



---

# Example Plan Analysis

Midlands Example project 1

# Overview

---

## AREA

Bathroom	£13,550.93
Bathroom (1)	£13,550.93
Bedroom	£8,338.42
Bedroom (1)	£8,338.42
Bedroom (2)	£8,338.42
Boiler Cupboard	£3,165.15
Corridor / hall	£3,965.43
Ground Floor Rear Extension with flat roof	£47,669.64
Kitchen / Living / Dining	£36,678.96
Landing incl. stairs	£1,295.56
Landing incl. stairs (1)	£1,295.56
Roof terrace	£6,881.59
Storage Room	£5,429.12

---

<b>Total Cost</b>	£158,498.13 Ex. VAT
-------------------	------------------------

# Overview

---

## STAGE

Preliminaries	£18,607.40
Demolitions	£6,908.76
Foundations and substructure	£5,564.37
Floor structure and lining	£1,399.18
Steel and structural supports	£3,658.13
External wall structure and lining	£7,505.85
Internal wall structure and lining	£1,764.32
Roof structure and coverings	£5,859.91
Ceiling structure and lining	£223.91
External windows and doors	£13,674.07
Internal doors and frames	£3,738.48
Drainage and pipework	£6,852.32
Heating and cooling	£8,580.10
Wiring and fuseboards	£486.56
Plumbed appliances	£7,365.07
Wired appliances	£8,362.20
Ceiling preparation and finishes	£1,906.68
Wall preparation and finishes	£10,432.04
Floor preparation and finishes	£14,243.68
Units, worktops and kitchen appliances	£14,585.18
Decoration	£13,072.63
Fixtures and fittings	£784.78
External works	£2,922.51

---

<b>Total Cost</b>	£158,498.13 Ex. VAT
-------------------	------------------------

# All tasks (by area)

## Ground Floor Rear Extension with flat roof

### Preliminaries

**£17,438.66**

1.1	Pricing clarifications	Qty	Labour	Materials	Total
1.1.1	Pricing clarifications - Preliminaries	1.00 item	£0.00	£0.00	£0.00
1.2	Waste disposal	Qty	Labour	Materials	Total
1.2.1	Skip 8 yard skip	4.00 nr	£0.00	£1,320.00	£1,320.00
1.3	Utilities	Qty	Labour	Materials	Total
1.3.1	Delivery and collection of portaloos Portaloo delivery	1.00 nr	£0.00	£60.50	£60.50
1.3.2	Portaloo weekly hire Portaloo	17.50 wk	£0.00	£158.40	£158.40
1.4	Machinery / Equipment	Qty	Labour	Materials	Total
1.4.1	Delivery and collection of excavator Excavator	1.00 nr	£0.00	£165.00	£165.00
1.4.2	Excavator 1.5T excavator; incl. fuel allowance + insurance allowance	2.00 wk	£0.00	£753.17	£753.17
1.4.3	Materials lift Geni SLA15 363kg	2.00 wk	£0.00	£484.00	£484.00
1.5	Hoarding	Qty	Labour	Materials	Total
1.5.1	Timber hoarding OSB hoarding with built in door and timber lock, plm (max 2.4m high)	10.00 m	£499.50	£264.00	£763.50
1.6	Scaffolding	Qty	Labour	Materials	Total
1.6.1	Scaffolding to elevations (m2) Simple Scaffold	28.35 m2	£0.00	£530.14	£530.14
1.7	Project management	Qty	Labour	Materials	Total
1.7.1	Project manager on site - 2 days per week	17.50 wk	£11,907.00	£0.00	£11,907.00
1.8	General allowances	Qty	Labour	Materials	Total
1.8.1	Additional works Allowance for any other works required not identified in schedule	1.00 item	£0.00	£0.00	£0.00
1.8.2	Professional cleaning on project completion	1.00 item	£815.40	£0.00	£815.40
1.9	Temporary supports	Qty	Labour	Materials	Total
1.9.1	Acrow propping (650mm spacing) Supply and install temporary propping (for wall opening or wall demo, 650mm spacing, rent / 1 week)	6.00 nr	£374.63	£106.92	£481.55

### Demolitions

**£942.09**

2.1	Light demolition	Qty	Labour	Materials	Total
2.1.1	Clear site of bushes, scrub and undergrowth	12.00 m2	£183.47	£0.00	£183.47

2.2	Heavy demolition	Qty	Labour	Materials	Total
2.2.1	Strip out wall; brick and block cavity wall structure	12.15 m2	£758.62	£0.00	£758.62

### Drainage and pipework

**£5,384.05**

3.1	Waste pipework	Qty	Labour	Materials	Total
3.1.1	Soil pipe underground, trench by machine 110mm uPVC pipe with gravel fill	8.00 m	£660.55	£211.20	£871.75
3.1.2	Waste pipe overground 110mm UPVC pipe	3.00 m	£53.16	£49.50	£102.66
3.2	Rainwater drainage	Qty	Labour	Materials	Total
3.2.1	Channel drain (excl. corners, measured separately) Aco threshold drain	4.00 m	£112.39	£101.20	£213.59
3.2.2	Downpipe 68mm uPVC downpipe	2.70 m	£63.22	£89.10	£152.32
3.2.3	Downpipe shoe fitting Downpipe shoe fitting (PC Supply £5 each)	1.00 nr	£6.24	£6.05	£12.29
3.2.4	Hopper Small aluminium powder coated hopper	1.00 nr	£23.41	£35.20	£58.61
3.2.5	Surface water pipe, underground, trench by machine; not exceeding 1m depth 110mm uPVC pipe with gravel fill	8.00 m	£390.28	£211.20	£601.48
3.2.6	uPVC gutter 112mm half round uPVC gutter	10.50 m	£245.85	£173.25	£419.10
3.3	Access points	Qty	Labour	Materials	Total
3.3.1	Brick manhole; 600x450mm; 1500mm depth Brick manhole; 600x450mm; 1500mm depth; incl. excavation; 150 concrete bed; 215 class B engineering brick walls; 100 clayware main channel; concrete benching; step irons and cast iron manhole cover	1.00 nr	£839.78	£852.13	£1,691.91
3.3.2	Cleaning and tests to new drainage Allowance for cleaning and tests to new drainage	1.00 item	£0.00	£550.00	£550.00
3.3.3	Inspection Chamber Polypropylene inspection chamber	2.00 nr	£413.34	£297.00	£710.34

### Foundations and substructure

**£5,564.37**

4.1	Excavation	Qty	Labour	Materials	Total
4.1.1	Excavate for substructure by machine; not exceeding 1m depth; disposal by hand n.e. 25m to skip/across site Material removed from site to skips	12.00 m3	£608.11	£0.00	£608.11
4.1.2	Excavate for trench foundations by machine; not exceeding 1m depth; disposal by hand n.e. 25m to skip/across site Material removed from site to skips	10.50 m3	£532.09	£0.00	£532.09
4.2	Blinding	Qty	Labour	Materials	Total
4.2.1	Blinding 50mm sand blinding	12.00 m2	£74.93	£59.40	£134.33

4.3	Hardcore	Qty	Labour	Materials	Total
4.3.1	Hardcore fill / sub base / sub-base 250mm MOT type 1 hardcore	12.00 m2	£110.04	£379.50	£489.54
4.4	Damp proofing	Qty	Labour	Materials	Total
4.4.1	Damp proof membrane / DPM 2000 gauge (500mu) DPM	12.00 m2	£41.21	£22.97	£64.18
4.5	Reinforcement	Qty	Labour	Materials	Total
4.5.1	Mesh reinforcement to slab A142 mesh reinforcement	12.00 m2	£41.21	£158.40	£199.61
4.6	Foundations	Qty	Labour	Materials	Total
4.6.1	150mm ready mix concrete slab 150mm concrete slab (C25 grade)	12.00 m2	£95.56	£277.20	£372.76
4.6.2	600mm wide by 1000mm deep trench foundations (10-20m run) Shuttering, concrete and mesh	10.50 m	£608.11	£1,674.75	£2,282.86
4.6.3	Engineering bricks; (100mm wide) half brick wide (inner leaf) Class B Engineering bricks; stretcher bond; incl. 1:3 mortar	3.22 m2	£241.26	£105.55	£346.81
4.6.4	Engineering bricks; (100mm wide) half brick wide (outer leaf) Class B Engineering bricks; stretcher bond; incl. 1:3 mortar	3.22 m2	£241.26	£105.55	£346.81
4.6.5	Weak mix concrete between cavity below DPC / Lean mix concrete between cavity below DPC Weak mix concrete between cavity below DPC; 100mm thick cavity; 500mm height allowance	10.50 m	£98.34	£88.93	£187.27

**Floor structure and lining** **£1,399.18**

5.1	Floor structure	Qty	Labour	Materials	Total
5.1.1	Insulation to concrete slab 150mm Kingspan Kooltherm K103 Floor Insulation Board	12.00 m2	£57.92	£699.60	£757.52
5.1.2	Perimeter insulation / Insulation to perimeter 25mm thick Kingspan Kooltherm K103 Floorboard to perimeter; n.e. 300mm height	10.50 m	£98.34	£49.32	£147.66
5.1.3	Vapour control layer to floor Vapour barrier type 230	12.00 m2	£41.21	£30.36	£71.57
5.2	Floor lining	Qty	Labour	Materials	Total
5.2.1	Damp proof membrane / DPM 2000 gauge (500mu) DPM	12.00 m2	£31.85	£22.97	£54.82
5.2.2	Screed to floor 65mm screed	12.00 m2	£127.37	£240.24	£367.61

**Steel and structural supports** **£3,212.61**

6.1	Structural supports	Qty	Labour	Materials	Total
6.1.1	Allowance for steel connections Allowance for steel connections	8.00 nr	£0.00	£440.00	£440.00

6.1.2	Intumescent paint to steel columns Intumescent paint	5.40 m	£168.58	£28.93	£197.51
6.1.3	Intumescent paint to steel beams Intumescent paint	4.00 m	£124.88	£21.43	£146.31
6.1.4	Manual handling allowance for distributing steels	2.00 day	£407.70	£0.00	£407.70
6.1.5	Steel baseplate	2.00 nr	£62.44	£66.00	£128.44
6.1.6	Steel beam 305x127x42 UB	4.00 m	£575.05	£374.00	£949.05
6.1.7	Steel column 305x127x42 UB	5.40 m	£311.03	£504.90	£815.93
<b>6.2</b>	<b>Padstones</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
6.2.1	Concrete padstone 215x215x102mm	2.00 nr	£83.67	£44.00	£127.67

### External wall structure and lining

**£7,505.85**

7.1	External wall structure	Qty	Labour	Materials	Total
7.1.1	Damp Proof Course / DPC DPC; 300mm width	10.50 m	£65.56	£3.35	£68.91
7.1.2	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
7.1.3	100mm Concrete block wall; external wall 100mm concrete blocks; stretcher bond; 1:3 mortar; 7N	28.35 m2	£646.09	£705.40	£1,351.49
7.1.4	Wall ties to external wall Stainless steel wall ties; 76-100mm cavity; 4nr/m2	28.35 m2	£150.46	£23.70	£174.16
7.1.5	Half brick wide brick wall (100mm wide) Facing bricks @ PC Sum £60/m2; stretcher bond; incl. 1:3 mortar	28.35 m2	£2,124.12	£2,176.71	£4,300.83
7.2	External wall lining	Qty	Labour	Materials	Total
7.2.1	Plasterboard to external wall (inner leaf) 12.5mm standard gyproc plasterboard	28.35 m2	£354.02	£104.16	£458.18
7.2.2	Cavity wall insulation to external wall 150mm Celotex XR4150 General Purpose PIR Insulation Board	28.35 m2	£398.27	£617.15	£1,015.42

### Internal wall structure and lining

**£1,764.32**

8.1	Internal wall structure	Qty	Labour	Materials	Total
8.1.1	Boxing to pipework / beam / column (floor to ceiling) Timber stud structure with MR plasterboard	2.70 m	£133.95	£78.41	£212.36
8.1.2	Timber stud wall / timber partition wall to internal wall; 600mm centres; 3 rows of noggins Timber stud wall; C16/C24 47x95mm; 600mm centres; 3 rows of noggins	15.12 m2	£510.10	£203.91	£714.01
8.1.3	Insulation between studs; internal wall 100mm Rockwool RWA45 Semi-Rigid Acoustic Insulation Slab	15.12 m2	£241.12	£108.11	£349.23



8.2	Internal wall lining	Qty	Labour	Materials	Total
8.2.1	Plasterboard to stud wall - inner leaf 12.5mm standard gyproc plasterboard	15.12 m2	£188.81	£55.55	£244.36
8.2.2	Plasterboard to stud wall - outer leaf 12.5mm standard gyproc plasterboard	15.12 m2	£188.81	£55.55	£244.36

**Roof structure and coverings** **£3,748.04**

9.1	Roof structure	Qty	Labour	Materials	Total
9.1.1	Timber firrings to roof at 400mm centres 47mm x 75mm to 0mm Treated Timber Furring	12.00 m2	£297.67	£77.22	£374.89
9.1.2	Timber flat roof structure 47x200mm C24 joists @400 c/c, struts and hangers	12.00 m2	£340.20	£471.24	£811.44
9.1.3	Wood sheathing to roof 18mm Structural Hardwood Plywood Sheet	12.00 m2	£178.60	£150.48	£329.08
9.2	Roof lining	Qty	Labour	Materials	Total
9.2.1	Insulation to roof between rafters 140mm Kingspan Thermaroom TR26 Flat Roof Insulation Board	12.00 m2	£168.58	£553.21	£721.79
9.2.2	Roof vapour control layer Pro clima intello plus VCL	12.00 m2	£41.21	£39.60	£80.81
9.3	Roof coverings	Qty	Labour	Materials	Total
9.3.1	Flat roof vent Flat roof vent (PC Supply £40 each)	1.00 nr	£31.22	£48.40	£79.62
9.3.2	GRP to flat roof Glass fibre based roofing membrane	12.00 m2	£561.94	£396.00	£957.94
9.4	Flashing	Qty	Labour	Materials	Total
9.4.1	Lead flashing Lead Code 4 - 300mm Roofing Lead Flashing Roll	4.00 m	£49.95	£64.68	£114.63
9.5	Fascias	Qty	Labour	Materials	Total
9.5.1	Fascia Mid spec (PC Supply £10/m)	10.50 m	£150.79	£127.05	£277.84

**Ceiling structure and lining** **£223.91**

10.1	Ceiling lining	Qty	Labour	Materials	Total
10.1.1	Single plasterboard to ceiling 12.5mm standard gyproc plasterboard	12.00 m2	£179.82	£44.09	£223.91

**Wiring and fuseboards** **£486.56**

11.1	Cabling	Qty	Labour	Materials	Total
11.1.1	Electrical wiring installation New wiring allowance	28.00 m	£297.67	£18.79	£316.46
11.2	Electrical certification	Qty	Labour	Materials	Total

11.2.1	Electrical certification	1.00 nr	£170.10	£0.00	£170.10
--------	--------------------------	---------	---------	-------	---------

## Roof terrace

### Preliminaries £1,100.00

1.1	Waste disposal	Qty	Labour	Materials	Total
1.1.1	Skip 8 yard skip	2.00 nr	£0.00	£660.00	£660.00
1.2	Scaffolding	Qty	Labour	Materials	Total
1.2.1	Scaffold; mobile tower weekly hire Mobile tower; including erection and dismantling	2.00 wk	£0.00	£440.00	£440.00

### Demolitions £305.77

2.1	Heavy demolition	Qty	Labour	Materials	Total
2.1.1	Strip out timber roof structure, lining and covering	6.00 m2	£305.77	£0.00	£305.77

### Drainage and pipework £441.44

3.1	Rainwater drainage	Qty	Labour	Materials	Total
3.1.1	Channel drain (excl. corners, measured separately) Aco threshold drain	4.00 m	£112.39	£101.20	£213.59
3.1.2	Downpipe 68mm uPVC downpipe	3.00 m	£70.24	£99.00	£169.24
3.1.3	Hopper Small aluminium powder coated hopper	1.00 nr	£23.41	£35.20	£58.61

### Roof structure and coverings £2,111.87

4.1	Roof structure	Qty	Labour	Materials	Total
4.1.1	Timber firrings to roof at 400mm centres 47mm x 75mm to 0mm Treated Timber Furring	6.00 m2	£148.84	£38.61	£187.45
4.1.2	Timber flat roof structure 47x200mm C24 joists @400 c/c, struts and hangers	6.00 m2	£170.10	£235.62	£405.72
4.1.3	Wood sheathing to roof 18mm Structural Hardwood Plywood Sheet	6.00 m2	£89.30	£75.24	£164.54
4.2	Roof lining	Qty	Labour	Materials	Total
4.2.1	Insulation to roof between rafters 140mm Kingspan Thermo roof TR26 Flat Roof Insulation Board	6.00 m2	£84.29	£276.61	£360.90
4.2.2	Roof vapour control layer Pro clima intello plus VCL	6.00 m2	£20.60	£19.80	£40.40
4.3	Roof coverings	Qty	Labour	Materials	Total
4.3.1	Glass fibre based roofing material Glass fibre based roofing membrane	6.00 m2	£468.28	£198.00	£666.28

4.4	Flashing	Qty	Labour	Materials	Total
4.4.1	Lead flashing Lead Code 4 - 300mm Roofing Lead Flashing Roll	10.00 m	£124.88	£161.70	£286.58

---

**External works** **£2,922.51**

5.1	Hard Landscaping	Qty	Labour	Materials	Total
5.1.1	External glass balustrade Frameless glass balustrade - Mid Spec (PC Sum £600/m)	3.00 m	£212.63	£2,178.00	£2,390.63
5.2	Decking and framing	Qty	Labour	Materials	Total
5.2.1	Decking Composite Cedar decking	6.00 m2	£106.31	£425.57	£531.88

## 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

---

**Demolitions** **£1,172.64**

2.1	Light demolition	Qty	Labour	Materials	Total
2.1.1	General strip out, clearing out room of fixtures and fittings etc	6.00 m2	£305.77	£0.00	£305.77
2.1.2	Strip out floor covering / strip out floor finishes / strip out floor tiles	6.00 m2	£114.67	£0.00	£114.67
2.1.3	Strip out tiles to wall	9.60 m2	£293.54	£0.00	£293.54
2.2	Medium demolition	Qty	Labour	Materials	Total
2.2.1	Strip out bathroom	1.00 nr	£458.66	£0.00	£458.66

---

**External windows and doors** **£1,055.94**

3.1	Windows	Qty	Labour	Materials	Total
3.1.1	Strip out existing window and replace with Hardwood casement window (0-1m2) within existing opening Mid spec (Slim Line or similar approved, PC Supply £600 each)	1.00 nr	£318.94	£737.00	£1,055.94

---

**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****£194.06**

5.1	Hot and cold pipework	Qty	Labour	Materials	Total
5.1.1	Hot and cold pipes; copper 22mm copper	2.00 m	£99.22	£26.40	£125.62
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****£3,521.95**

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	Sink Trap	Qty	Labour	Materials	Total
7.8.1	Sink trap Mid spec (The Bath Store)	1.00 nr	£17.72	£49.50	£67.22
7.9	Bath	Qty	Labour	Materials	Total
7.9.1	Bath Mid spec (Victoria Plum, PC Supply	1.00 nr	£124.03	£387.20	£511.23

	£320)				
7.9.2	Bath side panel / bath panel (PC Supply £180 each)	1.00 nr	£17.72	£217.80	£235.52
<b>7.10</b>	<b>Bath tap</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
7.10.1	Bath tap Mid spec (The Bath Store, PC Supply £230)	1.00 nr	£28.35	£277.20	£305.55
<b>7.11</b>	<b>Bath waste</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
7.11.1	Bath waste Mid spec (Victoria Plum)	1.00 nr	£17.72	£60.49	£78.21
<b>7.12</b>	<b>Toilet</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
7.12.1	Pedestal toilet Mid spec (Victoria Plum or similar, PC Supply £190 each)	1.00 nr	£102.77	£229.90	£332.67
7.12.2	Toilet seat (PC Supply £25 each)	1.00 item	£17.72	£30.25	£47.97
<b>7.13</b>	<b>Mastic / Sealant</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
7.13.1	Mastic sealant to bathrooms, ensuites and shower rooms	1.00 item	£0.00	£121.00	£121.00

**Wired appliances** **£864.54**

<b>8.1</b>	<b>Sockets</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
8.1.1	Shaver socket Mid spec (PC Supply £30 each)	1.00 pt	£85.05	£34.65	£119.70
<b>8.2</b>	<b>Switches</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
8.2.1	Light switch - 1 gang Mid spec (Hamilton, PC Supply £10 each)	1.00 pt	£85.05	£12.10	£97.15
<b>8.3</b>	<b>Ceiling lights</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
8.3.1	Downlight Mid spec (PC Supply £15 each)	4.00 pt	£340.20	£72.60	£412.80
<b>8.4</b>	<b>Ventilation</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
8.4.1	Bathroom extractor fan Mid spec (PC Supply £80 each)	1.00 pt	£85.05	£92.40	£177.45
8.4.2	Ductwork and associated BWIC allowance for Bathroom extractor	1.00 m	£35.44	£22.00	£57.44

**Ceiling preparation and finishes** **£106.86**

<b>9.1</b>	<b>Ceiling preparation</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
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**

<b>10.1</b>	<b>Internal wall preparation</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
-------------	----------------------------------	------------	---------------	------------------	--------------

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
<b>10.2</b>	<b>Internal wall finishes</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
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**

<b>11.1</b>	<b>Floor preparation</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
11.1.1	Decoupling membrane to floor Schlüter®-DITRA 25 matting	6.00 m2	£93.66	£61.71	£155.37
<b>11.2</b>	<b>Floor finishes</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
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

**£905.52**

<b>12.1</b>	<b>Paint to ceiling</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
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
<b>12.2</b>	<b>Paint to walls</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
12.2.1	Mist coat and two coats of eggshell paint to walls Mid spec (Dulux or similar approved)	14.40 m2	£274.23	£47.04	£321.27
<b>12.3</b>	<b>Paint to doors</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
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
<b>12.4</b>	<b>Paint to architraves</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
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
<b>12.5</b>	<b>Paint to windows</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
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

**Demolitions** **£1,172.64**

2.1	Light demolition	Qty	Labour	Materials	Total
2.1.1	General strip out, clearing out room of fixtures and fittings etc	6.00 m2	£305.77	£0.00	£305.77
2.1.2	Strip out floor covering / strip out floor finishes / strip out floor tiles	6.00 m2	£114.67	£0.00	£114.67
2.1.3	Strip out tiles to wall	9.60 m2	£293.54	£0.00	£293.54
2.2	Medium demolition	Qty	Labour	Materials	Total
2.2.1	Strip out bathroom	1.00 nr	£458.66	£0.00	£458.66

**External windows and doors** **£1,055.94**

3.1	Windows	Qty	Labour	Materials	Total
3.1.1	Strip out existing window and replace with Hardwood casement window (0-1m2) within existing opening Mid spec (Slim Line or similar approved, PC Supply £600 each)	1.00 nr	£318.94	£737.00	£1,055.94

**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** **£194.06**

5.1	Hot and cold pipework	Qty	Labour	Materials	Total
5.1.1	Hot and cold pipes; copper 22mm copper	2.00 m	£99.22	£26.40	£125.62
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** **£3,521.95**

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	Sink Trap	Qty	Labour	Materials	Total
7.8.1	Sink trap Mid spec (The Bath Store)	1.00 nr	£17.72	£49.50	£67.22
7.9	Bath	Qty	Labour	Materials	Total
7.9.1	Bath Mid spec (Victoria Plum, PC Supply £320)	1.00 nr	£124.03	£387.20	£511.23



7.9.2	Bath side panel / bath panel Bath side panel (PC Supply £180 each)	1.00 nr	£17.72	£217.80	£235.52
<b>7.10</b>	<b>Bath tap</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
7.10.1	Bath tap Mid spec (The Bath Store, PC Supply £230)	1.00 nr	£28.35	£277.20	£305.55
<b>7.11</b>	<b>Bath waste</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
7.11.1	Bath waste Mid spec (Victoria Plum)	1.00 nr	£17.72	£60.49	£78.21
<b>7.12</b>	<b>Toilet</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
7.12.1	Pedestal toilet Mid spec (Victoria Plum or similar, PC Supply £190 each)	1.00 nr	£102.77	£229.90	£332.67
7.12.2	Toilet seat Toilet seat (PC Supply £25 each)	1.00 item	£17.72	£30.25	£47.97
<b>7.13</b>	<b>Mastic / Sealant</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
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

**£864.54**

<b>8.1</b>	<b>Sockets</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
8.1.1	Shaver socket Mid spec (PC Supply £30 each)	1.00 pt	£85.05	£34.65	£119.70
<b>8.2</b>	<b>Switches</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
8.2.1	Light switch - 1 gang Mid spec (Hamilton, PC Supply £10 each)	1.00 pt	£85.05	£12.10	£97.15
<b>8.3</b>	<b>Ceiling lights</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
8.3.1	Downlight Mid spec (PC Supply £15 each)	4.00 pt	£340.20	£72.60	£412.80
<b>8.4</b>	<b>Ventilation</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
8.4.1	Bathroom extractor fan Mid spec (PC Supply £80 each)	1.00 pt	£85.05	£92.40	£177.45
8.4.2	Ductwork and associated BWIC allowance for Bathroom extractor Ductwork and associated BWIC allowance	1.00 m	£35.44	£22.00	£57.44

### Ceiling preparation and finishes

**£106.86**

<b>9.1</b>	<b>Ceiling preparation</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
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**

<b>10.1</b>	<b>Internal wall preparation</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
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
<b>10.2</b>	<b>Internal wall finishes</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
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**

<b>11.1</b>	<b>Floor preparation</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
11.1.1	Decoupling membrane to floor Schlüter®-DITRA 25 matting	6.00 m2	£93.66	£61.71	£155.37
<b>11.2</b>	<b>Floor finishes</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
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

**£905.52**

<b>12.1</b>	<b>Paint to ceiling</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
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
<b>12.2</b>	<b>Paint to walls</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
12.2.1	Mist coat and two coats of eggshell paint to walls Mid spec (Dulux or similar approved)	14.40 m2	£274.23	£47.04	£321.27
<b>12.3</b>	<b>Paint to doors</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
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
<b>12.4</b>	<b>Paint to architraves</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
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
<b>12.5</b>	<b>Paint to windows</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
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**

<b>13.1</b>	<b>Furniture, fixtures &amp; equipment</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
-------------	--	------------	---------------	------------------	--------------

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
<b>13.2</b>	<b>Mirror</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
13.2.1	Inset mirror Mid spec (PC Supply £150 each)	1.00 nr	£42.53	£181.50	£224.03

## Bedroom

### Demolitions

**£802.66**

<b>1.1</b>	<b>Light demolition</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
1.1.1	General strip out, clearing out room of fixtures and fittings etc	15.75 m2	£802.66	£0.00	£802.66

### External windows and doors

**£1,293.66**

<b>2.1</b>	<b>Windows</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
2.1.1	Strip out existing window and replace with Hardwood casement window (1-2m2) within existing opening Mid spec (Slim Line or similar approved, PC Supply £790 each)	1.00 nr	£336.66	£957.00	£1,293.66

### Internal doors and frames

**£461.26**

<b>3.1</b>	<b>Internal doors</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
3.1.1	Single fire rated door, frame, architrave and ironmongery Mid spec, FD30 fire rated door (PC Supply £275 each)	1.00 nr	£158.76	£302.50	£461.26

### Heating and cooling

**£466.73**

<b>4.1</b>	<b>Heating/cooling element</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
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**

<b>5.1</b>	<b>Sockets</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
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
<b>5.2</b>	<b>Switches</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
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
<b>Ceiling preparation and finishes</b>					<b>£280.50</b>
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
<b>Wall preparation and finishes</b>					<b>£683.88</b>
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
<b>Floor preparation and finishes</b>					<b>£1,554.41</b>
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
<b>Decoration</b>					<b>£1,617.77</b>
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)

**Demolitions** **£802.66**

1.1	Light demolition	Qty	Labour	Materials	Total
1.1.1	General strip out, clearing out room of fixtures and fittings etc	15.75 m2	£802.66	£0.00	£802.66

**External windows and doors** **£1,293.66**

2.1	Windows	Qty	Labour	Materials	Total
2.1.1	Strip out existing window and replace with Hardwood casement window (1-2m2) within existing opening Mid spec (Slim Line or similar approved, PC Supply £790 each)	1.00 nr	£336.66	£957.00	£1,293.66

**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 £275 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 (2)**

**Demolitions** **£802.66**

1.1	Light demolition	Qty	Labour	Materials	Total
1.1.1	General strip out, clearing out room of fixtures and fittings etc	15.75 m2	£802.66	£0.00	£802.66

**External windows and doors** **£1,293.66**

2.1	Windows	Qty	Labour	Materials	Total
2.1.1	Strip out existing window and replace with Hardwood casement window (1-2m2) within	1.00 nr	£336.66	£957.00	£1,293.66

existing opening Mid spec (Slim Line or similar approved, PC Supply £790 each)

**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 £275 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

## Boiler Cupboard

### Demolitions

**£41.28**

1.1	Light demolition	Qty	Labour	Materials	Total
1.1.1	General strip out, clearing out room of fixtures and fittings etc	0.81 m2	£41.28	£0.00	£41.28

### Internal doors and frames

**£473.36**

2.1	Internal doors	Qty	Labour	Materials	Total
2.1.1	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

**£56.53**

3.1	Hot and cold pipework	Qty	Labour	Materials	Total
3.1.1	Hot and cold pipes; copper 22mm copper	0.90 m	£44.65	£11.88	£56.53

### Heating and cooling

**£2,012.85**

4.1	Heat source	Qty	Labour	Materials	Total
4.1.1	Gas combi boiler Worcester Bosch Greenstar	1.00 nr	£765.45	£1,247.40	£2,012.85



**Ceiling preparation and finishes****£14.42**

5.1	Ceiling preparation	Qty	Labour	Materials	Total
5.1.1	Skim to ceiling 3mm Gypsum Thistle multi-finish	0.81 m2	£12.64	£1.78	£14.42

**Wall preparation and finishes****£153.88**

6.1	Internal wall preparation	Qty	Labour	Materials	Total
6.1.1	Skim to walls 3mm Gypsum Thistle multi-finish	8.64 m2	£134.87	£19.01	£153.88

**Decoration****£412.83**

7.1	Paint to ceiling	Qty	Labour	Materials	Total
7.1.1	Mist coat and two coats of paint to ceiling Mid spec (Dulux or similar approved); white	0.81 m2	£16.18	£1.22	£17.40
7.2	Paint to walls	Qty	Labour	Materials	Total
7.2.1	Mist coat and two coats of paint to walls Mid spec (Dulux or similar approved); white	8.64 m2	£164.54	£13.02	£177.56
7.3	Paint to doors	Qty	Labour	Materials	Total
7.3.1	Primer, undercoat and gloss coat to softwood door Mid spec (Dulux or similar approved)	1.00 nr	£152.97	£13.20	£166.17
7.4	Paint to architraves	Qty	Labour	Materials	Total
7.4.1	Primer, undercoat and gloss coat to architrave Mid spec (Dulux or similar approved)	1.00 nr	£46.20	£5.50	£51.70

**Corridor / hall****Demolitions****£305.77**

1.1	Light demolition	Qty	Labour	Materials	Total
1.1.1	General strip out, clearing out room of fixtures and fittings etc	6.00 m2	£305.77	£0.00	£305.77

**Wired appliances****£819.55**

2.1	Sockets	Qty	Labour	Materials	Total
2.1.1	Single power socket Mid spec (Hamilton, PC Supply £20)	1.00 pt	£85.05	£24.20	£109.25
2.2	Switches	Qty	Labour	Materials	Total
2.2.1	Light switch - 1 gang Mid spec (Hamilton, PC Supply £10 each)	2.00 pt	£170.10	£24.20	£194.30

2.3	Ceiling lights	Qty	Labour	Materials	Total
2.3.1	Downlight Mid spec (PC Supply £15 each)	5.00 pt	£425.25	£90.75	£516.00
<b>Ceiling preparation and finishes</b>					<b>£106.86</b>
3.1	Ceiling preparation	Qty	Labour	Materials	Total
3.1.1	Skim to ceiling 3mm Gypsum Thistle multi-finish	6.00 m2	£93.66	£13.20	£106.86
<b>Wall preparation and finishes</b>					<b>£530.01</b>
4.1	Internal wall preparation	Qty	Labour	Materials	Total
4.1.1	Skim to walls 3mm Gypsum Thistle multi-finish	29.76 m2	£464.54	£65.47	£530.01
<b>Floor preparation and finishes</b>					<b>£1,031.93</b>
5.1	Floor preparation	Qty	Labour	Materials	Total
5.1.1	Flooring underlay Mid spec (Wickes Wood Fibre Underlay or similar approved)	6.00 m2	£28.07	£15.64	£43.71
5.2	Floor finishes	Qty	Labour	Materials	Total
5.2.1	Skirting Mid spec (Wickes or similar approved)	12.40 m	£87.89	£77.75	£165.64
5.2.2	Engineered wood to floor Mid spec (PC Supply £60/m2)	6.00 m2	£386.98	£435.60	£822.58
<b>Decoration</b>					<b>£1,171.31</b>
6.1	Paint to ceiling	Qty	Labour	Materials	Total
6.1.1	Mist coat and two coats of paint to ceiling and cornice Mid spec (Dulux or similar approved); white	6.00 m2	£121.75	£9.04	£130.79
6.2	Paint to walls	Qty	Labour	Materials	Total
6.2.1	Mist coat and two coats of paint to walls Mid spec (Dulux or similar approved); white	29.76 m2	£566.73	£44.85	£611.58
6.3	Paint to skirting	Qty	Labour	Materials	Total
6.3.1	Primer, undercoat and gloss coat to skirting Mid spec (Dulux or similar approved)	12.40 m	£197.43	£13.64	£211.07
6.4	Paint to doors	Qty	Labour	Materials	Total
6.4.1	Primer, undercoat and gloss coat to softwood door Mid spec (Dulux or similar approved)	1.00 nr	£152.97	£13.20	£166.17
6.5	Paint to architraves	Qty	Labour	Materials	Total
6.5.1	Primer, undercoat and gloss coat to architrave Mid spec (Dulux or similar approved)	1.00 nr	£46.20	£5.50	£51.70

## Landing incl. stairs

### Demolitions £127.41

1.1	Light demolition	Qty	Labour	Materials	Total
1.1.1	General strip out, clearing out room of fixtures and fittings etc	2.50 m2	£127.41	£0.00	£127.41

### Ceiling preparation and finishes £44.52

2.1	Ceiling preparation	Qty	Labour	Materials	Total
2.1.1	Skim to ceiling 3mm Gypsum Thistle multi-finish	2.50 m2	£39.02	£5.50	£44.52

### Wall preparation and finishes £299.20

3.1	Internal wall preparation	Qty	Labour	Materials	Total
3.1.1	Skim to walls 3mm Gypsum Thistle multi-finish	16.80 m2	£262.24	£36.96	£299.20

### Floor preparation and finishes £306.31

4.1	Floor preparation	Qty	Labour	Materials	Total
4.1.1	Flooring underlay Mid spec (Wickes Wood Fibre Underlay or similar approved)	2.50 m2	£11.69	£6.52	£18.21
4.2	Floor finishes	Qty	Labour	Materials	Total
4.2.1	Carpet to floor Mid spec (PC Sum £45/m2)	2.50 m2	£58.47	£136.13	£194.60
4.2.2	Skirting Mid spec (Wickes or similar approved)	7.00 m	£49.61	£43.89	£93.50

### Decoration £518.12

5.1	Paint to ceiling	Qty	Labour	Materials	Total
5.1.1	Mist coat and two coats of paint to ceiling Mid spec (Dulux or similar approved); white	2.50 m2	£49.95	£3.77	£53.72
5.2	Paint to walls	Qty	Labour	Materials	Total
5.2.1	Mist coat and two coats of paint to walls Mid spec (Dulux or similar approved); white	16.80 m2	£319.93	£25.32	£345.25
5.3	Paint to skirting	Qty	Labour	Materials	Total
5.3.1	Primer, undercoat and gloss coat to skirting Mid spec (Dulux or similar approved)	7.00 m	£111.45	£7.70	£119.15

## Landing incl. stairs (1)

### Demolitions £127.41

1.1	Light demolition	Qty	Labour	Materials	Total
-----	------------------	-----	--------	-----------	-------

1.1.1	General strip out, clearing out room of fixtures and fittings etc	2.50 m2	£127.41	£0.00	£127.41
-------	---	---------	---------	-------	---------

---

**Ceiling preparation and finishes** **£44.52**

2.1	Ceiling preparation	Qty	Labour	Materials	Total
2.1.1	Skim to ceiling 3mm Gypsum Thistle multi-finish	2.50 m2	£39.02	£5.50	£44.52

---

**Wall preparation and finishes** **£299.20**

3.1	Internal wall preparation	Qty	Labour	Materials	Total
3.1.1	Skim to walls 3mm Gypsum Thistle multi-finish	16.80 m2	£262.24	£36.96	£299.20

---

**Floor preparation and finishes** **£306.31**

4.1	Floor preparation	Qty	Labour	Materials	Total
4.1.1	Flooring underlay Mid spec (Wickes Wood Fibre Underlay or similar approved)	2.50 m2	£11.69	£6.52	£18.21
4.2	Floor finishes	Qty	Labour	Materials	Total
4.2.1	Carpet to floor Mid spec (PC Sum £45/m2)	2.50 m2	£58.47	£136.13	£194.60
4.2.2	Skirting Mid spec (Wickes or similar approved)	7.00 m	£49.61	£43.89	£93.50

---

**Decoration** **£518.12**

5.1	Paint to ceiling	Qty	Labour	Materials	Total
5.1.1	Mist coat and two coats of paint to ceiling Mid spec (Dulux or similar approved); white	2.50 m2	£49.95	£3.77	£53.72
5.2	Paint to walls	Qty	Labour	Materials	Total
5.2.1	Mist coat and two coats of paint to walls Mid spec (Dulux or similar approved); white	16.80 m2	£319.93	£25.32	£345.25
5.3	Paint to skirting	Qty	Labour	Materials	Total
5.3.1	Primer, undercoat and gloss coat to skirting Mid spec (Dulux or similar approved)	7.00 m	£111.45	£7.70	£119.15

**Storage Room**

---

**Demolitions** **£305.77**

1.1	Light demolition	Qty	Labour	Materials	Total
1.1.1	General strip out, clearing out room of fixtures and fittings etc	6.00 m2	£305.77	£0.00	£305.77

---

**External windows and doors** **£1,055.94**

2.1	Windows	Qty	Labour	Materials	Total
2.1.1	Strip out existing window and replace with Hardwood casement window (0-1m2) within existing opening Mid spec (Slim Line or similar approved, PC Supply £600 each)	1.00 nr	£318.94	£737.00	£1,055.94

---

**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

---

**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

---

**Plumbed appliances** **£321.17**

5.1	Sink	Qty	Labour	Materials	Total
5.1.1	Wall hung sink Mid spec (The Bath Store, PC Supply £140)	1.00 nr	£159.47	£161.70	£321.17

---

**Wired appliances** **£625.25**

6.1	Sockets	Qty	Labour	Materials	Total
6.1.1	Double power socket Mid spec (Hamilton or similar approved, PC Supply £25 each)	1.00 pt	£85.05	£30.25	£115.30
6.2	Switches	Qty	Labour	Materials	Total
6.2.1	Light switch - 1 gang Mid spec (Hamilton, PC Supply £10 each)	1.00 pt	£85.05	£12.10	£97.15
6.3	Ceiling lights	Qty	Labour	Materials	Total
6.3.1	Downlight Mid spec (PC Supply £15 each)	4.00 pt	£340.20	£72.60	£412.80

---

**Ceiling preparation and finishes** **£106.86**

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

---

**Wall preparation and finishes** **£427.43**

8.1	Internal wall preparation	Qty	Labour	Materials	Total
-----	---------------------------	-----	--------	-----------	-------

8.1.1	Skim to walls 3mm Gypsum Thistle multi-finish	24.00 m2	£374.63	£52.80	£427.43
-------	---	----------	---------	--------	---------

## Floor preparation and finishes

**£407.62**

9.1	Floor preparation	Qty	Labour	Materials	Total
9.1.1	Self levelling compound to floor 3-5mm Latex Levelling Screed / Latex Floor Levelling Compound	6.00 m2	£46.78	£17.69	£64.47
9.2	Floor finishes	Qty	Labour	Materials	Total
9.2.1	Skirting Mid spec (Wickes or similar approved)	10.00 m	£70.88	£62.70	£133.58
9.2.2	Vinyl flooring / vinyl tile Vinyl flooring (PC Sum £25/m2)	6.00 m2	£28.07	£181.50	£209.57

## Decoration

**£1,238.99**

10.1	Paint to ceiling	Qty	Labour	Materials	Total
10.1.1	Mist coat and two coats of paint to ceiling and cornice Mid spec (Dulux or similar approved); white	6.00 m2	£121.75	£9.04	£130.79
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	24.00 m2	£457.04	£36.17	£493.21
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)	10.00 m	£159.22	£11.00	£170.22
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

## Kitchen / Living / Dining

### External windows and doors

**£6,625.27**

1.1	Windows	Qty	Labour	Materials	Total
1.1.1	Aluminium bifold door, handle and lock - 2-3m	1.00 nr	£637.88	£2,541.00	£3,178.88

	length Mid spec (Slim Line or similar approved, PC Supply £2100) - 2-3m length				
1.1.2	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
1.1.3	Rooflight (1-2m2) Mid spec (PC Supply £1000)	1.00 nr	£354.38	£1,210.00	£1,564.38
<b>1.2</b>	<b>Window furniture</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
1.2.1	Window board Timber window board	2.00 m	£56.70	£29.04	£85.74
<b>1.3</b>	<b>Sundry items</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
1.3.1	Cavity closers around windows and doors 100mm thick Kingspan Thermabate Cavity Closer	22.00 m	£336.54	£163.35	£499.89
1.3.2	Cavity tray over structural opening Manthorpe Horizontal Cavity Tray	5.00 m	£31.22	£34.60	£65.82
1.3.3	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** **£461.26**

<b>2.1</b>	<b>Internal doors</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
2.1.1	Single fire rated door, frame, architrave and ironmongery Mid spec, FD30 fire rated door (PC Supply £275 each)	1.00 nr	£158.76	£302.50	£461.26

### **Drainage and pipework** **£582.18**

<b>3.1</b>	<b>Hot and cold pipework</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
3.1.1	Hot and cold pipes; copper 22mm copper	6.00 m	£297.67	£79.20	£376.87
<b>3.2</b>	<b>Waste pipework</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
3.2.1	Waste pipe overground 110mm UPVC pipe	6.00 m	£106.31	£99.00	£205.31

### **Heating and cooling** **£2,911.13**

<b>4.1</b>	<b>Heating/cooling element</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
4.1.1	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**

<b>5.1</b>	<b>Sockets</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
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
<b>5.2</b>	<b>Spurs</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>

5.2.1	Fused spur Mid spec (PC Supply £15 each)	2.00 pt	£170.10	£36.30	£206.40
5.2.2	Unswitched fused spur Mid spec (PC Supply £15 each)	2.00 nr	£170.10	£36.30	£206.40
<b>5.3</b>	<b>Switches</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
5.3.1	Light switch - 1 gang Mid spec (Hamilton, PC Supply £10 each)	2.00 pt	£170.10	£24.20	£194.30
<b>5.4</b>	<b>Ceiling lights</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
5.4.1	Downlight Mid spec (PC Supply £15 each)	4.00 pt	£340.20	£72.60	£412.80
<b>5.5</b>	<b>Ventilation</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
5.5.1	Ductwork and associated BWIC allowance for Wired appliances Ductwork and associated BWIC allowance	1.00 item	£31.22	£22.00	£53.22
<b>5.6</b>	<b>Fire alarm</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
5.6.1	Heat detector Mid spec (PC Supply £30 each)	1.00 pt	£85.05	£36.30	£121.35

**Ceiling preparation and finishes** **£534.28**

<b>6.1</b>	<b>Ceiling preparation</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
6.1.1	Skim to ceiling 3mm Gypsum Thistle multi-finish	30.00 m2	£468.28	£66.00	£534.28

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

<b>7.1</b>	<b>Internal wall preparation</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
7.1.1	Skim to walls 3mm Gypsum Thistle multi-finish	52.80 m2	£824.17	£116.16	£940.33
7.1.2	Tile adhesive and grouting to walls 10mm flexible adhesive and MAPEI grouting	6.00 m2	£56.19	£9.90	£66.09
<b>7.2</b>	<b>Internal wall finishes</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
7.2.1	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**

<b>8.1</b>	<b>Floor preparation</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
8.1.1	Flooring underlay Mid spec (Wickes Wood Fibre Underlay or similar approved)	30.00 m2	£140.33	£78.21	£218.54
<b>8.2</b>	<b>Floor finishes</b>	<b>Qty</b>	<b>Labour</b>	<b>Materials</b>	<b>Total</b>
8.2.1	Skirting Mid spec (Wickes or similar approved)	22.00 m	£155.93	£137.94	£293.87
8.2.2	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**



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	30.00 m2	£599.40	£45.21	£644.61
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	52.80 m2	£1,005.49	£79.57	£1,085.06
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)	22.00 m	£350.27	£24.20	£374.47
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
9.6	Paint to windows	Qty	Labour	Materials	Total
9.6.1	Primer, undercoat and gloss coat to window board Mid spec (Dulux or similar approved)	1.00 m	£15.92	£1.10	£17.02
9.6.2	Primer, undercoat and gloss coat to window Mid spec (Dulux or similar approved)	1.00 nr	£196.68	£13.20	£209.88

**Steel and structural supports £445.52**

10.1	Lintels	Qty	Labour	Materials	Total
10.1.1	Single steel lintel Catnic CG90/100	2.00 m	£81.17	£97.04	£178.21
10.1.2	Single steel lintel Catnic CG90/100	3.00 m	£121.75	£145.56	£267.31

**Units, worktops and kitchen appliances £14,585.18**

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	Complete Kitchen	Qty	Labour	Materials	Total
11.4.1	Formation of opening in wall/ceiling for vent, including supply and installation of vent for kitchen Fixed Louvre Wall Vent (£5/unit)	1.00 nr	£31.22	£6.05	£37.27

allowance)

11.5	Kitchen appliances	Qty	Labour	Materials	Total
11.5.1	Electric hob Mid spec (PC Supply £240 each)	1.00 pt	£85.05	£277.20	£362.25
11.5.2	Electric oven Mid spec (Belling or similar, PC Supply £230)	1.00 pt	£85.05	£278.30	£363.35
11.5.3	Fridge/freezer Mid Spec (PC Supply £300 each)	1.00 nr	£42.53	£462.00	£504.53
11.5.4	Fullsize dishwasher Mid spec (Samsung or similar, PC Supply £490)	1.00 nr	£53.16	£592.90	£646.06
11.5.5	Plumbed in washing machine Mid spec (Samsung, PC Supply £300)	1.00 nr	£53.16	£363.00	£416.16
11.5.6	Vented extractor fan / cooker hood Mid spec (Bosch PC Sum £220/nr)	1.00 pt	£85.05	£266.20	£351.25
11.6	Kitchen sink	Qty	Labour	Materials	Total
11.6.1	Kitchen sink Mid spec (PC Supply £250 each)	1.00 nr	£104.54	£302.50	£407.04
11.7	Kitchen sink waste	Qty	Labour	Materials	Total
11.7.1	Kitchen sink waste Mid spec (Victoria Plum)	1.00 nr	£14.18	£33.00	£47.18
11.8	Kitchen tap	Qty	Labour	Materials	Total
11.8.1	Kitchen tap Mid spec (PC Supply £100 each)	1.00 nr	£56.70	£121.00	£177.70
11.9	Sundry items	Qty	Labour	Materials	Total
11.9.1	Mastic / sealant to kitchens Allowance for kitchens	1.00 item	£0.00	£121.00	£121.00
11.9.2	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

# All tasks (by stage)

Preliminaries						£18,607.40
1.1	Preliminaries	Area	Qty	Labour	Materials	Total
1.1.1	Pricing clarifications - Preliminaries	Ground Floor Rear Extension with flat roof	1.00 item	£0.00	£0.00	£0.00
1.1.2	Skip 8 yard skip	Ground Floor Rear Extension with flat roof	4.00 nr	£0.00	£1,320.00	£1,320.00
1.1.3	Skip 8 yard skip	Roof terrace	2.00 nr	£0.00	£660.00	£660.00
1.1.4	Delivery and collection of portaloo Portaloo delivery	Ground Floor Rear Extension with flat roof	1.00 nr	£0.00	£60.50	£60.50
1.1.5	Portaloo weekly hire Portaloo	Ground Floor Rear Extension with flat roof	17.50 wk	£0.00	£158.40	£158.40
1.1.6	Delivery and collection of excavator Excavator	Ground Floor Rear Extension with flat roof	1.00 nr	£0.00	£165.00	£165.00
1.1.7	Excavator 1.5T excavator; incl. fuel allowance + insurance allowance	Ground Floor Rear Extension with flat roof	2.00 wk	£0.00	£753.17	£753.17
1.1.8	Materials lift Geni SLA15 363kg	Ground Floor Rear Extension with flat roof	2.00 wk	£0.00	£484.00	£484.00
1.1.9	Timber hoarding OSB hoarding with built in door and timber lock, plm (max 2.4m high)	Ground Floor Rear Extension with flat roof	10.00 m	£499.50	£264.00	£763.50
1.1.10	Scaffolding to elevations (m2) Simple Scaffold	Ground Floor Rear Extension with flat roof	28.35 m2	£0.00	£530.14	£530.14
1.1.11	Scaffold; mobile tower weekly hire Mobile tower; including erection and dismantling	Roof terrace	2.00 wk	£0.00	£440.00	£440.00
1.1.12	Rigid protection to floor Corex	Bathroom	6.00 m2	£28.10	£6.27	£34.37
1.1.13	Rigid protection to floor Corex	Bathroom (1)	6.00 m2	£28.10	£6.27	£34.37
1.1.14	Project manager on site - 2 days per week	Ground Floor Rear Extension with flat roof	17.50 wk	£11,907.00	£0.00	£11,907.00
1.1.15	Additional works Allowance for any other works required not identified in schedule	Ground Floor Rear Extension with flat roof	1.00 item	£0.00	£0.00	£0.00
1.1.16	Professional cleaning on project completion	Ground Floor Rear Extension with flat roof	1.00 item	£815.40	£0.00	£815.40
1.1.17	Acrow propping (650mm spacing) Supply and install temporary propping (for wall opening or wall demo, 650mm spacing, rent / 1 week)	Ground Floor Rear Extension with flat roof	6.00 nr	£374.63	£106.92	£481.55

**Demolitions****£6,908.76**

2.1	Demolitions	Area	Qty	Labour	Materials	Total
2.1.1	General strip out, clearing out room of fixtures and fittings etc	Bathroom	6.00 m2	£305.77	£0.00	£305.77
2.1.2	Strip out floor covering / strip out floor finishes / strip out floor tiles	Bathroom	6.00 m2	£114.67	£0.00	£114.67
2.1.3	Strip out tiles to wall	Bathroom	9.60 m2	£293.54	£0.00	£293.54
2.1.4	General strip out, clearing out room of fixtures and fittings etc	Bathroom (1)	6.00 m2	£305.77	£0.00	£305.77
2.1.5	Strip out floor covering / strip out floor finishes / strip out floor tiles	Bathroom (1)	6.00 m2	£114.67	£0.00	£114.67
2.1.6	Strip out tiles to wall	Bathroom (1)	9.60 m2	£293.54	£0.00	£293.54
2.1.7	General strip out, clearing out room of fixtures and fittings etc	Bedroom	15.75 m2	£802.66	£0.00	£802.66
2.1.8	General strip out, clearing out room of fixtures and fittings etc	Bedroom (1)	15.75 m2	£802.66	£0.00	£802.66
2.1.9	General strip out, clearing out room of fixtures and fittings etc	Bedroom (2)	15.75 m2	£802.66	£0.00	£802.66
2.1.10	General strip out, clearing out room of fixtures and fittings etc	Boiler Cupboard	0.81 m2	£41.28	£0.00	£41.28
2.1.11	General strip out, clearing out room of fixtures and fittings etc	Corridor / hall	6.00 m2	£305.77	£0.00	£305.77
2.1.12	Clear site of bushes, scrub and undergrowth	Ground Floor Rear Extension with flat roof	12.00 m2	£183.47	£0.00	£183.47
2.1.13	General strip out, clearing out room of fixtures and fittings etc	Landing incl. stairs	2.50 m2	£127.41	£0.00	£127.41
2.1.14	General strip out, clearing out room of fixtures and fittings etc	Landing incl. stairs (1)	2.50 m2	£127.41	£0.00	£127.41
2.1.15	General strip out, clearing out room of fixtures and fittings etc	Storage Room	6.00 m2	£305.77	£0.00	£305.77
2.1.16	Strip out bathroom	Bathroom	1.00 nr	£458.66	£0.00	£458.66
2.1.17	Strip out bathroom	Bathroom (1)	1.00 nr	£458.66	£0.00	£458.66
2.1.18	Strip out wall; brick and block cavity wall structure	Ground Floor Rear Extension with flat roof	12.15 m2	£758.62	£0.00	£758.62
2.1.19	Strip out timber roof structure, lining and covering	Roof terrace	6.00 m2	£305.77	£0.00	£305.77

**Foundations and substructure****£5,564.37**

3.1	Foundations and substructure	Area	Qty	Labour	Materials	Total
3.1.1	Excavate for substructure by machine; not exceeding 1m depth; disposal by hand n.e. 25m to skip/across site Material removed from site to skips	Ground Floor Rear Extension with flat roof	12.00 m3	£608.11	£0.00	£608.11
3.1.2	Excavate for trench foundations by machine; not exceeding 1m depth; disposal by hand n.e. 25m to skip/across site Material removed	Ground Floor Rear Extension with flat roof	10.50 m3	£532.09	£0.00	£532.09

	from site to skips					
3.1.3	Blinding 50mm sand blinding	Ground Floor Rear Extension with flat roof	12.00 m2	£74.93	£59.40	£134.33
3.1.4	Hardcore fill / sub base / sub-base 250mm MOT type 1 hardcore	Ground Floor Rear Extension with flat roof	12.00 m2	£110.04	£379.50	£489.54
3.1.5	Damp proof membrane / DPM 2000 gauge (500mu) DPM	Ground Floor Rear Extension with flat roof	12.00 m2	£41.21	£22.97	£64.18
3.1.6	Mesh reinforcement to slab A142 mesh reinforcement	Ground Floor Rear Extension with flat roof	12.00 m2	£41.21	£158.40	£199.61
3.1.7	150mm ready mix concrete slab 150mm concrete slab (C25 grade)	Ground Floor Rear Extension with flat roof	12.00 m2	£95.56	£277.20	£372.76
3.1.8	600mm wide by 1000mm deep trench foundations (10-20m run) Shuttering, concrete and mesh	Ground Floor Rear Extension with flat roof	10.50 m	£608.11	£1,674.75	£2,282.86
3.1.9	Engineering bricks; (100mm wide) half brick wide (inner leaf) Class B Engineering bricks; stretcher bond; incl. 1:3 mortar	Ground Floor Rear Extension with flat roof	3.22 m2	£241.26	£105.55	£346.81
3.1.10	Engineering bricks; (100mm wide) half brick wide (outer leaf) Class B Engineering bricks; stretcher bond; incl. 1:3 mortar	Ground Floor Rear Extension with flat roof	3.22 m2	£241.26	£105.55	£346.81
3.1.11	Weak mix concrete between cavity below DPC / Lean mix concrete between cavity below DPC Weak mix concrete between cavity below DPC; 100mm thick cavity; 500mm height allowance	Ground Floor Rear Extension with flat roof	10.50 m	£98.34	£88.93	£187.27

#### **Floor structure and lining**

**£1,399.18**

4.1	Floor structure and lining	Area	Qty	Labour	Materials	Total
4.1.1	Insulation to concrete slab 150mm Kingspan Kooltherm K103 Floor Insulation Board	Ground Floor Rear Extension with flat roof	12.00 m2	£57.92	£699.60	£757.52
4.1.2	Perimeter insulation / Insulation to perimeter 25mm thick Kingspan Kooltherm K103 Floorboard to perimeter; n.e. 300mm height	Ground Floor Rear Extension with flat roof	10.50 m	£98.34	£49.32	£147.66
4.1.3	Vapour control layer to floor Vapour barrier type 230	Ground Floor Rear Extension with flat roof	12.00 m2	£41.21	£30.36	£71.57
4.1.4	Damp proof membrane / DPM 2000 gauge (500mu) DPM	Ground Floor Rear Extension with flat roof	12.00 m2	£31.85	£22.97	£54.82
4.1.5	Screed to floor 65mm screed	Ground Floor Rear Extension with flat roof	12.00 m2	£127.37	£240.24	£367.61

#### **Steel and structural supports**

**£3,658.13**

5.1	Steel and structural supports	Area	Qty	Labour	Materials	Total
-----	-------------------------------	------	-----	--------	-----------	-------

5.1.1	Allowance for steel connections Allowance for steel connections	Ground Floor Rear Extension with flat roof	8.00 nr	£0.00	£440.00	£440.00
5.1.2	Intumecent paint to steel columns Intumescent paint	Ground Floor Rear Extension with flat roof	5.40 m	£168.58	£28.93	£197.51
5.1.3	Intumescent paint to steel beams Intumescent paint	Ground Floor Rear Extension with flat roof	4.00 m	£124.88	£21.43	£146.31
5.1.4	Manual handling allowance for distributing steels	Ground Floor Rear Extension with flat roof	2.00 day	£407.70	£0.00	£407.70
5.1.5	Steel baseplate Steel baseplate	Ground Floor Rear Extension with flat roof	2.00 nr	£62.44	£66.00	£128.44
5.1.6	Steel beam 305x127x42 UB	Ground Floor Rear Extension with flat roof	4.00 m	£575.05	£374.00	£949.05
5.1.7	Steel column 305x127x42 UB	Ground Floor Rear Extension with flat roof	5.40 m	£311.03	£504.90	£815.93
5.1.8	Concrete padstone 215x215x102mm	Ground Floor Rear Extension with flat roof	2.00 nr	£83.67	£44.00	£127.67
5.1.9	Single steel lintel Catnic CG90/100	Kitchen / Living / Dining	2.00 m	£81.17	£97.04	£178.21
5.1.10	Single steel lintel Catnic CG90/100	Kitchen / Living / Dining	3.00 m	£121.75	£145.56	£267.31

### External wall structure and lining

**£7,505.85**

6.1	External wall structure and lining	Area	Qty	Labour	Materials	Total
6.1.1	Damp Proof Course / DPC DPC; 300mm width	Ground Floor Rear Extension with flat roof	10.50 m	£65.56	£3.35	£68.91
6.1.2	Wall Starter System Fixing Kit; External wall Simpson Wall Starter Kit; 1m x 2 skins (2m total allowance per unit)	Ground Floor Rear Extension with flat roof	5.40 m	£84.29	£52.57	£136.86
6.1.3	100mm Concrete block wall; external wall 100mm concrete blocks; stretcher bond; 1:3 mortar; 7N	Ground Floor Rear Extension with flat roof	28.35 m2	£646.09	£705.40	£1,351.49
6.1.4	Wall ties to external wall Stainless steel wall ties; 76-100mm cavity; 4nr/m2	Ground Floor Rear Extension with flat roof	28.35 m2	£150.46	£23.70	£174.16
6.1.5	Half brick wide brick wall (100mm wide) Facing bricks @ PC Sum £60/m2; stretcher bond; incl. 1:3 mortar	Ground Floor Rear Extension with flat roof	28.35 m2	£2,124.12	£2,176.71	£4,300.83
6.1.6	Plasterboard to external wall (inner leaf) 12.5mm standard gyproc plasterboard	Ground Floor Rear Extension with flat roof	28.35 m2	£354.02	£104.16	£458.18
6.1.7	Cavity wall insulation to external wall 150mm Celotex XR4150 General Purpose PIR	Ground Floor Rear Extension	28.35 m2	£398.27	£617.15	£1,015.42

Insulation Board

with flat roof

**Internal wall structure and lining****£1,764.32**

7.1	Internal wall structure and lining	Area	Qty	Labour	Materials	Total
7.1.1	Boxing to pipework / beam / column (floor to ceiling) Timber stud structure with MR plasterboard	Ground Floor Rear Extension with flat roof	2.70 m	£133.95	£78.41	£212.36
7.1.2	Timber stud wall / timber partition wall to internal wall; 600mm centres; 3 rows of noggins Timber stud wall; C16/C24 47x95mm; with flat roof 600mm centres; 3 rows of noggins	Ground Floor Rear Extension with flat roof	15.12 m2	£510.10	£203.91	£714.01
7.1.3	Insulation between studs; internal wall 100mm Rockwool RWA45 Semi-Rigid Acoustic Insulation Slab	Ground Floor Rear Extension with flat roof	15.12 m2	£241.12	£108.11	£349.23
7.1.4	Plasterboard to stud wall - inner leaf 12.5mm standard gyproc plasterboard	Ground Floor Rear Extension with flat roof	15.12 m2	£188.81	£55.55	£244.36
7.1.5	Plasterboard to stud wall - outer leaf 12.5mm standard gyproc plasterboard	Ground Floor Rear Extension with flat roof	15.12 m2	£188.81	£55.55	£244.36

**Roof structure and coverings****£5,859.91**

8.1	Roof structure and coverings	Area	Qty	Labour	Materials	Total
8.1.1	Timber firrings to roof at 400mm centres 47mm x 75mm to 0mm Treated Timber Furring	Ground Floor Rear Extension with flat roof	12.00 m2	£297.67	£77.22	£374.89
8.1.2	Timber flat roof structure 47x200mm C24 joists @400 c/c, struts and hangers	Ground Floor Rear Extension with flat roof	12.00 m2	£340.20	£471.24	£811.44
8.1.3	Wood sheathing to roof 18mm Structural Hardwood Plywood Sheet	Ground Floor Rear Extension with flat roof	12.00 m2	£178.60	£150.48	£329.08
8.1.4	Timber firrings to roof at 400mm centres 47mm x 75mm to 0mm Treated Timber Furring	Roof terrace	6.00 m2	£148.84	£38.61	£187.45
8.1.5	Timber flat roof structure 47x200mm C24 joists @400 c/c, struts and hangers	Roof terrace	6.00 m2	£170.10	£235.62	£405.72
8.1.6	Wood sheathing to roof 18mm Structural Hardwood Plywood Sheet	Roof terrace	6.00 m2	£89.30	£75.24	£164.54
8.1.7	Insulation to roof between rafters 140mm Kingspan Thermaroof TR26 Flat Roof Insulation Board	Ground Floor Rear Extension with flat roof	12.00 m2	£168.58	£553.21	£721.79
8.1.8	Roof vapour control layer Pro clima intello plus VCL	Ground Floor Rear Extension with flat roof	12.00 m2	£41.21	£39.60	£80.81
8.1.9	Insulation to roof between rafters 140mm Kingspan Thermaroof TR26 Flat Roof Insulation Board	Roof terrace	6.00 m2	£84.29	£276.61	£360.90
8.1.10	Roof vapour control layer Pro clima intello plus VCL	Roof terrace	6.00 m2	£20.60	£19.80	£40.40
8.1.11	Flat roof vent Flat roof vent (PC Supply £40	Ground Floor	1.00 nr	£31.22	£48.40	£79.62



	each)		Rear Extension with flat roof				
8.1.12	GRP to flat roof Glass fibre based roofing membrane	Ground Floor Rear Extension with flat roof	12.00 m2	£561.94	£396.00	£957.94	
8.1.13	Glass fibre based roofing material Glass fibre based roofing membrane	Roof terrace	6.00 m2	£468.28	£198.00	£666.28	
8.1.14	Lead flashing Lead Code 4 - 300mm Roofing Lead Flashing Roll	Ground Floor Rear Extension with flat roof	4.00 m	£49.95	£64.68	£114.63	
8.1.15	Lead flashing Lead Code 4 - 300mm Roofing Lead Flashing Roll	Roof terrace	10.00 m	£124.88	£161.70	£286.58	
8.1.16	Fascia Mid spec (PC Supply £10/m)	Ground Floor Rear Extension with flat roof	10.50 m	£150.79	£127.05	£277.84	

### Ceiling structure and lining

**£223.91**

9.1	Ceiling structure and lining	Area	Qty	Labour	Materials	Total
9.1.1	Single plasterboard to ceiling 12.5mm standard gyproc plasterboard	Ground Floor Rear Extension with flat roof	12.00 m2	£179.82	£44.09	£223.91

### External windows and doors

**£13,674.07**

10.1	External windows and doors	Area	Qty	Labour	Materials	Total
10.1.1	Strip out existing window and replace with Hardwood casement window (0-1m2) within existing opening Mid spec (Slim Line or similar approved, PC Supply £600 each)	Bathroom	1.00 nr	£318.94	£737.00	£1,055.94
10.1.2	Strip out existing window and replace with Hardwood casement window (0-1m2) within existing opening Mid spec (Slim Line or similar approved, PC Supply £600 each)	Bathroom (1)	1.00 nr	£318.94	£737.00	£1,055.94
10.1.3	Strip out existing window and replace with Hardwood casement window (1-2m2) within existing opening Mid spec (Slim Line or similar approved, PC Supply £790 each)	Bedroom	1.00 nr	£336.66	£957.00	£1,293.66
10.1.4	Strip out existing window and replace with Hardwood casement window (1-2m2) within existing opening Mid spec (Slim Line or similar approved, PC Supply £790 each)	Bedroom (1)	1.00 nr	£336.66	£957.00	£1,293.66
10.1.5	Strip out existing window and replace with Hardwood casement window (1-2m2) within existing opening Mid spec (Slim Line or similar approved, PC Supply £790 each)	Bedroom (2)	1.00 nr	£336.66	£957.00	£1,293.66
10.1.6	Aluminium bifold door, handle and lock - 2-3m length Mid spec (Slim Line or similar approved, PC Supply £2100) - 2-3m length	Kitchen / Living / Dining	1.00 nr	£637.88	£2,541.00	£3,178.88
10.1.7	Hardwood casement window (1-2m2) Mid spec (Slim Line or similar approved, PC Supply £790 each)	Kitchen / Living / Dining	1.00 nr	£265.78	£957.00	£1,222.78



10.1.8	Rooflight (1-2m2) Mid spec (PC Supply £1000)	Kitchen / Living / Dining	1.00 nr	£354.38	£1,210.00	£1,564.38
10.1.9	Strip out existing window and replace with Hardwood casement window (0-1m2) within existing opening Mid spec (Slim Line or similar approved, PC Supply £600 each)	Storage Room	1.00 nr	£318.94	£737.00	£1,055.94
10.1.10	Window board Timber window board	Kitchen / Living / Dining	2.00 m	£56.70	£29.04	£85.74
10.1.11	Cavity closers around windows and doors 100mm thick Kingspan Thermabate Cavity Closer	Kitchen / Living / Dining	22.00 m	£336.54	£163.35	£499.89
10.1.12	Cavity tray over structural opening Manthorpe Horizontal Cavity Tray	Kitchen / Living / Dining	5.00 m	£31.22	£34.60	£65.82
10.1.13	Cavity tray weep ends (2nr allowance) per structural opening Cavity tray; weep ends (2nr allowance)	Kitchen / Living / Dining	2.00 nr	£6.24	£1.54	£7.78

### Internal doors and frames

**£3,738.48**

11.1	Internal doors and frames	Area	Qty	Labour	Materials	Total
11.1.1	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
11.1.2	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
11.1.3	Single fire rated door, frame, architrave and ironmongery Mid spec, FD30 fire rated door (PC Supply £275 each)	Bedroom	1.00 nr	£158.76	£302.50	£461.26
11.1.4	Single fire rated door, frame, architrave and ironmongery Mid spec, FD30 fire rated door (PC Supply £275 each)	Bedroom (1)	1.00 nr	£158.76	£302.50	£461.26
11.1.5	Single fire rated door, frame, architrave and ironmongery Mid spec, FD30 fire rated door (PC Supply £275 each)	Bedroom (2)	1.00 nr	£158.76	£302.50	£461.26
11.1.6	Single softwood door, frame, architrave, handle and lock Mid spec (Direct Doors, PC Supply £260)	Boiler Cupboard	1.00 nr	£158.76	£314.60	£473.36
11.1.7	Single fire rated door, frame, architrave and ironmongery Mid spec, FD30 fire rated door (PC Supply £275 each)	Kitchen / Living / Dining	1.00 nr	£158.76	£302.50	£461.26
11.1.8	Single softwood door, frame, architrave, handle and lock Mid spec (Direct Doors, PC Supply £260)	Storage Room	1.00 nr	£158.76	£314.60	£473.36

### Drainage and pipework

**£6,852.32**

12.1	Drainage and pipework	Area	Qty	Labour	Materials	Total
12.1.1	Hot and cold pipes; copper 22mm copper	Bathroom	2.00 m	£99.22	£26.40	£125.62
12.1.2	Hot and cold pipes; copper 22mm copper	Bathroom (1)	2.00 m	£99.22	£26.40	£125.62
12.1.3	Hot and cold pipes; copper 22mm copper	Boiler Cupboard	0.90 m	£44.65	£11.88	£56.53

12.1.4	Hot and cold pipes; copper 22mm copper	Kitchen / Living / Dining	6.00 m	£297.67	£79.20	£376.87
12.1.5	Waste pipe overground 110mm UPVC pipe	Bathroom	2.00 m	£35.44	£33.00	£68.44
12.1.6	Waste pipe overground 110mm UPVC pipe	Bathroom (1)	2.00 m	£35.44	£33.00	£68.44
12.1.7	Soil pipe underground, trench by machine 110mm uPVC pipe with gravel fill	Ground Floor Rear Extension with flat roof	8.00 m	£660.55	£211.20	£871.75
12.1.8	Waste pipe overground 110mm UPVC pipe	Ground Floor Rear Extension with flat roof	3.00 m	£53.16	£49.50	£102.66
12.1.9	Waste pipe overground 110mm UPVC pipe	Kitchen / Living / Dining	6.00 m	£106.31	£99.00	£205.31
12.1.10	Channel drain (excl. corners, measured separately) Aco threshold drain	Ground Floor Rear Extension with flat roof	4.00 m	£112.39	£101.20	£213.59
12.1.11	Downpipe 68mm uPVC downpipe	Ground Floor Rear Extension with flat roof	2.70 m	£63.22	£89.10	£152.32
12.1.12	Downpipe shoe fitting Downpipe shoe fitting (PC Supply £5 each)	Ground Floor Rear Extension with flat roof	1.00 nr	£6.24	£6.05	£12.29
12.1.13	Hopper Small aluminium powder coated hopper	Ground Floor Rear Extension with flat roof	1.00 nr	£23.41	£35.20	£58.61
12.1.14	Surface water pipe, underground, trench by machine; not exceeding 1m depth 110mm uPVC pipe with gravel fill	Ground Floor Rear Extension with flat roof	8.00 m	£390.28	£211.20	£601.48
12.1.15	uPVC gutter 112mm half round uPVC gutter	Ground Floor Rear Extension with flat roof	10.50 m	£245.85	£173.25	£419.10
12.1.16	Channel drain (excl. corners, measured separately) Aco threshold drain	Roof terrace	4.00 m	£112.39	£101.20	£213.59
12.1.17	Downpipe 68mm uPVC downpipe	Roof terrace	3.00 m	£70.24	£99.00	£169.24
12.1.18	Hopper Small aluminium powder coated hopper	Roof terrace	1.00 nr	£23.41	£35.20	£58.61
12.1.19	Brick manhole; 600x450mm; 1500mm depth; incl. excavation; 150 concrete bed; 215 class B engineering brick walls; 100 clayware main channel; concrete benching; step irons and cast iron manhole cover	Ground Floor Rear Extension with flat roof	1.00 nr	£839.78	£852.13	£1,691.91
12.1.20	Cleaning and tests to new drainage Allowance for cleaning and tests to new drainage	Ground Floor Rear Extension with flat roof	1.00 item	£0.00	£550.00	£550.00
12.1.21	Inspection Chamber Polypropylene inspection chamber	Ground Floor Rear Extension with flat roof	2.00 nr	£413.34	£297.00	£710.34

## Heating and cooling

**£8,580.10**

13.1	Heating and cooling	Area	Qty	Labour	Materials	Total
13.1.1	Gas combi boiler Worcester Bosch Greenstar Boiler		1.00 nr	£765.45	£1,247.40	£2,012.85

	30i Gas/LPG Combi Boiler	Cupboard					
13.1.2	Electric towel rail Mid spec (PC Supply £160 each)	Bathroom	1.00 nr	£127.57	£184.80	£312.37	
13.1.3	Wet underfloor heating per m2 Pro-Warm wet underfloor heating kit and thermostat	Bathroom	6.00 m2	£212.63	£369.60	£582.23	
13.1.4	Electric towel rail Mid spec (PC Supply £160 each)	Bathroom (1)	1.00 nr	£127.57	£184.80	£312.37	
13.1.5	Wet underfloor heating per m2 Pro-Warm wet underfloor heating kit and thermostat	Bathroom (1)	6.00 m2	£212.63	£369.60	£582.23	
13.1.6	Double panel radiator Mid spec (PC Supply £220 each)	Bedroom	1.00 nr	£212.63	£254.10	£466.73	
13.1.7	Double panel radiator Mid spec (PC Supply £220 each)	Bedroom (1)	1.00 nr	£212.63	£254.10	£466.73	
13.1.8	Double panel radiator Mid spec (PC Supply £220 each)	Bedroom (2)	1.00 nr	£212.63	£254.10	£466.73	
13.1.9	Wet underfloor heating per m2 Pro-Warm wet underfloor heating kit and thermostat	Kitchen / Living / Dining	30.00 m2	£1,063.13	£1,848.00	£2,911.13	
13.1.10	Double panel radiator Mid spec (PC Supply £220 each)	Storage Room	1.00 nr	£212.63	£254.10	£466.73	

## Wiring and fuseboards

**£486.56**

14.1	Wiring and fuseboards	Area	Qty	Labour	Materials	Total
14.1.1	Electrical wiring installation New wiring allowance	Ground Floor Rear Extension with flat roof	28.00 m	£297.67	£18.79	£316.46
14.1.2	Electrical certification	Ground Floor Rear Extension with flat roof	1.00 nr	£170.10	£0.00	£170.10

## Plumbed appliances

**£7,365.07**

15.1	Plumbed appliances	Area	Qty	Labour	Materials	Total
15.1.1	Acrylic shower tray (~1-2m2) Mid spec (Victoria Plum or similar, PC Supply £150)	Bathroom	1.00 nr	£134.66	£181.50	£316.16
15.1.2	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
15.1.3	Shower waste (acrylic tray) Mid spec (Victoria Plum)	Bathroom	1.00 nr	£70.88	£27.49	£98.37
15.1.4	Shower waste (acrylic tray) Mid spec (Victoria Plum)	Bathroom (1)	1.00 nr	£70.88	£27.49	£98.37
15.1.5	Integrated shower mixer and head Mid spec (Victoria Plum, PC Supply £280)	Bathroom	1.00 nr	£88.59	£338.80	£427.39
15.1.6	Integrated shower mixer and head Mid spec (Victoria Plum, PC Supply £280)	Bathroom (1)	1.00 nr	£88.59	£338.80	£427.39
15.1.7	Shower screen Mid spec (Victoria Plum or similar, PC Supply £150 each)	Bathroom	1.00 nr	£88.59	£181.50	£270.09
15.1.8	Shower screen Mid spec (Victoria Plum or similar, PC Supply £150 each)	Bathroom (1)	1.00 nr	£88.59	£181.50	£270.09
15.1.9	Pedestal sink Mid spec (Victoria Plum, PC Supply £183.19)	Bathroom	1.00 nr	£104.54	£78.65	£183.19

	Supply £120)					
15.1.10	Pedestal sink Mid spec (Victoria Plum, PC Supply £120)	Bathroom (1)	1.00 nr	£104.54	£78.65	£183.19
15.1.11	Wall hung sink Mid spec (The Bath Store, PC Supply £140)	Storage Room	1.00 nr	£159.47	£161.70	£321.17
15.1.12	Freestanding sink tap and mixer Mid spec (Grohe PC Supply £350)	Bathroom	1.00 nr	£56.70	£423.50	£480.20
15.1.13	Freestanding sink tap and mixer Mid spec (Grohe PC Supply £350)	Bathroom (1)	1.00 nr	£56.70	£423.50	£480.20
15.1.14	Sink waste Mid spec (Victoria Plum)	Bathroom	1.00 nr	£14.18	£33.00	£47.18
15.1.15	Sink waste Mid spec (Victoria Plum)	Bathroom (1)	1.00 nr	£14.18	£33.00	£47.18
15.1.16	Sink trap Mid spec (The Bath Store)	Bathroom	1.00 nr	£17.72	£49.50	£67.22
15.1.17	Sink trap Mid spec (The Bath Store)	Bathroom (1)	1.00 nr	£17.72	£49.50	£67.22
15.1.18	Bath Mid spec (Victoria Plum, PC Supply £320)	Bathroom	1.00 nr	£124.03	£387.20	£511.23
15.1.19	Bath side panel / bath panel Bath side panel (PC Supply £180 each)	Bathroom	1.00 nr	£17.72	£217.80	£235.52
15.1.20	Bath Mid spec (Victoria Plum, PC Supply £320)	Bathroom (1)	1.00 nr	£124.03	£387.20	£511.23
15.1.21	Bath side panel / bath panel Bath side panel (PC Supply £180 each)	Bathroom (1)	1.00 nr	£17.72	£217.80	£235.52
15.1.22	Bath tap Mid spec (The Bath Store, PC Supply £230)	Bathroom	1.00 nr	£28.35	£277.20	£305.55
15.1.23	Bath tap Mid spec (The Bath Store, PC Supply £230)	Bathroom (1)	1.00 nr	£28.35	£277.20	£305.55
15.1.24	Bath waste Mid spec (Victoria Plum)	Bathroom	1.00 nr	£17.72	£60.49	£78.21
15.1.25	Bath waste Mid spec (Victoria Plum)	Bathroom (1)	1.00 nr	£17.72	£60.49	£78.21
15.1.26	Pedestal toilet Mid spec (Victoria Plum or similar, PC Supply £190 each)	Bathroom	1.00 nr	£102.77	£229.90	£332.67
15.1.27	Toilet seat Toilet seat (PC Supply £25 each)	Bathroom	1.00 item	£17.72	£30.25	£47.97
15.1.28	Pedestal toilet Mid spec (Victoria Plum or similar, PC Supply £190 each)	Bathroom (1)	1.00 nr	£102.77	£229.90	£332.67
15.1.29	Toilet seat Toilet seat (PC Supply £25 each)	Bathroom (1)	1.00 item	£17.72	£30.25	£47.97
15.1.30	Mastic sealant to bathrooms Allowance for bathrooms, ensuites and shower rooms	Bathroom	1.00 item	£0.00	£121.00	£121.00
15.1.31	Mastic sealant to bathrooms Allowance for bathrooms, ensuites and shower rooms	Bathroom (1)	1.00 item	£0.00	£121.00	£121.00

## Wired appliances

**£8,362.20**

16.1	Wired appliances	Area	Qty	Labour	Materials	Total
16.1.1	Shaver socket Mid spec (PC Supply £30 each)	Bathroom	1.00 pt	£85.05	£34.65	£119.70
16.1.2	Shaver socket Mid spec (PC Supply £30 each)	Bathroom (1)	1.00 pt	£85.05	£34.65	£119.70
16.1.3	Double power socket Mid spec (Hamilton or similar approved, PC Supply £25 each)	Bedroom	4.00 pt	£340.20	£121.00	£461.20
16.1.4	Double power socket Mid spec (Hamilton or similar approved, PC Supply £25 each)	Bedroom (1)	4.00 pt	£340.20	£121.00	£461.20

16.1.5	Double power socket Mid spec (Hamilton or similar approved, PC Supply £25 each)	Bedroom (2)	4.00 pt	£340.20	£121.00	£461.20
16.1.6	Single power socket Mid spec (Hamilton, PC Supply £20)	Corridor / hall	1.00 pt	£85.05	£24.20	£109.25
16.1.7	Double power socket Mid spec (Hamilton or similar approved, PC Supply £25 each)	Kitchen / Living / Dining	4.00 pt	£340.20	£121.00	£461.20
16.1.8	Double power socket Mid spec (Hamilton or similar approved, PC Supply £25 each)	Storage Room	1.00 pt	£85.05	£30.25	£115.30
16.1.9	Fused spur Mid spec (PC Supply £15 each)	Kitchen / Living / Dining	2.00 pt	£170.10	£36.30	£206.40
16.1.10	Unswitched fused spur Mid spec (PC Supply £15 each)	Kitchen / Living / Dining	2.00 nr	£170.10	£36.30	£206.40
16.1.11	Light switch - 1 gang Mid spec (Hamilton, PC Supply £10 each)	Bathroom	1.00 pt	£85.05	£12.10	£97.15
16.1.12	Light switch - 1 gang Mid spec (Hamilton, PC Supply £10 each)	Bathroom (1)	1.00 pt	£85.05	£12.10	£97.15
16.1.13	Light switch - 1 gang Mid spec (Hamilton, PC Supply £10 each)	Bedroom	1.00 pt	£85.05	£12.10	£97.15
16.1.14	Light switch - 1 gang Mid spec (Hamilton, PC Supply £10 each)	Bedroom (1)	1.00 pt	£85.05	£12.10	£97.15
16.1.15	Light switch - 1 gang Mid spec (Hamilton, PC Supply £10 each)	Bedroom (2)	1.00 pt	£85.05	£12.10	£97.15
16.1.16	Light switch - 1 gang Mid spec (Hamilton, PC Supply £10 each)	Corridor / hall	2.00 pt	£170.10	£24.20	£194.30
16.1.17	Light switch - 1 gang Mid spec (Hamilton, PC Supply £10 each)	Kitchen / Living / Dining	2.00 pt	£170.10	£24.20	£194.30
16.1.18	Light switch - 1 gang Mid spec (Hamilton, PC Supply £10 each)	Storage Room	1.00 pt	£85.05	£12.10	£97.15
16.1.19	Downlight Mid spec (PC Supply £15 each)	Bathroom	4.00 pt	£340.20	£72.60	£412.80
16.1.20	Downlight Mid spec (PC Supply £15 each)	Bathroom (1)	4.00 pt	£340.20	£72.60	£412.80
16.1.21	Downlight Mid spec (PC Supply £15 each)	Bedroom	6.00 pt	£510.30	£108.90	£619.20
16.1.22	Downlight Mid spec (PC Supply £15 each)	Bedroom (1)	6.00 pt	£510.30	£108.90	£619.20
16.1.23	Downlight Mid spec (PC Supply £15 each)	Bedroom (2)	6.00 pt	£510.30	£108.90	£619.20
16.1.24	Downlight Mid spec (PC Supply £15 each)	Corridor / hall	5.00 pt	£425.25	£90.75	£516.00
16.1.25	Downlight Mid spec (PC Supply £15 each)	Kitchen / Living / Dining	4.00 pt	£340.20	£72.60	£412.80
16.1.26	Downlight Mid spec (PC Supply £15 each)	Storage Room	4.00 pt	£340.20	£72.60	£412.80
16.1.27	Bathroom extractor fan Mid spec (PC Supply £80 each)	Bathroom	1.00 pt	£85.05	£92.40	£177.45
16.1.28	Ductwork and associated BWIC allowance for Bathroom extractor Ductwork and associated BWIC allowance	Bathroom	1.00 m	£35.44	£22.00	£57.44
16.1.29	Bathroom extractor fan Mid spec (PC Supply £80 each)	Bathroom (1)	1.00 pt	£85.05	£92.40	£177.45
16.1.30	Ductwork and associated BWIC allowance for Bathroom extractor Ductwork and associated BWIC allowance	Bathroom (1)	1.00 m	£35.44	£22.00	£57.44
16.1.31	Ductwork and associated BWIC allowance for Wired appliances Ductwork and associated BWIC allowance	Kitchen / Living / Dining	1.00 item	£31.22	£22.00	£53.22

16.1.32	Heat detector Mid spec (PC Supply £30 each)	Kitchen / Living / Dining	1.00 pt	£85.05	£36.30	£121.35
---------	---	---------------------------	---------	--------	--------	---------

### Ceiling preparation and finishes

**£1,906.68**

17.1	Ceiling preparation and finishes	Area	Qty	Labour	Materials	Total
17.1.1	Skim to ceiling 3mm Gypsum Thistle multi-finish	Bathroom	6.00 m2	£93.66	£13.20	£106.86
17.1.2	Skim to ceiling 3mm Gypsum Thistle multi-finish	Bathroom (1)	6.00 m2	£93.66	£13.20	£106.86
17.1.3	Skim to ceiling 3mm Gypsum Thistle multi-finish	Bedroom	15.75 m2	£245.85	£34.65	£280.50
17.1.4	Skim to ceiling 3mm Gypsum Thistle multi-finish	Bedroom (1)	15.75 m2	£245.85	£34.65	£280.50
17.1.5	Skim to ceiling 3mm Gypsum Thistle multi-finish	Bedroom (2)	15.75 m2	£245.85	£34.65	£280.50
17.1.6	Skim to ceiling 3mm Gypsum Thistle multi-finish	Boiler Cupboard	0.81 m2	£12.64	£1.78	£14.42
17.1.7	Skim to ceiling 3mm Gypsum Thistle multi-finish	Corridor / hall	6.00 m2	£93.66	£13.20	£106.86
17.1.8	Skim to ceiling 3mm Gypsum Thistle multi-finish	Kitchen / Living / Dining	30.00 m2	£468.28	£66.00	£534.28
17.1.9	Skim to ceiling 3mm Gypsum Thistle multi-finish	Landing incl. stairs	2.50 m2	£39.02	£5.50	£44.52
17.1.10	Skim to ceiling 3mm Gypsum Thistle multi-finish	Landing incl. stairs (1)	2.50 m2	£39.02	£5.50	£44.52
17.1.11	Skim to ceiling 3mm Gypsum Thistle multi-finish	Storage Room	6.00 m2	£93.66	£13.20	£106.86

### Wall preparation and finishes

**£10,432.04**

18.1	Wall preparation and finishes	Area	Qty	Labour	Materials	Total
18.1.1	Decoupling membrane to walls Schlüter®-DITRA 25 matting	Bathroom	9.60 m2	£167.83	£98.74	£266.57
18.1.2	Skim to walls 3mm Gypsum Thistle multi-finish	Bathroom	24.00 m2	£374.63	£52.80	£427.43
18.1.3	Tile adhesive and grouting to walls 10mm flexible adhesive and MAPEI grouting	Bathroom	9.60 m2	£89.91	£15.84	£105.75
18.1.4	Tile backer board to walls Wedi Tile Backer Board 12.5mm	Bathroom	9.60 m2	£224.78	£342.14	£566.92
18.1.5	Decoupling membrane to walls Schlüter®-DITRA 25 matting	Bathroom (1)	9.60 m2	£167.83	£98.74	£266.57
18.1.6	Skim to walls 3mm Gypsum Thistle multi-finish	Bathroom (1)	24.00 m2	£374.63	£52.80	£427.43
18.1.7	Tile adhesive and grouting to walls 10mm flexible adhesive and MAPEI grouting	Bathroom (1)	9.60 m2	£89.91	£15.84	£105.75
18.1.8	Tile backer board to walls Wedi Tile Backer Board 12.5mm	Bathroom (1)	9.60 m2	£224.78	£342.14	£566.92
18.1.9	Skim to walls 3mm Gypsum Thistle multi-finish	Bedroom	38.40 m2	£599.40	£84.48	£683.88



18.1.10	Skim to walls 3mm Gypsum Thistle multi-finish	Bedroom (1)	38.40 m2	£599.40	£84.48	£683.88
18.1.11	Skim to walls 3mm Gypsum Thistle multi-finish	Bedroom (2)	38.40 m2	£599.40	£84.48	£683.88
18.1.12	Skim to walls 3mm Gypsum Thistle multi-finish	Boiler Cupboard	8.64 m2	£134.87	£19.01	£153.88
18.1.13	Skim to walls 3mm Gypsum Thistle multi-finish	Corridor / hall	29.76 m2	£464.54	£65.47	£530.01
18.1.14	Skim to walls 3mm Gypsum Thistle multi-finish	Kitchen / Living / Dining	52.80 m2	£824.17	£116.16	£940.33
18.1.15	Tile adhesive and grouting to walls 10mm flexible adhesive and MAPEI grouting	Kitchen / Living / Dining	6.00 m2	£56.19	£9.90	£66.09
18.1.16	Skim to walls 3mm Gypsum Thistle multi-finish	Landing incl. stairs	16.80 m2	£262.24	£36.96	£299.20
18.1.17	Skim to walls 3mm Gypsum Thistle multi-finish	Landing incl. stairs (1)	16.80 m2	£262.24	£36.96	£299.20
18.1.18	Skim to walls 3mm Gypsum Thistle multi-finish	Storage Room	24.00 m2	£374.63	£52.80	£427.43
18.1.19	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
18.1.20	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
18.1.21	Ceramic tiles to walls, excluding adhesive and grout Mid spec (PC Sum £60/m2)	Kitchen / Living / Dining	6.00 m2	£262.24	£435.60	£697.84

## Floor preparation and finishes

**£14,243.68**

19.1	Floor preparation and finishes	Area	Qty	Labour	Materials	Total
19.1.1	Decoupling membrane to floor Schlüter®-DITRA 25 matting	Bathroom	6.00 m2	£93.66	£61.71	£155.37
19.1.2	Decoupling membrane to floor Schlüter®-DITRA 25 matting	Bathroom (1)	6.00 m2	£93.66	£61.71	£155.37
19.1.3	Flooring underlay Mid spec (Wickes Wood Fibre Underlay or similar approved)	Bedroom	15.75 m2	£73.67	£41.06	£114.73
19.1.4	Flooring underlay Mid spec (Wickes Wood Fibre Underlay or similar approved)	Bedroom (1)	15.75 m2	£73.67	£41.06	£114.73
19.1.5	Flooring underlay Mid spec (Wickes Wood Fibre Underlay or similar approved)	Bedroom (2)	15.75 m2	£73.67	£41.06	£114.73
19.1.6	Flooring underlay Mid spec (Wickes Wood Fibre Underlay or similar approved)	Corridor / hall	6.00 m2	£28.07	£15.64	£43.71
19.1.7	Flooring underlay Mid spec (Wickes Wood Fibre Underlay or similar approved)	Kitchen / Living / Dining	30.00 m2	£140.33	£78.21	£218.54
19.1.8	Flooring underlay Mid spec (Wickes Wood Fibre Underlay or similar approved)	Landing incl. stairs	2.50 m2	£11.69	£6.52	£18.21
19.1.9	Flooring underlay Mid spec (Wickes Wood Fibre Underlay or similar approved)	Landing incl. stairs (1)	2.50 m2	£11.69	£6.52	£18.21
19.1.10	Self levelling compound to floor 3-5mm Latex Levelling Screed / Latex Floor Levelling Compound	Storage Room	6.00 m2	£46.78	£17.69	£64.47
19.1.11	Ceramic tiles to floor, excluding adhesive and grout Mid spec (PC Sum £60/m2)	Bathroom	6.00 m2	£262.24	£435.60	£697.84

19.1.12	Tile adhesive and grouting to floor 10mm flexible adhesive and MAPEI grouting	Bathroom	6.00 m2	£56.19	£9.90	£66.09
19.1.13	Tile skirting to floor Mid Spec (PC Sum £18/m)	Bathroom	10.00 m	£312.19	£220.00	£532.19
19.1.14	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
19.1.15	Tile adhesive and grouting to floor 10mm flexible adhesive and MAPEI grouting	Bathroom (1)	6.00 m2	£56.19	£9.90	£66.09
19.1.16	Tile skirting to floor Mid Spec (PC Sum £18/m)	Bathroom (1)	10.00 m	£312.19	£220.00	£532.19
19.1.17	Carpet to floor Mid spec (PC Sum £45/m2)	Bedroom	15.75 m2	£368.37	£857.59	£1,225.96
19.1.18	Skirting Mid spec (Wickes or similar approved)	Bedroom	16.00 m	£113.40	£100.32	£213.72
19.1.19	Carpet to floor Mid spec (PC Sum £45/m2)	Bedroom (1)	15.75 m2	£368.37	£857.59	£1,225.96
19.1.20	Skirting Mid spec (Wickes or similar approved)	Bedroom (1)	16.00 m	£113.40	£100.32	£213.72
19.1.21	Carpet to floor Mid spec (PC Sum £45/m2)	Bedroom (2)	15.75 m2	£368.37	£857.59	£1,225.96
19.1.22	Skirting Mid spec (Wickes or similar approved)	Bedroom (2)	16.00 m	£113.40	£100.32	£213.72
19.1.23	Skirting Mid spec (Wickes or similar approved)	Corridor / hall	12.40 m	£87.89	£77.75	£165.64
19.1.24	Engineered wood to floor Mid spec (PC Supply £60/m2)	Corridor / hall	6.00 m2	£386.98	£435.60	£822.58
19.1.25	Skirting Mid spec (Wickes or similar approved)	Kitchen / Living / Dining	22.00 m	£155.93	£137.94	£293.87
19.1.26	Engineered wood to floor Mid spec (PC Supply £60/m2)	Kitchen / Living / Dining	30.00 m2	£1,934.89	£2,178.00	£4,112.89
19.1.27	Carpet to floor Mid spec (PC Sum £45/m2)	Landing incl. stairs	2.50 m2	£58.47	£136.13	£194.60
19.1.28	Skirting Mid spec (Wickes or similar approved)	Landing incl. stairs	7.00 m	£49.61	£43.89	£93.50
19.1.29	Carpet to floor Mid spec (PC Sum £45/m2)	Landing incl. stairs (1)	2.50 m2	£58.47	£136.13	£194.60
19.1.30	Skirting Mid spec (Wickes or similar approved)	Landing incl. stairs (1)	7.00 m	£49.61	£43.89	£93.50
19.1.31	Skirting Mid spec (Wickes or similar approved)	Storage Room	10.00 m	£70.88	£62.70	£133.58
19.1.32	Vinyl flooring / vinyl tile Vinyl flooring (PC Sum £25/m2)	Storage Room	6.00 m2	£28.07	£181.50	£209.57

## Units, worktops and kitchen appliances

**£14,585.18**

20.1	Units, worktops and kitchen appliances	Area	Qty	Labour	Materials	Total
20.1.1	Base cabinet Mid spec (Howdens, PC Supply £500/cabinet)	Kitchen / Living / Dining	8.35 nr	£1,038.62	£5,051.75	£6,090.37
20.1.2	Wall cabinet Mid spec (Howdens, PC Supply £300/cabinet)	Kitchen / Living / Dining	8.35 nr	£917.30	£3,031.05	£3,948.35
20.1.3	Wooden worktop / Laminate worktop Mid spec (PC Supply £120/m)	Kitchen / Living / Dining	5.00 m	£349.06	£726.00	£1,075.06
20.1.4	Formation of opening in wall/ceiling for vent,	Kitchen / Living	1.00 nr	£31.22	£6.05	£37.27



	including supply and installation of vent for kitchen Fixed Louvre Wall Vent (£5/unit allowance)	/ Dining				
20.1.5	Electric hob Mid spec (PC Supply £240 each)	Kitchen / Living / Dining	1.00 pt	£85.05	£277.20	£362.25
20.1.6	Electric oven Mid spec (Belling or similar, PC Supply £230)	Kitchen / Living / Dining	1.00 pt	£85.05	£278.30	£363.35
20.1.7	Fridge/freezer Mid Spec (PC Supply £300 each)	Kitchen / Living / Dining	1.00 nr	£42.53	£462.00	£504.53
20.1.8	Fullsize dishwasher Mid spec (Samsung or similar, PC Supply £490)	Kitchen / Living / Dining	1.00 nr	£53.16	£592.90	£646.06
20.1.9	Plumbed in washing machine Mid spec (Samsung, PC Supply £300)	Kitchen / Living / Dining	1.00 nr	£53.16	£363.00	£416.16
20.1.10	Vented extractor fan / cooker hood Mid spec (Bosch PC Sum £220/nr)	Kitchen / Living / Dining	1.00 pt	£85.05	£266.20	£351.25
20.1.11	Kitchen sink Mid spec (PC Supply £250 each)	Kitchen / Living / Dining	1.00 nr	£104.54	£302.50	£407.04
20.1.12	Kitchen sink waste Mid spec (Victoria Plum)	Kitchen / Living / Dining	1.00 nr	£14.18	£33.00	£47.18
20.1.13	Kitchen tap Mid spec (PC Supply £100 each)	Kitchen / Living / Dining	1.00 nr	£56.70	£121.00	£177.70
20.1.14	Mastic / sealant to kitchens Allowance for kitchens	Kitchen / Living / Dining	1.00 item	£0.00	£121.00	£121.00
20.1.15	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 / Living / Dining	1.00 nr	£15.61	£22.00	£37.61

## Decoration

**£13,072.63**

21.1	Decoration	Area	Qty	Labour	Materials	Total
21.1.1	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
21.1.2	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
21.1.3	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
21.1.4	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
21.1.5	Mist coat and two coats of paint to ceiling Mid spec (Dulux or similar approved); white	Bedroom (2)	15.75 m2	£314.68	£23.74	£338.42
21.1.6	Mist coat and two coats of paint to ceiling Mid spec (Dulux or similar approved); white	Boiler Cupboard	0.81 m2	£16.18	£1.22	£17.40
21.1.7	Mist coat and two coats of paint to ceiling and cornice Mid spec (Dulux or similar approved); white	Corridor / hall	6.00 m2	£121.75	£9.04	£130.79
21.1.8	Mist coat and two coats of paint to ceiling Mid spec (Dulux or similar approved); white	Kitchen / Living / Dining	30.00 m2	£599.40	£45.21	£644.61
21.1.9	Mist coat and two coats of paint to ceiling Mid spec (Dulux or similar approved); white	Landing incl. stairs	2.50 m2	£49.95	£3.77	£53.72

21.1.10	Mist coat and two coats of paint to ceiling Mid spec (Dulux or similar approved); white	Mid Landing incl. stairs (1)	2.50 m2	£49.95	£3.77	£53.72
21.1.11	Mist coat and two coats of paint to ceiling and cornice Mid spec (Dulux or similar approved); white	Storage Room	6.00 m2	£121.75	£9.04	£130.79
21.1.12	Mist coat and two coats of eggshell paint to walls Mid spec (Dulux or similar approved)	Bathroom	14.40 m2	£274.23	£47.04	£321.27
21.1.13	Mist coat and two coats of eggshell paint to walls Mid spec (Dulux or similar approved)	Bathroom (1)	14.40 m2	£274.23	£47.04	£321.27
21.1.14	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
21.1.15	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
21.1.16	Mist coat and two coats of paint to walls Mid spec (Dulux or similar approved); white	Bedroom (2)	38.40 m2	£731.27	£57.87	£789.14
21.1.17	Mist coat and two coats of paint to walls Mid spec (Dulux or similar approved); white	Boiler Cupboard	8.64 m2	£164.54	£13.02	£177.56
21.1.18	Mist coat and two coats of paint to walls Mid spec (Dulux or similar approved); white	Corridor / hall	29.76 m2	£566.73	£44.85	£611.58
21.1.19	Mist coat and two coats of paint to walls Mid spec (Dulux or similar approved); white	Kitchen / Living / Dining	52.80 m2	£1,005.49	£79.57	£1,085.06
21.1.20	Mist coat and two coats of paint to walls Mid spec (Dulux or similar approved); white	Landing incl. stairs	16.80 m2	£319.93	£25.32	£345.25
21.1.21	Mist coat and two coats of paint to walls Mid spec (Dulux or similar approved); white	Landing incl. stairs (1)	16.80 m2	£319.93	£25.32	£345.25
21.1.22	Mist coat and two coats of paint to walls Mid spec (Dulux or similar approved); white	Storage Room	24.00 m2	£457.04	£36.17	£493.21
21.1.23	Primer, undercoat and gloss coat to skirting Mid spec (Dulux or similar approved)	Bedroom	16.00 m	£254.74	£17.60	£272.34
21.1.24	Primer, undercoat and gloss coat to skirting Mid spec (Dulux or similar approved)	Bedroom (1)	16.00 m	£254.74	£17.60	£272.34
21.1.25	Primer, undercoat and gloss coat to skirting Mid spec (Dulux or similar approved)	Bedroom (2)	16.00 m	£254.74	£17.60	£272.34
21.1.26	Primer, undercoat and gloss coat to skirting Mid spec (Dulux or similar approved)	Corridor / hall	12.40 m	£197.43	£13.64	£211.07
21.1.27	Primer, undercoat and gloss coat to skirting Mid spec (Dulux or similar approved)	Kitchen / Living / Dining	22.00 m	£350.27	£24.20	£374.47
21.1.28	Primer, undercoat and gloss coat to skirting Mid spec (Dulux or similar approved)	Landing incl. stairs	7.00 m	£111.45	£7.70	£119.15
21.1.29	Primer, undercoat and gloss coat to skirting Mid spec (Dulux or similar approved)	Landing incl. stairs (1)	7.00 m	£111.45	£7.70	£119.15
21.1.30	Primer, undercoat and gloss coat to skirting Mid spec (Dulux or similar approved)	Storage Room	10.00 m	£159.22	£11.00	£170.22
21.1.31	Primer, undercoat and gloss coat to softwood door Mid spec (Dulux or similar approved)	Bathroom	1.00 nr	£152.97	£13.20	£166.17
21.1.32	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
21.1.33	Primer, undercoat and gloss coat to softwood door Mid spec (Dulux or similar approved)	Bedroom	1.00 nr	£152.97	£13.20	£166.17
21.1.34	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

21.1.35	Primer, undercoat and gloss coat to softwood door Mid spec (Dulux or similar approved)	Bedroom (2)	1.00 nr	£152.97	£13.20	£166.17
21.1.36	Primer, undercoat and gloss coat to softwood door Mid spec (Dulux or similar approved)	Boiler Cupboard	1.00 nr	£152.97	£13.20	£166.17
21.1.37	Primer, undercoat and gloss coat to softwood door Mid spec (Dulux or similar approved)	Corridor / hall	1.00 nr	£152.97	£13.20	£166.17
21.1.38	Primer, undercoat and gloss coat to softwood door Mid spec (Dulux or similar approved)	Kitchen / Living / Dining	1.00 nr	£152.97	£13.20	£166.17
21.1.39	Primer, undercoat and gloss coat to softwood door Mid spec (Dulux or similar approved)	Storage Room	1.00 nr	£152.97	£13.20	£166.17
21.1.40	Primer, undercoat and gloss coat to architrave Mid spec (Dulux or similar approved)	Bathroom	1.00 nr	£46.20	£5.50	£51.70
21.1.41	Primer, undercoat and gloss coat to architrave Mid spec (Dulux or similar approved)	Bathroom (1)	1.00 nr	£46.20	£5.50	£51.70
21.1.42	Primer, undercoat and gloss coat to architrave Mid spec (Dulux or similar approved)	Bedroom	1.00 nr	£46.20	£5.50	£51.70
21.1.43	Primer, undercoat and gloss coat to architrave Mid spec (Dulux or similar approved)	Bedroom (1)	1.00 nr	£46.20	£5.50	£51.70
21.1.44	Primer, undercoat and gloss coat to architrave Mid spec (Dulux or similar approved)	Bedroom (2)	1.00 nr	£46.20	£5.50	£51.70
21.1.45	Primer, undercoat and gloss coat to architrave Mid spec (Dulux or similar approved)	Boiler Cupboard	1.00 nr	£46.20	£5.50	£51.70
21.1.46	Primer, undercoat and gloss coat to architrave Mid spec (Dulux or similar approved)	Corridor / hall	1.00 nr	£46.20	£5.50	£51.70
21.1.47	Primer, undercoat and gloss coat to architrave Mid spec (Dulux or similar approved)	Kitchen / Living / Dining	1.00 nr	£46.20	£5.50	£51.70
21.1.48	Primer, undercoat and gloss coat to architrave Mid spec (Dulux or similar approved)	Storage Room	1.00 nr	£46.20	£5.50	£51.70
21.1.49	Primer, undercoat and gloss coat to window board Mid spec (Dulux or similar approved)	Bathroom	1.00 m	£15.92	£1.10	£17.02
21.1.50	Primer, undercoat and gloss coat to window Mid spec (Dulux or similar approved)	Bathroom	1.00 nr	£196.68	£13.20	£209.88
21.1.51	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
21.1.52	Primer, undercoat and gloss coat to window Mid spec (Dulux or similar approved)	Bathroom (1)	1.00 nr	£196.68	£13.20	£209.88
21.1.53	Primer, undercoat and gloss coat to window board Mid spec (Dulux or similar approved)	Kitchen / Living / Dining	1.00 m	£15.92	£1.10	£17.02
21.1.54	Primer, undercoat and gloss coat to window Mid spec (Dulux or similar approved)	Kitchen / Living / Dining	1.00 nr	£196.68	£13.20	£209.88
21.1.55	Primer, undercoat and gloss coat to window board Mid spec (Dulux or similar approved)	Storage Room	1.00 m	£15.92	£1.10	£17.02
21.1.56	Primer, undercoat and gloss coat to window	Storage Room	1.00 nr	£196.68	£13.20	£209.88

Mid spec (Dulux or similar approved)

**Fixtures and fittings** **£784.78**

22.1	Fixtures and fittings	Area	Qty	Labour	Materials	Total
22.1.1	Coat Hook/Towel Hook Brushed stainless steel round coat hooks (£12/each PC allowance)	Bathroom	2.00 nr	£21.26	£29.04	£50.30
22.1.2	Toilet brush Mid spec (PC Supply £40 each)	Bathroom	1.00 nr	£10.63	£48.40	£59.03
22.1.3	Toilet roll holder Mid spec (PC Supply £40 each)	Bathroom	1.00 nr	£10.63	£48.40	£59.03
22.1.4	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
22.1.5	Toilet brush Mid spec (PC Supply £40 each)	Bathroom (1)	1.00 nr	£10.63	£48.40	£59.03
22.1.6	Toilet roll holder Mid spec (PC Supply £40 each)	Bathroom (1)	1.00 nr	£10.63	£48.40	£59.03
22.1.7	Inset mirror Mid spec (PC Supply £150 each)	Bathroom	1.00 nr	£42.53	£181.50	£224.03
22.1.8	Inset mirror Mid spec (PC Supply £150 each)	Bathroom (1)	1.00 nr	£42.53	£181.50	£224.03

**External works** **£2,922.51**

23.1	External works	Area	Qty	Labour	Materials	Total
23.1.1	External glass balustrade Frameless glass balustrade - Mid Spec (PC Sum £600/m)	Roof terrace	3.00 m	£212.63	£2,178.00	£2,390.63
23.1.2	Decking Composite Cedar decking	Roof terrace	6.00 m2	£106.31	£425.57	£531.88

