1.00 nr	£637.88	£2,541.00	£3,178.88
9.1.9	Hardwood casement window (1-2m2) Mid spec (Slim Line or similar approved, PC Supply £790 each)	Kitchen (1)	1.00 nr	£265.78	£957.00	£1,222.78
9.1.10	Rooflight (1-2m2) Mid spec (PC Supply £1000)	Kitchen (1)	1.00 nr	£354.38	£1,210.00	£1,564.38
9.1.11	Window board Timber window board	Bathroom	1.00 m	£28.35	£14.52	£42.87
9.1.12	Window board Timber window board	Bathroom (1)	1.00 m	£28.35	£14.52	£42.87
9.1.13	Window board Timber window board	Bedroom	1.00 m	£28.35	£14.52	£42.87
9.1.14	Window board Timber window board	Bedroom (1)	1.00 m	£28.35	£14.52	£42.87
9.1.15	Window board Timber window board	Kitchen	1.00 m	£28.35	£14.52	£42.87
9.1.16	Window board Timber window board	Kitchen (1)	1.00 m	£28.35	£14.52	£42.87
9.1.17	Cavity closers around windows and doors 100mm thick Kingspan Thermabate Cavity Closer	Bathroom	4.00 m	£61.19	£29.70	£90.89
9.1.18	Cavity tray over structural opening Manthorpe Horizontal Cavity Tray	Bathroom	1.00 m	£6.24	£6.92	£13.16
9.1.19	Cavity tray weep ends (2nr allowance) per structural opening Cavity tray; weep ends (2nr allowance)	Bathroom	1.00 nr	£3.12	£0.77	£3.89
9.1.20	Cavity closers around windows and doors 100mm thick Kingspan Thermabate Cavity Closer	Bathroom (1)	4.00 m	£61.19	£29.70	£90.89
9.1.21	Cavity tray over structural opening Manthorpe Horizontal Cavity Tray	Bathroom (1)	1.00 m	£6.24	£6.92	£13.16
9.1.22	Cavity tray weep ends (2nr allowance) per structural opening Cavity tray; weep ends (2nr allowance)	Bathroom (1)	1.00 nr	£3.12	£0.77	£3.89
9.1.23	Cavity closers around windows and doors 100mm thick Kingspan Thermabate Cavity Closer	Bedroom	6.00 m	£91.78	£44.55	£136.33
9.1.24	Cavity tray over structural opening Manthorpe Horizontal Cavity Tray	Bedroom	1.00 m	£6.24	£6.92	£13.16
9.1.25	Cavity tray weep ends (2nr allowance) per structural opening Cavity tray; weep ends (2nr allowance)	Bedroom	1.00 nr	£3.12	£0.77	£3.89
9.1.26	Cavity closers around windows and doors 100mm thick Kingspan Thermabate Cavity Closer	Bedroom (1)	6.00 m	£91.78	£44.55	£136.33

9.1.27	Cavity tray over structural opening Manthorpe Bedroom (1) Horizontal Cavity Tray		1.00 m	£6.24	£6.92	£13.16
9.1.28	Cavity tray weep ends (2nr allowance) per structural opening Cavity tray; weep ends (2nr allowance)	Bedroom (1)	1.00 nr	£3.12	£0.77	£3.89
9.1.29	Cavity closers around windows and doors 100mm thick Kingspan Thermabate Cavity Closer	Kitchen	20.00 m	£305.94	£148.50	£454.44
9.1.30	Cavity tray over structural opening Manthorpe Kitchen Horizontal Cavity Tray		4.00 m	£24.98	£27.68	£52.66
9.1.31	Cavity tray weep ends (2nr allowance) per structural opening Cavity tray; weep ends (2nr allowance)	Kitchen	2.00 nr	£6.24	£1.54	£7.78
9.1.32	Cavity closers around windows and doors 100mm thick Kingspan Thermabate Cavity Closer	Kitchen (1)	20.00 m	£305.94	£148.50	£454.44
9.1.33	Cavity tray over structural opening Manthorpe Kitchen (1) Horizontal Cavity Tray		4.00 m	£24.98	£27.68	£52.66
9.1.34	Cavity tray weep ends (2nr allowance) per structural opening Cavity tray; weep ends (2nr allowance)	Kitchen (1)	2.00 nr	£6.24	£1.54	£7.78

Internal doors and frames

£2,815.96

10.1	Internal doors and frames	Area	Qty	Labour	Materials	Total
10.1.1	Single softwood door, frame, architrave, handle and lock Mid spec (Direct Doors, PC Supply £260)	Bathroom	1.00 nr	£158.76	£314.60	£473.36
10.1.2	Single softwood door, frame, architrave, handle and lock Mid spec (Direct Doors, PC Supply £260)	Bathroom (1)	1.00 nr	£158.76	£314.60	£473.36
10.1.3	Single fire rated door, frame, architrave and ironmongery Mid spec, FD30 fire rated door (PC Supply £300 each)	Bedroom	1.00 nr	£158.76	£302.50	£461.26
10.1.4	Single fire rated door, frame, architrave and ironmongery Mid spec, FD30 fire rated door (PC Supply £300 each)	Bedroom (1)	1.00 nr	£158.76	£302.50	£461.26
10.1.5	Single softwood door, frame, architrave, handle and lock Mid spec (Direct Doors, PC Supply £260)	Kitchen	1.00 nr	£158.76	£314.60	£473.36
10.1.6	Single softwood door, frame, architrave, handle and lock Mid spec (Direct Doors, PC Supply £260)	Kitchen (1)	1.00 nr	£158.76	£314.60	£473.36

Drainage and pipework

£2,419.16

11.1	Drainage and pipework	Area	Qty	Labour	Materials	Total
11.1.1	Hot and cold pipes; copper 22mm copper	Bathroom	2.00 m	£70.88	£26.40	£97.28
11.1.2	Hot and cold pipes; copper 22mm copper	Bathroom (1)	2.00 m	£70.88	£26.40	£97.28
11.1.3	Hot and cold pipes; copper 22mm copper	I First Floor Extension with flat roof	5.00 m	£177.19	£66.00	£243.19

11.1.4	Hot and cold pipes; copper 22mm copper	Kitchen	6.00 m	£212.63	£79.20	£291.83
11.1.5	Hot and cold pipes; copper 22mm copper	Kitchen (1)	6.00 m	£212.63	£79.20	£291.83
11.1.6	Waste pipe overground 110mm UPVC pipe	Bathroom	2.00 m	£35.44	£33.00	£68.44
11.1.7	Waste pipe overground 110mm UPVC pipe	Bathroom (1)	2.00 m	£35.44	£33.00	£68.44
11.1.8	Waste pipe overground 110mm UPVC pipe	I First Floor Extension with flat roof	5.00 m	£88.59	£82.50	£171.09
11.1.9	Waste pipe overground 110mm UPVC pipe	Kitchen	6.00 m	£106.31	£99.00	£205.31
11.1.10	Waste pipe overground 110mm UPVC pipe	Kitchen (1)	6.00 m	£106.31	£99.00	£205.31
11.1.11	Box gutter / hidden gutter/ concealed gutter Plywood and membrane box gutter	I First Floor Extension with flat roof	4.00 m	£187.31	£264.00	£451.31
11.1.12	Downpipe 68mm uPVC downpipe	I First Floor Extension with flat roof	3.00 m	£70.24	£99.00	£169.24
11.1.13	Hopper Small aluminium powder coated hopper	I First Floor Extension with flat roof	1.00 nr	£23.41	£35.20	£58.61

Heating and cooling

£8,544.92

12.1	Heating and cooling	Area	Qty	Labour	Materials	Total
12.1.1	Electric towel rail Mid spec (PC Supply £160 each)	Bathroom	1.00 nr	£127.57	£184.80	£312.37
12.1.2	Wet underfloor heating per m2 Pro-Warm wet underfloor heating kit and thermostat	Bathroom	6.00 m2	£212.63	£369.60	£582.23
12.1.3	Electric towel rail Mid spec (PC Supply £160 each)	Bathroom (1)	1.00 nr	£127.57	£184.80	£312.37
12.1.4	Wet underfloor heating per m2 Pro-Warm wet underfloor heating kit and thermostat	Bathroom (1)	6.00 m2	£212.63	£369.60	£582.23
12.1.5	Double panel radiator Mid spec (PC Supply £220 each)	Bedroom	1.00 nr	£212.63	£254.10	£466.73
12.1.6	Double panel radiator Mid spec (PC Supply £220 each)	Bedroom (1)	1.00 nr	£212.63	£254.10	£466.73
12.1.7	Wet underfloor heating per m2 Pro-Warm wet underfloor heating kit and thermostat	Kitchen	30.00 m2	£1,063.13	£1,848.00	£2,911.13
12.1.8	Wet underfloor heating per m2 Pro-Warm wet underfloor heating kit and thermostat	Kitchen (1)	30.00 m2	£1,063.13	£1,848.00	£2,911.13

Wiring and fuseboards

£497.29

13.1	Wiring and fuseboards	Area	Qty	Labour	Materials	Total
13.1.1	Electrical wiring installation New wiring allowance	I First Floor Extension with flat roof	44.00 m	£467.77	£29.52	£497.29

Plumbed appliances

£6,715.00

14.1	Plumbed appliances	Area	Qty	Labour	Materials	Total
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14.1.1	Acrylic shower tray (~1-2m2) Mid spec (Victoria Plum or similar, PC Supply £150)	Bathroom	1.00 nr	£134.66	£181.50	£316.16
14.1.2	Acrylic shower tray (~1-2m2) Mid spec (Victoria Plum or similar, PC Supply £150)	Bathroom (1)	1.00 nr	£134.66	£181.50	£316.16
14.1.3	Shower waste (acrylic tray) Mid spec (Victoria Plum)	Bathroom	1.00 nr	£70.88	£27.49	£98.37
14.1.4	Shower waste (acrylic tray) Mid spec (Victoria Plum)	Bathroom (1)	1.00 nr	£70.88	£27.49	£98.37
14.1.5	Integrated shower mixer and head Mid spec (Victoria Plum, PC Supply £280)	Bathroom	1.00 nr	£88.59	£338.80	£427.39
14.1.6	Integrated shower mixer and head Mid spec (Victoria Plum, PC Supply £280)	Bathroom (1)	1.00 nr	£88.59	£338.80	£427.39
14.1.7	Shower screen Mid spec (Victoria Plum or similar, PC Supply £150 each)	Bathroom	1.00 nr	£88.59	£181.50	£270.09
14.1.8	Shower screen Mid spec (Victoria Plum or similar, PC Supply £150 each)	Bathroom (1)	1.00 nr	£88.59	£181.50	£270.09
14.1.9	Pedestal sink Mid spec (Victoria Plum, PC Supply £120)	Bathroom	1.00 nr	£104.54	£78.65	£183.19
14.1.10	Pedestal sink Mid spec (Victoria Plum, PC Supply £120)	Bathroom (1)	1.00 nr	£104.54	£78.65	£183.19
14.1.11	Freestanding sink tap and mixer Mid spec (Grohe PC Supply £350)	Bathroom	1.00 nr	£56.70	£423.50	£480.20
14.1.12	Freestanding sink tap and mixer Mid spec (Grohe PC Supply £350)	Bathroom (1)	1.00 nr	£56.70	£423.50	£480.20
14.1.13	Sink waste Mid spec (Victoria Plum)	Bathroom	1.00 nr	£14.18	£33.00	£47.18
14.1.14	Sink waste Mid spec (Victoria Plum)	Bathroom (1)	1.00 nr	£14.18	£33.00	£47.18
14.1.15	Bath Mid spec (Victoria Plum, PC Supply £320)	Bathroom	1.00 nr	£124.03	£387.20	£511.23
14.1.16	Bath Mid spec (Victoria Plum, PC Supply £320)	Bathroom (1)	1.00 nr	£124.03	£387.20	£511.23
14.1.17	Bath tap Mid spec (The Bath Store, PC Supply £230)	Bathroom	1.00 nr	£28.35	£277.20	£305.55
14.1.18	Bath tap Mid spec (The Bath Store, PC Supply £230)	Bathroom (1)	1.00 nr	£28.35	£277.20	£305.55
14.1.19	Bath waste Mid spec (Victoria Plum)	Bathroom	1.00 nr	£17.72	£60.49	£78.21
14.1.20	Bath waste Mid spec (Victoria Plum)	Bathroom (1)	1.00 nr	£17.72	£60.49	£78.21
14.1.21	Pedestal toilet Mid spec (Victoria Plum or similar, PC Supply £190 each)	Bathroom	1.00 nr	£102.77	£229.90	£332.67
14.1.22	Toilet seat Toilet seat (PC Supply £25 each)	Bathroom	1.00 item	£17.72	£30.25	£47.97
14.1.23	Pedestal toilet Mid spec (Victoria Plum or similar, PC Supply £190 each)	Bathroom (1)	1.00 nr	£102.77	£229.90	£332.67
14.1.24	Toilet seat Toilet seat (PC Supply £25 each)	Bathroom (1)	1.00 item	£17.72	£30.25	£47.97
14.1.25	Flush plate Mid spec (Grohe PC Supply £85)	Bathroom	1.00 nr	£35.44	£102.85	£138.29
14.1.26	Flush plate Mid spec (Grohe PC Supply £85)	Bathroom (1)	1.00 nr	£35.44	£102.85	£138.29
14.1.27	Mastic sealant to bathrooms Allowance for bathrooms, ensuites and shower rooms	Bathroom	1.00 item	£0.00	£121.00	£121.00
14.1.28	Mastic sealant to bathrooms Allowance for bathrooms, ensuites and shower rooms	Bathroom (1)	1.00 item	£0.00	£121.00	£121.00

Wired appliances**£7,280.64**

15.1	Wired appliances	Area	Qty	Labour	Materials	Total
15.1.1	Shaver socket Mid spec (PC Supply £30 each)	Bathroom	1.00 pt	£85.05	£34.65	£119.70
15.1.2	Shaver socket Mid spec (PC Supply £30 each)	Bathroom (1)	1.00 pt	£85.05	£34.65	£119.70
15.1.3	Double power socket Mid spec (Hamilton or similar approved, PC Supply £25 each)	Bedroom	4.00 pt	£340.20	£121.00	£461.20
15.1.4	Double power socket Mid spec (Hamilton or similar approved, PC Supply £25 each)	Bedroom (1)	4.00 pt	£340.20	£121.00	£461.20
15.1.5	Double power socket Mid spec (Hamilton or similar approved, PC Supply £25 each)	Kitchen	4.00 pt	£340.20	£121.00	£461.20
15.1.6	Double power socket Mid spec (Hamilton or similar approved, PC Supply £25 each)	Kitchen (1)	4.00 pt	£340.20	£121.00	£461.20
15.1.7	Fused spur Mid spec (PC Supply £15 each)	Kitchen	2.00 pt	£170.10	£36.30	£206.40
15.1.8	Unswitched fused spur Mid spec (PC Supply £15 each)	Kitchen	2.00 nr	£170.10	£36.30	£206.40
15.1.9	Fused spur Mid spec (PC Supply £15 each)	Kitchen (1)	2.00 pt	£170.10	£36.30	£206.40
15.1.10	Unswitched fused spur Mid spec (PC Supply £15 each)	Kitchen (1)	2.00 nr	£170.10	£36.30	£206.40
15.1.11	Light switch - 1 gang Mid spec (Hamilton, PC Supply £10 each)	Bathroom	1.00 pt	£85.05	£12.10	£97.15
15.1.12	Light switch - 1 gang Mid spec (Hamilton, PC Supply £10 each)	Bathroom (1)	1.00 pt	£85.05	£12.10	£97.15
15.1.13	Light switch - 1 gang Mid spec (Hamilton, PC Supply £10 each)	Bedroom	1.00 pt	£85.05	£12.10	£97.15
15.1.14	Light switch - 1 gang Mid spec (Hamilton, PC Supply £10 each)	Bedroom (1)	1.00 pt	£85.05	£12.10	£97.15
15.1.15	Light switch - 1 gang Mid spec (Hamilton, PC Supply £10 each)	Kitchen	2.00 pt	£170.10	£24.20	£194.30
15.1.16	Light switch - 1 gang Mid spec (Hamilton, PC Supply £10 each)	Kitchen (1)	2.00 pt	£170.10	£24.20	£194.30
15.1.17	Downlight Mid spec (PC Supply £15 each)	Bathroom	4.00 pt	£340.20	£72.60	£412.80
15.1.18	Downlight Mid spec (PC Supply £15 each)	Bathroom (1)	4.00 pt	£340.20	£72.60	£412.80
15.1.19	Downlight Mid spec (PC Supply £15 each)	Bedroom	6.00 pt	£510.30	£108.90	£619.20
15.1.20	Downlight Mid spec (PC Supply £15 each)	Bedroom (1)	6.00 pt	£510.30	£108.90	£619.20
15.1.21	Downlight Mid spec (PC Supply £15 each)	Kitchen	4.00 pt	£340.20	£72.60	£412.80
15.1.22	Downlight Mid spec (PC Supply £15 each)	Kitchen (1)	4.00 pt	£340.20	£72.60	£412.80
15.1.23	Bathroom extractor fan Mid spec (PC Supply £80 each)	Bathroom	1.00 pt	£85.05	£92.40	£177.45
15.1.24	Bathroom extractor fan Mid spec (PC Supply £80 each)	Bathroom (1)	1.00 pt	£85.05	£92.40	£177.45
15.1.25	Ductwork and associated BWIC allowance for Kitchen Wired appliances Ductwork and associated BWIC allowance		1.00 item	£31.22	£22.00	£53.22
15.1.26	Ductwork and associated BWIC allowance for Kitchen (1) Wired appliances Ductwork and associated BWIC allowance		1.00 item	£31.22	£22.00	£53.22

15.1.27	Heat detector Mid spec (PC Supply £30 each) Kitchen	1.00 pt	£85.05	£36.30	£121.35
15.1.28	Heat detector Mid spec (PC Supply £30 each) Kitchen (1)	1.00 pt	£85.05	£36.30	£121.35

Ceiling preparation and finishes **£1,843.28**

16.1	Ceiling preparation and finishes	Area	Qty	Labour	Materials	Total
16.1.1	Skim to ceiling 3mm Gypsum Thistle multi-finish	Bathroom	6.00 m2	£93.66	£13.20	£106.86
16.1.2	Skim to ceiling 3mm Gypsum Thistle multi-finish	Bathroom (1)	6.00 m2	£93.66	£13.20	£106.86
16.1.3	Skim to ceiling 3mm Gypsum Thistle multi-finish	Bedroom	15.75 m2	£245.85	£34.65	£280.50
16.1.4	Skim to ceiling 3mm Gypsum Thistle multi-finish	Bedroom (1)	15.75 m2	£245.85	£34.65	£280.50
16.1.5	Skim to ceiling 3mm Gypsum Thistle multi-finish	Kitchen	30.00 m2	£468.28	£66.00	£534.28
16.1.6	Skim to ceiling 3mm Gypsum Thistle multi-finish	Kitchen (1)	30.00 m2	£468.28	£66.00	£534.28

Wall preparation and finishes **£9,742.70**

17.1	Wall preparation and finishes	Area	Qty	Labour	Materials	Total
17.1.1	Decoupling membrane to walls Schlüter®-DITRA 25 matting	Bathroom	9.60 m2	£167.83	£98.74	£266.57
17.1.2	Skim to walls 3mm Gypsum Thistle multi-finish	Bathroom	24.00 m2	£374.63	£52.80	£427.43
17.1.3	Tile adhesive and grouting to walls 10mm flexible adhesive and MAPEI grouting	Bathroom	9.60 m2	£89.91	£15.84	£105.75
17.1.4	Tile backer board to walls Wedi Tile Backer Board 12.5mm	Bathroom	9.60 m2	£224.78	£342.14	£566.92
17.1.5	Decoupling membrane to walls Schlüter®-DITRA 25 matting	Bathroom (1)	9.60 m2	£167.83	£98.74	£266.57
17.1.6	Skim to walls 3mm Gypsum Thistle multi-finish	Bathroom (1)	24.00 m2	£374.63	£52.80	£427.43
17.1.7	Tile adhesive and grouting to walls 10mm flexible adhesive and MAPEI grouting	Bathroom (1)	9.60 m2	£89.91	£15.84	£105.75
17.1.8	Tile backer board to walls Wedi Tile Backer Board 12.5mm	Bathroom (1)	9.60 m2	£224.78	£342.14	£566.92
17.1.9	Skim to walls 3mm Gypsum Thistle multi-finish	Bedroom	38.40 m2	£599.40	£84.48	£683.88
17.1.10	Skim to walls 3mm Gypsum Thistle multi-finish	Bedroom (1)	38.40 m2	£599.40	£84.48	£683.88
17.1.11	Skim to walls 3mm Gypsum Thistle multi-finish	Kitchen	52.80 m2	£824.17	£116.16	£940.33
17.1.12	Tile adhesive and grouting to walls 10mm flexible adhesive and MAPEI grouting	Kitchen	6.00 m2	£56.19	£9.90	£66.09
17.1.13	Skim to walls 3mm Gypsum Thistle multi-finish	Kitchen (1)	52.80 m2	£824.17	£116.16	£940.33
17.1.14	Tile adhesive and grouting to walls 10mm flexible adhesive and MAPEI grouting	Kitchen (1)	6.00 m2	£56.19	£9.90	£66.09

17.1.15	Ceramic tiles to walls, excluding adhesive and grout Mid spec (PC Sum £60/m2)	Bathroom	9.60 m2	£419.58	£696.96	£1,116.54
17.1.16	Ceramic tiles to walls, excluding adhesive and grout Mid spec (PC Sum £60/m2)	Bathroom (1)	9.60 m2	£419.58	£696.96	£1,116.54
17.1.17	Ceramic tiles to walls, excluding adhesive and grout Mid spec (PC Sum £60/m2)	Kitchen	6.00 m2	£262.24	£435.60	£697.84
17.1.18	Ceramic tiles to walls, excluding adhesive and grout Mid spec (PC Sum £60/m2)	Kitchen (1)	6.00 m2	£262.24	£435.60	£697.84

Floor preparation and finishes

£15,262.40

18.1	Floor preparation and finishes	Area	Qty	Labour	Materials	Total
18.1.1	Decoupling membrane to floor Schlüter®-DITRA 25 matting	Bathroom	6.00 m2	£93.66	£61.71	£155.37
18.1.2	Decoupling membrane to floor Schlüter®-DITRA 25 matting	Bathroom (1)	6.00 m2	£93.66	£61.71	£155.37
18.1.3	Flooring underlay Mid spec (Wickes Wood Fibre Underlay or similar approved)	Bedroom	15.75 m2	£73.67	£41.06	£114.73
18.1.4	Flooring underlay Mid spec (Wickes Wood Fibre Underlay or similar approved)	Bedroom (1)	15.75 m2	£73.67	£41.06	£114.73
18.1.5	Flooring underlay Mid spec (Wickes Wood Fibre Underlay or similar approved)	Kitchen	30.00 m2	£140.33	£78.21	£218.54
18.1.6	Flooring underlay Mid spec (Wickes Wood Fibre Underlay or similar approved)	Kitchen (1)	30.00 m2	£140.33	£78.21	£218.54
18.1.7	Ceramic tiles to floor, excluding adhesive and grout Mid spec (PC Sum £60/m2)	Bathroom	6.00 m2	£262.24	£435.60	£697.84
18.1.8	Tile adhesive and grouting to floor 10mm flexible adhesive and MAPEI grouting	Bathroom	6.00 m2	£56.19	£9.90	£66.09
18.1.9	Tile skirting to floor Mid Spec (PC Sum £18/m)	Bathroom	10.00 m	£312.19	£220.00	£532.19
18.1.10	Ceramic tiles to floor, excluding adhesive and grout Mid spec (PC Sum £60/m2)	Bathroom (1)	6.00 m2	£262.24	£435.60	£697.84
18.1.11	Tile adhesive and grouting to floor 10mm flexible adhesive and MAPEI grouting	Bathroom (1)	6.00 m2	£56.19	£9.90	£66.09
18.1.12	Tile skirting to floor Mid Spec (PC Sum £18/m)	Bathroom (1)	10.00 m	£312.19	£220.00	£532.19
18.1.13	Carpet to floor Mid spec (PC Sum £45/m2)	Bedroom	15.75 m2	£368.37	£857.59	£1,225.96
18.1.14	Skirting Mid spec (Wickes or similar approved)	Bedroom	16.00 m	£113.40	£100.32	£213.72
18.1.15	Carpet to floor Mid spec (PC Sum £45/m2)	Bedroom (1)	15.75 m2	£368.37	£857.59	£1,225.96
18.1.16	Skirting Mid spec (Wickes or similar approved)	Bedroom (1)	16.00 m	£113.40	£100.32	£213.72
18.1.17	Skirting Mid spec (Wickes or similar approved)	Kitchen	22.00 m	£155.93	£137.94	£293.87
18.1.18	Engineered wood to floor Mid spec (PC Supply £60/m2)	Kitchen	30.00 m2	£1,934.89	£2,178.00	£4,112.89
18.1.19	Skirting Mid spec (Wickes or similar approved)	Kitchen (1)	22.00 m	£155.93	£137.94	£293.87
18.1.20	Engineered wood to floor Mid spec (PC Supply £60/m2)	Kitchen (1)	30.00 m2	£1,934.89	£2,178.00	£4,112.89

Units, worktops and kitchen appliances**£28,787.32**

19.1	Units, worktops and kitchen appliances	Area	Qty	Labour	Materials	Total
19.1.1	Base cabinet Mid spec (Howdens, PC Supply £500/cabinet)	Kitchen	8.35 nr	£1,038.62	£5,051.75	£6,090.37
19.1.2	Base cabinet Mid spec (Howdens, PC Supply £500/cabinet)	Kitchen (1)	8.35 nr	£1,038.62	£5,051.75	£6,090.37
19.1.3	Wall cabinet Mid spec (Howdens, PC Supply £300/cabinet)	Kitchen	8.35 nr	£917.30	£3,031.05	£3,948.35
19.1.4	Wall cabinet Mid spec (Howdens, PC Supply £300/cabinet)	Kitchen (1)	8.35 nr	£917.30	£3,031.05	£3,948.35
19.1.5	Wooden worktop / Laminate worktop Mid spec (PC Supply £120/m)	Kitchen	5.00 m	£349.06	£726.00	£1,075.06
19.1.6	Wooden worktop / Laminate worktop Mid spec (PC Supply £120/m)	Kitchen (1)	5.00 m	£349.06	£726.00	£1,075.06
19.1.7	Electric hob Mid spec (PC Supply £240 each)	Kitchen	1.00 pt	£85.05	£277.20	£362.25
19.1.8	Electric oven Mid spec (Belling or similar, PC Supply £230)	Kitchen	1.00 pt	£85.05	£278.30	£363.35
19.1.9	Freezer Mid Spec (PC Supply £300 each)	Kitchen	1.00 nr	£31.22	£462.00	£493.22
19.1.10	Fridge Mid spec (PC Supply £200 each)	Kitchen	1.00 nr	£31.22	£242.00	£273.22
19.1.11	Fullsize dishwasher Mid spec (Samsung or similar, PC Supply £490)	Kitchen	1.00 nr	£53.16	£592.90	£646.06
19.1.12	Vented extractor fan / cooker hood Mid spec (Bosch PC Sum £220/nr)	Kitchen	1.00 pt	£85.05	£266.20	£351.25
19.1.13	Electric hob Mid spec (PC Supply £240 each)	Kitchen (1)	1.00 pt	£85.05	£277.20	£362.25
19.1.14	Electric oven Mid spec (Belling or similar, PC Supply £230)	Kitchen (1)	1.00 pt	£85.05	£278.30	£363.35
19.1.15	Freezer Mid Spec (PC Supply £300 each)	Kitchen (1)	1.00 nr	£31.22	£462.00	£493.22
19.1.16	Fridge Mid spec (PC Supply £200 each)	Kitchen (1)	1.00 nr	£31.22	£242.00	£273.22
19.1.17	Fullsize dishwasher Mid spec (Samsung or similar, PC Supply £490)	Kitchen (1)	1.00 nr	£53.16	£592.90	£646.06
19.1.18	Vented extractor fan / cooker hood Mid spec (Bosch PC Sum £220/nr)	Kitchen (1)	1.00 pt	£85.05	£266.20	£351.25
19.1.19	Kitchen sink Mid spec (PC Supply £250 each)	Kitchen	1.00 nr	£104.54	£302.50	£407.04
19.1.20	Kitchen sink Mid spec (PC Supply £250 each)	Kitchen (1)	1.00 nr	£104.54	£302.50	£407.04
19.1.21	Kitchen sink waste Mid spec (Victoria Plum)	Kitchen	1.00 nr	£14.18	£33.00	£47.18
19.1.22	Kitchen sink waste Mid spec (Victoria Plum)	Kitchen (1)	1.00 nr	£14.18	£33.00	£47.18
19.1.23	Kitchen tap Mid spec (PC Supply £100 each)	Kitchen	1.00 nr	£56.70	£121.00	£177.70
19.1.24	Kitchen tap Mid spec (PC Supply £100 each)	Kitchen (1)	1.00 nr	£56.70	£121.00	£177.70
19.1.25	Mastic / sealant to kitchens Allowance for kitchens	Kitchen	1.00 item	£0.00	£121.00	£121.00
19.1.26	Allowance for BWIC / Builders Work in Connection with services for pipework to kitchen Allowance for BWIC with services / Builders Work in Connection with services per point	Kitchen	1.00 nr	£15.61	£22.00	£37.61
19.1.27	Mastic / sealant to kitchens Allowance for kitchens	Kitchen (1)	1.00 item	£0.00	£121.00	£121.00

19.1.28	Allowance for BWIC / Builders Work in Connection with services for pipework to kitchen Allowance for BWIC with services / Builders Work in Connection with services per point	Kitchen (1)	1.00 nr	£15.61	£22.00	£37.61
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Decoration

£10,572.76

20.1	Decoration	Area	Qty	Labour	Materials	Total
20.1.1	Mist coat and two coats of eggshell paint to ceiling Mid spec (Dulux or similar approved)	Bathroom	6.00 m2	£119.88	£19.60	£139.48
20.1.2	Mist coat and two coats of eggshell paint to ceiling Mid spec (Dulux or similar approved)	Bathroom (1)	6.00 m2	£119.88	£19.60	£139.48
20.1.3	Mist coat and two coats of paint to ceiling Mid spec (Dulux or similar approved); white	Bedroom	15.75 m2	£314.68	£23.74	£338.42
20.1.4	Mist coat and two coats of paint to ceiling Mid spec (Dulux or similar approved); white	Bedroom (1)	15.75 m2	£314.68	£23.74	£338.42
20.1.5	Mist coat and two coats of paint to ceiling Mid spec (Dulux or similar approved); white	Kitchen	30.00 m2	£599.40	£45.21	£644.61
20.1.6	Mist coat and two coats of paint to ceiling Mid spec (Dulux or similar approved); white	Kitchen (1)	30.00 m2	£599.40	£45.21	£644.61
20.1.7	Mist coat and two coats of eggshell paint to walls Mid spec (Dulux or similar approved)	Bathroom	24.00 m2	£457.04	£78.41	£535.45
20.1.8	Mist coat and two coats of eggshell paint to walls Mid spec (Dulux or similar approved)	Bathroom (1)	24.00 m2	£457.04	£78.41	£535.45
20.1.9	Mist coat and two coats of paint to walls Mid spec (Dulux or similar approved); white	Bedroom	38.40 m2	£731.27	£57.87	£789.14
20.1.10	Mist coat and two coats of paint to walls Mid spec (Dulux or similar approved); white	Bedroom (1)	38.40 m2	£731.27	£57.87	£789.14
20.1.11	Mist coat and two coats of paint to walls Mid spec (Dulux or similar approved); white	Kitchen	52.80 m2	£1,005.49	£79.57	£1,085.06
20.1.12	Mist coat and two coats of paint to walls Mid spec (Dulux or similar approved); white	Kitchen (1)	52.80 m2	£1,005.49	£79.57	£1,085.06
20.1.13	Primer, undercoat and gloss coat to skirting Mid spec (Dulux or similar approved)	Bedroom	16.00 m	£254.74	£17.60	£272.34
20.1.14	Primer, undercoat and gloss coat to skirting Mid spec (Dulux or similar approved)	Bedroom (1)	16.00 m	£254.74	£17.60	£272.34
20.1.15	Primer, undercoat and gloss coat to skirting Mid spec (Dulux or similar approved)	Kitchen	22.00 m	£350.27	£24.20	£374.47
20.1.16	Primer, undercoat and gloss coat to skirting Mid spec (Dulux or similar approved)	Kitchen (1)	22.00 m	£350.27	£24.20	£374.47
20.1.17	Primer, undercoat and gloss coat to softwood door Mid spec (Dulux or similar approved)	Bathroom	1.00 nr	£152.97	£13.20	£166.17
20.1.18	Primer, undercoat and gloss coat to softwood door Mid spec (Dulux or similar approved)	Bathroom (1)	1.00 nr	£152.97	£13.20	£166.17
20.1.19	Primer, undercoat and gloss coat to softwood door Mid spec (Dulux or similar approved)	Bedroom	1.00 nr	£152.97	£13.20	£166.17
20.1.20	Primer, undercoat and gloss coat to softwood door Mid spec (Dulux or similar approved)	Bedroom (1)	1.00 nr	£152.97	£13.20	£166.17
20.1.21	Primer, undercoat and gloss coat to softwood door Mid spec (Dulux or similar approved)	Kitchen	1.00 nr	£152.97	£13.20	£166.17

20.1.22	Primer, undercoat and gloss coat to softwood Kitchen (1) door Mid spec (Dulux or similar approved)		1.00 nr	£152.97	£13.20	£166.17
20.1.23	Primer, undercoat and gloss coat to architrave Mid spec (Dulux or similar approved)	Bathroom	1.00 nr	£46.20	£5.50	£51.70
20.1.24	Primer, undercoat and gloss coat to architrave Mid spec (Dulux or similar approved)	Bathroom (1)	1.00 nr	£46.20	£5.50	£51.70
20.1.25	Primer, undercoat and gloss coat to architrave Mid spec (Dulux or similar approved)	Bedroom	1.00 nr	£46.20	£5.50	£51.70
20.1.26	Primer, undercoat and gloss coat to architrave Mid spec (Dulux or similar approved)	Bedroom (1)	1.00 nr	£46.20	£5.50	£51.70
20.1.27	Primer, undercoat and gloss coat to architrave Mid spec (Dulux or similar approved)	Kitchen	1.00 nr	£46.20	£5.50	£51.70
20.1.28	Primer, undercoat and gloss coat to architrave Mid spec (Dulux or similar approved)	Kitchen (1)	1.00 nr	£46.20	£5.50	£51.70
20.1.29	Primer, undercoat and gloss coat to window board Mid spec (Dulux or similar approved)	Bathroom	1.00 m	£15.92	£1.10	£17.02
20.1.30	Primer, undercoat and gloss coat to window Mid spec (Dulux or similar approved)	Bathroom	1.00 nr	£196.68	£13.20	£209.88
20.1.31	Primer, undercoat and gloss coat to window board Mid spec (Dulux or similar approved)	Bathroom (1)	1.00 m	£15.92	£1.10	£17.02
20.1.32	Primer, undercoat and gloss coat to window Mid spec (Dulux or similar approved)	Bathroom (1)	1.00 nr	£196.68	£13.20	£209.88
20.1.33	Primer, undercoat and gloss coat to window board Mid spec (Dulux or similar approved)	Kitchen	1.00 m	£15.92	£1.10	£17.02
20.1.34	Primer, undercoat and gloss coat to window Mid spec (Dulux or similar approved)	Kitchen	1.00 nr	£196.68	£13.20	£209.88
20.1.35	Primer, undercoat and gloss coat to window board Mid spec (Dulux or similar approved)	Kitchen (1)	1.00 m	£15.92	£1.10	£17.02
20.1.36	Primer, undercoat and gloss coat to window Mid spec (Dulux or similar approved)	Kitchen (1)	1.00 nr	£196.68	£13.20	£209.88

Fixtures and fittings

£784.78

21.1	Fixtures and fittings	Area	Qty	Labour	Materials	Total
21.1.1	Coat Hook/Towel Hook Brushed stainless steel round coat hooks (£12/each PC allowance)	Bathroom	2.00 nr	£21.26	£29.04	£50.30
21.1.2	Toilet brush Mid spec (PC Supply £40 each)	Bathroom	1.00 nr	£10.63	£48.40	£59.03
21.1.3	Toilet roll holder Mid spec (PC Supply £40 each)	Bathroom	1.00 nr	£10.63	£48.40	£59.03
21.1.4	Coat Hook/Towel Hook Brushed stainless steel round coat hooks (£12/each PC allowance)	Bathroom (1)	2.00 nr	£21.26	£29.04	£50.30
21.1.5	Toilet brush Mid spec (PC Supply £40 each)	Bathroom (1)	1.00 nr	£10.63	£48.40	£59.03

21.1.6	Toilet roll holder Mid spec (PC Supply £40 each)	Bathroom (1)	1.00 nr	£10.63	£48.40	£59.03
21.1.7	Inset mirror Mid spec (PC Supply £150 each)	Bathroom	1.00 nr	£42.53	£181.50	£224.03
21.1.8	Inset mirror Mid spec (PC Supply £150 each)	Bathroom (1)	1.00 nr	£42.53	£181.50	£224.03

