



Reltic Construction Consultants Ltd

4th Floor, Silverstream House, 45 Fitzroy St, London W1T 6EB

020 3576 2851

office@reliccc.co.uk

www.reliccc.co.uk

Estimate

for

Sample Report

Project proposal: Sample Report

4th Floor
Silverstream House
45 Fitzroy St
London
W1T 6EB



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Site Address:

4th Floor
Silverstream House
45 Fitzroy St
London
W1T 6EB

Date:

Subject : Sample Report

Dear

Thank you for your instruction to quote for the above project.

We have the pleasure of enclosing our Estimate for the amount of: **£1,171,948.76** (excluding VAT), **£1,406,338.51** (inclusive of VAT at current rate) . The Estimate is valid for 90 days from the date of this letter.

All works and specifications are detailed within the Estimate .

Please ensure that you carefully read over the enclosed Estimate , to make sure that all works meet your requirements.

If you have any queries, or require any amendments to the specifications, please do not hesitate to contact us and we will be happy to assist further.

We look forward to hearing from you in due course.

Yours Sincerely,

Reltic Construction Consultants Ltd



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Summary

Project proposal: Sample Report

Job number:

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Description	Materials (Exclude VAT)	Labour (Exclude VAT)	Plant&Tool (Exclude VAT)	Other costs (Exclude VAT)	Total
GENERAL	£125.00	£98,000.00	£53,777.50	£48,000.00	£199,902.50
GENERAL PLOT 1 - 4	£86,848.13	£98,207.84	£9,007.50	£1,000.00	£195,063.46
<u>PLOT 1 - 2</u>	£42,383.28	£50,200.15	£4,957.25	£0.00	£97,540.68
<u>PLOT 3 - 4</u>	£44,464.85	£48,007.69	£4,050.25	£1,000.00	£97,522.79
PLOT 1	£105,630.74	£84,272.71	£4,342.25	£0.00	£194,245.70
<u>GROUND FLOOR</u>	£83,597.04	£52,212.44	£4,342.25	£0.00	£140,151.73
<u>FIRST FLOOR</u>	£22,033.70	£32,060.27	£0.00	£0.00	£54,093.97
PLOT 2	£105,630.74	£84,272.71	£4,342.25	£0.00	£194,245.70
<u>GROUND FLOOR</u>	£83,597.04	£52,212.44	£4,342.25	£0.00	£140,151.73
<u>FIRST FLOOR</u>	£22,033.70	£32,060.27	£0.00	£0.00	£54,093.97
PLOT 3	£105,630.74	£84,272.71	£4,342.25	£0.00	£194,245.70
<u>GROUND FLOOR</u>	£83,597.04	£52,212.44	£4,342.25	£0.00	£140,151.73
<u>FIRST FLOOR</u>	£22,033.70	£32,060.27	£0.00	£0.00	£54,093.97
PLOT 4	£105,630.74	£84,272.71	£4,342.25	£0.00	£194,245.70
<u>GROUND FLOOR</u>	£83,597.04	£52,212.44	£4,342.25	£0.00	£140,151.73
<u>FIRST FLOOR</u>	£22,033.70	£32,060.27	£0.00	£0.00	£54,093.97

Subtotal:	£509,496.07	£533,298.69	£80,154.00	£49,000.00	£1,171,948.76
VAT @ 20%:					£234,389.75
					<hr/>
Total:					£1,406,338.51



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Estimate

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GENERAL

£199,902.50

General Preliminaries **£133,375.00**

Foreman / Supervisor - 1 each

✓ Site Supervision for 56 x Weeks

Sign Boards - 1 each

✓ Supply and display construction sign boards. Keeping your construction site safe

Health and Safety - 56 each

✓ Includes Health and Safety, First Aid, Protective clothing

Temporary Services - 56 each

✓ Provide Temporary Services (Electricity supply, Telephone, Water distribution and drainage)

Disposal Waste - 20 each

✓ We have allowed for 20 x 12 Yard Skip 3.73m(L) x 1.8(W) x 1.71(H)

Materials	Qty	Unit	Rate (£)	Value (£)			
Sign Boards	1.0	each	£125.00	£125.00			
Labour	Qty	Unit	Rate (£)	Value (£)			
Site Supervision	2240.0	hour	£43.75	£98,000.00			
Plant & Tool	Qty	Term	Unit	Rate (£)	Value (£)		
12 Yard Skip 3.73m(L) x 1.8(W) x 1.71(H)	20	-	each	£362.50	£7,250.00		
Other costs	Qty	Unit	Rate (£)	Value (£)			
Temporary services	56.0	each	£375.00	£21,000.00			
Safety, First Aid, Protective clothings	56.0	each	£125.00	£7,000.00			
Materials: £125.00		Labour: £98,000.00		Plant: £7,250.00		Other costs: £28,000.00	

Materials: £125.00

Labour: £98,000.00

Plant: £7,250.00

Other costs: £28,000.00

Scaffolding - Allowance £15,000.00

Other costs	Qty	Unit	Rate (£)	Value (£)
Other Costs	1.0	each	£15,000.00	£15,000.00

Other costs: £15,000.00

Site Equipment £46,527.50

Site Equipment.

Toilet - 56 each

- ✓ Hire Portable Toilet 5ft x 4ft for 2 weeks
- ✓ Includes delivery and collection cost

Container - 56 each

- ✓ Hire Steel Container 8ft x 8ft for 1 week
- ✓ Includes delivery and collection cost

Office - 56 each

- ✓ Hire Portable Office 8ft x 8ft for 1 week
- ✓ Includes delivery and collection cost

Plant & Tool	Qty	Term	Unit	Rate (£)	Value (£)
Portable Toilet 5ft x 4ft	56	2.0	week	£37.50	£4,200.00
Delivery and Collection Cost	1	-	each	£187.50	£187.50
Delivery and Collection Cost	1	-	each	£19,600.00	£19,600.00
Steel Container 8ft x 8ft	56	1.0	week	£26.25	£1,470.00
Portable Office 8ft x 8ft	56	1.0	week	£26.25	£1,470.00
Delivery and Collection Cost	1	-	each	£19,600.00	£19,600.00

Plant: £46,527.50

Hoarding - Allowance £5,000.00

Fences and Barriers.

Other costs	Qty	Unit	Rate (£)	Value (£)
Other Costs	1.0	each	£5,000.00	£5,000.00

Other costs: £5,000.00

GENERAL PLOT 1 - 4 **£195,063.46**

Plot 1 - 2 £97,540.68

Drainage run £5,446.46

Drainage run construction:

- ✓ Excavate trench 750mm deep by hand
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 1.3 x 8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)
- ✓ We have allowed for 1 x 1 Tonne Skip Loader
- ✓ Bedding and surround in pea gravel
- ✓ 20 - Underground Pipe 3m - Single Socket 110mm
- ✓ Backfilling to trench with Soil.

Materials	Qty	Unit	Rate (£)	Value (£)
Underground Pipe 3m - Single Socket 110mm	20.0	each	£16.05	£321.00
10mm Gravel/Shingle Bulk Bag	12.6	each	£81.25	£1,027.00
Labour	Qty	Unit	Rate (£)	Value (£)
Install drainage pipes and fittings	6.6	hour	£39.06	£257.81

Fill to excavations by hand	6.0	m3	£35.51	£212.00	
Levelling and compacting bottoms of excavations	21.0	m2	£3.55	£74.57	
Excavate trenches by Hand	15.8	m3	£144.68	£2,278.65	
Load soil to skip by machine	7.9	m3	£11.72	£93.05	
Fill to make up levels by hand	9.2	m3	£75.00	£693.00	
Plant & Tool	Qty	Term	Unit	Rate (£)	Value (£)
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	1.3	-	each	£318.75	£414.38
1 Tonne Skip Loader	1	1.0	day	£75.00	£75.00
Materials: £1,348.00		Labour: £3,609.09		Plant: £489.38	

UPVC Manhole £2,530.91

UPVC Manhole.

Polypropylene Inspection Chamber. Quantity: 5

- ✓ Excavate pit 750mm deep by hand
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 0.8 x 4 Yard Skip 1.8m(L) x 1.3(W) x 1.0(H)
- ✓ We have allowed for 1 x 1 Tonne Skip Loader
- ✓ 150mm thick bedding in pea gravel
- ✓ Fill surround with pea gravel
- ✓ 5 - 5 Inlets Inspection Chamber Base Ø450mm x 290mm (H)
- ✓ 10 - Manhole Riser Ø450mm x 235 mm (H)
- ✓ 5 - Circular Plastic Cover & Frame Ø450mm

Materials	Qty	Unit	Rate (£)	Value (£)
10mm Gravel/Shingle Bulk Bag	3.5	each	£81.25	£284.38
Circular Plastic Cover & Frame Ø450mm	5.0	each	£24.55	£122.75
Manhole Riser Ø450mm x 235 mm (H)	10.0	each	£42.66	£426.63
5 Inlets Inspection Chamber Base Ø450mm x 290mm (H)	5.0	each	£45.69	£228.44

Labour	Qty	Unit	Rate (£)	Value (£)
Fill to excavations by hand	1.6	m3	£35.51	£58.59
Load soil to skip by machine	2.6	m3	£11.72	£30.47
Install chambers, covers and fittings	18.6	hour	£39.06	£726.56
Levelling and compacting bottoms of excavations	2.8	m2	£3.55	£10.09
Excavate Pit by Hand	2.1	m3	£195.31	£416.01

Plant & Tool	Qty	Term	Unit	Rate (£)	Value (£)
4 Yard Skip 1.8m(L) x 1.3(W) x 1.0(H)	0.8	-	each	£190.00	£152.00
1 Tonne Skip Loader	1	1.0	day	£75.00	£75.00

Materials: £1,062.19 Labour: £1,241.72 Plant: £227.00

Fence £8,443.16

Fence.

Total Length - 48m

- ✓ Excavate holes for the post by hand
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 0.7 x 6 Yard Skip 2.6m(L) x 1.5(W) x 1.2(H)
- ✓ We have allowed for 1 x 1 Tonne Skip Loader
- ✓ Supply and install 27 precast slotted concrete fence posts
- ✓ Set fence posts using Poscrete
- ✓ Supply and install Supreme Concrete Recessed Gravel Board 50 x 150 x 1830mm - 26 each
- ✓ Supply and install Close Board Dip Treated Fence Panel 1830 x 1520mm (5FT) - 26 each

A Gate allowance £100.00 + VAT per each
✓ Painting fence using cuprinol wood preserver

Materials	Qty	Unit	Rate (£)	Value (£)	
Supreme Concrete Recessed Gravel Board 50 x 150 x 1830mm	26.0	each	£24.90	£647.40	
Gate allowance	4.0	each	£125.00	£500.00	
Blue Circle Ready to Use Postcrete 20kg	54.0	each	£7.69	£415.13	
Cuprinol Wood Preserver Clear 5 Ltr	7.5	tin	£47.90	£361.16	
Close Board Dip Treated Fence Panel 1830 x 1520mm (5FT)	26.0	each	£71.47	£1,858.35	
Supreme Concrete Slotted Fence Post 2440mm (8FT)	27.0	each	£39.02	£1,053.68	
Labour	Qty	Unit	Rate (£)	Value (£)	
Setting gravel board	26.0	each	£10.49	£272.73	
Install gate	4.0	each	£145.00	£580.00	
Backfill hole with concrete	1.2	m3	£40.00	£48.80	
Painting fence	150.7	m2	£6.00	£904.44	
Setting fence panel	26.0	each	£7.50	£195.00	
Excavating holes by hand	2.6	m3	£360.00	£932.40	
Load soil to skip by machine	3.2	m3	£11.72	£37.04	
Setting concrete post	27.0	each	£14.40	£388.80	
Plant & Tool	Qty	Term	Unit	Rate (£)	Value (£)
6 Yard Skip 2.6m(L) x 1.5(W) x 1.2(H)	0.7	-	each	£247.50	£173.25
1 Tonne Skip Loader	1	1.0	day	£75.00	£75.00
Materials: £4,835.71		Labour: £3,359.20		Plant: £248.25	

Plot 1 - 2 Roof £18,106.69

Plot 1 - 2 Roof Roof Pitch 35° Roof area 148.54m²

✓ Supply and install 31 roof trusses and bracing;
A Roof trusses allowance - £143.47 + VAT per each truss;
✓ 47 x 95 mm (2" x 4") softwood treated wall plate, bedded on cement sand mortar (1:3)
✓ Fixing with galvanised mild steel wall plate straps at maximum 2.00m centres
✓ Roof sheathing includes Hardwood Plywood 2440 x 1220 x 18mm fixed with screws or nails

Materials	Qty	Unit	Rate (£)	Value (£)	
Hardwood Plywood 2440 x 1220 x 18mm	55.2	sheet	£31.19	£1,721.26	
Screws 4.5 x 60mm box of 200	8.6	box	£7.80	£67.24	
Sawn Timber Treated C16/C24 47 x 95mm x 6.6m	26.4	m	£2.10	£55.44	
Brown Plastic Plugs Box of 100	0.4	box	£4.16	£1.63	
Heavy Restraint Strap 1200 x 30 x 5mm	14.0	each	£7.14	£99.92	
Building Sand Bulk Bag	0.1	each	£81.25	£7.31	
Blue Circle Cement 25kg	0.9	each	£8.07	£7.35	
Screws 4 x 50mm box of 200	0.3	box	£4.05	£1.34	
Roof Trusses	31.0	each	£179.34	£5,559.46	
Sawn Timber Treated C16/C24 47 x 95mm	69.6	m	£2.10	£146.22	
Screws 5 x 80mm box of 100	434.0	each	£0.06	£23.93	
Labour	Qty	Unit	Rate (£)	Value (£)	
Fixing plywood	62.4	hour	£72.00	£4,493.65	
Bedding wall plate	5.1	hour	£30.00	£154.44	
Install trusses	77.5	hour	£72.00	£5,580.00	
Plant & Tool	Qty	Term	Unit	Rate (£)	Value (£)
Delivery Cost	1	-	day	£187.50	£187.50

Materials: £7,691.10 Labour: £10,228.09 Plant: £187.50

Plot 1 - 2 Profile Range

£15,885.08

Plot 1 - 2 Profile Range.

- ✓ Fix counter batten 25 x 50mm with nails or screws
- ✓ Supply and install Tyvek Supro Breather Membrane 1 x 50m
- ✓ Fix softwood treated tile batten 25 x 38mm with nails or screws
- ✓ Supply and install Marley Ludlow Major Old English Dark Red (Smooth)
- ✓ Ridge tiles bedded and pointed in coloured mortar
- ✓ Verges tiles pointed in coloured mortar
- ✓ Supalux board undercloak

Materials	Qty	Unit	Rate (£)	Value (£)
Tyvek Supro Breather Membrane 1 x 50m	3.4	each	£122.91	£421.59
Marley Ludlow Major Old English Dark Red (Smooth)	1579.0	each	£2.78	£4,381.73
Aluminium Clout Nails 50mm 1kg Pack	0.9	pack	£16.27	£14.16
Marley Segmental Ridge Tile Natural Red (Fine Sanded)	26.3	each	£7.09	£186.11
Blue Circle Cement 25kg	6.1	each	£8.07	£49.10
Sharp Sand Bulk Bag	0.6	each	£81.25	£50.38
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.6	kg	£8.32	£5.16
Verges clips	75.0	each	£1.07	£80.63
Undercloak 150 x 1200 mm	20.0	each	£3.00	£60.00
Treated Batten 25 x 38mm	477.6	m	£1.10	£525.39
65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	6.1	pack	£6.25	£37.94
Treated Batten 25 x 50mm	372.5	m	£1.41	£526.15
Labour	Qty	Unit	Rate (£)	Value (£)
Fixing breather membrane	15.6	hour	£30.00	£467.31
Fix interlocking tiles	59.6	hour	£72.00	£4,291.20
Bedding ridge/hips tiles	10.9	hour	£72.00	£785.45
Pointing verges, inc fixing clips	24.0	m	£19.74	£473.69
Fix undercloak	24.0	m	£5.36	£128.57
Fixing battens to timber	47.2	hour	£72.00	£3,400.53
Materials: £6,338.33		Labour: £9,546.75		

Plot 1 - 2 Rafters Insulation

£9,121.91

Plot 1 - 2 Rafters Insulation**Two layers of insulation fitted between and over rafters 149 m²**

- ✓ 1st Layer - 150mm Celotex Insulation XR4150 Board 2400mm x 1200mm
- ✓ 2nd Layer - 150mm Celotex Insulation XR4150 Board 2400mm x 1200mm

Materials	Qty	Unit	Rate (£)	Value (£)
150mm Celotex Insulation XR4150 Board 2400mm x 1200mm	103.5	each	£56.88	£5,885.43
Aluminium Foil Tape 50mm x 45m	18.2	each	£4.79	£87.17
Labour	Qty	Unit	Rate (£)	Value (£)
Laying PIR insulation between rafters	149.0	m2	£13.64	£2,031.81
Laying PIR insulation over rafters	149.0	m2	£7.50	£1,117.50
Materials: £5,972.60		Labour: £3,149.31		

Plot 1 - 2 Upvc

£2,503.51

Plot 1 - 2 Upvc. Supply and fit Upvc fascias, bargeboards and soffits:**Fascia. Length - 25m**

- ✓ Supply and install uPVC Black Fascia Board 18 x 200mm x 5m

Eave Soffit. Length -
25m

✓ Supply and install uPVC Black Vented Soffit Board 9 x 200mm x 5m

Bargeboard. Length -
12m

✓ Supply and install uPVC Black Fascia Board 18 x 200mm x 5m

Rake Soffit. Length -
12m

✓ Supply and install uPVC Black Solid Soffit Board 9 x 200mm x 5m

Materials	Qty	Unit	Rate (£)	Value (£)
Black 40mm Plastic Headed Pins x 250	1.5	box	£7.16	£10.60
Nylon Anchor Hammerfix Screws M5x50mm Box of 100	0.7	box	£6.31	£4.68
Treated Batten 19 x 50mm	12.0	m	£1.31	£15.75
uPVC Black Solid Soffit Board 9 x 200mm x 5m	2.4	each	£62.11	£149.08
uPVC Black Fascia Board 18 x 200mm x 5m	7.4	each	£98.70	£730.38
Treated Batten 25 x 50mm	25.0	m	£1.41	£35.31
uPVC Black Vented Soffit Board 9 x 200mm x 5m	5.0	each	£73.40	£367.00
Labour	Qty	Unit	Rate (£)	Value (£)
Install fascia/soffit 150-300mm	74.0	m	£13.82	£1,023.04
Fixing battens to masonry	37.0	m	£4.53	£167.66
Materials: £1,312.80		Labour: £1,190.71		

Parking £33,365.54

Parking.

Block Paving, area 196m²:

- ✓ Excavate reduced levels by machine, excavation depth: 245mm
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ We have allowed for 1 x 1.5 Tonne Excavator
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 9.6 x 8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)
- ✓ We have allowed for 1 x 1 Tonne Skip Loader
- ✓ Installing geotextile membrane
- ✓ Backfilling to make up levels with hardcore obtained off site, hardcore thickness: 150mm
- ✓ Sand or quarry dust blinding spread and levelled over hardcore
- ✓ Levelling and compacting fill and blinding with vibrating plate
- ✓ 50mm paving blocks laid on sand bed, pointed with course sand and compacting with vibrating plate

Materials	Qty	Unit	Rate (£)	Value (£)
4TRADE Heavy Duty Landscape Fabric 1m x 20m	9.8	roll	£44.65	£437.57
Regular Diesel	207.2	l	£2.38	£492.20
MOT Type 1 Sub-base Bulk Bag	66.4	bag	£81.25	£5,395.81
Kiln Dried Paving Sand 20kg bag	39.2	each	£8.22	£322.43
Marshalls Standard Concrete Block Paving Brindle 200 x 100 x 50mm	9800.0	each	£0.50	£4,900.00
Sharp Sand Bulk Bag	17.1	each	£81.25	£1,391.00
Labour	Qty	Unit	Rate (£)	Value (£)
Load soil to skip by machine	58.6	m3	£11.72	£686.49
Laying geotextile membrane	196.0	m2	£1.56	£306.25
Levelling and compacting bottoms of excavations	196.0	m2	£3.55	£696.03
Excavate reduced levels by Machine	48.0	m3	£63.00	£3,025.45
Fill to make up levels by hand	38.2	m3	£75.00	£2,866.50
Spreading and levelling fill	392.0	m2	£1.41	£551.25
Compacting fill	392.0	m2	£1.78	£696.03

Laying and compacting block paving	196.0	m2	£41.67	£8,166.66	
Plant & Tool	Qty	Term	Unit	Rate (£)	Value (£)
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	9.6	-	each	£318.75	£3,060.00
1 Tonne Skip Loader	1	1.0	day	£75.00	£75.00
1.5 Tonne Excavator	1	7.0	day	£34.38	£240.63
Delivery and Collection Cost	1	-	each	£56.25	£56.25
Materials: £12,939.01	Labour: £16,994.65		Plant: £3,431.88		

Terrace **£2,137.41**

Terrace.

Paving Slabs, area 8m²:

- ✓ Excavate reduced levels by machine, excavation depth: 325mm
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ We have allowed for 1 x 1.5 Tonne Excavator
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 0.7 x 6 Yard Skip 2.6m(L) x 1.5(W) x 1.2(H)
- ✓ We have allowed for 1 x 1 Tonne Skip Loader
- ✓ Installing geotextile membrane
- ✓ Backfilling to make up levels with hardcore obtained off site, hardcore thickness: 150mm
- ✓ Site mixed concrete to slab, thickness 100mm
- ✓ Supply and install 1 layer of A252 Reinforcing Mesh 4.8m x 2.4m (4kg/m2)
- ✓ Paving slabs laid on mortar bed
- ✓ Pointed with sand and cement mortar

Materials	Qty	Unit	Rate (£)	Value (£)	
Regular Diesel	11.2	l	£2.38	£26.65	
A252 Reinforcing Mesh 4.8m x 2.4m (4kg/m2)	0.7	each	£52.44	£36.19	
Plastic Reinforced Mesh Spacers 40-50mm	50.0	each	£0.58	£28.75	
MOT Type 1 Sub-base Bulk Bag	2.7	bag	£81.25	£220.19	
Weed Control Landscape Fabric 1m x 20m	0.5	roll	£22.49	£10.80	
Ballast Bulk Bag	1.7	each	£81.25	£134.88	
Blue Circle Mastercrete 25kg	12.6	each	£8.85	£111.51	
Sika Maxmix Concentrated Plasticiser 1L	0.0	each	£13.41	£0.40	
Blue Circle Cement 25kg	5.9	each	£8.07	£47.47	
Sharp Sand Bulk Bag	0.6	each	£81.25	£45.50	
Buff Peak Paving Slab 400 x 400mm	50.0	each	£4.38	£218.75	
Building Sand Bulk Bag	0.0	each	£81.25	£2.44	
Labour	Qty	Unit	Rate (£)	Value (£)	
Levelling and compacting bottoms of excavations	8.0	m2	£3.55	£28.41	
Excavate reduced levels by Machine	2.6	m3	£63.00	£163.81	
Cutting and placing reinforcing mesh	8.0	m2	£3.33	£26.66	
Fill to make up levels by hand	1.2	m3	£75.00	£90.00	
Spreading and levelling fill	8.0	m2	£1.41	£11.25	
Compacting fill	8.0	m2	£1.78	£14.20	
Laying geotextile membrane	9.7	m2	£1.56	£15.16	
Load soil to skip by machine	3.2	m3	£11.72	£37.15	
Mix Concrete on Site	0.8	m3	£58.59	£46.88	
Casting concrete to slabs	0.8	m3	£85.94	£68.75	
Laying paving slabs	8.0	m2	£35.29	£282.35	
Mortar pointing	40.0	m	£2.40	£96.00	
Plant & Tool	Qty	Term	Unit	Rate (£)	Value (£)

1.5 Tonne Excavator	1	1.0	day	£68.75	£68.75
Delivery and Collection Cost	1	-	each	£56.25	£56.25
6 Yard Skip 2.6m(L) x 1.5(W) x 1.2(H)	0.7	-	each	£247.50	£173.25
1 Tonne Skip Loader	1	1.0	day	£75.00	£75.00
Materials: £883.54		Labour: £880.63		Plant: £373.25	

Plot 3 - 4

£97,522.79

Drainage run

£5,446.46

Drainage run construction:

- ✓ Excavate trench 750mm deep by hand
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 1.3 x 8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)
- ✓ We have allowed for 1 x 1 Tonne Skip Loader
- ✓ Bedding and surround in pea gravel
- ✓ 20 - Underground Pipe 3m - Single Socket 110mm
- ✓ Backfilling to trench with Soil.

Materials	Qty	Unit	Rate (£)	Value (£)	
Underground Pipe 3m - Single Socket 110mm	20.0	each	£16.05	£321.00	
10mm Gravel/Shingle Bulk Bag	12.6	each	£81.25	£1,027.00	
Labour	Qty	Unit	Rate (£)	Value (£)	
Install drainage pipes and fittings	6.6	hour	£39.06	£257.81	
Fill to excavations by hand	6.0	m3	£35.51	£212.00	
Levelling and compacting bottoms of excavations	21.0	m2	£3.55	£74.57	
Excavate trenches by Hand	15.8	m3	£144.68	£2,278.65	
Load soil to skip by machine	7.9	m3	£11.72	£93.05	
Fill to make up levels by hand	9.2	m3	£75.00	£693.00	
Plant & Tool	Qty	Term	Unit	Rate (£)	Value (£)
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	1.3	-	each	£318.75	£414.38
1 Tonne Skip Loader	1	1.0	day	£75.00	£75.00
Materials: £1,348.00		Labour: £3,609.09		Plant: £489.38	

Brick Wall

£11,741.49

Brick Wall. Area - 60 m²

- ✓ Brick wall 102.5 mm thick in cement sand mortar (1:3)
- ✓ Supply and install London Brick Company Commons

Materials	Qty	Unit	Rate (£)	Value (£)
London Brick Company Commons	3556.0	each	£2.09	£7,423.15
Blue Circle Cement 25kg	25.3	each	£8.07	£204.54
Building Sand Bulk Bag	2.6	each	£81.25	£211.25
Sika Maxmix Concentrated Plasticiser 1L	0.2	each	£13.41	£2.55
Labour	Qty	Unit	Rate (£)	Value (£)
Laying bricks (half a brick thick)	60.0	m2	£65.00	£3,900.00
Materials: £7,841.49		Labour: £3,900.00		

UPVC Manhole

£2,530.91

UPVC Manhole.

Polypropylene Inspection Chamber. Quantity: 5

- ✓ Excavate pit 750mm deep by hand
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 0.8 x 4 Yard Skip 1.8m(L) x 1.3(W) x 1.0(H)
- ✓ We have allowed for 1 x 1 Tonne Skip Loader
- ✓ 150mm thick bedding in pea gravel
- ✓ Fill surround with pea gravel
- ✓ 5 - 5 Inlets Inspection Chamber Base Ø450mm x 290mm (H)
- ✓ 10 - Manhole Riser Ø450mm x 235 mm (H)
- ✓ 5 - Circular Plastic Cover & Frame Ø450mm

Materials	Qty	Unit	Rate (£)	Value (£)
10mm Gravel/Shingle Bulk Bag	3.5	each	£81.25	£284.38
Circular Plastic Cover & Frame Ø450mm	5.0	each	£24.55	£122.75
Manhole Riser Ø450mm x 235 mm (H)	10.0	each	£42.66	£426.63
5 Inlets Inspection Chamber Base Ø450mm x 290mm (H)	5.0	each	£45.69	£228.44

Labour	Qty	Unit	Rate (£)	Value (£)
Fill to excavations by hand	1.6	m3	£35.51	£58.59
Load soil to skip by machine	2.6	m3	£11.72	£30.47
Install chambers, covers and fittings	18.6	hour	£39.06	£726.56
Levelling and compacting bottoms of excavations	2.8	m2	£3.55	£10.09
Excavate Pit by Hand	2.1	m3	£195.31	£416.01

Plant & Tool	Qty	Term	Unit	Rate (£)	Value (£)
4 Yard Skip 1.8m(L) x 1.3(W) x 1.0(H)	0.8	-	each	£190.00	£152.00
1 Tonne Skip Loader	1	1.0	day	£75.00	£75.00

Materials: £1,062.19

Labour: £1,241.72

Plant: £227.00

Plot 3 - 4 Roof**£18,106.69****Plot 3 - 4 Roof Roof Pitch 35° Roof area 148.54m²**

- ✓ Supply and install 31 roof trusses and bracing;
- A Roof trusses allowance - £143.47 + VAT per each truss;
- ✓ 47 x 95 mm (2" x 4") softwood treated wall plate, bedded on cement sand mortar (1:3)
- ✓ Fixing with galvanised mild steel wall plate straps at maximum 2.00m centres
- ✓ Roof sheathing includes Hardwood Plywood 2440 x 1220 x 18mm fixed with screws or nails

Materials	Qty	Unit	Rate (£)	Value (£)
Hardwood Plywood 2440 x 1220 x 18mm	55.2	sheet	£31.19	£1,721.26
Screws 4.5 x 60mm box of 200	8.6	box	£7.80	£67.24
Sawn Timber Treated C16/C24 47 x 95mm x 6.6m	26.4	m	£2.10	£55.44
Brown Plastic Plugs Box of 100	0.4	box	£4.16	£1.63
Heavy Restraint Strap 1200 x 30 x 5mm	14.0	each	£7.14	£99.92
Building Sand Bulk Bag	0.1	each	£81.25	£7.31
Blue Circle Cement 25kg	0.9	each	£8.07	£7.35
Screws 4 x 50mm box of 200	0.3	box	£4.05	£1.34
Roof Trusses	31.0	each	£179.34	£5,559.46
Sawn Timber Treated C16/C24 47 x 95mm	69.6	m	£2.10	£146.22
Screws 5 x 80mm box of 100	434.0	each	£0.06	£23.93

Labour	Qty	Unit	Rate (£)	Value (£)
Fixing plywood	62.4	hour	£72.00	£4,493.65
Bedding wall plate	5.1	hour	£30.00	£154.44
Install trusses	77.5	hour	£72.00	£5,580.00

Plant & Tool	Qty	Term	Unit	Rate (£)	Value (£)
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Delivery Cost	1	-	day	£187.50	£187.50
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Materials: £7,691.10	Labour: £10,228.09	Plant: £187.50
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Fence	£4,606.35
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Fence.

Total Length - 24m

- ✓ Excavate holes for the post by hand
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 0.5 x 4 Yard Skip 1.8m(L) x 1.3(W) x 1.0(H)
- ✓ We have allowed for 1 x 1 Tonne Skip Loader
- ✓ Supply and install 14 precast slotted concrete fence posts
- ✓ Set fence posts using Poscrete
- ✓ Supply and install Supreme Concrete Recessed Gravel Board 50 x 150 x 1830mm - 13 each
- ✓ Supply and install Close Board Dip Treated Fence Panel 1830 x 1520mm (5FT) - 13 each
- A Gate allowance £100.00 + VAT per each
- ✓ Painting fence using cuprinol wood preserver

Materials	Qty	Unit	Rate (£)	Value (£)
Supreme Concrete Recessed Gravel Board 50 x 150 x 1830mm	13.0	each	£24.90	£323.70
Gate allowance	3.0	each	£125.00	£375.00
Blue Circle Ready to Use Postcrete 20kg	28.0	each	£7.69	£215.25
Cuprinol Wood Preserver Clear 5 Ltr	3.9	tin	£47.90	£185.38
Close Board Dip Treated Fence Panel 1830 x 1520mm (5FT)	13.0	each	£71.47	£929.18
Supreme Concrete Slotted Fence Post 2440mm (8FT)	14.0	each	£39.02	£546.35

Labour	Qty	Unit	Rate (£)	Value (£)
Setting gravel board	13.0	each	£10.49	£136.36
Install gate	3.0	each	£145.00	£435.00
Backfill hole with concrete	0.6	m3	£40.00	£25.20
Painting fence	77.4	m2	£6.00	£464.23
Setting fence panel	13.0	each	£7.50	£97.50
Excavating holes by hand	1.3	m3	£360.00	£482.40
Load soil to skip by machine	1.6	m3	£11.72	£19.21
Setting concrete post	14.0	each	£14.40	£201.60

Plant & Tool	Qty	Term	Unit	Rate (£)	Value (£)
4 Yard Skip 1.8m(L) x 1.3(W) x 1.0(H)	0.5	-	each	£190.00	£95.00
1 Tonne Skip Loader	1	1.0	day	£75.00	£75.00

Materials: £2,574.85	Labour: £1,861.50	Plant: £170.00
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PC Sums	£1,000.00
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Other costs	Qty	Unit	Rate (£)	Value (£)
Cycle stree	1.0	each	£1,000.00	£1,000.00

Other costs: £1,000.00

Plot 3 - 4 Profile Range	£15,885.08
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Plot 3 - 4 Profile Range.

- ✓ Fix counter batten 25 x 50mm with nails or screws
- ✓ Supply and install Tyvek Supro Breather Membrane 1 x 50m
- ✓ Fix softwood treated tile batten 25 x 38mm with nails or screws
- ✓ Supply and install Marley Ludlow Major Old English Dark Red (Smooth)
- ✓ Ridge tiles bedded and pointed in coloured mortar
- ✓ Verge tiles pointed in coloured mortar
- ✓ Supalux board undercloak

Materials	Qty	Unit	Rate (£)	Value (£)
Tyvek Supro Breather Membrane 1 x 50m	3.4	each	£122.91	£421.59
Marley Ludlow Major Old English Dark Red (Smooth)	1579.0	each	£2.78	£4,381.73
Aluminium Clout Nails 50mm 1kg Pack	0.9	pack	£16.27	£14.16
Marley Segmental Ridge Tile Natural Red (Fine Sanded)	26.3	each	£7.09	£186.11
Blue Circle Cement 25kg	6.1	each	£8.07	£49.10
Sharp Sand Bulk Bag	0.6	each	£81.25	£50.38
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.6	kg	£8.32	£5.16
Verges clips	75.0	each	£1.07	£80.63
Undercloak 150 x 1200 mm	20.0	each	£3.00	£60.00
Treated Batten 25 x 38mm	477.6	m	£1.10	£525.39
65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	6.1	pack	£6.25	£37.94
Treated Batten 25 x 50mm	372.5	m	£1.41	£526.15
Labour	Qty	Unit	Rate (£)	Value (£)
Fixing breather membrane	15.6	hour	£30.00	£467.31
Fix interlocking tiles	59.6	hour	£72.00	£4,291.20
Bedding ridge/hips tiles	10.9	hour	£72.00	£785.45
Pointing verges, inc fixing clips	24.0	m	£19.74	£473.69
Fix undercloak	24.0	m	£5.36	£128.57
Fixing battens to timber	47.2	hour	£72.00	£3,400.53
Materials: £6,338.33		Labour: £9,546.75		

Plot 3 - 4 Rafters Insulation £9,121.91

Plot 3 - 4 Rafters Insulation

Two layers of insulation fitted between and over rafters 149 m²

- ✓ 1st Layer - 150mm Celotex Insulation XR4150 Board 2400mm x 1200mm
- ✓ 2nd Layer - 150mm Celotex Insulation XR4150 Board 2400mm x 1200mm

Materials	Qty	Unit	Rate (£)	Value (£)
150mm Celotex Insulation XR4150 Board 2400mm x 1200mm	103.5	each	£56.88	£5,885.43
Aluminium Foil Tape 50mm x 45m	18.2	each	£4.79	£87.17
Labour	Qty	Unit	Rate (£)	Value (£)
Laying PIR insulation between rafters	149.0	m2	£13.64	£2,031.81
Laying PIR insulation over rafters	149.0	m2	£7.50	£1,117.50
Materials: £5,972.60		Labour: £3,149.31		

Plot 3 - 4 Upvc £2,503.51

Plot 3 - 4 Upvc. Supply and fit Upvc fascias, bargeboards and soffits:

Fascia. Length - 25m

- ✓ Supply and install uPVC Black Fascia Board 18 x 200mm x 5m

Eave Soffit. Length - 25m

- ✓ Supply and install uPVC Black Vented Soffit Board 9 x 200mm x 5m

Bargeboard. Length - 12m

- ✓ Supply and install uPVC Black Fascia Board 18 x 200mm x 5m

Rake Soffit. Length - 12m

- ✓ Supply and install uPVC Black Solid Soffit Board 9 x 200mm x 5m

Materials	Qty	Unit	Rate (£)	Value (£)
Black 40mm Plastic Headed Pins x 250	1.5	box	£7.16	£10.60
Nylon Anchor Hammerfix Screws M5x50mm Box of 100	0.7	box	£6.31	£4.68
Treated Batten 19 x 50mm	12.0	m	£1.31	£15.75
uPVC Black Solid Soffit Board 9 x 200mm x 5m	2.4	each	£62.11	£149.08
uPVC Black Fascia Board 18 x 200mm x 5m	7.4	each	£98.70	£730.38
Treated Batten 25 x 50mm	25.0	m	£1.41	£35.31
uPVC Black Vented Soffit Board 9 x 200mm x 5m	5.0	each	£73.40	£367.00
Labour	Qty	Unit	Rate (£)	Value (£)
Install fascia/soffit 150-300mm	74.0	m	£13.82	£1,023.04
Fixing battens to masonry	37.0	m	£4.53	£167.66
Materials: £1,312.80		Labour: £1,190.71		

Parking £24,442.98

Parking.

Block Paving, area 143m²:

- ✓ Excavate reduced levels by machine, excavation depth: 245mm
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ We have allowed for 1 x 1.5 Tonne Excavator
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 7 x 8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)
- ✓ We have allowed for 1 x 1 Tonne Skip Loader
- ✓ Installing geotextile membrane
- ✓ Backfilling to make up levels with hardcore obtained off site, hardcore thickness: 150mm
- ✓ Sand or quarry dust blinding spread and levelled over hardcore
- ✓ Levelling and compacting fill and blinding with vibrating plate
- ✓ 50mm paving blocks laid on sand bed, pointed with course sand and compacting with vibrating plate

Materials	Qty	Unit	Rate (£)	Value (£)	
4TRADE Heavy Duty Landscape Fabric 1m x 20m	7.2	roll	£44.65	£319.25	
Regular Diesel	151.2	l	£2.38	£359.10	
MOT Type 1 Sub-base Bulk Bag	48.5	bag	£81.25	£3,936.56	
Kiln Dried Paving Sand 20kg bag	28.6	each	£8.22	£235.24	
Marshalls Standard Concrete Block Paving Brindle 200 x 100 x 50mm	7150.0	each	£0.50	£3,575.00	
Sharp Sand Bulk Bag	12.5	each	£81.25	£1,014.81	
Labour	Qty	Unit	Rate (£)	Value (£)	
Load soil to skip by machine	42.7	m3	£11.72	£500.86	
Laying geotextile membrane	143.0	m2	£1.56	£223.44	
Levelling and compacting bottoms of excavations	143.0	m2	£3.55	£507.81	
Excavate reduced levels by Machine	35.0	m3	£63.00	£2,207.66	
Fill to make up levels by hand	27.9	m3	£75.00	£2,091.75	
Spreading and levelling fill	286.0	m2	£1.41	£402.19	
Compacting fill	286.0	m2	£1.78	£507.81	
Laying and compacting block paving	143.0	m2	£41.67	£5,958.34	
Plant & Tool	Qty	Term	Unit	Rate (£)	Value (£)
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	7	-	each	£318.75	£2,231.25
1 Tonne Skip Loader	1	1.0	day	£75.00	£75.00
1.5 Tonne Excavator	1	5.0	day	£48.13	£240.63
Delivery and Collection Cost	1	-	each	£56.25	£56.25
Materials: £9,439.96		Labour: £12,399.89		Plant: £2,603.13	

Terrace.**Paving Slabs, area 8m²:**

- ✓ Excavate reduced levels by machine, excavation depth: 325mm
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ We have allowed for 1 x 1.5 Tonne Excavator
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 0.7 x 6 Yard Skip 2.6m(L) x 1.5(W) x 1.2(H)
- ✓ We have allowed for 1 x 1 Tonne Skip Loader
- ✓ Installing geotextile membrane
- ✓ Backfilling to make up levels with hardcore obtained off site, hardcore thickness: 150mm
- ✓ Site mixed concrete to slab, thickness 100mm
- ✓ Supply and install 1 layer of A252 Reinforcing Mesh 4.8m x 2.4m (4kg/m2)
- ✓ Paving slabs laid on mortar bed
- ✓ Pointed with sand and cement mortar

Materials	Qty	Unit	Rate (£)	Value (£)	
Regular Diesel	11.2	l	£2.38	£26.65	
A252 Reinforcing Mesh 4.8m x 2.4m (4kg/m2)	0.7	each	£52.44	£36.19	
Plastic Reinforced Mesh Spacers 40-50mm	50.0	each	£0.58	£28.75	
MOT Type 1 Sub-base Bulk Bag	2.7	bag	£81.25	£220.19	
Weed Control Landscape Fabric 1m x 20m	0.5	roll	£22.49	£10.80	
Ballast Bulk Bag	1.7	each	£81.25	£134.88	
Blue Circle Mastercrete 25kg	12.6	each	£8.85	£111.51	
Sika Maxmix Concentrated Plasticiser 1L	0.0	each	£13.41	£0.40	
Blue Circle Cement 25kg	5.9	each	£8.07	£47.47	
Sharp Sand Bulk Bag	0.6	each	£81.25	£45.50	
Buff Peak Paving Slab 400 x 400mm	50.0	each	£4.38	£218.75	
Building Sand Bulk Bag	0.0	each	£81.25	£2.44	
Labour	Qty	Unit	Rate (£)	Value (£)	
Levelling and compacting bottoms of excavations	8.0	m2	£3.55	£28.41	
Excavate reduced levels by Machine	2.6	m3	£63.00	£163.81	
Cutting and placing reinforcing mesh	8.0	m2	£3.33	£26.66	
Fill to make up levels by hand	1.2	m3	£75.00	£90.00	
Spreading and levelling fill	8.0	m2	£1.41	£11.25	
Compacting fill	8.0	m2	£1.78	£14.20	
Laying geotextile membrane	9.7	m2	£1.56	£15.16	
Load soil to skip by machine	3.2	m3	£11.72	£37.15	
Mix Concrete on Site	0.8	m3	£58.59	£46.88	
Casting concrete to slabs	0.8	m3	£85.94	£68.75	
Laying paving slabs	8.0	m2	£35.29	£282.35	
Mortar pointing	40.0	m	£2.40	£96.00	
Plant & Tool	Qty	Term	Unit	Rate (£)	Value (£)
1.5 Tonne Excavator	1	1.0	day	£68.75	£68.75
Delivery and Collection Cost	1	-	each	£56.25	£56.25
6 Yard Skip 2.6m(L) x 1.5(W) x 1.2(H)	0.7	-	each	£247.50	£173.25
1 Tonne Skip Loader	1	1.0	day	£75.00	£75.00

Materials: £883.54

Labour: £880.63

Plant: £373.25

Ground Floor**£140,151.73****Trench Foundation****£9,105.80****Trench Foundation. Length 25.7m:**

- ✓ Excavate trenches by machine, Width - 600mm, Depth - 1000mm
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ We have allowed for 1 x 1.5 Tonne Excavator
- ✓ Boarded earthwork support to trench sides
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 3.1 x 8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)
- ✓ We have allowed for 1 x 1 Tonne Skip Loader
- ✓ Ready mixed concrete - C35 Mix
- ✓ We have allowed for Concrete Pump

Materials	Qty	Unit	Rate (£)	Value (£)
Concrete Mix C35	15.4	m3	£156.25	£2,409.38
Regular Diesel	66.5	l	£2.38	£158.05
Screws 5 x 70mm box of 100	5.1	box	£4.79	£24.61
Shuttering Plywood 2440 x 1220 x 18mm	17.9	sheet	£44.79	£799.46
Sawn Timber Treated C16/C24 47 x 95mm	155.0	m	£2.10	£325.50

Labour	Qty	Unit	Rate (£)	Value (£)
Casting concrete to trench	15.4	m3	£74.22	£1,144.45
Levelling and compacting bottoms of excavations	15.4	m2	£3.55	£54.76
Excavate trenches by Machine	15.4	m3	£63.00	£971.53
Load soil to skip by machine	18.8	m3	£11.72	£220.43
Erecting and removal of Earthwork support	51.4	m2	£17.76	£912.64

Plant & Tool	Qty	Term	Unit	Rate (£)	Value (£)
Concrete Pump	1	-	day	£725.00	£725.00
1.5 Tonne Excavator	1	3.0	day	£80.21	£240.63
Delivery and Collection Cost	1	-	each	£56.25	£56.25
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	3.1	-	each	£318.75	£988.13
1 Tonne Skip Loader	1	1.0	day	£75.00	£75.00

Materials: £3,717.00

Labour: £3,303.80

Plant: £2,085.00

Trench Foundation**£2,505.19****Trench Foundation. Length 5.17m:**

- ✓ Excavate trenches by machine, Width - 450mm, Depth - 1000mm
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ We have allowed for 1 x 1.5 Tonne Excavator
- ✓ Boarded earthwork support to trench sides
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 0.9 x 4 Yard Skip 1.8m(L) x 1.3(W) x 1.0(H)
- ✓ We have allowed for 1 x 1 Tonne Skip Loader
- ✓ Ready mixed concrete - C35 Mix
- ✓ We have allowed for Concrete Pump

Materials	Qty	Unit	Rate (£)	Value (£)
Concrete Mix C35	2.3	m3	£156.25	£364.06
Concrete Part Load Charge	3.7	m3	£68.75	£252.31
Regular Diesel	10.0	l	£2.38	£23.85
Screws 5 x 70mm box of 100	0.9	box	£4.79	£4.50
Shuttering Plywood 2440 x 1220 x 18mm	3.6	sheet	£44.79	£160.79
Sawn Timber Treated C16/C24 47 x 95mm	28.0	m	£2.10	£58.80

Labour	Qty	Unit	Rate (£)	Value (£)	
Casting concrete to trench	2.3	m3	£74.22	£172.93	
Levelling and compacting bottoms of excavations	2.3	m2	£3.55	£8.28	
Excavate trenches by Machine	2.3	m3	£63.00	£146.80	
Load soil to skip by machine	2.8	m3	£11.72	£33.29	
Erecting and removal of Earthwork support	10.3	m2	£17.76	£183.59	
Plant & Tool	Qty	Term	Unit	Rate (£)	Value (£)
Concrete Pump	1	-	day	£725.00	£725.00
1.5 Tonne Excavator	1	1.0	day	£68.75	£68.75
Delivery and Collection Cost	1	-	each	£56.25	£56.25
4 Yard Skip 1.8m(L) x 1.3(W) x 1.0(H)	0.9	-	each	£190.00	£171.00
1 Tonne Skip Loader	1	1.0	day	£75.00	£75.00
Materials: £864.31		Labour: £544.88		Plant: £1,096.00	

Cavity Walls Below DPC

£2,975.55

Cavity Walls Below DPC.

- ✓ Constructed in cement sand mortar 1:3
- ✓ Outer skin: concrete blocks below ground level and bricks above ground level
- ✓ Supply and install London Brick Company Commons
- ✓ Cavity formed with stainless steel wall ties, cavity 150mm wide
- ✓ Site mixed concrete
- ✓ Concrete blocks inner skin
- ✓ Damp proof course built into walls

Materials	Qty	Unit	Rate (£)	Value (£)
Ballast Bulk Bag	1.8	each	£81.25	£146.25
Blue Circle Mastercrete 25kg	13.6	each	£8.85	£120.71
Solid Low Density Concrete Blocks 3.6N 100mm	171.7	each	£4.31	£740.63
Sika Maxmix Concentrated Plasticiser 1L	0.0	each	£13.41	£0.40
Building Sand Bulk Bag	0.5	each	£81.25	£40.63
Blue Circle Cement 25kg	4.8	each	£8.07	£39.16
Damp Proof Course 100mm x 30m	1.7	each	£5.70	£9.75
London Brick Company Commons	342.9	each	£2.09	£715.80
Labour	Qty	Unit	Rate (£)	Value (£)
Mix Concrete on Site	0.9	m3	£58.59	£50.98
Filling cavity	0.9	m3	£81.08	£70.54
Laying concrete blocks	171.7	each	£2.71	£465.85
Lay damp proof course	51.4	m	£3.88	£199.18
Laying bricks (half a brick thick)	5.8	m2	£65.00	£375.70
Materials: £1,813.33		Labour: £1,162.22		

Floor

£12,128.13

Floor. Beam and block ground floor, floor area 46.4m²:

- ✓ Excavate reduced levels by machine, excavation depth: - 300mm
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ We have allowed for 1 x 1.5 Tonne Excavator
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 2.8 x 8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)
- ✓ We have allowed for 1 x 1 Tonne Skip Loader
- ✓ Backfilling to make up levels with 100mm hardcore obtained off site, compacting fill with vibrating plate
- ✓ Ready mixed concrete - C25 Mix

- ✓ Construct half a brick thick sleeper walls in engineering bricks or blocks to support concrete beams
- ✓ Precast beam flooring system comprising precast concrete beams and infill concrete blocks
- ✓ 1200 gauge damp proof membrane
- ✓ 150 mm Celotex or similar flooring insulation board

Materials	Qty	Unit	Rate (£)	Value (£)	
Regular Diesel	60.1	l	£2.38	£142.81	
150mm Celotex Insulation XR4150 Board 2400mm x 1200mm	16.1	each	£56.88	£917.39	
25mm Celotex Insulation TB3025 Board 2400mm x 1200mm	1.0	each	£14.38	£14.38	
Damp Proof Course 225mm x 30m	0.2	each	£11.45	£2.06	
Building Sand Bulk Bag	0.1	each	£81.25	£5.69	
Blue Circle Cement 25kg	0.7	each	£8.07	£5.58	
Class B Red Perforated Engineering Brick 65mm	76.0	each	£1.16	£88.35	
Damp Proof Membrane 1200ga 4m x 25m (100m2)	0.6	each	£70.82	£40.38	
MOT Type 1 Sub-base Bulk Bag	10.5	bag	£81.25	£852.31	
Solid Low Density Concrete Blocks 3.6N 100mm	440.0	each	£4.31	£1,897.50	
Concrete Floor Beam 155mm x 1m (34kg)	104.0	m	£26.05	£2,709.20	
Concrete Mix C25	4.6	m3	£146.25	£678.60	
Concrete Part Load Charge	1.4	m3	£68.75	£93.50	
Labour	Qty	Unit	Rate (£)	Value (£)	
Levelling and compacting bottoms of excavations	46.4	m2	£3.55	£164.91	
Excavate reduced levels by Machine	13.9	m3	£63.00	£877.65	
Laying insulation to floor	46.4	m2	£6.00	£278.64	
Laying bricks (half a brick thick)	1.6	m2	£42.63	£69.05	
Lay damp proof course	5.4	m	£3.88	£20.92	
Laying Damp Proof Membrane	56.9	m2	£1.50	£85.41	
Fill to make up levels by hand	4.6	m3	£75.00	£348.00	
Spreading and levelling fill	46.4	m2	£1.41	£65.31	
Compacting fill	46.4	m2	£1.78	£82.46	
Lay beams and blocks	46.4	m2	£20.00	£928.80	
Casting concrete to slabs	4.6	m3	£85.94	£398.75	
Load soil to skip by machine	17.0	m3	£11.72	£199.22	
Plant & Tool	Qty	Term	Unit	Rate (£)	Value (£)
1.5 Tonne Excavator	1	2.0	day	£68.75	£137.50
Delivery and Collection Cost	1	-	each	£56.25	£56.25
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	2.8	-	each	£318.75	£892.50
1 Tonne Skip Loader	1	1.0	day	£75.00	£75.00
Materials: £7,447.74		Labour: £3,519.14		Plant: £1,161.25	

Screed £2,437.68

Screed. Cement and sand floor screed to a total floor area 46.4m²:

- ✓ 500 gauge separating layer/vapour barrier
- ✓ Celotex or similar flooring insulation board to perimeter of floor screed, 25mm thick x 75mm high
- ✓ Supply and install 1 layer of A252 Reinforcing Mesh 4.8m x 2.4m (4kg/m²)
- ✓ Cement and sand (1:3) floor screed, 75mm thick

Materials	Qty	Unit	Rate (£)	Value (£)
A252 Reinforcing Mesh 4.8m x 2.4m (4kg/m ²)	4.0	each	£52.44	£211.32
Plastic Reinforced Mesh Spacers 40-50mm	290.0	each	£0.58	£166.75

25mm Celotex Insulation TB3025 Board 2400mm x 1200mm	0.7	each	£14.38	£10.20
Sharp Sand Bulk Bag	7.0	each	£81.25	£565.50
Blue Circle Mastercrete 25kg	67.8	each	£8.85	£599.94
Concrete and screed Fibres 900g (usage 1m3 screed)	4.0	each	£21.88	£87.50
Visqueen Vapour Check 500 GA Green 4 x 50m	0.3	roll	£148.68	£37.16
Labour	Qty	Unit	Rate (£)	Value (£)
Cutting and placing reinforcing mesh	46.4	m2	£3.33	£154.66
Insulate screed perimeter	27.2	m	£1.88	£51.00
Laying floor screed 65-100mm	46.4	m2	£10.00	£464.00
Laying vapour control	49.8	m2	£1.80	£89.64
Materials: £1,678.38		Labour: £759.30		

Cavity Wall

£17,940.42

Cavity Wall. Area - 52.13 m²

- ✓ Outer Skin - Brick wall 102.5 mm thick in cement sand mortar (1:3)
- ✓ Supply and install London Brick Company Commons
- ✓ Cavity formed with stainless steel wall ties
- ✓ Inner Skin - Block wall 100 mm thick in cement sand mortar (1:3)
- ✓ Supply and install Celcon Standard Aerated Concrete Block 3.6N 100mm
- ✓ Supply and install Earthwool DriTherm Cavity Slab Insulation 32 Ultimate 150mm (2.18m²)
- ✓ Walls to be finished with 1 layer of 12.5mm Standard plasterboard, fixed with adhesive dabs
- ✓ We have allowed for skim coat

Materials	Qty	Unit	Rate (£)	Value (£)
Standard Plasterboard SE 2400 x 1200 x 12.5mm	18.1	sheet	£13.76	£249.10
Gyproc Dry-Wall Adhesive 25kg	11.6	bag	£13.88	£160.67
Thistle Multi Finish Plaster 25kg	7.8	bag	£9.99	£78.10
Drywall Scrim Tape 48mm x 90m	2.0	roll	£5.09	£10.18
Blue Circle Cement 25kg	29.3	each	£8.07	£236.92
Building Sand Bulk Bag	3.0	each	£81.25	£244.56
Sika Maxmix Concentrated Plasticiser 1L	0.2	each	£13.41	£3.09
Celcon Standard Aerated Concrete Block 3.6N 100mm	515.0	each	£2.88	£1,480.63
London Brick Company Commons	3089.0	each	£2.09	£6,448.29
Staifix Housing Wall Ties HRT4 250mm box of 250	0.8	pack	£52.06	£44.25
Earthwool DriTherm Cavity Slab Insulation 32 Ultimate 150mm (2.18m ²)	23.9	each	£79.89	£1,910.11
Labour	Qty	Unit	Rate (£)	Value (£)
Dot and dabbing plasterboard	52.1	m2	£15.00	£781.95
Skimming walls	52.1	m2	£25.00	£1,303.25
Laying concrete blocks	515.0	each	£2.71	£1,396.94
Laying bricks (half a brick thick)	52.1	m2	£65.00	£3,388.45
Forming cavity	52.1	m2	£1.49	£77.70
Laying wool insulation to cavity wall	52.1	m2	£2.42	£126.25
Materials: £10,865.89		Labour: £7,074.54		

Party Wall

£5,296.19

Party Wall. Area - 21.75 m²

- ✓ Outer Skin - Block wall 100 mm thick in cement sand mortar (1:3)
- ✓ Supply and install Solid Dense Concrete Blocks 7.3N 100mm
- ✓ Cavity formed with stainless steel wall ties
- ✓ Inner Skin - Block wall 100 mm thick in cement sand mortar (1:3)
- ✓ Supply and install Celcon Standard Aerated Concrete Block 3.6N 100mm
- ✓ Supply and install Earthwool DriTherm Cavity Slab Insulation 32 Ultimate 150mm (2.18m²)

- ✓ Walls to be finished with 1 layer of 12.5mm Standard plasterboard, fixed with adhesive dabs
- ✓ We have allowed for skim coat

Materials	Qty	Unit	Rate (£)	Value (£)
Standard Plasterboard SE 2400 x 1200 x 12.5mm	7.5	sheet	£13.76	£103.91
Gyproc Dry-Wall Adhesive 25kg	4.8	bag	£13.88	£67.01
Thistle Multi Finish Plaster 25kg	3.3	bag	£9.99	£32.56
Drywall Scrim Tape 48mm x 90m	1.0	roll	£5.09	£5.09
Blue Circle Cement 25kg	6.1	each	£8.07	£49.42
Building Sand Bulk Bag	0.6	each	£81.25	£50.38
Sika Maxmix Concentrated Plasticiser 1L	0.0	each	£13.41	£0.54
Celcon Standard Aerated Concrete Block 3.6N 100mm	215.0	each	£2.88	£618.13
Staifix Housing Wall Ties HRT4 250mm box of 250	0.4	pack	£52.06	£18.74
Solid Dense Concrete Blocks 7.3N 100mm	215.0	each	£2.61	£561.69
Earthwool DriTherm Cavity Slab Insulation 32 Ultimate 150mm (2.18m²)	10.0	each	£79.89	£797.28
Labour	Qty	Unit	Rate (£)	Value (£)
Dot and dabbing plasterboard	43.5	m2	£15.00	£652.50
Skimming walls	43.5	m2	£25.00	£1,087.50
Laying concrete blocks	430.0	each	£2.71	£1,166.38
Forming cavity	21.8	m2	£1.49	£32.41
Laying wool insulation to cavity wall	21.8	m2	£2.42	£52.67
Materials: £2,304.72		Labour: £2,991.46		

Block Wall £5,558.30

Block Wall. Area - 35.5 m²

- ✓ Block wall 100 mm thick in cement sand mortar (1:3)
- ✓ Supply and install Celcon Standard Aerated Concrete Block 3.6N 100mm
- ✓ Walls to be finished with 1 layer of 12.5mm Standard plasterboard, fixed with adhesive dabs
- ✓ We have allowed for skim coat

Materials	Qty	Unit	Rate (£)	Value (£)
Blue Circle Cement 25kg	5.0	each	£8.07	£40.38
Building Sand Bulk Bag	0.5	each	£81.25	£41.44
Sika Maxmix Concentrated Plasticiser 1L	0.0	each	£13.41	£0.54
Celcon Standard Aerated Concrete Block 3.6N 100mm	351.0	each	£2.88	£1,009.13
Standard Plasterboard SE 2400 x 1200 x 12.5mm	24.6	sheet	£13.76	£339.25
Thistle Multi Finish Plaster 25kg	10.7	bag	£9.99	£106.36
Drywall Scrim Tape 48mm x 90m	2.0	roll	£5.09	£10.18
Gyproc Dry-Wall Adhesive 25kg	15.8	bag	£13.88	£218.95
Labour	Qty	Unit	Rate (£)	Value (£)
Laying concrete blocks	351.0	each	£2.71	£952.09
Skimming walls	71.0	m2	£25.00	£1,775.00
Dot and dabbing plasterboard	71.0	m2	£15.00	£1,065.00
Materials: £1,766.21		Labour: £3,792.09		

Window W1 £1,228.52

Window W1. Quantity: 1

- ✓ Supply and install uPVC Window 1800 (W) x 1050 (H)
- A Window Allowance: £700 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation

✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.6	each	£15.10	£24.16
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.50
Dow Corning 799 Glazing Silicone Clear 310ml	0.6	each	£10.61	£6.05
Masonry Torx Frame Screw 7.5 x 112mm	13.0	each	£0.25	£3.25
Expanding Foam 750ml	0.4	each	£8.85	£3.36
uPVC Window 1800 (W) x 1050 (H)	1.0	each	£875.00	£875.00
Cavity Wall Lintel CG150/100 2100mm	1.0	each	£166.85	£166.85
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.9	m	£5.66	£22.07
Fit window	3.7	hour	£30.00	£111.00
Install steel lintel	1.0	each	£16.27	£16.27
Materials: £1,079.17		Labour: £149.35		

Window W2 £651.85

Window W2. Quantity: 1

- ✓ Supply and install uPVC Window 600 (W) x 1050 (H)
- A Window Allowance: £350 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.1	each	£15.10	£16.76
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.0	kg	£8.32	£0.34
Dow Corning 799 Glazing Silicone Clear 310ml	0.3	each	£10.61	£3.50
Masonry Torx Frame Screw 7.5 x 112mm	8.0	each	£0.25	£2.00
Expanding Foam 750ml	0.2	each	£8.85	£1.95
uPVC Window 600 (W) x 1050 (H)	1.0	each	£437.50	£437.50
Cavity Wall Lintel CG150/100 900mm	1.0	each	£69.26	£69.26
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	2.7	m	£5.66	£15.29
Fit window	3.3	hour	£30.00	£97.50
Install steel lintel	1.0	each	£7.75	£7.75
Materials: £531.31		Labour: £120.54		

Window W3 £651.85

Window W3. Quantity: 1

- ✓ Supply and install uPVC Window 600 (W) x 1050 (H)
- A Window Allowance: £350 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.1	each	£15.10	£16.76
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.0	kg	£8.32	£0.34
Dow Corning 799 Glazing Silicone Clear 310ml	0.3	each	£10.61	£3.50
Masonry Torx Frame Screw 7.5 x 112mm	8.0	each	£0.25	£2.00
Expanding Foam 750ml	0.2	each	£8.85	£1.95
uPVC Window 600 (W) x 1050 (H)	1.0	each	£437.50	£437.50
Cavity Wall Lintel CG150/100 900mm	1.0	each	£69.26	£69.26
Labour	Qty	Unit	Rate (£)	Value (£)

Install cavity closers	2.7	m	£5.66	£15.29
Fit window	3.3	hour	£30.00	£97.50
Install steel lintel	1.0	each	£7.75	£7.75

Materials: £531.31

Labour: £120.54

Window W4

£1,228.52

Window W4. Quantity: 1

- ✓ Supply and install uPVC Window 1800 (W) x 1050 (H)
- A Window Allowance: £700 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.6	each	£15.10	£24.16
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.50
Dow Corning 799 Glazing Silicone Clear 310ml	0.6	each	£10.61	£6.05
Masonry Torx Frame Screw 7.5 x 112mm	13.0	each	£0.25	£3.25
Expanding Foam 750ml	0.4	each	£8.85	£3.36
uPVC Window 1800 (W) x 1050 (H)	1.0	each	£875.00	£875.00
Cavity Wall Lintel CG150/100 2100mm	1.0	each	£166.85	£166.85

Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.9	m	£5.66	£22.07
Fit window	3.7	hour	£30.00	£111.00
Install steel lintel	1.0	each	£16.27	£16.27

Materials: £1,079.17

Labour: £149.35

Window W5

£718.43

Window W5. Quantity: 1

- ✓ Supply and install uPVC Window 600 (W) x 1200 (H)
- A Window Allowance: £400 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.2	each	£15.10	£18.57
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.41
Dow Corning 799 Glazing Silicone Clear 310ml	0.4	each	£10.61	£3.83
Masonry Torx Frame Screw 7.5 x 112mm	8.0	each	£0.25	£2.00
Expanding Foam 750ml	0.2	each	£8.85	£2.13
uPVC Window 600 (W) x 1200 (H)	1.0	each	£500.00	£500.00
Cavity Wall Lintel CG150/100 900mm	1.0	each	£69.26	£69.26

Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.0	m	£5.66	£16.98
Fit window	3.3	hour	£30.00	£97.50
Install steel lintel	1.0	each	£7.75	£7.75

Materials: £596.20

Labour: £122.22

Window W6

£1,168.21

Window W6. Quantity: 1

- ✓ Supply and install uPVC Window 1200 (W) x 1350 (H)
- A Window Allowance: £700 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation

✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.6	each	£15.10	£24.16
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.50
Dow Corning 799 Glazing Silicone Clear 310ml	0.5	each	£10.61	£5.41
Masonry Torx Frame Screw 7.5 x 112mm	12.0	each	£0.25	£3.00
Expanding Foam 750ml	0.3	each	£8.85	£3.01
uPVC Window 1200 (W) x 1350 (H)	1.0	each	£875.00	£875.00
Cavity Wall Lintel CG150/100 1500mm	1.0	each	£115.43	£115.43
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.9	m	£5.66	£22.07
Fit window	3.6	hour	£30.00	£108.00
Install steel lintel	1.0	each	£11.63	£11.63

Materials: £1,026.51

Labour: £141.70

Window W7

£1,168.21

Window W7. Quantity: 1

- ✓ Supply and install uPVC Window 1200 (W) x 1350 (H)
- A Window Allowance: £700 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.6	each	£15.10	£24.16
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.50
Dow Corning 799 Glazing Silicone Clear 310ml	0.5	each	£10.61	£5.41
Masonry Torx Frame Screw 7.5 x 112mm	12.0	each	£0.25	£3.00
Expanding Foam 750ml	0.3	each	£8.85	£3.01
uPVC Window 1200 (W) x 1350 (H)	1.0	each	£875.00	£875.00
Cavity Wall Lintel CG150/100 1500mm	1.0	each	£115.43	£115.43
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.9	m	£5.66	£22.07
Fit window	3.6	hour	£30.00	£108.00
Install steel lintel	1.0	each	£11.63	£11.63

Materials: £1,026.51

Labour: £141.70

Window W8

£718.43

Window W8. Quantity: 1

- ✓ Supply and install uPVC Window 600 (W) x 1200 (H)
- A Window Allowance: £400 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.2	each	£15.10	£18.57
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.41
Dow Corning 799 Glazing Silicone Clear 310ml	0.4	each	£10.61	£3.83
Masonry Torx Frame Screw 7.5 x 112mm	8.0	each	£0.25	£2.00
Expanding Foam 750ml	0.2	each	£8.85	£2.13
uPVC Window 600 (W) x 1200 (H)	1.0	each	£500.00	£500.00
Cavity Wall Lintel CG150/100 900mm	1.0	each	£69.26	£69.26
Labour	Qty	Unit	Rate (£)	Value (£)

Install cavity closers	3.0	m	£5.66	£16.98
Fit window	3.3	hour	£30.00	£97.50
Install steel lintel	1.0	each	£7.75	£7.75

Materials: £596.20

Labour: £122.22

Window W9

£1,162.38

Window W9. Quantity: 1

- ✓ Supply and install uPVC Window 1200 (W) x 1200 (H)
- A Window Allowance: £700 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.5	each	£15.10	£22.35
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.41
Dow Corning 799 Glazing Silicone Clear 310ml	0.5	each	£10.61	£5.10
Masonry Torx Frame Screw 7.5 x 112mm	11.0	each	£0.25	£2.75
Expanding Foam 750ml	0.3	each	£8.85	£2.84
uPVC Window 1200 (W) x 1200 (H)	1.0	each	£875.00	£875.00
Cavity Wall Lintel CG150/100 1500mm	1.0	each	£115.43	£115.43

Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.6	m	£5.66	£20.38
Fit window	3.5	hour	£30.00	£106.50
Install steel lintel	1.0	each	£11.63	£11.63

Materials: £1,023.88

Labour: £138.50

Window W10

£651.85

Window W10. Quantity: 1

- ✓ Supply and install uPVC Window 600 (W) x 1050 (H)
- A Window Allowance: £350 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.1	each	£15.10	£16.76
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.0	kg	£8.32	£0.34
Dow Corning 799 Glazing Silicone Clear 310ml	0.3	each	£10.61	£3.50
Masonry Torx Frame Screw 7.5 x 112mm	8.0	each	£0.25	£2.00
Expanding Foam 750ml	0.2	each	£8.85	£1.95
uPVC Window 600 (W) x 1050 (H)	1.0	each	£437.50	£437.50
Cavity Wall Lintel CG150/100 900mm	1.0	each	£69.26	£69.26

Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	2.7	m	£5.66	£15.29
Fit window	3.3	hour	£30.00	£97.50
Install steel lintel	1.0	each	£7.75	£7.75

Materials: £531.31

Labour: £120.54

Window W11

£651.85

Window W11. Quantity: 1

- ✓ Supply and install uPVC Window 600 (W) x 1050 (H)
- A Window Allowance: £350 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation

✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.1	each	£15.10	£16.76
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.0	kg	£8.32	£0.34
Dow Corning 799 Glazing Silicone Clear 310ml	0.3	each	£10.61	£3.50
Masonry Torx Frame Screw 7.5 x 112mm	8.0	each	£0.25	£2.00
Expanding Foam 750ml	0.2	each	£8.85	£1.95
uPVC Window 600 (W) x 1050 (H)	1.0	each	£437.50	£437.50
Cavity Wall Lintel CG150/100 900mm	1.0	each	£69.26	£69.26
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	2.7	m	£5.66	£15.29
Fit window	3.3	hour	£30.00	£97.50
Install steel lintel	1.0	each	£7.75	£7.75

Materials: £531.31

Labour: £120.54

Window W12

£1,162.38

Window W12. Quantity: 1

- ✓ Supply and install uPVC Window 1200 (W) x 1200 (H)
- A Window Allowance: £700 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.5	each	£15.10	£22.35
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.41
Dow Corning 799 Glazing Silicone Clear 310ml	0.5	each	£10.61	£5.10
Masonry Torx Frame Screw 7.5 x 112mm	11.0	each	£0.25	£2.75
Expanding Foam 750ml	0.3	each	£8.85	£2.84
uPVC Window 1200 (W) x 1200 (H)	1.0	each	£875.00	£875.00
Cavity Wall Lintel CG150/100 1500mm	1.0	each	£115.43	£115.43
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.6	m	£5.66	£20.38
Fit window	3.5	hour	£30.00	£106.50
Install steel lintel	1.0	each	£11.63	£11.63

Materials: £1,023.88

Labour: £138.50

Window W13

£651.85

Window W13. Quantity: 1

- ✓ Supply and install uPVC Window 600 (W) x 1050 (H)
- A Window Allowance: £350 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.1	each	£15.10	£16.76
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.0	kg	£8.32	£0.34
Dow Corning 799 Glazing Silicone Clear 310ml	0.3	each	£10.61	£3.50
Masonry Torx Frame Screw 7.5 x 112mm	8.0	each	£0.25	£2.00
Expanding Foam 750ml	0.2	each	£8.85	£1.95
uPVC Window 600 (W) x 1050 (H)	1.0	each	£437.50	£437.50
Cavity Wall Lintel CG150/100 900mm	1.0	each	£69.26	£69.26
Labour	Qty	Unit	Rate (£)	Value (£)

Install cavity closers	2.7	m	£5.66	£15.29
Fit window	3.3	hour	£30.00	£97.50
Install steel lintel	1.0	each	£7.75	£7.75

Materials: £531.31

Labour: £120.54

Window W15

£1,162.38

Window W15. Quantity: 1

- ✓ Supply and install uPVC Window 1200 (W) x 1200 (H)
- A Window Allowance: £700 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.5	each	£15.10	£22.35
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.41
Dow Corning 799 Glazing Silicone Clear 310ml	0.5	each	£10.61	£5.10
Masonry Torx Frame Screw 7.5 x 112mm	11.0	each	£0.25	£2.75
Expanding Foam 750ml	0.3	each	£8.85	£2.84
uPVC Window 1200 (W) x 1200 (H)	1.0	each	£875.00	£875.00
Cavity Wall Lintel CG150/100 1500mm	1.0	each	£115.43	£115.43

Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.6	m	£5.66	£20.38
Fit window	3.5	hour	£30.00	£106.50
Install steel lintel	1.0	each	£11.63	£11.63

Materials: £1,023.88

Labour: £138.50

Window W14

£1,162.38

Window W14. Quantity: 1

- ✓ Supply and install uPVC Window 1200 (W) x 1200 (H)
- A Window Allowance: £700 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.5	each	£15.10	£22.35
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.41
Dow Corning 799 Glazing Silicone Clear 310ml	0.5	each	£10.61	£5.10
Masonry Torx Frame Screw 7.5 x 112mm	11.0	each	£0.25	£2.75
Expanding Foam 750ml	0.3	each	£8.85	£2.84
uPVC Window 1200 (W) x 1200 (H)	1.0	each	£875.00	£875.00
Cavity Wall Lintel CG150/100 1500mm	1.0	each	£115.43	£115.43

Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.6	m	£5.66	£20.38
Fit window	3.5	hour	£30.00	£106.50
Install steel lintel	1.0	each	£11.63	£11.63

Materials: £1,023.88

Labour: £138.50

Window W16

£1,162.38

Window W16. Quantity: 1

- ✓ Supply and install uPVC Window 1200 (W) x 1200 (H)
- A Window Allowance: £700 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation

✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.5	each	£15.10	£22.35
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.41
Dow Corning 799 Glazing Silicone Clear 310ml	0.5	each	£10.61	£5.10
Masonry Torx Frame Screw 7.5 x 112mm	11.0	each	£0.25	£2.75
Expanding Foam 750ml	0.3	each	£8.85	£2.84
uPVC Window 1200 (W) x 1200 (H)	1.0	each	£875.00	£875.00
Cavity Wall Lintel CG150/100 1500mm	1.0	each	£115.43	£115.43
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.6	m	£5.66	£20.38
Fit window	3.5	hour	£30.00	£106.50
Install steel lintel	1.0	each	£11.63	£11.63

Materials: £1,023.88

Labour: £138.50

Window W17

£1,162.38

Window W17. Quantity: 1

- ✓ Supply and install uPVC Window 1200 (W) x 1200 (H)
- A Window Allowance: £700 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.5	each	£15.10	£22.35
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.41
Dow Corning 799 Glazing Silicone Clear 310ml	0.5	each	£10.61	£5.10
Masonry Torx Frame Screw 7.5 x 112mm	11.0	each	£0.25	£2.75
Expanding Foam 750ml	0.3	each	£8.85	£2.84
uPVC Window 1200 (W) x 1200 (H)	1.0	each	£875.00	£875.00
Cavity Wall Lintel CG150/100 1500mm	1.0	each	£115.43	£115.43
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.6	m	£5.66	£20.38
Fit window	3.5	hour	£30.00	£106.50
Install steel lintel	1.0	each	£11.63	£11.63

Materials: £1,023.88

Labour: £138.50

Window W18

£651.85

Window W18. Quantity: 1

- ✓ Supply and install uPVC Window 600 (W) x 1050 (H)
- A Window Allowance: £350 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.1	each	£15.10	£16.76
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.0	kg	£8.32	£0.34
Dow Corning 799 Glazing Silicone Clear 310ml	0.3	each	£10.61	£3.50
Masonry Torx Frame Screw 7.5 x 112mm	8.0	each	£0.25	£2.00
Expanding Foam 750ml	0.2	each	£8.85	£1.95
uPVC Window 600 (W) x 1050 (H)	1.0	each	£437.50	£437.50
Cavity Wall Lintel CG150/100 900mm	1.0	each	£69.26	£69.26
Labour	Qty	Unit	Rate (£)	Value (£)

Install cavity closers	2.7	m	£5.66	£15.29
Fit window	3.3	hour	£30.00	£97.50
Install steel lintel	1.0	each	£7.75	£7.75

Materials: £531.31

Labour: £120.54

Door D1

£1,527.71

Door D1. Quantity: 1 each.

A uPVC Front Door allowance £1,000.00 + VAT per each

- ✓ Fixing in position and sealing
- ✓ Complete with ironmongery to include hinges, multi-point locking system and handles
- ✓ Fit insulated cavity closers to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	2.0	each	£15.10	£30.20
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.50
Cavity Wall Lintel CG150/100 1200mm	1.0	each	£92.34	£92.34
uPVC Front Door allowance	1.0	each	£1,250.00	£1,250.00
No Nonsense General Purpose Silicone Clear 310ml	0.5	each	£4.99	£2.50
Masonry Torx Frame Screw 7.5 x 82mm	8.0	each	£0.19	£1.50
Expanding Foam 750ml	0.3	each	£8.85	£2.21

Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	4.2	m	£5.66	£23.77
Install steel lintel	1.0	each	£9.30	£9.30
Install front door	1.0	each	£115.38	£115.39

Materials: £1,379.25

Labour: £148.46

Door D2

£1,527.71

Door D2. Quantity: 1 each.

A uPVC Front Door allowance £1,000.00 + VAT per each

- ✓ Fixing in position and sealing
- ✓ Complete with ironmongery to include hinges, multi-point locking system and handles
- ✓ Fit insulated cavity closers to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	2.0	each	£15.10	£30.20
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.50
Cavity Wall Lintel CG150/100 1200mm	1.0	each	£92.34	£92.34
uPVC Front Door allowance	1.0	each	£1,250.00	£1,250.00
No Nonsense General Purpose Silicone Clear 310ml	0.5	each	£4.99	£2.50
Masonry Torx Frame Screw 7.5 x 82mm	8.0	each	£0.19	£1.50
Expanding Foam 750ml	0.3	each	£8.85	£2.21

Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	4.2	m	£5.66	£23.77
Install steel lintel	1.0	each	£9.30	£9.30
Install front door	1.0	each	£115.38	£115.39

Materials: £1,379.25

Labour: £148.46

Door D3

£2,259.13

Door D3. Quantity: 1 each.

A White uPVC French Door allowance £1,500.00 + VAT per each

- ✓ Fixing in position and sealing, double glazed
- ✓ Complete with ironmongery to include hinges, multi-point locking system and handles
- ✓ Fit insulated cavity closers to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	2.0	each	£15.10	£30.20
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.50
Cavity Wall Lintel CG150/100 2100mm	1.0	each	£166.85	£166.85
No Nonsense General Purpose Silicone Clear 310ml	1.0	each	£4.99	£4.99
Masonry Torx Frame Screw 7.5 x 82mm	12.0	each	£0.19	£2.25
Expanding Foam 750ml	0.3	each	£8.85	£2.92
White uPVC French Door allowance	1.0	each	£1,875.00	£1,875.00
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	4.2	m	£5.66	£23.77
Install steel lintel	1.0	each	£16.27	£16.27
Install french door	1.0	each	£136.36	£136.36
Materials: £2,082.71		Labour: £176.41		

Door D3

£2,259.13

Door D3. Quantity: 1 each.

A White uPVC French Door allowance £1,500.00 + VAT per each

- ✓ Fixing in position and sealing, double glazed
- ✓ Complete with ironmongery to include hinges, multi-point locking system and handles
- ✓ Fit insulated cavity closers to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	2.0	each	£15.10	£30.20
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.50
Cavity Wall Lintel CG150/100 2100mm	1.0	each	£166.85	£166.85
No Nonsense General Purpose Silicone Clear 310ml	1.0	each	£4.99	£4.99
Masonry Torx Frame Screw 7.5 x 82mm	12.0	each	£0.19	£2.25
Expanding Foam 750ml	0.3	each	£8.85	£2.92
White uPVC French Door allowance	1.0	each	£1,875.00	£1,875.00
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	4.2	m	£5.66	£23.77
Install steel lintel	1.0	each	£16.27	£16.27
Install french door	1.0	each	£136.36	£136.36
Materials: £2,082.71		Labour: £176.41		

Single Door

£4,030.95

Single Door. Quantity - 4 each

Door - 4 each

- ✓ Supply and install Softwood Door Lining Set + Stops 32 x 115mm - 4 each
- A Internal Door allowance £250.00 + VAT per each
- ✓ Includes 3 hinges per leaf
- ✓ Supply and install Tubular Latch 76 mm
- ✓ Supply and install Brass Door Handle Pack of 2
- ✓ Apply 1 coat of primer, 1 coat of undercoat and 2 coats of gloss

Architrave - 43.2 m

- ✓ Supply and install MDF Primed Torus Architrave 44mm

✓ Apply 1 coat of primer, 1 coat of undercoat and 2 coats of gloss

Lintels - 8 each

✓ Timber lintels fixed in position

Materials	Qty	Unit	Rate (£)	Value (£)
Dulux Trade High Gloss Paint White 2.5Ltr	1.4	each	£34.36	£49.49
Leyland Trade Acrylic Primer Undercoat White 2.5Ltr	0.1	each	£19.79	£2.58
Pinkgrip Grab Adhesive 350ml	6.0	each	£4.16	£24.98
MDF Primed Torus Architrave 44mm	43.2	m	£5.21	£225.17
MitreBond Aerosol kit 2Pcs	3.0	each	£10.40	£31.20
51mm Paslode galvanised angled brads 16ga 2000 Pack	0.1	pack	£33.33	£1.66
Sawn Timber Treated C16/C24 47 x 195mm	19.2	m	£4.20	£80.64
Internal Door allowance	4.0	each	£312.50	£1,250.00
Softwood Door Lining Set + Stops 32 x 115mm	4.0	each	£22.32	£89.30
Eclipse Fire Door Ball Bearing Hinges 102 x 76mm Pack of 3	4.0	pack	£9.16	£36.65
Dulux Trade Wood Primer Undercoat White 2.5Ltr	1.1	each	£47.91	£51.26
Tubular Latch 76 mm	4.0	each	£3.63	£14.50
Brass Door Handle Pack of 2	4.0	pack	£9.36	£37.45
Labour	Qty	Unit	Rate (£)	Value (£)
Apply 2 coats of gloss, 43.2m x 2	86.4	m	£3.91	£337.50
Apply 1 coat of primer, 43.2m x 1	43.2	m	£3.13	£135.00
Apply 1 coat of undercoat, 43.2m x 1	43.2	m	£3.13	£135.00
Cutting and fixing in position architraves	43.2	m	£5.44	£234.90
Install timber lintel	8.0	each	£15.66	£125.28
Fitting a single door lining	4.0	each	£29.00	£116.00
Fitting a tubular latch	4.0	each	£30.81	£123.25
Fitting handles	4.0	each	£10.88	£43.50
Apply 2 coats of gloss, 16.1m2 x 2	32.2	m2	£13.75	£442.75
Apply 1 coat of primer, 16.1m2 x 1	16.1	m2	£6.25	£100.63
Apply 1 coat of undercoat, 16.1m2 x 1	16.1	m2	£6.25	£100.63
Fitting a door	4.0	each	£60.42	£241.66
Materials: £1,894.86		Labour: £2,136.09		

Front Brick Arch

£211.07

Front Brick Arch

- ✓ Facing brick arch in cement sand mortar 1:3. Quantity: 1
- ✓ Supply and install London Brick Company Heather

Materials	Qty	Unit	Rate (£)	Value (£)
London Brick Company Heather	12.0	each	£2.11	£25.35
Blue Circle Cement 25kg	0.2	each	£8.07	£1.70
Building Sand Bulk Bag	0.0	each	£81.25	£1.63
Labour	Qty	Unit	Rate (£)	Value (£)
Laying bricks (arch)	2.4	hour	£76.00	£182.40
Materials: £28.68		Labour: £182.40		

Front Brick Arch

£470.76

Front Brick Arch

- ✓ Facing brick arch in cement sand mortar 1:3. Quantity: 1
- ✓ Supply and install London Brick Company Heather

Materials	Qty	Unit	Rate (£)	Value (£)
London Brick Company Heather	27.0	each	£2.11	£57.04
Blue Circle Cement 25kg	0.2	each	£8.07	£1.70
Building Sand Bulk Bag	0.0	each	£81.25	£1.63
Labour	Qty	Unit	Rate (£)	Value (£)
Laying bricks (arch)	5.4	hour	£76.00	£410.40
Materials: £60.36		Labour: £410.40		

Rear Brick Arch £418.90

Rear Brick Arch

- ✓ Facing brick arch in cement sand mortar 1:3. Quantity: 1
- ✓ Supply and install London Brick Company Heather

Materials	Qty	Unit	Rate (£)	Value (£)
London Brick Company Heather	24.0	each	£2.11	£50.70
Blue Circle Cement 25kg	0.2	each	£8.07	£1.77
Building Sand Bulk Bag	0.0	each	£81.25	£1.63
Labour	Qty	Unit	Rate (£)	Value (£)
Laying bricks (arch)	4.8	hour	£76.00	£364.80
Materials: £54.10		Labour: £364.80		

Rear Brick Arch £332.18

Rear Brick Arch

- ✓ Facing brick arch in cement sand mortar 1:3. Quantity: 1
- ✓ Supply and install London Brick Company Heather

Materials	Qty	Unit	Rate (£)	Value (£)
London Brick Company Heather	19.0	each	£2.11	£40.14
Blue Circle Cement 25kg	0.2	each	£8.07	£1.61
Building Sand Bulk Bag	0.0	each	£81.25	£1.63
Labour	Qty	Unit	Rate (£)	Value (£)
Laying bricks (arch)	3.8	hour	£76.00	£288.80
Materials: £43.38		Labour: £288.80		

Side Brick Arch £211.07

Side Brick Arch

- ✓ Facing brick arch in cement sand mortar 1:3. Quantity: 1
- ✓ Supply and install London Brick Company Heather

Materials	Qty	Unit	Rate (£)	Value (£)
London Brick Company Heather	12.0	each	£2.11	£25.35
Blue Circle Cement 25kg	0.2	each	£8.07	£1.70
Building Sand Bulk Bag	0.0	each	£81.25	£1.63
Labour	Qty	Unit	Rate (£)	Value (£)
Laying bricks (arch)	2.4	hour	£76.00	£182.40
Materials: £28.68		Labour: £182.40		

Side Brick Arch £211.07

Side Brick Arch

- ✓ Facing brick arch in cement sand mortar 1:3. Quantity: 1

✓ Supply and install London Brick Company Heather

Materials	Qty	Unit	Rate (£)	Value (£)
London Brick Company Heather	12.0	each	£2.11	£25.35
Blue Circle Cement 25kg	0.2	each	£8.07	£1.70
Building Sand Bulk Bag	0.0	each	£81.25	£1.63
Labour	Qty	Unit	Rate (£)	Value (£)
Laying bricks (arch)	2.4	hour	£76.00	£182.40
Materials: £28.68		Labour: £182.40		

Plasterboard lining £2,171.80

Plasterboard lining to a total area of 46.4m²

- ✓ Ceiling to be lined with 1 Layer Standard plasterboard
✓ Skim finish internally

Materials	Qty	Unit	Rate (£)	Value (£)
Standard Plasterboard SE 2400 x 1200 x 15mm	16.1	sheet	£16.41	£264.40
Drywall Screws 38mm Box of 1000	0.8	box	£13.54	£10.70
Thistle Multi Finish Plaster 25kg	7.0	bag	£9.99	£69.51
Drywall Scrim Tape 48mm x 90m	0.8	roll	£5.09	£4.33
Labour	Qty	Unit	Rate (£)	Value (£)
Fixing plasterboard to ceiling	46.4	m2	£14.29	£662.86
Skimming ceiling	46.4	m2	£25.00	£1,160.00
Materials: £348.94		Labour: £1,822.86		

Kitchen £13,000.00

Kitchen installation includes:

- A Quote includes a PC Sum allowance of £10000 for supply only of kitchen units and worktops
✓ Quote includes for fixing. Final price will be adjusted to reflect variation of kitchen

Materials	Qty	Unit	Rate (£)	Value (£)
Kitchen allowance	1.0	each	£10,000.00	£10,000.00
Labour	Qty	Unit	Rate (£)	Value (£)
Install kitchen	1.0	each	£3,000.00	£3,000.00
Materials: £10,000.00		Labour: £3,000.00		

Skirting Board £1,583.72

Skirting Board. MDF Torus skirting 144 mm, length 55m:

- ✓ Supply and install MDF Primed Torus Skirting 144mm
✓ Apply 1 coat of primer, 2 coats of gloss, 1 coat of undercoat

Materials	Qty	Unit	Rate (£)	Value (£)
Dulux Trade High Gloss Paint White 2.5Ltr	0.6	each	£34.36	£21.65
Leyland Trade Acrylic Primer Undercoat White 2.5Ltr	0.5	each	£19.79	£10.49
MDF Primed Torus Skirting 144mm	55.0	m	£6.44	£354.06
65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	0.4	pack	£6.25	£2.44
Pinkgrip Grab Adhesive 350ml	5.5	each	£4.16	£22.90
Labour	Qty	Unit	Rate (£)	Value (£)
Apply 2 coats of gloss, 55m x 2	110.0	m	£3.91	£429.69
Apply 1 coat of primer, 55m x 1	55.0	m	£3.13	£171.88

Apply 1 coat of undercoat, 55m x 1	55.0	m	£3.13	£171.88
Cutting and fixing skirting board	55.0	m	£7.25	£398.75

Materials: £411.54

Labour: £1,172.19

Electrics - Allowance

£14,512.23

Electrics 2nd Fix - 1 each

Lights Fittings:

A 2 - Outdoor Light allowance £25.00 per each + VAT

A 45 - Downlight allowance £25.00 per each + VAT

Switches:

A 15 - Light Switch allowance £9.00 per each + VAT

Outlets:

A 30 - Double Socket allowance £3.50 per each + VAT

A 3 - Shaver Socket allowance £20.00 per each + VAT

Alarms:

✓ 1 - Mains Heat Alarm With 9V Battery Backup

✓ 2 - Mains Smoke Detector With 9V Battery Backup

✓ 2 - Aico Mains CO Alarm With 9V Battery Backup

Fans:

✓ 3 - Xpelair XIMX100 In-Line Extractor Fan Standard

Consumer Unit and Accessories:

✓ 1 - Wylex Metal 17th Edition Consumer Unit 10 Way + 10MCBs

TV, Telephone & Data:

A TV Sockets Allowance - 1 each

A Allowance - 3 each

A Data Sockets Allowance - 3 each

Extras:

A New Installation certificate - 1 each

Electrics 1st Fix - 1 each

1st Fix - Cables, Boxes & Accessories:

✓ 3.1 - 1.5mm² Twin and Earth Cable 100m Reel

✓ 2.48 - 2.5mm² Twin and Earth Cable 100m Reel

✓ 0.9 - 1.0mm² 3-Core and Earth Cable 100m Reel

✓ 33 - Metal Box 2 Gang 35mm

✓ 22 - Metal Box 1 Gang 35mm

Materials	Qty	Unit	Rate (£)	Value (£)
1.5mm ² Twin and Earth Cable 100m Reel	3.1	reel	£53.64	£166.28
Metal Box 1 Gang 35mm	22.0	each	£0.61	£13.47
2.5mm ² Twin and Earth Cable 100m Reel	2.5	reel	£78.11	£193.72
Metal Box 2 Gang 35mm	33.0	each	£0.79	£25.99
1.0mm ² 3-Core and Earth Cable 100m Reel	0.9	reel	£59.36	£53.43
Light Switch allowance	15.0	each	£11.25	£168.75
Double Socket allowance	30.0	each	£4.38	£131.25
Mains Smoke Detector With 9V Battery Backup	2.0	each	£20.82	£41.65
Mains Heat Alarm With 9V Battery Backup	1.0	each	£22.91	£22.91
Aico Mains CO Alarm With 9V Battery Backup	2.0	each	£68.42	£136.85
Xpelair XIMX100 In-Line Extractor Fan Standard	3.0	each	£89.46	£268.39
TV Sockets allowance	1.0	each	£5.75	£5.75
Telephone Sockets allowance	3.0	each	£2.04	£6.11
Data Sockets allowance	3.0	each	£4.22	£12.68
Shaver Socket allowance	3.0	each	£25.00	£75.00
Outdoor Light allowance	2.0	each	£31.25	£62.50

Downlight allowance	45.0	each	£31.25	£1,406.25
Wylex Metal 17th Edition Consumer Unit 10 Way + 10MCBs	1.0	each	£650.00	£650.00
Labour	Qty	Unit	Rate (£)	Value (£)
Electrics 1st Fix	73.7	hour	£75.00	£5,523.75
General Electrics	69.3	hour	£75.00	£5,197.50
New Installation certificate	1.0	each	£350.00	£350.00
Materials: £3,440.97		Labour: £11,071.25		

Heating **£20,361.36**

Heating.

Gas Boiler - 1 each

- ✓ 1 - Worcester Greenstar 34CDi Classic ErP Combi Boiler
- ✓ Includes flue kit, room thermostat, magnetic filter, electrolytic scale inhibitor, filling loop
- ✓ We have allowed for chemical inhibitor

Cylinder - 1 each

- ✓ 1 - RM Stelflow Unvented Indirect Cylinder 210L
- ✓ Cylinder comes with an expansion vessel, two safety valves, filter heating elements and stats

Radiators - 11 each

Bedrooms

A Radiator allowance - 8 each

- ✓ Drayton RT212 White & Chrome TRV & Lockshield 15 x 15mm - 3 each

Bathrooms

A Towel Radiator allowance - 3 each

- ✓ Drayton RT212 White & Chrome TRV & Lockshield 15 x 15mm - 3 each

1st Fix

A 1st Fix Plumbing Materials allowance - 1 each

Drainage

A Drainage Pipes and Fittings allowance - 1 each

Materials	Qty	Unit	Rate (£)	Value (£)
RM Stelflow Unvented Indirect Cylinder 210L	1.0	each	£916.66	£916.66
Worcester Greenstar 34CDi Classic ErP Combi Boiler	1.0	each	£1,431.88	£1,431.88
Worcester Bosch Telescopic FS Flue Kit 60 x 100mm	1.0	each	£104.57	£104.57
Honeywell Digital Room Thermostat	1.0	each	£57.29	£57.29
Adey MagnaClean Professional Magnetic Filter 22mm	1.0	each	£117.16	£117.16
Electrolytic Scale Inhibitor 15mm	1.0	each	£24.98	£24.98
Sentinel X100 Central Heating Scale Inhibitor 1L	1.0	each	£13.54	£13.54
Combi Straight Filling Loop	1.0	each	£12.16	£12.16
Radiator allowance	8.0	each	£312.50	£2,500.00
Drayton RT212 White & Chrome TRV & Lockshield 15 x 15mm	11.0	each	£24.98	£274.73
Towel Radiator allowance	3.0	each	£312.50	£937.50
1st Fix Plumbing Materials allowance	1.0	each	£6,250.00	£6,250.00
Drainage Pipes and Fittings allowance	1.0	each	£2,500.00	£2,500.00
Labour	Qty	Unit	Rate (£)	Value (£)
Install hot water cylinder	8.4	hour	£72.00	£604.80
Install boiler	10.6	hour	£72.00	£763.20
Install radiator	20.7	hour	£72.00	£1,490.40
1st Fix Labour	40.0	hour	£39.38	£1,575.00
Drainage Labour	20.0	hour	£39.38	£787.50

Materials: £15,140.46

Labour: £5,220.90

First Floor**£54,093.97****Cavity Wall****£17,940.42****Cavity Wall. Area - 52.13 m²**

- ✓ Outer Skin - Brick wall 102.5 mm thick in cement sand mortar (1:3)
- ✓ Supply and install London Brick Company Commons
- ✓ Cavity formed with stainless steel wall ties
- ✓ Inner Skin - Block wall 100 mm thick in cement sand mortar (1:3)
- ✓ Supply and install Celcon Standard Aerated Concrete Block 3.6N 100mm
- ✓ Supply and install Earthwool DriTherm Cavity Slab Insulation 32 Ultimate 150mm (2.18m²)
- ✓ Walls to be finished with 1 layer of 12.5mm Standard plasterboard, fixed with adhesive dabs
- ✓ We have allowed for skim coat

Materials	Qty	Unit	Rate (£)	Value (£)
Standard Plasterboard SE 2400 x 1200 x 12.5mm	18.1	sheet	£13.76	£249.10
Gyproc Dry-Wall Adhesive 25kg	11.6	bag	£13.88	£160.67
Thistle Multi Finish Plaster 25kg	7.8	bag	£9.99	£78.10
Drywall Scrim Tape 48mm x 90m	2.0	roll	£5.09	£10.18
Blue Circle Cement 25kg	29.3	each	£8.07	£236.92
Building Sand Bulk Bag	3.0	each	£81.25	£244.56
Sika Maxmix Concentrated Plasticiser 1L	0.2	each	£13.41	£3.09
Celcon Standard Aerated Concrete Block 3.6N 100mm	515.0	each	£2.88	£1,480.63
London Brick Company Commons	3089.0	each	£2.09	£6,448.29
Staifix Housing Wall Ties HRT4 250mm box of 250	0.8	pack	£52.06	£44.25
Earthwool DriTherm Cavity Slab Insulation 32 Ultimate 150mm (2.18m ²)	23.9	each	£79.89	£1,910.11

Labour	Qty	Unit	Rate (£)	Value (£)
Dot and dabbing plasterboard	52.1	m2	£15.00	£781.95
Skimming walls	52.1	m2	£25.00	£1,303.25
Laying concrete blocks	515.0	each	£2.71	£1,396.94
Laying bricks (half a brick thick)	52.1	m2	£65.00	£3,388.45
Forming cavity	52.1	m2	£1.49	£77.70
Laying wool insulation to cavity wall	52.1	m2	£2.42	£126.25

Materials: £10,865.89

Labour: £7,074.54

Party Wall**£5,296.19****Party Wall. Area - 21.75 m²**

- ✓ Outer Skin - Block wall 100 mm thick in cement sand mortar (1:3)
- ✓ Supply and install Solid Dense Concrete Blocks 7.3N 100mm
- ✓ Cavity formed with stainless steel wall ties
- ✓ Inner Skin - Block wall 100 mm thick in cement sand mortar (1:3)
- ✓ Supply and install Celcon Standard Aerated Concrete Block 3.6N 100mm
- ✓ Supply and install Earthwool DriTherm Cavity Slab Insulation 32 Ultimate 150mm (2.18m²)
- ✓ Walls to be finished with 1 layer of 12.5mm Standard plasterboard, fixed with adhesive dabs
- ✓ We have allowed for skim coat

Materials	Qty	Unit	Rate (£)	Value (£)
Standard Plasterboard SE 2400 x 1200 x 12.5mm	7.5	sheet	£13.76	£103.91
Gyproc Dry-Wall Adhesive 25kg	4.8	bag	£13.88	£67.01
Thistle Multi Finish Plaster 25kg	3.3	bag	£9.99	£32.56
Drywall Scrim Tape 48mm x 90m	1.0	roll	£5.09	£5.09
Blue Circle Cement 25kg	6.1	each	£8.07	£49.42
Building Sand Bulk Bag	0.6	each	£81.25	£50.38
Sika Maxmix Concentrated Plasticiser 1L	0.0	each	£13.41	£0.54
Celcon Standard Aerated Concrete Block 3.6N 100mm	215.0	each	£2.88	£618.13

Staifix Housing Wall Ties HRT4 250mm box of 250	0.4	pack	£52.06	£18.74
Solid Dense Concrete Blocks 7.3N 100mm	215.0	each	£2.61	£561.69
Earthwool DriTherm Cavity Slab Insulation 32 Ultimate 150mm (2.18m²)	10.0	each	£79.89	£797.28
Labour	Qty	Unit	Rate (£)	Value (£)
Dot and dabbing plasterboard	43.5	m2	£15.00	£652.50
Skimming walls	43.5	m2	£25.00	£1,087.50
Laying concrete blocks	430.0	each	£2.71	£1,166.38
Forming cavity	21.8	m2	£1.49	£32.41
Laying wool insulation to cavity wall	21.8	m2	£2.42	£52.67
Materials: £2,304.72		Labour: £2,991.46		

Timber Stud Wall

£11,648.45

Timber Stud Wall. Area - 69.25 m²

- ✓ Timber stud work using Sawn Timber Treated C16/C24 47 x 95mm at 400mm centres
- ✓ Knauf Earthwool Frametherm Insulation Slab 38 90mm (8m²) or similar insulation fitted between studs
- ✓ Walls to be finished with 1 layer of 15mm Standard plasterboard, fixed with screws
- ✓ We have allowed for skim coat

Materials	Qty	Unit	Rate (£)	Value (£)
Sawn Timber Treated C16/C24 47 x 95mm Studs: 74 x 2.4m. Plates: 14 x 4.8m. Noggins: 25 x 4.8m	364.8	m	£2.10	£766.08
Screws 5 x 100mm box of 100	14.6	box	£6.66	£97.54
Knauf Earthwool Frametherm Insulation Slab 38 90mm (8m²)	8.7	each	£60.63	£525.01
Standard Plasterboard SE 2400 x 1200 x 15mm	48.1	sheet	£16.41	£789.27
Drywall Screws 38mm Box of 1000	2.9	box	£13.54	£39.80
Thistle Multi Finish Plaster 25kg	20.8	bag	£9.99	£207.54
Drywall Scrim Tape 48mm x 90m	3.0	roll	£5.09	£15.26
Labour	Qty	Unit	Rate (£)	Value (£)
Erect and fix studwork	364.8	m	£8.63	£3,148.58
Laying wool insulation between studs	69.3	m2	£7.50	£519.38
Fixing plasterboard to walls	138.5	m2	£15.00	£2,077.50
Skimming walls	138.5	m2	£25.00	£3,462.50
Materials: £2,440.50		Labour: £9,207.95		

Floor

£9,002.70

Floor. Span - 8.6 m, floor area - 46.4 m²:

- ✓ I - Joist 96 x 300mm at 600 mm centres
- ✓ Supply and install Sawn Timber Treated C16/C24 47 x 95mm
- ✓ Supply and install 22 x Standard Joist Hanger 63mm x 250mm JHA270/63
- ✓ 8 galvanised mild steel joist straps
- ✓ Knauf Earthwool Combi Cut 44 Loft Roll Insulation 100mm (13.89m²) or similar insulation fitted between joists
- ✓ Chipboard Flooring fixed with screws to joists

Materials	Qty	Unit	Rate (£)	Value (£)
Standard Joist Hanger 63mm x 250mm JHA270/63	22.0	each	£1.36	£29.98
Square Twist Nails 3.7 x 30mm 1kg	2.2	pack	£6.16	£13.56
Sawn Timber Treated C16/C24 47 x 95mm	28.0	m	£2.10	£58.80
Screws 5 x 80mm box of 100	2.0	box	£5.51	£11.03
Heavy Restraint Strap 1000 x 30 x 5mm	8.0	each	£5.94	£47.50
Nylon Anchor Hammerfix Screws M6x60mm Box of 50	1.0	box	£7.49	£7.19
Knauf Earthwool Combi Cut 44 Loft Roll Insulation 100mm (13.89m²)	3.3	each	£43.75	£146.13

Chicken Wire/ Mesh Roll 1m x 10m (10m2)	10.3	each	£20.99	£216.59
Chipboard Flooring P4 2400 x 600 x 22mm	32.3	each	£18.73	£603.89
Screws 4.5 x 60mm box of 200	1.9	box	£7.80	£14.74
I - Joist 96 x 300mm x 4.8m	105.6	m	£15.24	£1,609.08
Labour	Qty	Unit	Rate (£)	Value (£)
Carpenter to fit joist hangers	5.5	hour	£72.00	£396.00
Fix solid strutting between joist	10.8	hour	£72.00	£777.60
Fix Restraint Strap	3.2	hour	£72.00	£230.40
Laying wool insulation between timbers	11.6	hour	£30.00	£348.30
Fix chicken wire	12.9	hour	£30.00	£387.00
Fixing T&G chipboard flooring	21.1	hour	£72.00	£1,519.85
Carpenter to fit floor joists	35.9	hour	£72.00	£2,585.09
Materials: £2,758.46		Labour: £6,244.24		

Plasterboard lining £2,171.80

Plasterboard lining to a total area of 46.4m²

- ✓ Ceiling to be lined with 1 Layer Standard plasterboard
- ✓ Skim finish internally

Materials	Qty	Unit	Rate (£)	Value (£)
Standard Plasterboard SE 2400 x 1200 x 15mm	16.1	sheet	£16.41	£264.40
Drywall Screws 38mm Box of 1000	0.8	box	£13.54	£10.70
Thistle Multi Finish Plaster 25kg	7.0	bag	£9.99	£69.51
Drywall Scrim Tape 48mm x 90m	0.8	roll	£5.09	£4.33
Labour	Qty	Unit	Rate (£)	Value (£)
Fixing plasterboard to ceiling	46.4	m2	£14.29	£662.86
Skimming ceiling	46.4	m2	£25.00	£1,160.00
Materials: £348.94		Labour: £1,822.86		

Single Door £5,730.70

Single Door. Quantity - 6 each

Door - 6 each

- ✓ Supply and install Softwood Door Lining Set + Stops 32 x 115mm - 6 each
- A Internal Door allowance £250.00 + VAT per each
- ✓ Includes 3 hinges per leaf
- ✓ Supply and install Tubular Latch 76 mm
- ✓ Supply and install Brass Door Handle Pack of 2
- ✓ Apply 1 coat of primer, 1 coat of undercoat and 2 coats of gloss

Architrave - 64.8 m

- ✓ Supply and install MDF Primed Torus Architrave 44mm
- ✓ Apply 1 coat of primer, 1 coat of undercoat and 2 coats of gloss

Materials	Qty	Unit	Rate (£)	Value (£)
Dulux Trade High Gloss Paint White 2.5Ltr	2.2	each	£34.36	£74.23
Leyland Trade Acrylic Primer Undercoat White 2.5Ltr	0.2	each	£19.79	£3.76
Pinkgrip Grab Adhesive 350ml	9.0	each	£4.16	£37.46
MDF Primed Torus Architrave 44mm	64.8	m	£5.21	£337.78
MitreBond Aerosol kit 2Pcs	4.0	each	£10.40	£41.60
51mm Paslode galvanised angled brads 16ga 2000 Pack	0.1	pack	£33.33	£2.66
Internal Door allowance	6.0	each	£312.50	£1,875.00

Softwood Door Lining Set + Stops 32 x 115mm	6.0	each	£22.32	£133.95
Eclipse Fire Door Ball Bearing Hinges 102 x 76mm Pack of 3	6.0	pack	£9.16	£54.97
Dulux Trade Wood Primer Undercoat White 2.5Ltr	1.6	each	£47.91	£77.14
Tubular Latch 76 mm	6.0	each	£3.63	£21.75
Brass Door Handle Pack of 2	6.0	pack	£9.36	£56.17

Labour	Qty	Unit	Rate (£)	Value (£)
Apply 2 coats of gloss, 64.8m x 2	129.6	m	£3.91	£506.25
Apply 1 coat of primer, 64.8m x 1	64.8	m	£3.13	£202.50
Apply 1 coat of undercoat, 64.8m x 1	64.8	m	£3.13	£202.50
Cutting and fixing in position architraves	64.8	m	£5.44	£352.35
Fitting a single door lining	6.0	each	£29.00	£174.00
Fitting a tubular latch	6.0	each	£30.81	£184.88
Fitting handles	6.0	each	£10.88	£65.25
Apply 2 coats of gloss, 24.1m2 x 2	48.2	m2	£13.75	£662.75
Apply 1 coat of primer, 24.1m2 x 1	24.1	m2	£6.25	£150.63
Apply 1 coat of undercoat, 24.1m2 x 1	24.1	m2	£6.25	£150.63
Fitting a door	6.0	each	£60.42	£362.50

Materials: £2,716.47

Labour: £3,014.22

Skirting Board

£2,303.71

Skirting Board. MDF Torus skirting 144 mm, length 80m:

- ✓ Supply and install MDF Primed Torus Skirting 144mm
- ✓ Apply 1 coat of primer, 2 coats of gloss, 1 coat of undercoat

Materials	Qty	Unit	Rate (£)	Value (£)
Dulux Trade High Gloss Paint White 2.5Ltr	0.9	each	£34.36	£31.61
Leyland Trade Acrylic Primer Undercoat White 2.5Ltr	0.8	each	£19.79	£15.24
MDF Primed Torus Skirting 144mm	80.0	m	£6.44	£515.00
65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	0.6	pack	£6.25	£3.56
Pinkgrip Grab Adhesive 350ml	8.0	each	£4.16	£33.30
Labour	Qty	Unit	Rate (£)	Value (£)
Apply 2 coats of gloss, 80m x 2	160.0	m	£3.91	£625.00
Apply 1 coat of primer, 80m x 1	80.0	m	£3.13	£250.00
Apply 1 coat of undercoat, 80m x 1	80.0	m	£3.13	£250.00
Cutting and fixing skirting board	80.0	m	£7.25	£580.00

Materials: £598.71

Labour: £1,705.00

PLOT 2

£194,245.70

Ground Floor

£140,151.73

Trench Foundation

£9,105.80

Trench Foundation. Length 25.7m:

- ✓ Excavate trenches by machine, Width - 600mm, Depth - 1000mm
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ We have allowed for 1 x 1.5 Tonne Excavator
- ✓ Boarded earthwork support to trench sides
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 3.1 x 8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)
- ✓ We have allowed for 1 x 1 Tonne Skip Loader
- ✓ Ready mixed concrete - C35 Mix
- ✓ We have allowed for Concrete Pump

Materials	Qty	Unit	Rate (£)	Value (£)	
Concrete Mix C35	15.4	m3	£156.25	£2,409.38	
Regular Diesel	66.5	l	£2.38	£158.05	
Screws 5 x 70mm box of 100	5.1	box	£4.79	£24.61	
Shuttering Plywood 2440 x 1220 x 18mm	17.9	sheet	£44.79	£799.46	
Sawn Timber Treated C16/C24 47 x 95mm	155.0	m	£2.10	£325.50	
Labour	Qty	Unit	Rate (£)	Value (£)	
Casting concrete to trench	15.4	m3	£74.22	£1,144.45	
Levelling and compacting bottoms of excavations	15.4	m2	£3.55	£54.76	
Excavate trenches by Machine	15.4	m3	£63.00	£971.53	
Load soil to skip by machine	18.8	m3	£11.72	£220.43	
Erecting and removal of Earthwork support	51.4	m2	£17.76	£912.64	
Plant & Tool	Qty	Term	Unit	Rate (£)	Value (£)
Concrete Pump	1	-	day	£725.00	£725.00
1.5 Tonne Excavator	1	3.0	day	£80.21	£240.63
Delivery and Collection Cost	1	-	each	£56.25	£56.25
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	3.1	-	each	£318.75	£988.13
1 Tonne Skip Loader	1	1.0	day	£75.00	£75.00
Materials: £3,717.00		Labour: £3,303.80		Plant: £2,085.00	

Trench Foundation

£2,505.19

Trench Foundation. Length 5.17m:

- ✓ Excavate trenches by machine, Width - 450mm, Depth - 1000mm
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ We have allowed for 1 x 1.5 Tonne Excavator
- ✓ Boarded earthwork support to trench sides
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 0.9 x 4 Yard Skip 1.8m(L) x 1.3(W) x 1.0(H)
- ✓ We have allowed for 1 x 1 Tonne Skip Loader
- ✓ Ready mixed concrete - C35 Mix
- ✓ We have allowed for Concrete Pump

Materials	Qty	Unit	Rate (£)	Value (£)	
Concrete Mix C35	2.3	m3	£156.25	£364.06	
Concrete Part Load Charge	3.7	m3	£68.75	£252.31	
Regular Diesel	10.0	l	£2.38	£23.85	
Screws 5 x 70mm box of 100	0.9	box	£4.79	£4.50	
Shuttering Plywood 2440 x 1220 x 18mm	3.6	sheet	£44.79	£160.79	
Sawn Timber Treated C16/C24 47 x 95mm	28.0	m	£2.10	£58.80	
Labour	Qty	Unit	Rate (£)	Value (£)	
Casting concrete to trench	2.3	m3	£74.22	£172.93	
Levelling and compacting bottoms of excavations	2.3	m2	£3.55	£8.28	
Excavate trenches by Machine	2.3	m3	£63.00	£146.80	
Load soil to skip by machine	2.8	m3	£11.72	£33.29	
Erecting and removal of Earthwork support	10.3	m2	£17.76	£183.59	
Plant & Tool	Qty	Term	Unit	Rate (£)	Value (£)
Concrete Pump	1	-	day	£725.00	£725.00

1.5 Tonne Excavator	1	1.0	day	£68.75	£68.75
Delivery and Collection Cost	1	-	each	£56.25	£56.25
4 Yard Skip 1.8m(L) x 1.3(W) x 1.0(H)	0.9	-	each	£190.00	£171.00
1 Tonne Skip Loader	1	1.0	day	£75.00	£75.00
Materials: £864.31		Labour: £544.88		Plant: £1,096.00	

Cavity Walls Below DPC

£2,975.55

Cavity Walls Below DPC.

- ✓ Constructed in cement sand mortar 1:3
- ✓ Outer skin: concrete blocks below ground level and bricks above ground level
- ✓ Supply and install London Brick Company Commons
- ✓ Cavity formed with stainless steel wall ties, cavity 150mm wide
- ✓ Site mixed concrete
- ✓ Concrete blocks inner skin
- ✓ Damp proof course built into walls

Materials	Qty	Unit	Rate (£)	Value (£)
Ballast Bulk Bag	1.8	each	£81.25	£146.25
Blue Circle Mastercrete 25kg	13.6	each	£8.85	£120.71
Solid Low Density Concrete Blocks 3.6N 100mm	171.7	each	£4.31	£740.63
Sika Maxmix Concentrated Plasticiser 1L	0.0	each	£13.41	£0.40
Building Sand Bulk Bag	0.5	each	£81.25	£40.63
Blue Circle Cement 25kg	4.8	each	£8.07	£39.16
Damp Proof Course 100mm x 30m	1.7	each	£5.70	£9.75
London Brick Company Commons	342.9	each	£2.09	£715.80
Labour	Qty	Unit	Rate (£)	Value (£)
Mix Concrete on Site	0.9	m3	£58.59	£50.98
Filling cavity	0.9	m3	£81.08	£70.54
Laying concrete blocks	171.7	each	£2.71	£465.85
Lay damp proof course	51.4	m	£3.88	£199.18
Laying bricks (half a brick thick)	5.8	m2	£65.00	£375.70

Materials: £1,813.33

Labour: £1,162.22

Floor

£12,128.13

Floor. Beam and block ground floor, floor area 46.4m²:

- ✓ Excavate reduced levels by machine, excavation depth: - 300mm
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ We have allowed for 1 x 1.5 Tonne Excavator
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 2.8 x 8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)
- ✓ We have allowed for 1 x 1 Tonne Skip Loader
- ✓ Backfilling to make up levels with 100mm hardcore obtained off site, compacting fill with vibrating plate
- ✓ Ready mixed concrete - C25 Mix
- ✓ Construct half a brick thick sleeper walls in engineering bricks or blocks to support concrete beams
- ✓ Precast beam flooring system comprising precast concrete beams and infill concrete blocks
- ✓ 1200 gauge damp proof membrane
- ✓ 150 mm Celotex or similar flooring insulation board

Materials	Qty	Unit	Rate (£)	Value (£)
Regular Diesel	60.1	l	£2.38	£142.81
150mm Celotex Insulation XR4150 Board 2400mm x 1200mm	16.1	each	£56.88	£917.39
25mm Celotex Insulation TB3025 Board 2400mm x 1200mm	1.0	each	£14.38	£14.38
Damp Proof Course 225mm x 30m	0.2	each	£11.45	£2.06
Building Sand Bulk Bag	0.1	each	£81.25	£5.69
Blue Circle Cement 25kg	0.7	each	£8.07	£5.58

Class B Red Perforated Engineering Brick 65mm	76.0	each	£1.16	£88.35	
Damp Proof Membrane 1200ga 4m x 25m (100m2)	0.6	each	£70.82	£40.38	
MOT Type 1 Sub-base Bulk Bag	10.5	bag	£81.25	£852.31	
Solid Low Density Concrete Blocks 3.6N 100mm	440.0	each	£4.31	£1,897.50	
Concrete Floor Beam 155mm x 1m (34kg)	104.0	m	£26.05	£2,709.20	
Concrete Mix C25	4.6	m3	£146.25	£678.60	
Concrete Part Load Charge	1.4	m3	£68.75	£93.50	
Labour	Qty	Unit	Rate (£)	Value (£)	
Levelling and compacting bottoms of excavations	46.4	m2	£3.55	£164.91	
Excavate reduced levels by Machine	13.9	m3	£63.00	£877.65	
Laying insulation to floor	46.4	m2	£6.00	£278.64	
Laying bricks (half a brick thick)	1.6	m2	£42.63	£69.05	
Lay damp proof course	5.4	m	£3.88	£20.92	
Laying Damp Proof Membrane	56.9	m2	£1.50	£85.41	
Fill to make up levels by hand	4.6	m3	£75.00	£348.00	
Spreading and levelling fill	46.4	m2	£1.41	£65.31	
Compacting fill	46.4	m2	£1.78	£82.46	
Lay beams and blocks	46.4	m2	£20.00	£928.80	
Casting concrete to slabs	4.6	m3	£85.94	£398.75	
Load soil to skip by machine	17.0	m3	£11.72	£199.22	
Plant & Tool	Qty	Term	Unit	Rate (£)	Value (£)
1.5 Tonne Excavator	1	2.0	day	£68.75	£137.50
Delivery and Collection Cost	1	-	each	£56.25	£56.25
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	2.8	-	each	£318.75	£892.50
1 Tonne Skip Loader	1	1.0	day	£75.00	£75.00

Materials: £7,447.74

Labour: £3,519.14

Plant: £1,161.25

Screed

£2,437.68

Screed. Cement and sand floor screed to a total floor area 46.4m²:

- ✓ 500 gauge separating layer/vapour barrier
- ✓ Celotex or similar flooring insulation board to perimeter of floor screed, 25mm thick x 75mm high
- ✓ Supply and install 1 layer of A252 Reinforcing Mesh 4.8m x 2.4m (4kg/m2)
- ✓ Cement and sand (1:3) floor screed, 75mm thick

Materials	Qty	Unit	Rate (£)	Value (£)
A252 Reinforcing Mesh 4.8m x 2.4m (4kg/m2)	4.0	each	£52.44	£211.32
Plastic Reinforced Mesh Spacers 40-50mm	290.0	each	£0.58	£166.75
25mm Celotex Insulation TB3025 Board 2400mm x 1200mm	0.7	each	£14.38	£10.20
Sharp Sand Bulk Bag	7.0	each	£81.25	£565.50
Blue Circle Mastercrete 25kg	67.8	each	£8.85	£599.94
Concrete and screed Fibres 900g (usage 1m3 screed)	4.0	each	£21.88	£87.50
Visqueen Vapour Check 500 GA Green 4 x 50m	0.3	roll	£148.68	£37.16
Labour	Qty	Unit	Rate (£)	Value (£)
Cutting and placing reinforcing mesh	46.4	m2	£3.33	£154.66
Insulate screed perimeter	27.2	m	£1.88	£51.00
Laying floor screed 65-100mm	46.4	m2	£10.00	£464.00
Laying vapour control	49.8	m2	£1.80	£89.64

Materials: £1,678.38

Labour: £759.30

Cavity Wall**£17,940.42****Cavity Wall. Area - 52.13 m²**

- ✓ Outer Skin - Brick wall 102.5 mm thick in cement sand mortar (1:3)
- ✓ Supply and install London Brick Company Commons
- ✓ Cavity formed with stainless steel wall ties
- ✓ Inner Skin - Block wall 100 mm thick in cement sand mortar (1:3)
- ✓ Supply and install Celcon Standard Aerated Concrete Block 3.6N 100mm
- ✓ Supply and install Earthwool DriTherm Cavity Slab Insulation 32 Ultimate 150mm (2.18m²)
- ✓ Walls to be finished with 1 layer of 12.5mm Standard plasterboard, fixed with adhesive dabs
- ✓ We have allowed for skim coat

Materials	Qty	Unit	Rate (£)	Value (£)
Standard Plasterboard SE 2400 x 1200 x 12.5mm	18.1	sheet	£13.76	£249.10
Gyproc Dry-Wall Adhesive 25kg	11.6	bag	£13.88	£160.67
Thistle Multi Finish Plaster 25kg	7.8	bag	£9.99	£78.10
Drywall Scrim Tape 48mm x 90m	2.0	roll	£5.09	£10.18
Blue Circle Cement 25kg	29.3	each	£8.07	£236.92
Building Sand Bulk Bag	3.0	each	£81.25	£244.56
Sika Maxmix Concentrated Plasticiser 1L	0.2	each	£13.41	£3.09
Celcon Standard Aerated Concrete Block 3.6N 100mm	515.0	each	£2.88	£1,480.63
London Brick Company Commons	3089.0	each	£2.09	£6,448.29
Staifix Housing Wall Ties HRT4 250mm box of 250	0.8	pack	£52.06	£44.25
Earthwool DriTherm Cavity Slab Insulation 32 Ultimate 150mm (2.18m ²)	23.9	each	£79.89	£1,910.11

Labour	Qty	Unit	Rate (£)	Value (£)
Dot and dabbing plasterboard	52.1	m2	£15.00	£781.95
Skimming walls	52.1	m2	£25.00	£1,303.25
Laying concrete blocks	515.0	each	£2.71	£1,396.94
Laying bricks (half a brick thick)	52.1	m2	£65.00	£3,388.45
Forming cavity	52.1	m2	£1.49	£77.70
Laying wool insulation to cavity wall	52.1	m2	£2.42	£126.25

Materials: £10,865.89

Labour: £7,074.54

Party Wall**£5,296.19****Party Wall. Area - 21.75 m²**

- ✓ Outer Skin - Block wall 100 mm thick in cement sand mortar (1:3)
- ✓ Supply and install Solid Dense Concrete Blocks 7.3N 100mm
- ✓ Cavity formed with stainless steel wall ties
- ✓ Inner Skin - Block wall 100 mm thick in cement sand mortar (1:3)
- ✓ Supply and install Celcon Standard Aerated Concrete Block 3.6N 100mm
- ✓ Supply and install Earthwool DriTherm Cavity Slab Insulation 32 Ultimate 150mm (2.18m²)
- ✓ Walls to be finished with 1 layer of 12.5mm Standard plasterboard, fixed with adhesive dabs
- ✓ We have allowed for skim coat

Materials	Qty	Unit	Rate (£)	Value (£)
Standard Plasterboard SE 2400 x 1200 x 12.5mm	7.5	sheet	£13.76	£103.91
Gyproc Dry-Wall Adhesive 25kg	4.8	bag	£13.88	£67.01
Thistle Multi Finish Plaster 25kg	3.3	bag	£9.99	£32.56
Drywall Scrim Tape 48mm x 90m	1.0	roll	£5.09	£5.09
Blue Circle Cement 25kg	6.1	each	£8.07	£49.42
Building Sand Bulk Bag	0.6	each	£81.25	£50.38
Sika Maxmix Concentrated Plasticiser 1L	0.0	each	£13.41	£0.54
Celcon Standard Aerated Concrete Block 3.6N 100mm	215.0	each	£2.88	£618.13

Staifix Housing Wall Ties HRT4 250mm box of 250	0.4	pack	£52.06	£18.74
Solid Dense Concrete Blocks 7.3N 100mm	215.0	each	£2.61	£561.69
Earthwool DriTherm Cavity Slab Insulation 32 Ultimate 150mm (2.18m²)	10.0	each	£79.89	£797.28
Labour	Qty	Unit	Rate (£)	Value (£)
Dot and dabbing plasterboard	43.5	m2	£15.00	£652.50
Skimming walls	43.5	m2	£25.00	£1,087.50
Laying concrete blocks	430.0	each	£2.71	£1,166.38
Forming cavity	21.8	m2	£1.49	£32.41
Laying wool insulation to cavity wall	21.8	m2	£2.42	£52.67
Materials: £2,304.72		Labour: £2,991.46		

Block Wall £5,558.30

Block Wall. Area - 35.5 m²

- ✓ Block wall 100 mm thick in cement sand mortar (1:3)
- ✓ Supply and install Celcon Standard Aerated Concrete Block 3.6N 100mm
- ✓ Walls to be finished with 1 layer of 12.5mm Standard plasterboard, fixed with adhesive dabs
- ✓ We have allowed for skim coat

Materials	Qty	Unit	Rate (£)	Value (£)
Blue Circle Cement 25kg	5.0	each	£8.07	£40.38
Building Sand Bulk Bag	0.5	each	£81.25	£41.44
Sika Maxmix Concentrated Plasticiser 1L	0.0	each	£13.41	£0.54
Celcon Standard Aerated Concrete Block 3.6N 100mm	351.0	each	£2.88	£1,009.13
Standard Plasterboard SE 2400 x 1200 x 12.5mm	24.6	sheet	£13.76	£339.25
Thistle Multi Finish Plaster 25kg	10.7	bag	£9.99	£106.36
Drywall Scrim Tape 48mm x 90m	2.0	roll	£5.09	£10.18
Gyproc Dry-Wall Adhesive 25kg	15.8	bag	£13.88	£218.95
Labour	Qty	Unit	Rate (£)	Value (£)
Laying concrete blocks	351.0	each	£2.71	£952.09
Skimming walls	71.0	m2	£25.00	£1,775.00
Dot and dabbing plasterboard	71.0	m2	£15.00	£1,065.00
Materials: £1,766.21		Labour: £3,792.09		

Window W1 £1,228.52

Window W1. Quantity: 1

- ✓ Supply and install uPVC Window 1800 (W) x 1050 (H)
- A Window Allowance: £700 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.6	each	£15.10	£24.16
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.50
Dow Corning 799 Glazing Silicone Clear 310ml	0.6	each	£10.61	£6.05
Masonry Torx Frame Screw 7.5 x 112mm	13.0	each	£0.25	£3.25
Expanding Foam 750ml	0.4	each	£8.85	£3.36
uPVC Window 1800 (W) x 1050 (H)	1.0	each	£875.00	£875.00
Cavity Wall Lintel CG150/100 2100mm	1.0	each	£166.85	£166.85
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.9	m	£5.66	£22.07

Fit window	3.7	hour	£30.00	£111.00
Install steel lintel	1.0	each	£16.27	£16.27

Materials: £1,079.17

Labour: £149.35

Window W2

£651.85

Window W2. Quantity: 1

- ✓ Supply and install uPVC Window 600 (W) x 1050 (H)
- A Window Allowance: £350 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.1	each	£15.10	£16.76
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.0	kg	£8.32	£0.34
Dow Corning 799 Glazing Silicone Clear 310ml	0.3	each	£10.61	£3.50
Masonry Torx Frame Screw 7.5 x 112mm	8.0	each	£0.25	£2.00
Expanding Foam 750ml	0.2	each	£8.85	£1.95
uPVC Window 600 (W) x 1050 (H)	1.0	each	£437.50	£437.50
Cavity Wall Lintel CG150/100 900mm	1.0	each	£69.26	£69.26
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	2.7	m	£5.66	£15.29
Fit window	3.3	hour	£30.00	£97.50
Install steel lintel	1.0	each	£7.75	£7.75

Materials: £531.31

Labour: £120.54

Window W3

£651.85

Window W3. Quantity: 1

- ✓ Supply and install uPVC Window 600 (W) x 1050 (H)
- A Window Allowance: £350 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.1	each	£15.10	£16.76
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.0	kg	£8.32	£0.34
Dow Corning 799 Glazing Silicone Clear 310ml	0.3	each	£10.61	£3.50
Masonry Torx Frame Screw 7.5 x 112mm	8.0	each	£0.25	£2.00
Expanding Foam 750ml	0.2	each	£8.85	£1.95
uPVC Window 600 (W) x 1050 (H)	1.0	each	£437.50	£437.50
Cavity Wall Lintel CG150/100 900mm	1.0	each	£69.26	£69.26
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	2.7	m	£5.66	£15.29
Fit window	3.3	hour	£30.00	£97.50
Install steel lintel	1.0	each	£7.75	£7.75

Materials: £531.31

Labour: £120.54

Window W4

£1,228.52

Window W4. Quantity: 1

- ✓ Supply and install uPVC Window 1800 (W) x 1050 (H)
- A Window Allowance: £700 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.6	each	£15.10	£24.16
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.50
Dow Corning 799 Glazing Silicone Clear 310ml	0.6	each	£10.61	£6.05
Masonry Torx Frame Screw 7.5 x 112mm	13.0	each	£0.25	£3.25
Expanding Foam 750ml	0.4	each	£8.85	£3.36
uPVC Window 1800 (W) x 1050 (H)	1.0	each	£875.00	£875.00
Cavity Wall Lintel CG150/100 2100mm	1.0	each	£166.85	£166.85
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.9	m	£5.66	£22.07
Fit window	3.7	hour	£30.00	£111.00
Install steel lintel	1.0	each	£16.27	£16.27
Materials: £1,079.17		Labour: £149.35		

Window W5 £718.43

Window W5. Quantity: 1

- ✓ Supply and install uPVC Window 600 (W) x 1200 (H)
- A Window Allowance: £400 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.2	each	£15.10	£18.57
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.41
Dow Corning 799 Glazing Silicone Clear 310ml	0.4	each	£10.61	£3.83
Masonry Torx Frame Screw 7.5 x 112mm	8.0	each	£0.25	£2.00
Expanding Foam 750ml	0.2	each	£8.85	£2.13
uPVC Window 600 (W) x 1200 (H)	1.0	each	£500.00	£500.00
Cavity Wall Lintel CG150/100 900mm	1.0	each	£69.26	£69.26
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.0	m	£5.66	£16.98
Fit window	3.3	hour	£30.00	£97.50
Install steel lintel	1.0	each	£7.75	£7.75
Materials: £596.20		Labour: £122.22		

Window W6 £1,168.21

Window W6. Quantity: 1

- ✓ Supply and install uPVC Window 1200 (W) x 1350 (H)
- A Window Allowance: £700 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.6	each	£15.10	£24.16
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.50
Dow Corning 799 Glazing Silicone Clear 310ml	0.5	each	£10.61	£5.41
Masonry Torx Frame Screw 7.5 x 112mm	12.0	each	£0.25	£3.00
Expanding Foam 750ml	0.3	each	£8.85	£3.01
uPVC Window 1200 (W) x 1350 (H)	1.0	each	£875.00	£875.00
Cavity Wall Lintel CG150/100 1500mm	1.0	each	£115.43	£115.43
Labour	Qty	Unit	Rate (£)	Value (£)

Install cavity closers	3.9	m	£5.66	£22.07
Fit window	3.6	hour	£30.00	£108.00
Install steel lintel	1.0	each	£11.63	£11.63

Materials: £1,026.51

Labour: £141.70

Window W7

£1,168.21

Window W7. Quantity: 1

- ✓ Supply and install uPVC Window 1200 (W) x 1350 (H)
- A Window Allowance: £700 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.6	each	£15.10	£24.16
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.50
Dow Corning 799 Glazing Silicone Clear 310ml	0.5	each	£10.61	£5.41
Masonry Torx Frame Screw 7.5 x 112mm	12.0	each	£0.25	£3.00
Expanding Foam 750ml	0.3	each	£8.85	£3.01
uPVC Window 1200 (W) x 1350 (H)	1.0	each	£875.00	£875.00
Cavity Wall Lintel CG150/100 1500mm	1.0	each	£115.43	£115.43

Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.9	m	£5.66	£22.07
Fit window	3.6	hour	£30.00	£108.00
Install steel lintel	1.0	each	£11.63	£11.63

Materials: £1,026.51

Labour: £141.70

Window W8

£718.43

Window W8. Quantity: 1

- ✓ Supply and install uPVC Window 600 (W) x 1200 (H)
- A Window Allowance: £400 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.2	each	£15.10	£18.57
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.41
Dow Corning 799 Glazing Silicone Clear 310ml	0.4	each	£10.61	£3.83
Masonry Torx Frame Screw 7.5 x 112mm	8.0	each	£0.25	£2.00
Expanding Foam 750ml	0.2	each	£8.85	£2.13
uPVC Window 600 (W) x 1200 (H)	1.0	each	£500.00	£500.00
Cavity Wall Lintel CG150/100 900mm	1.0	each	£69.26	£69.26

Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.0	m	£5.66	£16.98
Fit window	3.3	hour	£30.00	£97.50
Install steel lintel	1.0	each	£7.75	£7.75

Materials: £596.20

Labour: £122.22

Window W9

£1,162.38

Window W9. Quantity: 1

- ✓ Supply and install uPVC Window 1200 (W) x 1200 (H)
- A Window Allowance: £700 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation

✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.5	each	£15.10	£22.35
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.41
Dow Corning 799 Glazing Silicone Clear 310ml	0.5	each	£10.61	£5.10
Masonry Torx Frame Screw 7.5 x 112mm	11.0	each	£0.25	£2.75
Expanding Foam 750ml	0.3	each	£8.85	£2.84
uPVC Window 1200 (W) x 1200 (H)	1.0	each	£875.00	£875.00
Cavity Wall Lintel CG150/100 1500mm	1.0	each	£115.43	£115.43
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.6	m	£5.66	£20.38
Fit window	3.5	hour	£30.00	£106.50
Install steel lintel	1.0	each	£11.63	£11.63

Materials: £1,023.88

Labour: £138.50

Window W10

£651.85

Window W10. Quantity: 1

✓ Supply and install uPVC Window 600 (W) x 1050 (H)

A Window Allowance: £350 + VAT per each

✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation

✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.1	each	£15.10	£16.76
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.0	kg	£8.32	£0.34
Dow Corning 799 Glazing Silicone Clear 310ml	0.3	each	£10.61	£3.50
Masonry Torx Frame Screw 7.5 x 112mm	8.0	each	£0.25	£2.00
Expanding Foam 750ml	0.2	each	£8.85	£1.95
uPVC Window 600 (W) x 1050 (H)	1.0	each	£437.50	£437.50
Cavity Wall Lintel CG150/100 900mm	1.0	each	£69.26	£69.26
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	2.7	m	£5.66	£15.29
Fit window	3.3	hour	£30.00	£97.50
Install steel lintel	1.0	each	£7.75	£7.75

Materials: £531.31

Labour: £120.54

Window W11

£651.85

Window W11. Quantity: 1

✓ Supply and install uPVC Window 600 (W) x 1050 (H)

A Window Allowance: £350 + VAT per each

✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation

✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.1	each	£15.10	£16.76
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.0	kg	£8.32	£0.34
Dow Corning 799 Glazing Silicone Clear 310ml	0.3	each	£10.61	£3.50
Masonry Torx Frame Screw 7.5 x 112mm	8.0	each	£0.25	£2.00
Expanding Foam 750ml	0.2	each	£8.85	£1.95
uPVC Window 600 (W) x 1050 (H)	1.0	each	£437.50	£437.50
Cavity Wall Lintel CG150/100 900mm	1.0	each	£69.26	£69.26
Labour	Qty	Unit	Rate (£)	Value (£)

Install cavity closers	2.7	m	£5.66	£15.29
Fit window	3.3	hour	£30.00	£97.50
Install steel lintel	1.0	each	£7.75	£7.75

Materials: £531.31

Labour: £120.54

Window W12

£1,162.38

Window W12. Quantity: 1

- ✓ Supply and install uPVC Window 1200 (W) x 1200 (H)
- A Window Allowance: £700 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.5	each	£15.10	£22.35
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.41
Dow Corning 799 Glazing Silicone Clear 310ml	0.5	each	£10.61	£5.10
Masonry Torx Frame Screw 7.5 x 112mm	11.0	each	£0.25	£2.75
Expanding Foam 750ml	0.3	each	£8.85	£2.84
uPVC Window 1200 (W) x 1200 (H)	1.0	each	£875.00	£875.00
Cavity Wall Lintel CG150/100 1500mm	1.0	each	£115.43	£115.43

Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.6	m	£5.66	£20.38
Fit window	3.5	hour	£30.00	£106.50
Install steel lintel	1.0	each	£11.63	£11.63

Materials: £1,023.88

Labour: £138.50

Window W13

£651.85

Window W13. Quantity: 1

- ✓ Supply and install uPVC Window 600 (W) x 1050 (H)
- A Window Allowance: £350 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.1	each	£15.10	£16.76
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.0	kg	£8.32	£0.34
Dow Corning 799 Glazing Silicone Clear 310ml	0.3	each	£10.61	£3.50
Masonry Torx Frame Screw 7.5 x 112mm	8.0	each	£0.25	£2.00
Expanding Foam 750ml	0.2	each	£8.85	£1.95
uPVC Window 600 (W) x 1050 (H)	1.0	each	£437.50	£437.50
Cavity Wall Lintel CG150/100 900mm	1.0	each	£69.26	£69.26

Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	2.7	m	£5.66	£15.29
Fit window	3.3	hour	£30.00	£97.50
Install steel lintel	1.0	each	£7.75	£7.75

Materials: £531.31

Labour: £120.54

Window W14

£1,162.38

Window W14. Quantity: 1

- ✓ Supply and install uPVC Window 1200 (W) x 1200 (H)
- A Window Allowance: £700 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation

✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.5	each	£15.10	£22.35
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.41
Dow Corning 799 Glazing Silicone Clear 310ml	0.5	each	£10.61	£5.10
Masonry Torx Frame Screw 7.5 x 112mm	11.0	each	£0.25	£2.75
Expanding Foam 750ml	0.3	each	£8.85	£2.84
uPVC Window 1200 (W) x 1200 (H)	1.0	each	£875.00	£875.00
Cavity Wall Lintel CG150/100 1500mm	1.0	each	£115.43	£115.43
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.6	m	£5.66	£20.38
Fit window	3.5	hour	£30.00	£106.50
Install steel lintel	1.0	each	£11.63	£11.63

Materials: £1,023.88

Labour: £138.50

Window W15

£1,162.38

Window W15. Quantity: 1

- ✓ Supply and install uPVC Window 1200 (W) x 1200 (H)
- A Window Allowance: £700 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.5	each	£15.10	£22.35
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.41
Dow Corning 799 Glazing Silicone Clear 310ml	0.5	each	£10.61	£5.10
Masonry Torx Frame Screw 7.5 x 112mm	11.0	each	£0.25	£2.75
Expanding Foam 750ml	0.3	each	£8.85	£2.84
uPVC Window 1200 (W) x 1200 (H)	1.0	each	£875.00	£875.00
Cavity Wall Lintel CG150/100 1500mm	1.0	each	£115.43	£115.43
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.6	m	£5.66	£20.38
Fit window	3.5	hour	£30.00	£106.50
Install steel lintel	1.0	each	£11.63	£11.63

Materials: £1,023.88

Labour: £138.50

Window W16

£1,162.38

Window W16. Quantity: 1

- ✓ Supply and install uPVC Window 1200 (W) x 1200 (H)
- A Window Allowance: £700 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.5	each	£15.10	£22.35
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.41
Dow Corning 799 Glazing Silicone Clear 310ml	0.5	each	£10.61	£5.10
Masonry Torx Frame Screw 7.5 x 112mm	11.0	each	£0.25	£2.75
Expanding Foam 750ml	0.3	each	£8.85	£2.84
uPVC Window 1200 (W) x 1200 (H)	1.0	each	£875.00	£875.00
Cavity Wall Lintel CG150/100 1500mm	1.0	each	£115.43	£115.43
Labour	Qty	Unit	Rate (£)	Value (£)

Install cavity closers	3.6	m	£5.66	£20.38
Fit window	3.5	hour	£30.00	£106.50
Install steel lintel	1.0	each	£11.63	£11.63
Materials: £1,023.88		Labour: £138.50		

Window W17

£1,162.38

Window W17. Quantity: 1

- ✓ Supply and install uPVC Window 1200 (W) x 1200 (H)
- A Window Allowance: £700 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.5	each	£15.10	£22.35
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.41
Dow Corning 799 Glazing Silicone Clear 310ml	0.5	each	£10.61	£5.10
Masonry Torx Frame Screw 7.5 x 112mm	11.0	each	£0.25	£2.75
Expanding Foam 750ml	0.3	each	£8.85	£2.84
uPVC Window 1200 (W) x 1200 (H)	1.0	each	£875.00	£875.00
Cavity Wall Lintel CG150/100 1500mm	1.0	each	£115.43	£115.43
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.6	m	£5.66	£20.38
Fit window	3.5	hour	£30.00	£106.50
Install steel lintel	1.0	each	£11.63	£11.63
Materials: £1,023.88		Labour: £138.50		

Window W18

£651.85

Window W18. Quantity: 1

- ✓ Supply and install uPVC Window 600 (W) x 1050 (H)
- A Window Allowance: £350 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.1	each	£15.10	£16.76
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.0	kg	£8.32	£0.34
Dow Corning 799 Glazing Silicone Clear 310ml	0.3	each	£10.61	£3.50
Masonry Torx Frame Screw 7.5 x 112mm	8.0	each	£0.25	£2.00
Expanding Foam 750ml	0.2	each	£8.85	£1.95
uPVC Window 600 (W) x 1050 (H)	1.0	each	£437.50	£437.50
Cavity Wall Lintel CG150/100 900mm	1.0	each	£69.26	£69.26
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	2.7	m	£5.66	£15.29
Fit window	3.3	hour	£30.00	£97.50
Install steel lintel	1.0	each	£7.75	£7.75
Materials: £531.31		Labour: £120.54		

Door D1

£1,527.71

Door D1. Quantity: 1 each.

- A uPVC Front Door allowance £1,000.00 + VAT per each
- ✓ Fixing in position and sealing
- ✓ Complete with ironmongery to include hinges, multi-point locking system and handles

- ✓ Fit insulated cavity closers to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	2.0	each	£15.10	£30.20
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.50
Cavity Wall Lintel CG150/100 1200mm	1.0	each	£92.34	£92.34
uPVC Front Door allowance	1.0	each	£1,250.00	£1,250.00
No Nonsense General Purpose Silicone Clear 310ml	0.5	each	£4.99	£2.50
Masonry Torx Frame Screw 7.5 x 82mm	8.0	each	£0.19	£1.50
Expanding Foam 750ml	0.3	each	£8.85	£2.21
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	4.2	m	£5.66	£23.77
Install steel lintel	1.0	each	£9.30	£9.30
Install front door	1.0	each	£115.38	£115.39
Materials: £1,379.25		Labour: £148.46		

Door D2 £1,527.71

Door D2. Quantity: 1 each.

A uPVC Front Door allowance £1,000.00 + VAT per each

- ✓ Fixing in position and sealing
- ✓ Complete with ironmongery to include hinges, multi-point locking system and handles
- ✓ Fit insulated cavity closers to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	2.0	each	£15.10	£30.20
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.50
Cavity Wall Lintel CG150/100 1200mm	1.0	each	£92.34	£92.34
uPVC Front Door allowance	1.0	each	£1,250.00	£1,250.00
No Nonsense General Purpose Silicone Clear 310ml	0.5	each	£4.99	£2.50
Masonry Torx Frame Screw 7.5 x 82mm	8.0	each	£0.19	£1.50
Expanding Foam 750ml	0.3	each	£8.85	£2.21
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	4.2	m	£5.66	£23.77
Install steel lintel	1.0	each	£9.30	£9.30
Install front door	1.0	each	£115.38	£115.39
Materials: £1,379.25		Labour: £148.46		

Door D3 £2,259.13

Door D3. Quantity: 1 each.

A White uPVC French Door allowance £1,500.00 + VAT per each

- ✓ Fixing in position and sealing, double glazed
- ✓ Complete with ironmongery to include hinges, multi-point locking system and handles
- ✓ Fit insulated cavity closers to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	2.0	each	£15.10	£30.20
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.50
Cavity Wall Lintel CG150/100 2100mm	1.0	each	£166.85	£166.85
No Nonsense General Purpose Silicone Clear 310ml	1.0	each	£4.99	£4.99
Masonry Torx Frame Screw 7.5 x 82mm	12.0	each	£0.19	£2.25

Expanding Foam 750ml	0.3	each	£8.85	£2.92
White uPVC French Door allowance	1.0	each	£1,875.00	£1,875.00
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	4.2	m	£5.66	£23.77
Install steel lintel	1.0	each	£16.27	£16.27
Install french door	1.0	each	£136.36	£136.36
Materials: £2,082.71		Labour: £176.41		

Door D3

£2,259.13

Door D3. Quantity: 1 each.

A White uPVC French Door allowance £1,500.00 + VAT per each

- ✓ Fixing in position and sealing, double glazed
- ✓ Complete with ironmongery to include hinges, multi-point locking system and handles
- ✓ Fit insulated cavity closers to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	2.0	each	£15.10	£30.20
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.50
Cavity Wall Lintel CG150/100 2100mm	1.0	each	£166.85	£166.85
No Nonsense General Purpose Silicone Clear 310ml	1.0	each	£4.99	£4.99
Masonry Torx Frame Screw 7.5 x 82mm	12.0	each	£0.19	£2.25
Expanding Foam 750ml	0.3	each	£8.85	£2.92
White uPVC French Door allowance	1.0	each	£1,875.00	£1,875.00
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	4.2	m	£5.66	£23.77
Install steel lintel	1.0	each	£16.27	£16.27
Install french door	1.0	each	£136.36	£136.36
Materials: £2,082.71		Labour: £176.41		

Single Door

£4,030.95

Single Door. Quantity - 4 each

Door - 4 each

- ✓ Supply and install Softwood Door Lining Set + Stops 32 x 115mm - 4 each
- A Internal Door allowance £250.00 + VAT per each
- ✓ Includes 3 hinges per leaf
- ✓ Supply and install Tubular Latch 76 mm
- ✓ Supply and install Brass Door Handle Pack of 2
- ✓ Apply 1 coat of primer, 1 coat of undercoat and 2 coats of gloss

Architrave - 43.2 m

- ✓ Supply and install MDF Primed Torus Architrave 44mm
- ✓ Apply 1 coat of primer, 1 coat of undercoat and 2 coats of gloss

Lintels - 8 each

- ✓ Timber lintels fixed in position

Materials	Qty	Unit	Rate (£)	Value (£)
Dulux Trade High Gloss Paint White 2.5Ltr	1.4	each	£34.36	£49.49
Leyland Trade Acrylic Primer Undercoat White 2.5Ltr	0.1	each	£19.79	£2.58
Pinkgrip Grab Adhesive 350ml	6.0	each	£4.16	£24.98
MDF Primed Torus Architrave 44mm	43.2	m	£5.21	£225.17
MitreBond Aerosol kit 2Pcs	3.0	each	£10.40	£31.20
51mm Paslode galvanised angled brads 16ga 2000 Pack	0.1	pack	£33.33	£1.66

Sawn Timber Treated C16/C24 47 x 195mm	19.2	m	£4.20	£80.64
Internal Door allowance	4.0	each	£312.50	£1,250.00
Softwood Door Lining Set + Stops 32 x 115mm	4.0	each	£22.32	£89.30
Eclipse Fire Door Ball Bearing Hinges 102 x 76mm Pack of 3	4.0	pack	£9.16	£36.65
Dulux Trade Wood Primer Undercoat White 2.5Ltr	1.1	each	£47.91	£51.26
Tubular Latch 76 mm	4.0	each	£3.63	£14.50
Brass Door Handle Pack of 2	4.0	pack	£9.36	£37.45
Labour	Qty	Unit	Rate (£)	Value (£)
Apply 2 coats of gloss, 43.2m x 2	86.4	m	£3.91	£337.50
Apply 1 coat of primer, 43.2m x 1	43.2	m	£3.13	£135.00
Apply 1 coat of undercoat, 43.2m x 1	43.2	m	£3.13	£135.00
Cutting and fixing in position architraves	43.2	m	£5.44	£234.90
Install timber lintel	8.0	each	£15.66	£125.28
Fitting a single door lining	4.0	each	£29.00	£116.00
Fitting a tubular latch	4.0	each	£30.81	£123.25
Fitting handles	4.0	each	£10.88	£43.50
Apply 2 coats of gloss, 16.1m2 x 2	32.2	m2	£13.75	£442.75
Apply 1 coat of primer, 16.1m2 x 1	16.1	m2	£6.25	£100.63
Apply 1 coat of undercoat, 16.1m2 x 1	16.1	m2	£6.25	£100.63
Fitting a door	4.0	each	£60.42	£241.66
Materials: £1,894.86		Labour: £2,136.09		

Front Brick Arch £211.07

Front Brick Arch

- ✓ Facing brick arch in cement sand mortar 1:3. Quantity: 1
- ✓ Supply and install London Brick Company Heather

Materials	Qty	Unit	Rate (£)	Value (£)
London Brick Company Heather	12.0	each	£2.11	£25.35
Blue Circle Cement 25kg	0.2	each	£8.07	£1.70
Building Sand Bulk Bag	0.0	each	£81.25	£1.63
Labour	Qty	Unit	Rate (£)	Value (£)
Laying bricks (arch)	2.4	hour	£76.00	£182.40
Materials: £28.68		Labour: £182.40		

Front Brick Arch £470.76

Front Brick Arch

- ✓ Facing brick arch in cement sand mortar 1:3. Quantity: 1
- ✓ Supply and install London Brick Company Heather

Materials	Qty	Unit	Rate (£)	Value (£)
London Brick Company Heather	27.0	each	£2.11	£57.04
Blue Circle Cement 25kg	0.2	each	£8.07	£1.70
Building Sand Bulk Bag	0.0	each	£81.25	£1.63
Labour	Qty	Unit	Rate (£)	Value (£)
Laying bricks (arch)	5.4	hour	£76.00	£410.40
Materials: £60.36		Labour: £410.40		

Rear Brick Arch £418.90

Rear Brick Arch

- ✓ Facing brick arch in cement sand mortar 1:3. Quantity: 1
- ✓ Supply and install London Brick Company Heather

Materials	Qty	Unit	Rate (£)	Value (£)
London Brick Company Heather	24.0	each	£2.11	£50.70
Blue Circle Cement 25kg	0.2	each	£8.07	£1.77
Building Sand Bulk Bag	0.0	each	£81.25	£1.63
Labour	Qty	Unit	Rate (£)	Value (£)
Laying bricks (arch)	4.8	hour	£76.00	£364.80

Materials: £54.10

Labour: £364.80

Rear Brick Arch

£332.18

Rear Brick Arch

- ✓ Facing brick arch in cement sand mortar 1:3. Quantity: 1
- ✓ Supply and install London Brick Company Heather

Materials	Qty	Unit	Rate (£)	Value (£)
London Brick Company Heather	19.0	each	£2.11	£40.14
Blue Circle Cement 25kg	0.2	each	£8.07	£1.61
Building Sand Bulk Bag	0.0	each	£81.25	£1.63
Labour	Qty	Unit	Rate (£)	Value (£)
Laying bricks (arch)	3.8	hour	£76.00	£288.80

Materials: £43.38

Labour: £288.80

Side Brick Arch

£211.07

Side Brick Arch

- ✓ Facing brick arch in cement sand mortar 1:3. Quantity: 1
- ✓ Supply and install London Brick Company Heather

Materials	Qty	Unit	Rate (£)	Value (£)
London Brick Company Heather	12.0	each	£2.11	£25.35
Blue Circle Cement 25kg	0.2	each	£8.07	£1.70
Building Sand Bulk Bag	0.0	each	£81.25	£1.63
Labour	Qty	Unit	Rate (£)	Value (£)
Laying bricks (arch)	2.4	hour	£76.00	£182.40

Materials: £28.68

Labour: £182.40

Side Brick Arch

£211.07

Side Brick Arch

- ✓ Facing brick arch in cement sand mortar 1:3. Quantity: 1
- ✓ Supply and install London Brick Company Heather

Materials	Qty	Unit	Rate (£)	Value (£)
London Brick Company Heather	12.0	each	£2.11	£25.35
Blue Circle Cement 25kg	0.2	each	£8.07	£1.70
Building Sand Bulk Bag	0.0	each	£81.25	£1.63
Labour	Qty	Unit	Rate (£)	Value (£)
Laying bricks (arch)	2.4	hour	£76.00	£182.40

Materials: £28.68

Labour: £182.40

Plasterboard lining £2,171.80

Plasterboard lining to a total area of 46.4m²

- ✓ Ceiling to be lined with 1 Layer Standard plasterboard
- ✓ Skim finish internally

Materials	Qty	Unit	Rate (£)	Value (£)
Standard Plasterboard SE 2400 x 1200 x 15mm	16.1	sheet	£16.41	£264.40
Drywall Screws 38mm Box of 1000	0.8	box	£13.54	£10.70
Thistle Multi Finish Plaster 25kg	7.0	bag	£9.99	£69.51
Drywall Scrim Tape 48mm x 90m	0.8	roll	£5.09	£4.33
Labour	Qty	Unit	Rate (£)	Value (£)
Fixing plasterboard to ceiling	46.4	m2	£14.29	£662.86
Skimming ceiling	46.4	m2	£25.00	£1,160.00

Materials: £348.94

Labour: £1,822.86

Kitchen £13,000.00

Kitchen installation includes:

A Quote includes a PC Sum allowance of £10000 for supply only of kitchen units and worktops

- ✓ Quote includes for fixing. Final price will be adjusted to reflect variation of kitchen

Materials	Qty	Unit	Rate (£)	Value (£)
Kitchen allowance	1.0	each	£10,000.00	£10,000.00
Labour	Qty	Unit	Rate (£)	Value (£)
Install kitchen	1.0	each	£3,000.00	£3,000.00

Materials: £10,000.00

Labour: £3,000.00

Skirting Board £1,583.72

Skirting Board. MDF Torus skirting 144 mm, length 55m:

- ✓ Supply and install MDF Primed Torus Skirting 144mm
- ✓ Apply 1 coat of primer, 2 coats of gloss, 1 coat of undercoat

Materials	Qty	Unit	Rate (£)	Value (£)
Dulux Trade High Gloss Paint White 2.5Ltr	0.6	each	£34.36	£21.65
Leyland Trade Acrylic Primer Undercoat White 2.5Ltr	0.5	each	£19.79	£10.49
MDF Primed Torus Skirting 144mm	55.0	m	£6.44	£354.06
65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	0.4	pack	£6.25	£2.44
Pinkgrip Grab Adhesive 350ml	5.5	each	£4.16	£22.90
Labour	Qty	Unit	Rate (£)	Value (£)
Apply 2 coats of gloss, 55m x 2	110.0	m	£3.91	£429.69
Apply 1 coat of primer, 55m x 1	55.0	m	£3.13	£171.88
Apply 1 coat of undercoat, 55m x 1	55.0	m	£3.13	£171.88
Cutting and fixing skirting board	55.0	m	£7.25	£398.75

Materials: £411.54

Labour: £1,172.19

Electrics - Allowance £14,512.23

Electrics 2nd Fix - 1 each

Lights Fittings:

A 2 - Outdoor Light allowance £25.00 per each + VAT

A 45 - Downlight allowance £25.00 per each + VAT

Switches:

A 15 - Light Switch allowance £9.00 per each + VAT

Outlets:

A 30 - Double Socket allowance £3.50 per each + VAT

A 3 - Shaver Socket allowance £20.00 per each + VAT

Alarms:

✓ 1 - Mains Heat Alarm With 9V Battery Backup

✓ 2 - Mains Smoke Detector With 9V Battery Backup

✓ 2 - Aico Mains CO Alarm With 9V Battery Backup

Fans:

✓ 3 - Xpelair XIMX100 In-Line Extractor Fan Standard

Consumer Unit and Accessories:

✓ 1 - Wylex Metal 17th Edition Consumer Unit 10 Way + 10MCBs

TV, Telephone & Data:

A TV Sockets Allowance - 1 each

A Allowance - 3 each

A Data Sockets Allowance - 3 each

Extras:

A New Installation certificate - 1 each

Electrics 1st Fix - 1 each**1st Fix - Cables, Boxes & Accessories:**

✓ 3.1 - 1.5mm² Twin and Earth Cable 100m Reel

✓ 2.48 - 2.5mm² Twin and Earth Cable 100m Reel

✓ 0.9 - 1.0mm² 3-Core and Earth Cable 100m Reel

✓ 33 - Metal Box 2 Gang 35mm

✓ 22 - Metal Box 1 Gang 35mm

Materials	Qty	Unit	Rate (£)	Value (£)
1.5mm² Twin and Earth Cable 100m Reel	3.1	reel	£53.64	£166.28
Metal Box 1 Gang 35mm	22.0	each	£0.61	£13.47
2.5mm² Twin and Earth Cable 100m Reel	2.5	reel	£78.11	£193.72
Metal Box 2 Gang 35mm	33.0	each	£0.79	£25.99
1.0mm² 3-Core and Earth Cable 100m Reel	0.9	reel	£59.36	£53.43
Light Switch allowance	15.0	each	£11.25	£168.75
Double Socket allowance	30.0	each	£4.38	£131.25
Mains Smoke Detector With 9V Battery Backup	2.0	each	£20.82	£41.65
Mains Heat Alarm With 9V Battery Backup	1.0	each	£22.91	£22.91
Aico Mains CO Alarm With 9V Battery Backup	2.0	each	£68.42	£136.85
Xpelair XIMX100 In-Line Extractor Fan Standard	3.0	each	£89.46	£268.39
TV Sockets allowance	1.0	each	£5.75	£5.75
Telephone Sockets allowance	3.0	each	£2.04	£6.11
Data Sockets allowance	3.0	each	£4.22	£12.68
Shaver Socket allowance	3.0	each	£25.00	£75.00
Outdoor Light allowance	2.0	each	£31.25	£62.50
Downlight allowance	45.0	each	£31.25	£1,406.25
Wylex Metal 17th Edition Consumer Unit 10 Way + 10MCBs	1.0	each	£650.00	£650.00
Labour	Qty	Unit	Rate (£)	Value (£)
Electrics 1st Fix	73.7	hour	£75.00	£5,523.75
General Electrics	69.3	hour	£75.00	£5,197.50
New Installation certificate	1.0	each	£350.00	£350.00

Materials: £3,440.97

Labour: £11,071.25

Heating

£20,361.36

Heating.

Gas Boiler - 1 each

- ✓ 1 - Worcester Greenstar 34CDi Classic ErP Combi Boiler
- ✓ Includes flue kit, room thermostat, magnetic filter, electrolytic scale inhibitor, filling loop
- ✓ We have allowed for chemical inhibitor

Cylinder - 1 each

- ✓ 1 - RM Stelflow Unvented Indirect Cylinder 210L
- ✓ Cylinder comes with an expansion vessel, two safety valves, filter heating elements and stats

Radiators - 11 each

Bedrooms

- A Radiator allowance - 8 each
- ✓ Drayton RT212 White & Chrome TRV & Lockshield 15 x 15mm - 3 each

Bathrooms

- A Towel Radiator allowance - 3 each
- ✓ Drayton RT212 White & Chrome TRV & Lockshield 15 x 15mm - 3 each

1st Fix

- A 1st Fix Plumbing Materials allowance - 1 each

Drainage

- A Drainage Pipes and Fittings allowance - 1 each

Materials	Qty	Unit	Rate (£)	Value (£)
RM Stelflow Unvented Indirect Cylinder 210L	1.0	each	£916.66	£916.66
Worcester Greenstar 34CDi Classic ErP Combi Boiler	1.0	each	£1,431.88	£1,431.88
Worcester Bosch Telescopic FS Flue Kit 60 x 100mm	1.0	each	£104.57	£104.57
Honeywell Digital Room Thermostat	1.0	each	£57.29	£57.29
Adey MagnaClean Professional Magnetic Filter 22mm	1.0	each	£117.16	£117.16
Electrolytic Scale Inhibitor 15mm	1.0	each	£24.98	£24.98
Sentinel X100 Central Heating Scale Inhibitor 1L	1.0	each	£13.54	£13.54
Combi Straight Filling Loop	1.0	each	£12.16	£12.16
Radiator allowance	8.0	each	£312.50	£2,500.00
Drayton RT212 White & Chrome TRV & Lockshield 15 x 15mm	11.0	each	£24.98	£274.73
Towel Radiator allowance	3.0	each	£312.50	£937.50
1st Fix Plumbing Materials allowance	1.0	each	£6,250.00	£6,250.00
Drainage Pipes and Fittings allowance	1.0	each	£2,500.00	£2,500.00
Labour	Qty	Unit	Rate (£)	Value (£)
Install hot water cylinder	8.4	hour	£72.00	£604.80
Install boiler	10.6	hour	£72.00	£763.20
Install radiator	20.7	hour	£72.00	£1,490.40
1st Fix Labour	40.0	hour	£39.38	£1,575.00
Drainage Labour	20.0	hour	£39.38	£787.50

Materials: £15,140.46

Labour: £5,220.90

First Floor

£54,093.97

Cavity Wall

£17,940.42

Cavity Wall. Area - 52.13 m²

- ✓ Outer Skin - Brick wall 102.5 mm thick in cement sand mortar (1:3)
- ✓ Supply and install London Brick Company Commons
- ✓ Cavity formed with stainless steel wall ties
- ✓ Inner Skin - Block wall 100 mm thick in cement sand mortar (1:3)
- ✓ Supply and install Celcon Standard Aerated Concrete Block 3.6N 100mm
- ✓ Supply and install Earthwool DriTherm Cavity Slab Insulation 32 Ultimate 150mm (2.18m²)
- ✓ Walls to be finished with 1 layer of 12.5mm Standard plasterboard, fixed with adhesive dabs
- ✓ We have allowed for skim coat

Materials	Qty	Unit	Rate (£)	Value (£)
Standard Plasterboard SE 2400 x 1200 x 12.5mm	18.1	sheet	£13.76	£249.10
Gyproc Dry-Wall Adhesive 25kg	11.6	bag	£13.88	£160.67
Thistle Multi Finish Plaster 25kg	7.8	bag	£9.99	£78.10
Drywall Scrim Tape 48mm x 90m	2.0	roll	£5.09	£10.18
Blue Circle Cement 25kg	29.3	each	£8.07	£236.92
Building Sand Bulk Bag	3.0	each	£81.25	£244.56
Sika Maxmix Concentrated Plasticiser 1L	0.2	each	£13.41	£3.09
Celcon Standard Aerated Concrete Block 3.6N 100mm	515.0	each	£2.88	£1,480.63
London Brick Company Commons	3089.0	each	£2.09	£6,448.29
Staifix Housing Wall Ties HRT4 250mm box of 250	0.8	pack	£52.06	£44.25
Earthwool DriTherm Cavity Slab Insulation 32 Ultimate 150mm (2.18m²)	23.9	each	£79.89	£1,910.11
Labour	Qty	Unit	Rate (£)	Value (£)
Dot and dabbing plasterboard	52.1	m2	£15.00	£781.95
Skimming walls	52.1	m2	£25.00	£1,303.25
Laying concrete blocks	515.0	each	£2.71	£1,396.94
Laying bricks (half a brick thick)	52.1	m2	£65.00	£3,388.45
Forming cavity	52.1	m2	£1.49	£77.70
Laying wool insulation to cavity wall	52.1	m2	£2.42	£126.25
Materials: £10,865.89		Labour: £7,074.54		

Party Wall £5,296.19

Party Wall. Area - 21.75 m²

- ✓ Outer Skin - Block wall 100 mm thick in cement sand mortar (1:3)
- ✓ Supply and install Solid Dense Concrete Blocks 7.3N 100mm
- ✓ Cavity formed with stainless steel wall ties
- ✓ Inner Skin - Block wall 100 mm thick in cement sand mortar (1:3)
- ✓ Supply and install Celcon Standard Aerated Concrete Block 3.6N 100mm
- ✓ Supply and install Earthwool DriTherm Cavity Slab Insulation 32 Ultimate 150mm (2.18m²)
- ✓ Walls to be finished with 1 layer of 12.5mm Standard plasterboard, fixed with adhesive dabs
- ✓ We have allowed for skim coat

Materials	Qty	Unit	Rate (£)	Value (£)
Standard Plasterboard SE 2400 x 1200 x 12.5mm	7.5	sheet	£13.76	£103.91
Gyproc Dry-Wall Adhesive 25kg	4.8	bag	£13.88	£67.01
Thistle Multi Finish Plaster 25kg	3.3	bag	£9.99	£32.56
Drywall Scrim Tape 48mm x 90m	1.0	roll	£5.09	£5.09
Blue Circle Cement 25kg	6.1	each	£8.07	£49.42
Building Sand Bulk Bag	0.6	each	£81.25	£50.38
Sika Maxmix Concentrated Plasticiser 1L	0.0	each	£13.41	£0.54
Celcon Standard Aerated Concrete Block 3.6N 100mm	215.0	each	£2.88	£618.13
Staifix Housing Wall Ties HRT4 250mm box of 250	0.4	pack	£52.06	£18.74
Solid Dense Concrete Blocks 7.3N 100mm	215.0	each	£2.61	£561.69
Earthwool DriTherm Cavity Slab Insulation 32 Ultimate 150mm (2.18m²)	10.0	each	£79.89	£797.28
Labour	Qty	Unit	Rate (£)	Value (£)
Dot and dabbing plasterboard	43.5	m2	£15.00	£652.50
Skimming walls	43.5	m2	£25.00	£1,087.50
Laying concrete blocks	430.0	each	£2.71	£1,166.38
Forming cavity	21.8	m2	£1.49	£32.41

Laying wool insulation to cavity wall	21.8	m2	£2.42	£52.67
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Materials: £2,304.72

Labour: £2,991.46

Timber Stud Wall

£11,648.45

Timber Stud Wall. Area - 69.25 m²

- ✓ Timber stud work using Sawn Timber Treated C16/C24 47 x 95mm at 400mm centres
- ✓ Knauf Earthwool Frametherm Insulation Slab 38 90mm (8m²) or similar insulation fitted between studs
- ✓ Walls to be finished with 1 layer of 15mm Standard plasterboard, fixed with screws
- ✓ We have allowed for skim coat

Materials	Qty	Unit	Rate (£)	Value (£)
Sawn Timber Treated C16/C24 47 x 95mm Studs: 74 x 2.4m. Plates: 14 x 4.8m. Noggins: 25 x 4.8m	364.8	m	£2.10	£766.08
Screws 5 x 100mm box of 100	14.6	box	£6.66	£97.54
Knauf Earthwool Frametherm Insulation Slab 38 90mm (8m²)	8.7	each	£60.63	£525.01
Standard Plasterboard SE 2400 x 1200 x 15mm	48.1	sheet	£16.41	£789.27
Drywall Screws 38mm Box of 1000	2.9	box	£13.54	£39.80
Thistle Multi Finish Plaster 25kg	20.8	bag	£9.99	£207.54
Drywall Scrim Tape 48mm x 90m	3.0	roll	£5.09	£15.26

Labour	Qty	Unit	Rate (£)	Value (£)
Erect and fix studwork	364.8	m	£8.63	£3,148.58
Laying wool insulation between studs	69.3	m2	£7.50	£519.38
Fixing plasterboard to walls	138.5	m2	£15.00	£2,077.50
Skimming walls	138.5	m2	£25.00	£3,462.50

Materials: £2,440.50

Labour: £9,207.95

Floor

£9,002.70

Floor. Span - 8.6 m, floor area - 46.4 m²:

- ✓ I - Joist 96 x 300mm at 600 mm centres
- ✓ Supply and install Sawn Timber Treated C16/C24 47 x 95mm
- ✓ Supply and install 22 x Standard Joist Hanger 63mm x 250mm JHA270/63
- ✓ 8 galvanised mild steel joist straps
- ✓ Knauf Earthwool Combi Cut 44 Loft Roll Insulation 100mm (13.89m²) or similar insulation fitted between joists
- ✓ Chipboard Flooring fixed with screws to joists

Materials	Qty	Unit	Rate (£)	Value (£)
Standard Joist Hanger 63mm x 250mm JHA270/63	22.0	each	£1.36	£29.98
Square Twist Nails 3.7 x 30mm 1kg	2.2	pack	£6.16	£13.56
Sawn Timber Treated C16/C24 47 x 95mm	28.0	m	£2.10	£58.80
Screws 5 x 80mm box of 100	2.0	box	£5.51	£11.03
Heavy Restraint Strap 1000 x 30 x 5mm	8.0	each	£5.94	£47.50
Nylon Anchor Hammerfix Screws M6x60mm Box of 50	1.0	box	£7.49	£7.19
Knauf Earthwool Combi Cut 44 Loft Roll Insulation 100mm (13.89m²)	3.3	each	£43.75	£146.13
Chicken Wire/ Mesh Roll 1m x 10m (10m2)	10.3	each	£20.99	£216.59
Chipboard Flooring P4 2400 x 600 x 22mm	32.3	each	£18.73	£603.89
Screws 4.5 x 60mm box of 200	1.9	box	£7.80	£14.74
I - Joist 96 x 300mm x 4.8m	105.6	m	£15.24	£1,609.08

Labour	Qty	Unit	Rate (£)	Value (£)
Carpenter to fit joist hangers	5.5	hour	£72.00	£396.00
Fix solid strutting between joist	10.8	hour	£72.00	£777.60
Fix Restraint Strap	3.2	hour	£72.00	£230.40
Laying wool insulation between timbers	11.6	hour	£30.00	£348.30

Fix chicken wire	12.9	hour	£30.00	£387.00
Fixing T&G chipboard flooring	21.1	hour	£72.00	£1,519.85
Carpenter to fit floor joists	35.9	hour	£72.00	£2,585.09
Materials: £2,758.46		Labour: £6,244.24		

Plasterboard lining

£2,171.80

Plasterboard lining to a total area of 46.4m²

- ✓ Ceiling to be lined with 1 Layer Standard plasterboard
- ✓ Skim finish internally

Materials	Qty	Unit	Rate (£)	Value (£)
Standard Plasterboard SE 2400 x 1200 x 15mm	16.1	sheet	£16.41	£264.40
Drywall Screws 38mm Box of 1000	0.8	box	£13.54	£10.70
Thistle Multi Finish Plaster 25kg	7.0	bag	£9.99	£69.51
Drywall Scrim Tape 48mm x 90m	0.8	roll	£5.09	£4.33
Labour	Qty	Unit	Rate (£)	Value (£)
Fixing plasterboard to ceiling	46.4	m2	£14.29	£662.86
Skimming ceiling	46.4	m2	£25.00	£1,160.00
Materials: £348.94		Labour: £1,822.86		

Single Door

£5,730.70

Single Door. Quantity - 6 each

Door - 6 each

- ✓ Supply and install Softwood Door Lining Set + Stops 32 x 115mm - 6 each
- A Internal Door allowance £250.00 + VAT per each
- ✓ Includes 3 hinges per leaf
- ✓ Supply and install Tubular Latch 76 mm
- ✓ Supply and install Brass Door Handle Pack of 2
- ✓ Apply 1 coat of primer, 1 coat of undercoat and 2 coats of gloss

Architrave - 64.8 m

- ✓ Supply and install MDF Primed Torus Architrave 44mm
- ✓ Apply 1 coat of primer, 1 coat of undercoat and 2 coats of gloss

Materials	Qty	Unit	Rate (£)	Value (£)
Dulux Trade High Gloss Paint White 2.5Ltr	2.2	each	£34.36	£74.23
Leyland Trade Acrylic Primer Undercoat White 2.5Ltr	0.2	each	£19.79	£3.76
Pinkgrip Grab Adhesive 350ml	9.0	each	£4.16	£37.46
MDF Primed Torus Architrave 44mm	64.8	m	£5.21	£337.78
MitreBond Aerosol kit 2Pcs	4.0	each	£10.40	£41.60
51mm Paslode galvanised angled brads 16ga 2000 Pack	0.1	pack	£33.33	£2.66
Internal Door allowance	6.0	each	£312.50	£1,875.00
Softwood Door Lining Set + Stops 32 x 115mm	6.0	each	£22.32	£133.95
Eclipse Fire Door Ball Bearing Hinges 102 x 76mm Pack of 3	6.0	pack	£9.16	£54.97
Dulux Trade Wood Primer Undercoat White 2.5Ltr	1.6	each	£47.91	£77.14
Tubular Latch 76 mm	6.0	each	£3.63	£21.75
Brass Door Handle Pack of 2	6.0	pack	£9.36	£56.17
Labour	Qty	Unit	Rate (£)	Value (£)
Apply 2 coats of gloss, 64.8m x 2	129.6	m	£3.91	£506.25
Apply 1 coat of primer, 64.8m x 1	64.8	m	£3.13	£202.50

Apply 1 coat of undercoat, 64.8m x 1	64.8	m	£3.13	£202.50
Cutting and fixing in position architraves	64.8	m	£5.44	£352.35
Fitting a single door lining	6.0	each	£29.00	£174.00
Fitting a tubular latch	6.0	each	£30.81	£184.88
Fitting handles	6.0	each	£10.88	£65.25
Apply 2 coats of gloss, 24.1m2 x 2	48.2	m2	£13.75	£662.75
Apply 1 coat of primer, 24.1m2 x 1	24.1	m2	£6.25	£150.63
Apply 1 coat of undercoat, 24.1m2 x 1	24.1	m2	£6.25	£150.63
Fitting a door	6.0	each	£60.42	£362.50

Materials: £2,716.47

Labour: £3,014.22

Skirting Board

£2,303.71

Skirting Board. MDF Torus skirting 144 mm, length 80m:

- ✓ Supply and install MDF Primed Torus Skirting 144mm
- ✓ Apply 1 coat of primer, 2 coats of gloss, 1 coat of undercoat

Materials	Qty	Unit	Rate (£)	Value (£)
Dulux Trade High Gloss Paint White 2.5Ltr	0.9	each	£34.36	£31.61
Leyland Trade Acrylic Primer Undercoat White 2.5Ltr	0.8	each	£19.79	£15.24
MDF Primed Torus Skirting 144mm	80.0	m	£6.44	£515.00
65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	0.6	pack	£6.25	£3.56
Pinkgrip Grab Adhesive 350ml	8.0	each	£4.16	£33.30
Labour	Qty	Unit	Rate (£)	Value (£)
Apply 2 coats of gloss, 80m x 2	160.0	m	£3.91	£625.00
Apply 1 coat of primer, 80m x 1	80.0	m	£3.13	£250.00
Apply 1 coat of undercoat, 80m x 1	80.0	m	£3.13	£250.00
Cutting and fixing skirting board	80.0	m	£7.25	£580.00

Materials: £598.71

Labour: £1,705.00

PLOT 3

£194,245.70

Ground Floor

£140,151.73

Trench Foundation

£9,105.80

Trench Foundation. Length 25.7m:

- ✓ Excavate trenches by machine, Width - 600mm, Depth - 1000mm
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ We have allowed for 1 x 1.5 Tonne Excavator
- ✓ Boarded earthwork support to trench sides
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 3.1 x 8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)
- ✓ We have allowed for 1 x 1 Tonne Skip Loader
- ✓ Ready mixed concrete - C35 Mix
- ✓ We have allowed for Concrete Pump

Materials	Qty	Unit	Rate (£)	Value (£)
Concrete Mix C35	15.4	m3	£156.25	£2,409.38
Regular Diesel	66.5	l	£2.38	£158.05
Screws 5 x 70mm box of 100	5.1	box	£4.79	£24.61
Shuttering Plywood 2440 x 1220 x 18mm	17.9	sheet	£44.79	£799.46
Sawn Timber Treated C16/C24 47 x 95mm	155.0	m	£2.10	£325.50
Labour	Qty	Unit	Rate (£)	Value (£)
Casting concrete to trench	15.4	m3	£74.22	£1,144.45

Levelling and compacting bottoms of excavations	15.4	m2	£3.55	£54.76	
Excavate trenches by Machine	15.4	m3	£63.00	£971.53	
Load soil to skip by machine	18.8	m3	£11.72	£220.43	
Erecting and removal of Earthwork support	51.4	m2	£17.76	£912.64	
Plant & Tool	Qty	Term	Unit	Rate (£)	Value (£)
Concrete Pump	1	-	day	£725.00	£725.00
1.5 Tonne Excavator	1	3.0	day	£80.21	£240.63
Delivery and Collection Cost	1	-	each	£56.25	£56.25
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	3.1	-	each	£318.75	£988.13
1 Tonne Skip Loader	1	1.0	day	£75.00	£75.00
Materials: £3,717.00		Labour: £3,303.80		Plant: £2,085.00	

Trench Foundation

£2,505.19

Trench Foundation. Length 5.17m:

- ✓ Excavate trenches by machine, Width - 450mm, Depth - 1000mm
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ We have allowed for 1 x 1.5 Tonne Excavator
- ✓ Boarded earthwork support to trench sides
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 0.9 x 4 Yard Skip 1.8m(L) x 1.3(W) x 1.0(H)
- ✓ We have allowed for 1 x 1 Tonne Skip Loader
- ✓ Ready mixed concrete - C35 Mix
- ✓ We have allowed for Concrete Pump

Materials	Qty	Unit	Rate (£)	Value (£)	
Concrete Mix C35	2.3	m3	£156.25	£364.06	
Concrete Part Load Charge	3.7	m3	£68.75	£252.31	
Regular Diesel	10.0	l	£2.38	£23.85	
Screws 5 x 70mm box of 100	0.9	box	£4.79	£4.50	
Shuttering Plywood 2440 x 1220 x 18mm	3.6	sheet	£44.79	£160.79	
Sawn Timber Treated C16/C24 47 x 95mm	28.0	m	£2.10	£58.80	
Labour	Qty	Unit	Rate (£)	Value (£)	
Casting concrete to trench	2.3	m3	£74.22	£172.93	
Levelling and compacting bottoms of excavations	2.3	m2	£3.55	£8.28	
Excavate trenches by Machine	2.3	m3	£63.00	£146.80	
Load soil to skip by machine	2.8	m3	£11.72	£33.29	
Erecting and removal of Earthwork support	10.3	m2	£17.76	£183.59	
Plant & Tool	Qty	Term	Unit	Rate (£)	Value (£)
Concrete Pump	1	-	day	£725.00	£725.00
1.5 Tonne Excavator	1	1.0	day	£68.75	£68.75
Delivery and Collection Cost	1	-	each	£56.25	£56.25
4 Yard Skip 1.8m(L) x 1.3(W) x 1.0(H)	0.9	-	each	£190.00	£171.00
1 Tonne Skip Loader	1	1.0	day	£75.00	£75.00
Materials: £864.31		Labour: £544.88		Plant: £1,096.00	

Cavity Walls Below DPC

£2,975.55

Cavity Walls Below DPC.

- ✓ Constructed in cement sand mortar 1:3
- ✓ Outer skin: concrete blocks below ground level and bricks above ground level
- ✓ Supply and install London Brick Company Commons
- ✓ Cavity formed with stainless steel wall ties, cavity 150mm wide
- ✓ Site mixed concrete
- ✓ Concrete blocks inner skin
- ✓ Damp proof course built into walls

Materials	Qty	Unit	Rate (£)	Value (£)
Ballast Bulk Bag	1.8	each	£81.25	£146.25
Blue Circle Mastercrete 25kg	13.6	each	£8.85	£120.71
Solid Low Density Concrete Blocks 3.6N 100mm	171.7	each	£4.31	£740.63
Sika Maxmix Concentrated Plasticiser 1L	0.0	each	£13.41	£0.40
Building Sand Bulk Bag	0.5	each	£81.25	£40.63
Blue Circle Cement 25kg	4.8	each	£8.07	£39.16
Damp Proof Course 100mm x 30m	1.7	each	£5.70	£9.75
London Brick Company Commons	342.9	each	£2.09	£715.80
Labour	Qty	Unit	Rate (£)	Value (£)
Mix Concrete on Site	0.9	m3	£58.59	£50.98
Filling cavity	0.9	m3	£81.08	£70.54
Laying concrete blocks	171.7	each	£2.71	£465.85
Lay damp proof course	51.4	m	£3.88	£199.18
Laying bricks (half a brick thick)	5.8	m2	£65.00	£375.70
Materials: £1,813.33		Labour: £1,162.22		

Floor

£12,128.13

Floor. Beam and block ground floor, floor area 46.4m²:

- ✓ Excavate reduced levels by machine, excavation depth: - 300mm
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ We have allowed for 1 x 1.5 Tonne Excavator
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 2.8 x 8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)
- ✓ We have allowed for 1 x 1 Tonne Skip Loader
- ✓ Backfilling to make up levels with 100mm hardcore obtained off site, compacting fill with vibrating plate
- ✓ Ready mixed concrete - C25 Mix
- ✓ Construct half a brick thick sleeper walls in engineering bricks or blocks to support concrete beams
- ✓ Precast beam flooring system comprising precast concrete beams and infill concrete blocks
- ✓ 1200 gauge damp proof membrane
- ✓ 150 mm Celotex or similar flooring insulation board

Materials	Qty	Unit	Rate (£)	Value (£)
Regular Diesel	60.1	l	£2.38	£142.81
150mm Celotex Insulation XR4150 Board 2400mm x 1200mm	16.1	each	£56.88	£917.39
25mm Celotex Insulation TB3025 Board 2400mm x 1200mm	1.0	each	£14.38	£14.38
Damp Proof Course 225mm x 30m	0.2	each	£11.45	£2.06
Building Sand Bulk Bag	0.1	each	£81.25	£5.69
Blue Circle Cement 25kg	0.7	each	£8.07	£5.58
Class B Red Perforated Engineering Brick 65mm	76.0	each	£1.16	£88.35
Damp Proof Membrane 1200ga 4m x 25m (100m2)	0.6	each	£70.82	£40.38
MOT Type 1 Sub-base Bulk Bag	10.5	bag	£81.25	£852.31
Solid Low Density Concrete Blocks 3.6N 100mm	440.0	each	£4.31	£1,897.50
Concrete Floor Beam 155mm x 1m (34kg)	104.0	m	£26.05	£2,709.20
Concrete Mix C25	4.6	m3	£146.25	£678.60
Concrete Part Load Charge	1.4	m3	£68.75	£93.50
Labour	Qty	Unit	Rate (£)	Value (£)

Levelling and compacting bottoms of excavations	46.4	m2	£3.55	£164.91
Excavate reduced levels by Machine	13.9	m3	£63.00	£877.65
Laying insulation to floor	46.4	m2	£6.00	£278.64
Laying bricks (half a brick thick)	1.6	m2	£42.63	£69.05
Lay damp proof course	5.4	m	£3.88	£20.92
Laying Damp Proof Membrane	56.9	m2	£1.50	£85.41
Fill to make up levels by hand	4.6	m3	£75.00	£348.00
Spreading and levelling fill	46.4	m2	£1.41	£65.31
Compacting fill	46.4	m2	£1.78	£82.46
Lay beams and blocks	46.4	m2	£20.00	£928.80
Casting concrete to slabs	4.6	m3	£85.94	£398.75
Load soil to skip by machine	17.0	m3	£11.72	£199.22

Plant & Tool	Qty	Term	Unit	Rate (£)	Value (£)
1.5 Tonne Excavator	1	2.0	day	£68.75	£137.50
Delivery and Collection Cost	1	-	each	£56.25	£56.25
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	2.8	-	each	£318.75	£892.50
1 Tonne Skip Loader	1	1.0	day	£75.00	£75.00

Materials: £7,447.74

Labour: £3,519.14

Plant: £1,161.25

Screed

£2,437.68

Screed. Cement and sand floor screed to a total floor area 46.4m²:

- ✓ 500 gauge separating layer/vapour barrier
- ✓ Celotex or similar flooring insulation board to perimeter of floor screed, 25mm thick x 75mm high
- ✓ Supply and install 1 layer of A252 Reinforcing Mesh 4.8m x 2.4m (4kg/m2)
- ✓ Cement and sand (1:3) floor screed, 75mm thick

Materials	Qty	Unit	Rate (£)	Value (£)
A252 Reinforcing Mesh 4.8m x 2.4m (4kg/m2)	4.0	each	£52.44	£211.32
Plastic Reinforced Mesh Spacers 40-50mm	290.0	each	£0.58	£166.75
25mm Celotex Insulation TB3025 Board 2400mm x 1200mm	0.7	each	£14.38	£10.20
Sharp Sand Bulk Bag	7.0	each	£81.25	£565.50
Blue Circle Mastercrete 25kg	67.8	each	£8.85	£599.94
Concrete and screed Fibres 900g (usage 1m3 screed)	4.0	each	£21.88	£87.50
Visqueen Vapour Check 500 GA Green 4 x 50m	0.3	roll	£148.68	£37.16

Labour	Qty	Unit	Rate (£)	Value (£)
Cutting and placing reinforcing mesh	46.4	m2	£3.33	£154.66
Insulate screed perimeter	27.2	m	£1.88	£51.00
Laying floor screed 65-100mm	46.4	m2	£10.00	£464.00
Laying vapour control	49.8	m2	£1.80	£89.64

Materials: £1,678.38

Labour: £759.30

Cavity Wall

£17,940.42

Cavity Wall. Area - 52.13 m²

- ✓ Outer Skin - Brick wall 102.5 mm thick in cement sand mortar (1:3)
- ✓ Supply and install London Brick Company Commons
- ✓ Cavity formed with stainless steel wall ties
- ✓ Inner Skin - Block wall 100 mm thick in cement sand mortar (1:3)
- ✓ Supply and install Celcon Standard Aerated Concrete Block 3.6N 100mm
- ✓ Supply and install Earthwool DriTherm Cavity Slab Insulation 32 Ultimate 150mm (2.18m²)
- ✓ Walls to be finished with 1 layer of 12.5mm Standard plasterboard, fixed with adhesive dabs

✓ We have allowed for skim coat

Materials	Qty	Unit	Rate (£)	Value (£)
Standard Plasterboard SE 2400 x 1200 x 12.5mm	18.1	sheet	£13.76	£249.10
Gyproc Dry-Wall Adhesive 25kg	11.6	bag	£13.88	£160.67
Thistle Multi Finish Plaster 25kg	7.8	bag	£9.99	£78.10
Drywall Scrim Tape 48mm x 90m	2.0	roll	£5.09	£10.18
Blue Circle Cement 25kg	29.3	each	£8.07	£236.92
Building Sand Bulk Bag	3.0	each	£81.25	£244.56
Sika Maxmix Concentrated Plasticiser 1L	0.2	each	£13.41	£3.09
Celcon Standard Aerated Concrete Block 3.6N 100mm	515.0	each	£2.88	£1,480.63
London Brick Company Commons	3089.0	each	£2.09	£6,448.29
Staifix Housing Wall Ties HRT4 250mm box of 250	0.8	pack	£52.06	£44.25
Earthwool DriTherm Cavity Slab Insulation 32 Ultimate 150mm (2.18m²)	23.9	each	£79.89	£1,910.11
Labour	Qty	Unit	Rate (£)	Value (£)
Dot and dabbing plasterboard	52.1	m2	£15.00	£781.95
Skimming walls	52.1	m2	£25.00	£1,303.25
Laying concrete blocks	515.0	each	£2.71	£1,396.94
Laying bricks (half a brick thick)	52.1	m2	£65.00	£3,388.45
Forming cavity	52.1	m2	£1.49	£77.70
Laying wool insulation to cavity wall	52.1	m2	£2.42	£126.25
Materials: £10,865.89		Labour: £7,074.54		

Party Wall £5,296.19

Party Wall. Area - 21.75 m²

- ✓ Outer Skin - Block wall 100 mm thick in cement sand mortar (1:3)
- ✓ Supply and install Solid Dense Concrete Blocks 7.3N 100mm
- ✓ Cavity formed with stainless steel wall ties
- ✓ Inner Skin - Block wall 100 mm thick in cement sand mortar (1:3)
- ✓ Supply and install Celcon Standard Aerated Concrete Block 3.6N 100mm
- ✓ Supply and install Earthwool DriTherm Cavity Slab Insulation 32 Ultimate 150mm (2.18m²)
- ✓ Walls to be finished with 1 layer of 12.5mm Standard plasterboard, fixed with adhesive dabs
- ✓ We have allowed for skim coat

Materials	Qty	Unit	Rate (£)	Value (£)
Standard Plasterboard SE 2400 x 1200 x 12.5mm	7.5	sheet	£13.76	£103.91
Gyproc Dry-Wall Adhesive 25kg	4.8	bag	£13.88	£67.01
Thistle Multi Finish Plaster 25kg	3.3	bag	£9.99	£32.56
Drywall Scrim Tape 48mm x 90m	1.0	roll	£5.09	£5.09
Blue Circle Cement 25kg	6.1	each	£8.07	£49.42
Building Sand Bulk Bag	0.6	each	£81.25	£50.38
Sika Maxmix Concentrated Plasticiser 1L	0.0	each	£13.41	£0.54
Celcon Standard Aerated Concrete Block 3.6N 100mm	215.0	each	£2.88	£618.13
Staifix Housing Wall Ties HRT4 250mm box of 250	0.4	pack	£52.06	£18.74
Solid Dense Concrete Blocks 7.3N 100mm	215.0	each	£2.61	£561.69
Earthwool DriTherm Cavity Slab Insulation 32 Ultimate 150mm (2.18m²)	10.0	each	£79.89	£797.28
Labour	Qty	Unit	Rate (£)	Value (£)
Dot and dabbing plasterboard	43.5	m2	£15.00	£652.50
Skimming walls	43.5	m2	£25.00	£1,087.50
Laying concrete blocks	430.0	each	£2.71	£1,166.38
Forming cavity	21.8	m2	£1.49	£32.41

Laying wool insulation to cavity wall	21.8	m2	£2.42	£52.67
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Materials: £2,304.72

Labour: £2,991.46

Block Wall

£5,558.30

Block Wall. Area - 35.5 m²

- ✓ Block wall 100 mm thick in cement sand mortar (1:3)
- ✓ Supply and install Celcon Standard Aerated Concrete Block 3.6N 100mm
- ✓ Walls to be finished with 1 layer of 12.5mm Standard plasterboard, fixed with adhesive dabs
- ✓ We have allowed for skim coat

Materials	Qty	Unit	Rate (£)	Value (£)
Blue Circle Cement 25kg	5.0	each	£8.07	£40.38
Building Sand Bulk Bag	0.5	each	£81.25	£41.44
Sika Maxmix Concentrated Plasticiser 1L	0.0	each	£13.41	£0.54
Celcon Standard Aerated Concrete Block 3.6N 100mm	351.0	each	£2.88	£1,009.13
Standard Plasterboard SE 2400 x 1200 x 12.5mm	24.6	sheet	£13.76	£339.25
Thistle Multi Finish Plaster 25kg	10.7	bag	£9.99	£106.36
Drywall Scrim Tape 48mm x 90m	2.0	roll	£5.09	£10.18
Gyproc Dry-Wall Adhesive 25kg	15.8	bag	£13.88	£218.95
Labour	Qty	Unit	Rate (£)	Value (£)
Laying concrete blocks	351.0	each	£2.71	£952.09
Skimming walls	71.0	m2	£25.00	£1,775.00
Dot and dabbing plasterboard	71.0	m2	£15.00	£1,065.00

Materials: £1,766.21

Labour: £3,792.09

Window W1

£1,228.52

Window W1. Quantity: 1

- ✓ Supply and install uPVC Window 1800 (W) x 1050 (H)
- A Window Allowance: £700 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.6	each	£15.10	£24.16
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.50
Dow Corning 799 Glazing Silicone Clear 310ml	0.6	each	£10.61	£6.05
Masonry Torx Frame Screw 7.5 x 112mm	13.0	each	£0.25	£3.25
Expanding Foam 750ml	0.4	each	£8.85	£3.36
uPVC Window 1800 (W) x 1050 (H)	1.0	each	£875.00	£875.00
Cavity Wall Lintel CG150/100 2100mm	1.0	each	£166.85	£166.85
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.9	m	£5.66	£22.07
Fit window	3.7	hour	£30.00	£111.00
Install steel lintel	1.0	each	£16.27	£16.27

Materials: £1,079.17

Labour: £149.35

Window W2

£651.85

Window W2. Quantity: 1

- ✓ Supply and install uPVC Window 600 (W) x 1050 (H)
- A Window Allowance: £350 + VAT per each

- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.1	each	£15.10	£16.76
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.0	kg	£8.32	£0.34
Dow Corning 799 Glazing Silicone Clear 310ml	0.3	each	£10.61	£3.50
Masonry Torx Frame Screw 7.5 x 112mm	8.0	each	£0.25	£2.00
Expanding Foam 750ml	0.2	each	£8.85	£1.95
uPVC Window 600 (W) x 1050 (H)	1.0	each	£437.50	£437.50
Cavity Wall Lintel CG150/100 900mm	1.0	each	£69.26	£69.26
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	2.7	m	£5.66	£15.29
Fit window	3.3	hour	£30.00	£97.50
Install steel lintel	1.0	each	£7.75	£7.75

Materials: £531.31

Labour: £120.54

Window W3

£651.85

Window W3. Quantity: 1

- ✓ Supply and install uPVC Window 600 (W) x 1050 (H)
- A Window Allowance: £350 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.1	each	£15.10	£16.76
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.0	kg	£8.32	£0.34
Dow Corning 799 Glazing Silicone Clear 310ml	0.3	each	£10.61	£3.50
Masonry Torx Frame Screw 7.5 x 112mm	8.0	each	£0.25	£2.00
Expanding Foam 750ml	0.2	each	£8.85	£1.95
uPVC Window 600 (W) x 1050 (H)	1.0	each	£437.50	£437.50
Cavity Wall Lintel CG150/100 900mm	1.0	each	£69.26	£69.26
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	2.7	m	£5.66	£15.29
Fit window	3.3	hour	£30.00	£97.50
Install steel lintel	1.0	each	£7.75	£7.75

Materials: £531.31

Labour: £120.54

Window W4

£1,228.52

Window W4. Quantity: 1

- ✓ Supply and install uPVC Window 1800 (W) x 1050 (H)
- A Window Allowance: £700 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.6	each	£15.10	£24.16
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.50
Dow Corning 799 Glazing Silicone Clear 310ml	0.6	each	£10.61	£6.05
Masonry Torx Frame Screw 7.5 x 112mm	13.0	each	£0.25	£3.25
Expanding Foam 750ml	0.4	each	£8.85	£3.36
uPVC Window 1800 (W) x 1050 (H)	1.0	each	£875.00	£875.00
Cavity Wall Lintel CG150/100 2100mm	1.0	each	£166.85	£166.85

Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.9	m	£5.66	£22.07
Fit window	3.7	hour	£30.00	£111.00
Install steel lintel	1.0	each	£16.27	£16.27
Materials: £1,079.17		Labour: £149.35		

Window W5

£718.43

Window W5. Quantity: 1

- ✓ Supply and install uPVC Window 600 (W) x 1200 (H)
- A Window Allowance: £400 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.2	each	£15.10	£18.57
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.41
Dow Corning 799 Glazing Silicone Clear 310ml	0.4	each	£10.61	£3.83
Masonry Torx Frame Screw 7.5 x 112mm	8.0	each	£0.25	£2.00
Expanding Foam 750ml	0.2	each	£8.85	£2.13
uPVC Window 600 (W) x 1200 (H)	1.0	each	£500.00	£500.00
Cavity Wall Lintel CG150/100 900mm	1.0	each	£69.26	£69.26
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.0	m	£5.66	£16.98
Fit window	3.3	hour	£30.00	£97.50
Install steel lintel	1.0	each	£7.75	£7.75
Materials: £596.20		Labour: £122.22		

Window W6

£1,168.21

Window W6. Quantity: 1

- ✓ Supply and install uPVC Window 1200 (W) x 1350 (H)
- A Window Allowance: £700 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.6	each	£15.10	£24.16
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.50
Dow Corning 799 Glazing Silicone Clear 310ml	0.5	each	£10.61	£5.41
Masonry Torx Frame Screw 7.5 x 112mm	12.0	each	£0.25	£3.00
Expanding Foam 750ml	0.3	each	£8.85	£3.01
uPVC Window 1200 (W) x 1350 (H)	1.0	each	£875.00	£875.00
Cavity Wall Lintel CG150/100 1500mm	1.0	each	£115.43	£115.43
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.9	m	£5.66	£22.07
Fit window	3.6	hour	£30.00	£108.00
Install steel lintel	1.0	each	£11.63	£11.63
Materials: £1,026.51		Labour: £141.70		

Window W7

£1,168.21

Window W7. Quantity: 1

- ✓ Supply and install uPVC Window 1200 (W) x 1350 (H)

A Window Allowance: £700 + VAT per each

✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation

✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.6	each	£15.10	£24.16
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.50
Dow Corning 799 Glazing Silicone Clear 310ml	0.5	each	£10.61	£5.41
Masonry Torx Frame Screw 7.5 x 112mm	12.0	each	£0.25	£3.00
Expanding Foam 750ml	0.3	each	£8.85	£3.01
uPVC Window 1200 (W) x 1350 (H)	1.0	each	£875.00	£875.00
Cavity Wall Lintel CG150/100 1500mm	1.0	each	£115.43	£115.43
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.9	m	£5.66	£22.07
Fit window	3.6	hour	£30.00	£108.00
Install steel lintel	1.0	each	£11.63	£11.63
Materials: £1,026.51		Labour: £141.70		

Window W8

£718.43

Window W8. Quantity: 1

✓ Supply and install uPVC Window 600 (W) x 1200 (H)

A Window Allowance: £400 + VAT per each

✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation

✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.2	each	£15.10	£18.57
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.41
Dow Corning 799 Glazing Silicone Clear 310ml	0.4	each	£10.61	£3.83
Masonry Torx Frame Screw 7.5 x 112mm	8.0	each	£0.25	£2.00
Expanding Foam 750ml	0.2	each	£8.85	£2.13
uPVC Window 600 (W) x 1200 (H)	1.0	each	£500.00	£500.00
Cavity Wall Lintel CG150/100 900mm	1.0	each	£69.26	£69.26
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.0	m	£5.66	£16.98
Fit window	3.3	hour	£30.00	£97.50
Install steel lintel	1.0	each	£7.75	£7.75
Materials: £596.20		Labour: £122.22		

Window W9

£1,162.38

Window W9. Quantity: 1

✓ Supply and install uPVC Window 1200 (W) x 1200 (H)

A Window Allowance: £700 + VAT per each

✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation

✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.5	each	£15.10	£22.35
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.41
Dow Corning 799 Glazing Silicone Clear 310ml	0.5	each	£10.61	£5.10
Masonry Torx Frame Screw 7.5 x 112mm	11.0	each	£0.25	£2.75
Expanding Foam 750ml	0.3	each	£8.85	£2.84
uPVC Window 1200 (W) x 1200 (H)	1.0	each	£875.00	£875.00
Cavity Wall Lintel CG150/100 1500mm	1.0	each	£115.43	£115.43

Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.6	m	£5.66	£20.38
Fit window	3.5	hour	£30.00	£106.50
Install steel lintel	1.0	each	£11.63	£11.63
Materials: £1,023.88		Labour: £138.50		

Window W10

£651.85

Window W10. Quantity: 1

- ✓ Supply and install uPVC Window 600 (W) x 1050 (H)
- A Window Allowance: £350 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.1	each	£15.10	£16.76
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.0	kg	£8.32	£0.34
Dow Corning 799 Glazing Silicone Clear 310ml	0.3	each	£10.61	£3.50
Masonry Torx Frame Screw 7.5 x 112mm	8.0	each	£0.25	£2.00
Expanding Foam 750ml	0.2	each	£8.85	£1.95
uPVC Window 600 (W) x 1050 (H)	1.0	each	£437.50	£437.50
Cavity Wall Lintel CG150/100 900mm	1.0	each	£69.26	£69.26
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	2.7	m	£5.66	£15.29
Fit window	3.3	hour	£30.00	£97.50
Install steel lintel	1.0	each	£7.75	£7.75
Materials: £531.31		Labour: £120.54		

Window W11

£651.85

Window W11. Quantity: 1

- ✓ Supply and install uPVC Window 600 (W) x 1050 (H)
- A Window Allowance: £350 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.1	each	£15.10	£16.76
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.0	kg	£8.32	£0.34
Dow Corning 799 Glazing Silicone Clear 310ml	0.3	each	£10.61	£3.50
Masonry Torx Frame Screw 7.5 x 112mm	8.0	each	£0.25	£2.00
Expanding Foam 750ml	0.2	each	£8.85	£1.95
uPVC Window 600 (W) x 1050 (H)	1.0	each	£437.50	£437.50
Cavity Wall Lintel CG150/100 900mm	1.0	each	£69.26	£69.26
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	2.7	m	£5.66	£15.29
Fit window	3.3	hour	£30.00	£97.50
Install steel lintel	1.0	each	£7.75	£7.75
Materials: £531.31		Labour: £120.54		

Window W12

£1,162.38

Window W12. Quantity: 1

- ✓ Supply and install uPVC Window 1200 (W) x 1200 (H)

A Window Allowance: £700 + VAT per each

✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation

✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.5	each	£15.10	£22.35
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.41
Dow Corning 799 Glazing Silicone Clear 310ml	0.5	each	£10.61	£5.10
Masonry Torx Frame Screw 7.5 x 112mm	11.0	each	£0.25	£2.75
Expanding Foam 750ml	0.3	each	£8.85	£2.84
uPVC Window 1200 (W) x 1200 (H)	1.0	each	£875.00	£875.00
Cavity Wall Lintel CG150/100 1500mm	1.0	each	£115.43	£115.43
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.6	m	£5.66	£20.38
Fit window	3.5	hour	£30.00	£106.50
Install steel lintel	1.0	each	£11.63	£11.63
Materials: £1,023.88		Labour: £138.50		

Window W13

£651.85

Window W13. Quantity: 1

✓ Supply and install uPVC Window 600 (W) x 1050 (H)

A Window Allowance: £350 + VAT per each

✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation

✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.1	each	£15.10	£16.76
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.0	kg	£8.32	£0.34
Dow Corning 799 Glazing Silicone Clear 310ml	0.3	each	£10.61	£3.50
Masonry Torx Frame Screw 7.5 x 112mm	8.0	each	£0.25	£2.00
Expanding Foam 750ml	0.2	each	£8.85	£1.95
uPVC Window 600 (W) x 1050 (H)	1.0	each	£437.50	£437.50
Cavity Wall Lintel CG150/100 900mm	1.0	each	£69.26	£69.26
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	2.7	m	£5.66	£15.29
Fit window	3.3	hour	£30.00	£97.50
Install steel lintel	1.0	each	£7.75	£7.75
Materials: £531.31		Labour: £120.54		

Window W14

£1,162.38

Window W14. Quantity: 1

✓ Supply and install uPVC Window 1200 (W) x 1200 (H)

A Window Allowance: £700 + VAT per each

✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation

✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.5	each	£15.10	£22.35
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.41
Dow Corning 799 Glazing Silicone Clear 310ml	0.5	each	£10.61	£5.10
Masonry Torx Frame Screw 7.5 x 112mm	11.0	each	£0.25	£2.75
Expanding Foam 750ml	0.3	each	£8.85	£2.84
uPVC Window 1200 (W) x 1200 (H)	1.0	each	£875.00	£875.00
Cavity Wall Lintel CG150/100 1500mm	1.0	each	£115.43	£115.43

Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.6	m	£5.66	£20.38
Fit window	3.5	hour	£30.00	£106.50
Install steel lintel	1.0	each	£11.63	£11.63
Materials: £1,023.88		Labour: £138.50		

Window W15

£1,162.38

Window W15. Quantity: 1

- ✓ Supply and install uPVC Window 1200 (W) x 1200 (H)
- A Window Allowance: £700 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.5	each	£15.10	£22.35
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.41
Dow Corning 799 Glazing Silicone Clear 310ml	0.5	each	£10.61	£5.10
Masonry Torx Frame Screw 7.5 x 112mm	11.0	each	£0.25	£2.75
Expanding Foam 750ml	0.3	each	£8.85	£2.84
uPVC Window 1200 (W) x 1200 (H)	1.0	each	£875.00	£875.00
Cavity Wall Lintel CG150/100 1500mm	1.0	each	£115.43	£115.43
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.6	m	£5.66	£20.38
Fit window	3.5	hour	£30.00	£106.50
Install steel lintel	1.0	each	£11.63	£11.63
Materials: £1,023.88		Labour: £138.50		

Window W16

£1,162.38

Window W16. Quantity: 1

- ✓ Supply and install uPVC Window 1200 (W) x 1200 (H)
- A Window Allowance: £700 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.5	each	£15.10	£22.35
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.41
Dow Corning 799 Glazing Silicone Clear 310ml	0.5	each	£10.61	£5.10
Masonry Torx Frame Screw 7.5 x 112mm	11.0	each	£0.25	£2.75
Expanding Foam 750ml	0.3	each	£8.85	£2.84
uPVC Window 1200 (W) x 1200 (H)	1.0	each	£875.00	£875.00
Cavity Wall Lintel CG150/100 1500mm	1.0	each	£115.43	£115.43
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.6	m	£5.66	£20.38
Fit window	3.5	hour	£30.00	£106.50
Install steel lintel	1.0	each	£11.63	£11.63
Materials: £1,023.88		Labour: £138.50		

Window W17

£1,162.38

Window W17. Quantity: 1

- ✓ Supply and install uPVC Window 1200 (W) x 1200 (H)

A Window Allowance: £700 + VAT per each

✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation

✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.5	each	£15.10	£22.35
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.41
Dow Corning 799 Glazing Silicone Clear 310ml	0.5	each	£10.61	£5.10
Masonry Torx Frame Screw 7.5 x 112mm	11.0	each	£0.25	£2.75
Expanding Foam 750ml	0.3	each	£8.85	£2.84
uPVC Window 1200 (W) x 1200 (H)	1.0	each	£875.00	£875.00
Cavity Wall Lintel CG150/100 1500mm	1.0	each	£115.43	£115.43
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.6	m	£5.66	£20.38
Fit window	3.5	hour	£30.00	£106.50
Install steel lintel	1.0	each	£11.63	£11.63
Materials: £1,023.88		Labour: £138.50		

Window W18

£651.85

Window W18. Quantity: 1

✓ Supply and install uPVC Window 600 (W) x 1050 (H)

A Window Allowance: £350 + VAT per each

✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation

✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.1	each	£15.10	£16.76
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.0	kg	£8.32	£0.34
Dow Corning 799 Glazing Silicone Clear 310ml	0.3	each	£10.61	£3.50
Masonry Torx Frame Screw 7.5 x 112mm	8.0	each	£0.25	£2.00
Expanding Foam 750ml	0.2	each	£8.85	£1.95
uPVC Window 600 (W) x 1050 (H)	1.0	each	£437.50	£437.50
Cavity Wall Lintel CG150/100 900mm	1.0	each	£69.26	£69.26
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	2.7	m	£5.66	£15.29
Fit window	3.3	hour	£30.00	£97.50
Install steel lintel	1.0	each	£7.75	£7.75
Materials: £531.31		Labour: £120.54		

Door D1

£1,527.71

Door D1. Quantity: 1 each.

A uPVC Front Door allowance £1,000.00 + VAT per each

✓ Fixing in position and sealing

✓ Complete with ironmongery to include hinges, multi-point locking system and handles

✓ Fit insulated cavity closers to meet building regulation

✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	2.0	each	£15.10	£30.20
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.50
Cavity Wall Lintel CG150/100 1200mm	1.0	each	£92.34	£92.34
uPVC Front Door allowance	1.0	each	£1,250.00	£1,250.00
No Nonsense General Purpose Silicone Clear 310ml	0.5	each	£4.99	£2.50

Masonry Torx Frame Screw 7.5 x 82mm	8.0	each	£0.19	£1.50
Expanding Foam 750ml	0.3	each	£8.85	£2.21
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	4.2	m	£5.66	£23.77
Install steel lintel	1.0	each	£9.30	£9.30
Install front door	1.0	each	£115.38	£115.39
Materials: £1,379.25		Labour: £148.46		

Door D2

£1,527.71

Door D2. Quantity: 1 each.

A uPVC Front Door allowance £1,000.00 + VAT per each

- ✓ Fixing in position and sealing
- ✓ Complete with ironmongery to include hinges, multi-point locking system and handles
- ✓ Fit insulated cavity closers to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	2.0	each	£15.10	£30.20
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.50
Cavity Wall Lintel CG150/100 1200mm	1.0	each	£92.34	£92.34
uPVC Front Door allowance	1.0	each	£1,250.00	£1,250.00
No Nonsense General Purpose Silicone Clear 310ml	0.5	each	£4.99	£2.50
Masonry Torx Frame Screw 7.5 x 82mm	8.0	each	£0.19	£1.50
Expanding Foam 750ml	0.3	each	£8.85	£2.21
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	4.2	m	£5.66	£23.77
Install steel lintel	1.0	each	£9.30	£9.30
Install front door	1.0	each	£115.38	£115.39
Materials: £1,379.25		Labour: £148.46		

Door D3

£2,259.13

Door D3. Quantity: 1 each.

A White uPVC French Door allowance £1,500.00 + VAT per each

- ✓ Fixing in position and sealing, double glazed
- ✓ Complete with ironmongery to include hinges, multi-point locking system and handles
- ✓ Fit insulated cavity closers to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	2.0	each	£15.10	£30.20
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.50
Cavity Wall Lintel CG150/100 2100mm	1.0	each	£166.85	£166.85
No Nonsense General Purpose Silicone Clear 310ml	1.0	each	£4.99	£4.99
Masonry Torx Frame Screw 7.5 x 82mm	12.0	each	£0.19	£2.25
Expanding Foam 750ml	0.3	each	£8.85	£2.92
White uPVC French Door allowance	1.0	each	£1,875.00	£1,875.00
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	4.2	m	£5.66	£23.77
Install steel lintel	1.0	each	£16.27	£16.27
Install french door	1.0	each	£136.36	£136.36
Materials: £2,082.71		Labour: £176.41		

Door D3

£2,259.13

Door D3. Quantity: 1 each.

A White uPVC French Door allowance £1,500.00 + VAT per each

- ✓ Fixing in position and sealing, double glazed
- ✓ Complete with ironmongery to include hinges, multi-point locking system and handles
- ✓ Fit insulated cavity closers to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	2.0	each	£15.10	£30.20
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.50
Cavity Wall Lintel CG150/100 2100mm	1.0	each	£166.85	£166.85
No Nonsense General Purpose Silicone Clear 310ml	1.0	each	£4.99	£4.99
Masonry Torx Frame Screw 7.5 x 82mm	12.0	each	£0.19	£2.25
Expanding Foam 750ml	0.3	each	£8.85	£2.92
White uPVC French Door allowance	1.0	each	£1,875.00	£1,875.00
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	4.2	m	£5.66	£23.77
Install steel lintel	1.0	each	£16.27	£16.27
Install french door	1.0	each	£136.36	£136.36

Materials: £2,082.71

Labour: £176.41

Single Door

£4,030.95

Single Door. Quantity - 4 eachDoor - 4 each

- ✓ Supply and install Softwood Door Lining Set + Stops 32 x 115mm - 4 each
- A Internal Door allowance £250.00 + VAT per each
- ✓ Includes 3 hinges per leaf
- ✓ Supply and install Tubular Latch 76 mm
- ✓ Supply and install Brass Door Handle Pack of 2
- ✓ Apply 1 coat of primer, 1 coat of undercoat and 2 coats of gloss

Architrave - 43.2 m

- ✓ Supply and install MDF Primed Torus Architrave 44mm
- ✓ Apply 1 coat of primer, 1 coat of undercoat and 2 coats of gloss

Lintels - 8 each

- ✓ Timber lintels fixed in position

Materials	Qty	Unit	Rate (£)	Value (£)
Dulux Trade High Gloss Paint White 2.5Ltr	1.4	each	£34.36	£49.49
Leyland Trade Acrylic Primer Undercoat White 2.5Ltr	0.1	each	£19.79	£2.58
Pinkgrip Grab Adhesive 350ml	6.0	each	£4.16	£24.98
MDF Primed Torus Architrave 44mm	43.2	m	£5.21	£225.17
MitreBond Aerosol kit 2Pcs	3.0	each	£10.40	£31.20
51mm Paslode galvanised angled brads 16ga 2000 Pack	0.1	pack	£33.33	£1.66
Sawn Timber Treated C16/C24 47 x 195mm	19.2	m	£4.20	£80.64
Internal Door allowance	4.0	each	£312.50	£1,250.00
Softwood Door Lining Set + Stops 32 x 115mm	4.0	each	£22.32	£89.30
Eclipse Fire Door Ball Bearing Hinges 102 x 76mm Pack of 3	4.0	pack	£9.16	£36.65
Dulux Trade Wood Primer Undercoat White 2.5Ltr	1.1	each	£47.91	£51.26
Tubular Latch 76 mm	4.0	each	£3.63	£14.50
Brass Door Handle Pack of 2	4.0	pack	£9.36	£37.45

Labour	Qty	Unit	Rate (£)	Value (£)
Apply 2 coats of gloss, 43.2m x 2	86.4	m	£3.91	£337.50
Apply 1 coat of primer, 43.2m x 1	43.2	m	£3.13	£135.00
Apply 1 coat of undercoat, 43.2m x 1	43.2	m	£3.13	£135.00
Cutting and fixing in position architraves	43.2	m	£5.44	£234.90
Install timber lintel	8.0	each	£15.66	£125.28
Fitting a single door lining	4.0	each	£29.00	£116.00
Fitting a tubular latch	4.0	each	£30.81	£123.25
Fitting handles	4.0	each	£10.88	£43.50
Apply 2 coats of gloss, 16.1m2 x 2	32.2	m2	£13.75	£442.75
Apply 1 coat of primer, 16.1m2 x 1	16.1	m2	£6.25	£100.63
Apply 1 coat of undercoat, 16.1m2 x 1	16.1	m2	£6.25	£100.63
Fitting a door	4.0	each	£60.42	£241.66
Materials: £1,894.86		Labour: £2,136.09		

Front Brick Arch £211.07

Front Brick Arch

- ✓ Facing brick arch in cement sand mortar 1:3. Quantity: 1
- ✓ Supply and install London Brick Company Heather

Materials	Qty	Unit	Rate (£)	Value (£)
London Brick Company Heather	12.0	each	£2.11	£25.35
Blue Circle Cement 25kg	0.2	each	£8.07	£1.70
Building Sand Bulk Bag	0.0	each	£81.25	£1.63
Labour	Qty	Unit	Rate (£)	Value (£)
Laying bricks (arch)	2.4	hour	£76.00	£182.40
Materials: £28.68		Labour: £182.40		

Front Brick Arch £470.76

Front Brick Arch

- ✓ Facing brick arch in cement sand mortar 1:3. Quantity: 1
- ✓ Supply and install London Brick Company Heather

Materials	Qty	Unit	Rate (£)	Value (£)
London Brick Company Heather	27.0	each	£2.11	£57.04
Blue Circle Cement 25kg	0.2	each	£8.07	£1.70
Building Sand Bulk Bag	0.0	each	£81.25	£1.63
Labour	Qty	Unit	Rate (£)	Value (£)
Laying bricks (arch)	5.4	hour	£76.00	£410.40
Materials: £60.36		Labour: £410.40		

Rear Brick Arch £418.90

Rear Brick Arch

- ✓ Facing brick arch in cement sand mortar 1:3. Quantity: 1
- ✓ Supply and install London Brick Company Heather

Materials	Qty	Unit	Rate (£)	Value (£)
London Brick Company Heather	24.0	each	£2.11	£50.70
Blue Circle Cement 25kg	0.2	each	£8.07	£1.77
Building Sand Bulk Bag	0.0	each	£81.25	£1.63
Labour	Qty	Unit	Rate (£)	Value (£)

Laying bricks (arch)	4.8	hour	£76.00	£364.80
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Materials: £54.10

Labour: £364.80

Rear Brick Arch

£332.18

Rear Brick Arch

- ✓ Facing brick arch in cement sand mortar 1:3. Quantity: 1
- ✓ Supply and install London Brick Company Heather

Materials	Qty	Unit	Rate (£)	Value (£)
London Brick Company Heather	19.0	each	£2.11	£40.14
Blue Circle Cement 25kg	0.2	each	£8.07	£1.61
Building Sand Bulk Bag	0.0	each	£81.25	£1.63

Labour	Qty	Unit	Rate (£)	Value (£)
Laying bricks (arch)	3.8	hour	£76.00	£288.80

Materials: £43.38

Labour: £288.80

Side Brick Arch

£211.07

Side Brick Arch

- ✓ Facing brick arch in cement sand mortar 1:3. Quantity: 1
- ✓ Supply and install London Brick Company Heather

Materials	Qty	Unit	Rate (£)	Value (£)
London Brick Company Heather	12.0	each	£2.11	£25.35
Blue Circle Cement 25kg	0.2	each	£8.07	£1.70
Building Sand Bulk Bag	0.0	each	£81.25	£1.63

Labour	Qty	Unit	Rate (£)	Value (£)
Laying bricks (arch)	2.4	hour	£76.00	£182.40

Materials: £28.68

Labour: £182.40

Side Brick Arch

£211.07

Side Brick Arch

- ✓ Facing brick arch in cement sand mortar 1:3. Quantity: 1
- ✓ Supply and install London Brick Company Heather

Materials	Qty	Unit	Rate (£)	Value (£)
London Brick Company Heather	12.0	each	£2.11	£25.35
Blue Circle Cement 25kg	0.2	each	£8.07	£1.70
Building Sand Bulk Bag	0.0	each	£81.25	£1.63

Labour	Qty	Unit	Rate (£)	Value (£)
Laying bricks (arch)	2.4	hour	£76.00	£182.40

Materials: £28.68

Labour: £182.40

Plasterboard lining

£2,171.80

Plasterboard lining to a total area of 46.4m²

- ✓ Ceiling to be lined with 1 Layer Standard plasterboard
- ✓ Skim finish internally

Materials	Qty	Unit	Rate (£)	Value (£)
Standard Plasterboard SE 2400 x 1200 x 15mm	16.1	sheet	£16.41	£264.40
Drywall Screws 38mm Box of 1000	0.8	box	£13.54	£10.70
Thistle Multi Finish Plaster 25kg	7.0	bag	£9.99	£69.51

Drywall Scrim Tape 48mm x 90m	0.8	roll	£5.09	£4.33
Labour	Qty	Unit	Rate (£)	Value (£)
Fixing plasterboard to ceiling	46.4	m2	£14.29	£662.86
Skimming ceiling	46.4	m2	£25.00	£1,160.00
Materials: £348.94		Labour: £1,822.86		

Kitchen £13,000.00

Kitchen installation includes:

A Quote includes a PC Sum allowance of £10000 for supply only of kitchen units and worktops

✓ Quote includes for fixing. Final price will be adjusted to reflect variation of kitchen

Materials	Qty	Unit	Rate (£)	Value (£)
Kitchen allowance	1.0	each	£10,000.00	£10,000.00
Labour	Qty	Unit	Rate (£)	Value (£)
Install kitchen	1.0	each	£3,000.00	£3,000.00
Materials: £10,000.00		Labour: £3,000.00		

Skirting Board £1,583.72

Skirting Board. MDF Torus skirting 144 mm, length 55m:

✓ Supply and install MDF Primed Torus Skirting 144mm

✓ Apply 1 coat of primer, 2 coats of gloss, 1 coat of undercoat

Materials	Qty	Unit	Rate (£)	Value (£)
Dulux Trade High Gloss Paint White 2.5Ltr	0.6	each	£34.36	£21.65
Leyland Trade Acrylic Primer Undercoat White 2.5Ltr	0.5	each	£19.79	£10.49
MDF Primed Torus Skirting 144mm	55.0	m	£6.44	£354.06
65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	0.4	pack	£6.25	£2.44
Pinkgrip Grab Adhesive 350ml	5.5	each	£4.16	£22.90
Labour	Qty	Unit	Rate (£)	Value (£)
Apply 2 coats of gloss, 55m x 2	110.0	m	£3.91	£429.69
Apply 1 coat of primer, 55m x 1	55.0	m	£3.13	£171.88
Apply 1 coat of undercoat, 55m x 1	55.0	m	£3.13	£171.88
Cutting and fixing skirting board	55.0	m	£7.25	£398.75
Materials: £411.54		Labour: £1,172.19		

Electrics - Allowance £14,512.23

Electrics 2nd Fix - 1 each

Lights Fittings:

A 2 - Outdoor Light allowance £25.00 per each + VAT

A 45 - Downlight allowance £25.00 per each + VAT

Switches:

A 15 - Light Switch allowance £9.00 per each + VAT

Outlets:

A 30 - Double Socket allowance £3.50 per each + VAT

A 3 - Shaver Socket allowance £20.00 per each + VAT

Alarms:

✓ 1 - Mains Heat Alarm With 9V Battery Backup

✓ 2 - Mains Smoke Detector With 9V Battery Backup

✓ 2 - Aico Mains CO Alarm With 9V Battery Backup

Fans:

✓ 3 - Xpelair XIMX100 In-Line Extractor Fan Standard

Consumer Unit and Accessories:

✓ 1 - Wylex Metal 17th Edition Consumer Unit 10 Way + 10MCBs

TV, Telephone & Data:

A TV Sockets Allowance - 1 each

A Allowance - 3 each

A Data Sockets Allowance - 3 each

Extras:

A New Installation certificate - 1 each

Electrics 1st Fix - 1 each

1st Fix - Cables, Boxes & Accessories:

✓ 3.1 - 1.5mm² Twin and Earth Cable 100m Reel

✓ 2.48 - 2.5mm² Twin and Earth Cable 100m Reel

✓ 0.9 - 1.0mm² 3-Core and Earth Cable 100m Reel

✓ 33 - Metal Box 2 Gang 35mm

✓ 22 - Metal Box 1 Gang 35mm

Materials	Qty	Unit	Rate (£)	Value (£)
1.5mm ² Twin and Earth Cable 100m Reel	3.1	reel	£53.64	£166.28
Metal Box 1 Gang 35mm	22.0	each	£0.61	£13.47
2.5mm ² Twin and Earth Cable 100m Reel	2.5	reel	£78.11	£193.72
Metal Box 2 Gang 35mm	33.0	each	£0.79	£25.99
1.0mm ² 3-Core and Earth Cable 100m Reel	0.9	reel	£59.36	£53.43
Light Switch allowance	15.0	each	£11.25	£168.75
Double Socket allowance	30.0	each	£4.38	£131.25
Mains Smoke Detector With 9V Battery Backup	2.0	each	£20.82	£41.65
Mains Heat Alarm With 9V Battery Backup	1.0	each	£22.91	£22.91
Aico Mains CO Alarm With 9V Battery Backup	2.0	each	£68.42	£136.85
Xpelair XIMX100 In-Line Extractor Fan Standard	3.0	each	£89.46	£268.39
TV Sockets allowance	1.0	each	£5.75	£5.75
Telephone Sockets allowance	3.0	each	£2.04	£6.11
Data Sockets allowance	3.0	each	£4.22	£12.68
Shaver Socket allowance	3.0	each	£25.00	£75.00
Outdoor Light allowance	2.0	each	£31.25	£62.50
Downlight allowance	45.0	each	£31.25	£1,406.25
Wylex Metal 17th Edition Consumer Unit 10 Way + 10MCBs	1.0	each	£650.00	£650.00
Labour	Qty	Unit	Rate (£)	Value (£)
Electrics 1st Fix	73.7	hour	£75.00	£5,523.75
General Electrics	69.3	hour	£75.00	£5,197.50
New Installation certificate	1.0	each	£350.00	£350.00

Materials: £3,440.97

Labour: £11,071.25

Heating

£20,361.36

Heating.

Gas Boiler - 1 each

✓ 1 - Worcester Greenstar 34CDi Classic ErP Combi Boiler

✓ Includes flue kit, room thermostat, magnetic filter, electrolytic scale inhibitor, filling loop

✓ We have allowed for chemical inhibitor

Cylinder - 1 each

✓ 1 - RM Stelflow Unvented Indirect Cylinder 210L

✓ Cylinder comes with an expansion vessel, two safety valves, filter heating elements and stats

Radiators - 11 each

Bedrooms

A Radiator allowance - 8 each

✓ Drayton RT212 White & Chrome TRV & Lockshield 15 x 15mm - 3 each

Bathrooms

A Towel Radiator allowance - 3 each

✓ Drayton RT212 White & Chrome TRV & Lockshield 15 x 15mm - 3 each

1st Fix

A 1st Fix Plumbing Materials allowance - 1 each

Drainage

A Drainage Pipes and Fittings allowance - 1 each

Materials	Qty	Unit	Rate (£)	Value (£)
RM Stelflow Unvented Indirect Cylinder 210L	1.0	each	£916.66	£916.66
Worcester Greenstar 34CDi Classic ErP Combi Boiler	1.0	each	£1,431.88	£1,431.88
Worcester Bosch Telescopic FS Flue Kit 60 x 100mm	1.0	each	£104.57	£104.57
Honeywell Digital Room Thermostat	1.0	each	£57.29	£57.29
Adey MagnaClean Professional Magnetic Filter 22mm	1.0	each	£117.16	£117.16
Electrolytic Scale Inhibitor 15mm	1.0	each	£24.98	£24.98
Sentinel X100 Central Heating Scale Inhibitor 1L	1.0	each	£13.54	£13.54
Combi Straight Filling Loop	1.0	each	£12.16	£12.16
Radiator allowance	8.0	each	£312.50	£2,500.00
Drayton RT212 White & Chrome TRV & Lockshield 15 x 15mm	11.0	each	£24.98	£274.73
Towel Radiator allowance	3.0	each	£312.50	£937.50
1st Fix Plumbing Materials allowance	1.0	each	£6,250.00	£6,250.00
Drainage Pipes and Fittings allowance	1.0	each	£2,500.00	£2,500.00
Labour	Qty	Unit	Rate (£)	Value (£)
Install hot water cylinder	8.4	hour	£72.00	£604.80
Install boiler	10.6	hour	£72.00	£763.20
Install radiator	20.7	hour	£72.00	£1,490.40
1st Fix Labour	40.0	hour	£39.38	£1,575.00
Drainage Labour	20.0	hour	£39.38	£787.50

Materials: £15,140.46

Labour: £5,220.90

First Floor

£54,093.97

Cavity Wall

£17,940.42

Cavity Wall. Area - 52.13 m²

- ✓ Outer Skin - Brick wall 102.5 mm thick in cement sand mortar (1:3)
- ✓ Supply and install London Brick Company Commons
- ✓ Cavity formed with stainless steel wall ties
- ✓ Inner Skin - Block wall 100 mm thick in cement sand mortar (1:3)
- ✓ Supply and install Celcon Standard Aerated Concrete Block 3.6N 100mm
- ✓ Supply and install Earthwool DriTherm Cavity Slab Insulation 32 Ultimate 150mm (2.18m²)
- ✓ Walls to be finished with 1 layer of 12.5mm Standard plasterboard, fixed with adhesive dabs
- ✓ We have allowed for skim coat

Materials	Qty	Unit	Rate (£)	Value (£)
Standard Plasterboard SE 2400 x 1200 x 12.5mm	18.1	sheet	£13.76	£249.10
Gyproc Dry-Wall Adhesive 25kg	11.6	bag	£13.88	£160.67
Thistle Multi Finish Plaster 25kg	7.8	bag	£9.99	£78.10
Drywall Scrim Tape 48mm x 90m	2.0	roll	£5.09	£10.18
Blue Circle Cement 25kg	29.3	each	£8.07	£236.92
Building Sand Bulk Bag	3.0	each	£81.25	£244.56
Sika Maxmix Concentrated Plasticiser 1L	0.2	each	£13.41	£3.09

Celcon Standard Aerated Concrete Block 3.6N 100mm	515.0	each	£2.88	£1,480.63
London Brick Company Commons	3089.0	each	£2.09	£6,448.29
Staifix Housing Wall Ties HRT4 250mm box of 250	0.8	pack	£52.06	£44.25
Earthwool DriTherm Cavity Slab Insulation 32 Ultimate 150mm (2.18m²)	23.9	each	£79.89	£1,910.11
Labour	Qty	Unit	Rate (£)	Value (£)
Dot and dabbing plasterboard	52.1	m2	£15.00	£781.95
Skimming walls	52.1	m2	£25.00	£1,303.25
Laying concrete blocks	515.0	each	£2.71	£1,396.94
Laying bricks (half a brick thick)	52.1	m2	£65.00	£3,388.45
Forming cavity	52.1	m2	£1.49	£77.70
Laying wool insulation to cavity wall	52.1	m2	£2.42	£126.25
Materials: £10,865.89		Labour: £7,074.54		

Party Wall

£5,296.19

Party Wall. Area - 21.75 m²

- ✓ Outer Skin - Block wall 100 mm thick in cement sand mortar (1:3)
- ✓ Supply and install Solid Dense Concrete Blocks 7.3N 100mm
- ✓ Cavity formed with stainless steel wall ties
- ✓ Inner Skin - Block wall 100 mm thick in cement sand mortar (1:3)
- ✓ Supply and install Celcon Standard Aerated Concrete Block 3.6N 100mm
- ✓ Supply and install Earthwool DriTherm Cavity Slab Insulation 32 Ultimate 150mm (2.18m²)
- ✓ Walls to be finished with 1 layer of 12.5mm Standard plasterboard, fixed with adhesive dabs
- ✓ We have allowed for skim coat

Materials	Qty	Unit	Rate (£)	Value (£)
Standard Plasterboard SE 2400 x 1200 x 12.5mm	7.5	sheet	£13.76	£103.91
Gyproc Dry-Wall Adhesive 25kg	4.8	bag	£13.88	£67.01
Thistle Multi Finish Plaster 25kg	3.3	bag	£9.99	£32.56
Drywall Scrim Tape 48mm x 90m	1.0	roll	£5.09	£5.09
Blue Circle Cement 25kg	6.1	each	£8.07	£49.42
Building Sand Bulk Bag	0.6	each	£81.25	£50.38
Sika Maxmix Concentrated Plasticiser 1L	0.0	each	£13.41	£0.54
Celcon Standard Aerated Concrete Block 3.6N 100mm	215.0	each	£2.88	£618.13
Staifix Housing Wall Ties HRT4 250mm box of 250	0.4	pack	£52.06	£18.74
Solid Dense Concrete Blocks 7.3N 100mm	215.0	each	£2.61	£561.69
Earthwool DriTherm Cavity Slab Insulation 32 Ultimate 150mm (2.18m²)	10.0	each	£79.89	£797.28
Labour	Qty	Unit	Rate (£)	Value (£)
Dot and dabbing plasterboard	43.5	m2	£15.00	£652.50
Skimming walls	43.5	m2	£25.00	£1,087.50
Laying concrete blocks	430.0	each	£2.71	£1,166.38
Forming cavity	21.8	m2	£1.49	£32.41
Laying wool insulation to cavity wall	21.8	m2	£2.42	£52.67
Materials: £2,304.72		Labour: £2,991.46		

Timber Stud Wall

£11,648.45

Timber Stud Wall. Area - 69.25 m²

- ✓ Timber stud work using Sawn Timber Treated C16/C24 47 x 95mm at 400mm centres
- ✓ Knauf Earthwool Frametherm Insulation Slab 38 90mm (8m²) or similar insulation fitted between studs
- ✓ Walls to be finished with 1 layer of 15mm Standard plasterboard, fixed with screws
- ✓ We have allowed for skim coat

Materials	Qty	Unit	Rate (£)	Value (£)
Sawn Timber Treated C16/C24 47 x 95mm Studs: 74 x 2.4m. Plates: 14 x 4.8m. Noggins: 25 x 4.8m	364.8	m	£2.10	£766.08
Screws 5 x 100mm box of 100	14.6	box	£6.66	£97.54
Knauf Earthwool Frametherm Insulation Slab 38 90mm (8m²)	8.7	each	£60.63	£525.01
Standard Plasterboard SE 2400 x 1200 x 15mm	48.1	sheet	£16.41	£789.27
Drywall Screws 38mm Box of 1000	2.9	box	£13.54	£39.80
Thistle Multi Finish Plaster 25kg	20.8	bag	£9.99	£207.54
Drywall Scrim Tape 48mm x 90m	3.0	roll	£5.09	£15.26
Labour	Qty	Unit	Rate (£)	Value (£)
Erect and fix studwork	364.8	m	£8.63	£3,148.58
Laying wool insulation between studs	69.3	m2	£7.50	£519.38
Fixing plasterboard to walls	138.5	m2	£15.00	£2,077.50
Skimming walls	138.5	m2	£25.00	£3,462.50
Materials: £2,440.50		Labour: £9,207.95		

Floor **£9,002.70**

Floor. Span - 8.6 m, floor area - 46.4 m²:

- ✓ I - Joist 96 x 300mm at 600 mm centres
- ✓ Supply and install Sawn Timber Treated C16/C24 47 x 95mm
- ✓ Supply and install 22 x Standard Joist Hanger 63mm x 250mm JHA270/63
- ✓ 8 galvanised mild steel joist straps
- ✓ Knauf Earthwool Combi Cut 44 Loft Roll Insulation 100mm (13.89m²) or similar insulation fitted between joists
- ✓ Chipboard Flooring fixed with screws to joists

Materials	Qty	Unit	Rate (£)	Value (£)
Standard Joist Hanger 63mm x 250mm JHA270/63	22.0	each	£1.36	£29.98
Square Twist Nails 3.7 x 30mm 1kg	2.2	pack	£6.16	£13.56
Sawn Timber Treated C16/C24 47 x 95mm	28.0	m	£2.10	£58.80
Screws 5 x 80mm box of 100	2.0	box	£5.51	£11.03
Heavy Restraint Strap 1000 x 30 x 5mm	8.0	each	£5.94	£47.50
Nylon Anchor Hammerfix Screws M6x60mm Box of 50	1.0	box	£7.49	£7.19
Knauf Earthwool Combi Cut 44 Loft Roll Insulation 100mm (13.89m²)	3.3	each	£43.75	£146.13
Chicken Wire/ Mesh Roll 1m x 10m (10m2)	10.3	each	£20.99	£216.59
Chipboard Flooring P4 2400 x 600 x 22mm	32.3	each	£18.73	£603.89
Screws 4.5 x 60mm box of 200	1.9	box	£7.80	£14.74
I - Joist 96 x 300mm x 4.8m	105.6	m	£15.24	£1,609.08
Labour	Qty	Unit	Rate (£)	Value (£)
Carpenter to fit joist hangers	5.5	hour	£72.00	£396.00
Fix solid strutting between joist	10.8	hour	£72.00	£777.60
Fix Restraint Strap	3.2	hour	£72.00	£230.40
Laying wool insulation between timbers	11.6	hour	£30.00	£348.30
Fix chicken wire	12.9	hour	£30.00	£387.00
Fixing T&G chipboard flooring	21.1	hour	£72.00	£1,519.85
Carpenter to fit floor joists	35.9	hour	£72.00	£2,585.09
Materials: £2,758.46		Labour: £6,244.24		

Plasterboard lining **£2,171.80**

Plasterboard lining to a total area of 46.4m²

- ✓ Ceiling to be lined with 1 Layer Standard plasterboard

✓ Skim finish internally

Materials	Qty	Unit	Rate (£)	Value (£)
Standard Plasterboard SE 2400 x 1200 x 15mm	16.1	sheet	£16.41	£264.40
Drywall Screws 38mm Box of 1000	0.8	box	£13.54	£10.70
Thistle Multi Finish Plaster 25kg	7.0	bag	£9.99	£69.51
Drywall Scrim Tape 48mm x 90m	0.8	roll	£5.09	£4.33
Labour	Qty	Unit	Rate (£)	Value (£)
Fixing plasterboard to ceiling	46.4	m2	£14.29	£662.86
Skimming ceiling	46.4	m2	£25.00	£1,160.00
Materials: £348.94		Labour: £1,822.86		

Single Door £5,730.70

Single Door. Quantity - 6 each

Door - 6 each

- ✓ Supply and install Softwood Door Lining Set + Stops 32 x 115mm - 6 each
- A Internal Door allowance £250.00 + VAT per each
- ✓ Includes 3 hinges per leaf
- ✓ Supply and install Tubular Latch 76 mm
- ✓ Supply and install Brass Door Handle Pack of 2
- ✓ Apply 1 coat of primer, 1 coat of undercoat and 2 coats of gloss

Architrave - 64.8 m

- ✓ Supply and install MDF Primed Torus Architrave 44mm
- ✓ Apply 1 coat of primer, 1 coat of undercoat and 2 coats of gloss

Materials	Qty	Unit	Rate (£)	Value (£)
Dulux Trade High Gloss Paint White 2.5Ltr	2.2	each	£34.36	£74.23
Leyland Trade Acrylic Primer Undercoat White 2.5Ltr	0.2	each	£19.79	£3.76
Pinkgrip Grab Adhesive 350ml	9.0	each	£4.16	£37.46
MDF Primed Torus Architrave 44mm	64.8	m	£5.21	£337.78
MitreBond Aerosol kit 2Pcs	4.0	each	£10.40	£41.60
51mm Paslode galvanised angled brads 16ga 2000 Pack	0.1	pack	£33.33	£2.66
Internal Door allowance	6.0	each	£312.50	£1,875.00
Softwood Door Lining Set + Stops 32 x 115mm	6.0	each	£22.32	£133.95
Eclipse Fire Door Ball Bearing Hinges 102 x 76mm Pack of 3	6.0	pack	£9.16	£54.97
Dulux Trade Wood Primer Undercoat White 2.5Ltr	1.6	each	£47.91	£77.14
Tubular Latch 76 mm	6.0	each	£3.63	£21.75
Brass Door Handle Pack of 2	6.0	pack	£9.36	£56.17
Labour	Qty	Unit	Rate (£)	Value (£)
Apply 2 coats of gloss, 64.8m x 2	129.6	m	£3.91	£506.25
Apply 1 coat of primer, 64.8m x 1	64.8	m	£3.13	£202.50
Apply 1 coat of undercoat, 64.8m x 1	64.8	m	£3.13	£202.50
Cutting and fixing in position architraves	64.8	m	£5.44	£352.35
Fitting a single door lining	6.0	each	£29.00	£174.00
Fitting a tubular latch	6.0	each	£30.81	£184.88
Fitting handles	6.0	each	£10.88	£65.25
Apply 2 coats of gloss, 24.1m2 x 2	48.2	m2	£13.75	£662.75
Apply 1 coat of primer, 24.1m2 x 1	24.1	m2	£6.25	£150.63
Apply 1 coat of undercoat, 24.1m2 x 1	24.1	m2	£6.25	£150.63
Fitting a door	6.0	each	£60.42	£362.50

Materials: £2,716.47

Labour: £3,014.22

Skirting Board

£2,303.71

Skirting Board. MDF Torus skirting 144 mm, length 80m:

- ✓ Supply and install MDF Primed Torus Skirting 144mm
- ✓ Apply 1 coat of primer, 2 coats of gloss, 1 coat of undercoat

Materials	Qty	Unit	Rate (£)	Value (£)
Dulux Trade High Gloss Paint White 2.5Ltr	0.9	each	£34.36	£31.61
Leyland Trade Acrylic Primer Undercoat White 2.5Ltr	0.8	each	£19.79	£15.24
MDF Primed Torus Skirting 144mm	80.0	m	£6.44	£515.00
65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	0.6	pack	£6.25	£3.56
Pinkgrip Grab Adhesive 350ml	8.0	each	£4.16	£33.30
Labour	Qty	Unit	Rate (£)	Value (£)
Apply 2 coats of gloss, 80m x 2	160.0	m	£3.91	£625.00
Apply 1 coat of primer, 80m x 1	80.0	m	£3.13	£250.00
Apply 1 coat of undercoat, 80m x 1	80.0	m	£3.13	£250.00
Cutting and fixing skirting board	80.0	m	£7.25	£580.00

Materials: £598.71

Labour: £1,705.00

PLOT 4

£194,245.70

Ground Floor

£140,151.73

Trench Foundation

£9,105.80

Trench Foundation. Length 25.7m:

- ✓ Excavate trenches by machine, Width - 600mm, Depth - 1000mm
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ We have allowed for 1 x 1.5 Tonne Excavator
- ✓ Boarded earthwork support to trench sides
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 3.1 x 8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)
- ✓ We have allowed for 1 x 1 Tonne Skip Loader
- ✓ Ready mixed concrete - C35 Mix
- ✓ We have allowed for Concrete Pump

Materials	Qty	Unit	Rate (£)	Value (£)	
Concrete Mix C35	15.4	m3	£156.25	£2,409.38	
Regular Diesel	66.5	l	£2.38	£158.05	
Screws 5 x 70mm box of 100	5.1	box	£4.79	£24.61	
Shuttering Plywood 2440 x 1220 x 18mm	17.9	sheet	£44.79	£799.46	
Sawn Timber Treated C16/C24 47 x 95mm	155.0	m	£2.10	£325.50	
Labour	Qty	Unit	Rate (£)	Value (£)	
Casting concrete to trench	15.4	m3	£74.22	£1,144.45	
Levelling and compacting bottoms of excavations	15.4	m2	£3.55	£54.76	
Excavate trenches by Machine	15.4	m3	£63.00	£971.53	
Load soil to skip by machine	18.8	m3	£11.72	£220.43	
Erecting and removal of Earthwork support	51.4	m2	£17.76	£912.64	
Plant & Tool	Qty	Term	Unit	Rate (£)	Value (£)
Concrete Pump	1	-	day	£725.00	£725.00
1.5 Tonne Excavator	1	3.0	day	£80.21	£240.63
Delivery and Collection Cost	1	-	each	£56.25	£56.25
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	3.1	-	each	£318.75	£988.13

1 Tonne Skip Loader	1	1.0	day	£75.00	£75.00
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Materials: £3,717.00

Labour: £3,303.80

Plant: £2,085.00

Trench Foundation

£2,505.19

Trench Foundation. Length 5.17m:

- ✓ Excavate trenches by machine, Width - 450mm, Depth - 1000mm
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ We have allowed for 1 x 1.5 Tonne Excavator
- ✓ Boarded earthwork support to trench sides
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 0.9 x 4 Yard Skip 1.8m(L) x 1.3(W) x 1.0(H)
- ✓ We have allowed for 1 x 1 Tonne Skip Loader
- ✓ Ready mixed concrete - C35 Mix
- ✓ We have allowed for Concrete Pump

Materials	Qty	Unit	Rate (£)	Value (£)	
Concrete Mix C35	2.3	m3	£156.25	£364.06	
Concrete Part Load Charge	3.7	m3	£68.75	£252.31	
Regular Diesel	10.0	l	£2.38	£23.85	
Screws 5 x 70mm box of 100	0.9	box	£4.79	£4.50	
Shuttering Plywood 2440 x 1220 x 18mm	3.6	sheet	£44.79	£160.79	
Sawn Timber Treated C16/C24 47 x 95mm	28.0	m	£2.10	£58.80	
Labour	Qty	Unit	Rate (£)	Value (£)	
Casting concrete to trench	2.3	m3	£74.22	£172.93	
Levelling and compacting bottoms of excavations	2.3	m2	£3.55	£8.28	
Excavate trenches by Machine	2.3	m3	£63.00	£146.80	
Load soil to skip by machine	2.8	m3	£11.72	£33.29	
Erecting and removal of Earthwork support	10.3	m2	£17.76	£183.59	
Plant & Tool	Qty	Term	Unit	Rate (£)	Value (£)
Concrete Pump	1	-	day	£725.00	£725.00
1.5 Tonne Excavator	1	1.0	day	£68.75	£68.75
Delivery and Collection Cost	1	-	each	£56.25	£56.25
4 Yard Skip 1.8m(L) x 1.3(W) x 1.0(H)	0.9	-	each	£190.00	£171.00
1 Tonne Skip Loader	1	1.0	day	£75.00	£75.00

Materials: £864.31

Labour: £544.88

Plant: £1,096.00

Cavity Walls Below DPC

£2,975.55

Cavity Walls Below DPC.

- ✓ Constructed in cement sand mortar 1:3
- ✓ Outer skin: concrete blocks below ground level and bricks above ground level
- ✓ Supply and install London Brick Company Commons
- ✓ Cavity formed with stainless steel wall ties, cavity 150mm wide
- ✓ Site mixed concrete
- ✓ Concrete blocks inner skin
- ✓ Damp proof course built into walls

Materials	Qty	Unit	Rate (£)	Value (£)
Ballast Bulk Bag	1.8	each	£81.25	£146.25
Blue Circle Mastercrete 25kg	13.6	each	£8.85	£120.71
Solid Low Density Concrete Blocks 3.6N 100mm	171.7	each	£4.31	£740.63
Sika Maxmix Concentrated Plasticiser 1L	0.0	each	£13.41	£0.40

Building Sand Bulk Bag	0.5	each	£81.25	£40.63
Blue Circle Cement 25kg	4.8	each	£8.07	£39.16
Damp Proof Course 100mm x 30m	1.7	each	£5.70	£9.75
London Brick Company Commons	342.9	each	£2.09	£715.80
Labour	Qty	Unit	Rate (£)	Value (£)
Mix Concrete on Site	0.9	m3	£58.59	£50.98
Filling cavity	0.9	m3	£81.08	£70.54
Laying concrete blocks	171.7	each	£2.71	£465.85
Lay damp proof course	51.4	m	£3.88	£199.18
Laying bricks (half a brick thick)	5.8	m2	£65.00	£375.70
Materials: £1,813.33		Labour: £1,162.22		

Floor

£12,128.13

Floor. Beam and block ground floor, floor area 46.4m²:

- ✓ Excavate reduced levels by machine, excavation depth: - 300mm
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ We have allowed for 1 x 1.5 Tonne Excavator
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 2.8 x 8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)
- ✓ We have allowed for 1 x 1 Tonne Skip Loader
- ✓ Backfilling to make up levels with 100mm hardcore obtained off site, compacting fill with vibrating plate
- ✓ Ready mixed concrete - C25 Mix
- ✓ Construct half a brick thick sleeper walls in engineering bricks or blocks to support concrete beams
- ✓ Precast beam flooring system comprising precast concrete beams and infill concrete blocks
- ✓ 1200 gauge damp proof membrane
- ✓ 150 mm Celotex or similar flooring insulation board

Materials	Qty	Unit	Rate (£)	Value (£)
Regular Diesel	60.1	l	£2.38	£142.81
150mm Celotex Insulation XR4150 Board 2400mm x 1200mm	16.1	each	£56.88	£917.39
25mm Celotex Insulation TB3025 Board 2400mm x 1200mm	1.0	each	£14.38	£14.38
Damp Proof Course 225mm x 30m	0.2	each	£11.45	£2.06
Building Sand Bulk Bag	0.1	each	£81.25	£5.69
Blue Circle Cement 25kg	0.7	each	£8.07	£5.58
Class B Red Perforated Engineering Brick 65mm	76.0	each	£1.16	£88.35
Damp Proof Membrane 1200ga 4m x 25m (100m2)	0.6	each	£70.82	£40.38
MOT Type 1 Sub-base Bulk Bag	10.5	bag	£81.25	£852.31
Solid Low Density Concrete Blocks 3.6N 100mm	440.0	each	£4.31	£1,897.50
Concrete Floor Beam 155mm x 1m (34kg)	104.0	m	£26.05	£2,709.20
Concrete Mix C25	4.6	m3	£146.25	£678.60
Concrete Part Load Charge	1.4	m3	£68.75	£93.50
Labour	Qty	Unit	Rate (£)	Value (£)
Levelling and compacting bottoms of excavations	46.4	m2	£3.55	£164.91
Excavate reduced levels by Machine	13.9	m3	£63.00	£877.65
Laying insulation to floor	46.4	m2	£6.00	£278.64
Laying bricks (half a brick thick)	1.6	m2	£42.63	£69.05
Lay damp proof course	5.4	m	£3.88	£20.92
Laying Damp Proof Membrane	56.9	m2	£1.50	£85.41
Fill to make up levels by hand	4.6	m3	£75.00	£348.00
Spreading and levelling fill	46.4	m2	£1.41	£65.31
Compacting fill	46.4	m2	£1.78	£82.46

Lay beams and blocks	46.4	m2	£20.00	£928.80	
Casting concrete to slabs	4.6	m3	£85.94	£398.75	
Load soil to skip by machine	17.0	m3	£11.72	£199.22	
Plant & Tool	Qty	Term	Unit	Rate (£)	Value (£)
1.5 Tonne Excavator	1	2.0	day	£68.75	£137.50
Delivery and Collection Cost	1	-	each	£56.25	£56.25
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	2.8	-	each	£318.75	£892.50
1 Tonne Skip Loader	1	1.0	day	£75.00	£75.00
Materials: £7,447.74		Labour: £3,519.14		Plant: £1,161.25	

Cavity Wall

£17,940.42

Cavity Wall. Area - 52.13 m²

- ✓ Outer Skin - Brick wall 102.5 mm thick in cement sand mortar (1:3)
- ✓ Supply and install London Brick Company Commons
- ✓ Cavity formed with stainless steel wall ties
- ✓ Inner Skin - Block wall 100 mm thick in cement sand mortar (1:3)
- ✓ Supply and install Celcon Standard Aerated Concrete Block 3.6N 100mm
- ✓ Supply and install Earthwool DriTherm Cavity Slab Insulation 32 Ultimate 150mm (2.18m²)
- ✓ Walls to be finished with 1 layer of 12.5mm Standard plasterboard, fixed with adhesive dabs
- ✓ We have allowed for skim coat

Materials	Qty	Unit	Rate (£)	Value (£)
Standard Plasterboard SE 2400 x 1200 x 12.5mm	18.1	sheet	£13.76	£249.10
Gyproc Dry-Wall Adhesive 25kg	11.6	bag	£13.88	£160.67
Thistle Multi Finish Plaster 25kg	7.8	bag	£9.99	£78.10
Drywall Scrim Tape 48mm x 90m	2.0	roll	£5.09	£10.18
Blue Circle Cement 25kg	29.3	each	£8.07	£236.92
Building Sand Bulk Bag	3.0	each	£81.25	£244.56
Sika Maxmix Concentrated Plasticiser 1L	0.2	each	£13.41	£3.09
Celcon Standard Aerated Concrete Block 3.6N 100mm	515.0	each	£2.88	£1,480.63
London Brick Company Commons	3089.0	each	£2.09	£6,448.29
Staifix Housing Wall Ties HRT4 250mm box of 250	0.8	pack	£52.06	£44.25
Earthwool DriTherm Cavity Slab Insulation 32 Ultimate 150mm (2.18m ²)	23.9	each	£79.89	£1,910.11
Labour	Qty	Unit	Rate (£)	Value (£)
Dot and dabbing plasterboard	52.1	m2	£15.00	£781.95
Skimming walls	52.1	m2	£25.00	£1,303.25
Laying concrete blocks	515.0	each	£2.71	£1,396.94
Laying bricks (half a brick thick)	52.1	m2	£65.00	£3,388.45
Forming cavity	52.1	m2	£1.49	£77.70
Laying wool insulation to cavity wall	52.1	m2	£2.42	£126.25
Materials: £10,865.89		Labour: £7,074.54		

Party Wall

£5,296.19

Party Wall. Area - 21.75 m²

- ✓ Outer Skin - Block wall 100 mm thick in cement sand mortar (1:3)
- ✓ Supply and install Solid Dense Concrete Blocks 7.3N 100mm
- ✓ Cavity formed with stainless steel wall ties
- ✓ Inner Skin - Block wall 100 mm thick in cement sand mortar (1:3)
- ✓ Supply and install Celcon Standard Aerated Concrete Block 3.6N 100mm
- ✓ Supply and install Earthwool DriTherm Cavity Slab Insulation 32 Ultimate 150mm (2.18m²)
- ✓ Walls to be finished with 1 layer of 12.5mm Standard plasterboard, fixed with adhesive dabs
- ✓ We have allowed for skim coat

Materials	Qty	Unit	Rate (£)	Value (£)
Standard Plasterboard SE 2400 x 1200 x 12.5mm	7.5	sheet	£13.76	£103.91
Gyproc Dry-Wall Adhesive 25kg	4.8	bag	£13.88	£67.01
Thistle Multi Finish Plaster 25kg	3.3	bag	£9.99	£32.56
Drywall Scrim Tape 48mm x 90m	1.0	roll	£5.09	£5.09
Blue Circle Cement 25kg	6.1	each	£8.07	£49.42
Building Sand Bulk Bag	0.6	each	£81.25	£50.38
Sika Maxmix Concentrated Plasticiser 1L	0.0	each	£13.41	£0.54
Celcon Standard Aerated Concrete Block 3.6N 100mm	215.0	each	£2.88	£618.13
Staifix Housing Wall Ties HRT4 250mm box of 250	0.4	pack	£52.06	£18.74
Solid Dense Concrete Blocks 7.3N 100mm	215.0	each	£2.61	£561.69
Earthwool DriTherm Cavity Slab Insulation 32 Ultimate 150mm (2.18m²)	10.0	each	£79.89	£797.28
Labour	Qty	Unit	Rate (£)	Value (£)
Dot and dabbing plasterboard	43.5	m2	£15.00	£652.50
Skimming walls	43.5	m2	£25.00	£1,087.50
Laying concrete blocks	430.0	each	£2.71	£1,166.38
Forming cavity	21.8	m2	£1.49	£32.41
Laying wool insulation to cavity wall	21.8	m2	£2.42	£52.67
Materials: £2,304.72		Labour: £2,991.46		

Block Wall **£5,558.30**

Block Wall. Area - 35.5 m²

- ✓ Block wall 100 mm thick in cement sand mortar (1:3)
- ✓ Supply and install Celcon Standard Aerated Concrete Block 3.6N 100mm
- ✓ Walls to be finished with 1 layer of 12.5mm Standard plasterboard, fixed with adhesive dabs
- ✓ We have allowed for skim coat

Materials	Qty	Unit	Rate (£)	Value (£)
Blue Circle Cement 25kg	5.0	each	£8.07	£40.38
Building Sand Bulk Bag	0.5	each	£81.25	£41.44
Sika Maxmix Concentrated Plasticiser 1L	0.0	each	£13.41	£0.54
Celcon Standard Aerated Concrete Block 3.6N 100mm	351.0	each	£2.88	£1,009.13
Standard Plasterboard SE 2400 x 1200 x 12.5mm	24.6	sheet	£13.76	£339.25
Thistle Multi Finish Plaster 25kg	10.7	bag	£9.99	£106.36
Drywall Scrim Tape 48mm x 90m	2.0	roll	£5.09	£10.18
Gyproc Dry-Wall Adhesive 25kg	15.8	bag	£13.88	£218.95
Labour	Qty	Unit	Rate (£)	Value (£)
Laying concrete blocks	351.0	each	£2.71	£952.09
Skimming walls	71.0	m2	£25.00	£1,775.00
Dot and dabbing plasterboard	71.0	m2	£15.00	£1,065.00
Materials: £1,766.21		Labour: £3,792.09		

Screed **£2,437.68**

Screed. Cement and sand floor screed to a total floor area 46.4m²:

- ✓ 500 gauge separating layer/vapour barrier
- ✓ Celotex or similar flooring insulation board to perimeter of floor screed, 25mm thick x 75mm high
- ✓ Supply and install 1 layer of A252 Reinforcing Mesh 4.8m x 2.4m (4kg/m2)
- ✓ Cement and sand (1:3) floor screed, 75mm thick

Materials	Qty	Unit	Rate (£)	Value (£)
A252 Reinforcing Mesh 4.8m x 2.4m (4kg/m2)	4.0	each	£52.44	£211.32
Plastic Reinforced Mesh Spacers 40-50mm	290.0	each	£0.58	£166.75
25mm Celotex Insulation TB3025 Board 2400mm x 1200mm	0.7	each	£14.38	£10.20
Sharp Sand Bulk Bag	7.0	each	£81.25	£565.50
Blue Circle Mastercrete 25kg	67.8	each	£8.85	£599.94
Concrete and screed Fibres 900g (usage 1m3 screed)	4.0	each	£21.88	£87.50
Visqueen Vapour Check 500 GA Green 4 x 50m	0.3	roll	£148.68	£37.16
Labour	Qty	Unit	Rate (£)	Value (£)
Cutting and placing reinforcing mesh	46.4	m2	£3.33	£154.66
Insulate screed perimeter	27.2	m	£1.88	£51.00
Laying floor screed 65-100mm	46.4	m2	£10.00	£464.00
Laying vapour control	49.8	m2	£1.80	£89.64
Materials: £1,678.38		Labour: £759.30		

Window W1

£1,228.52

Window W1. Quantity: 1

- ✓ Supply and install uPVC Window 1800 (W) x 1050 (H)
- A Window Allowance: £700 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.6	each	£15.10	£24.16
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.50
Dow Corning 799 Glazing Silicone Clear 310ml	0.6	each	£10.61	£6.05
Masonry Torx Frame Screw 7.5 x 112mm	13.0	each	£0.25	£3.25
Expanding Foam 750ml	0.4	each	£8.85	£3.36
uPVC Window 1800 (W) x 1050 (H)	1.0	each	£875.00	£875.00
Cavity Wall Lintel CG150/100 2100mm	1.0	each	£166.85	£166.85
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.9	m	£5.66	£22.07
Fit window	3.7	hour	£30.00	£111.00
Install steel lintel	1.0	each	£16.27	£16.27
Materials: £1,079.17		Labour: £149.35		

Window W2

£651.85

Window W2. Quantity: 1

- ✓ Supply and install uPVC Window 600 (W) x 1050 (H)
- A Window Allowance: £350 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.1	each	£15.10	£16.76
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.0	kg	£8.32	£0.34
Dow Corning 799 Glazing Silicone Clear 310ml	0.3	each	£10.61	£3.50
Masonry Torx Frame Screw 7.5 x 112mm	8.0	each	£0.25	£2.00
Expanding Foam 750ml	0.2	each	£8.85	£1.95
uPVC Window 600 (W) x 1050 (H)	1.0	each	£437.50	£437.50
Cavity Wall Lintel CG150/100 900mm	1.0	each	£69.26	£69.26

Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	2.7	m	£5.66	£15.29
Fit window	3.3	hour	£30.00	£97.50
Install steel lintel	1.0	each	£7.75	£7.75
Materials: £531.31		Labour: £120.54		

Window W3 £651.85

Window W3. Quantity: 1

- ✓ Supply and install uPVC Window 600 (W) x 1050 (H)
- A Window Allowance: £350 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.1	each	£15.10	£16.76
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.0	kg	£8.32	£0.34
Dow Corning 799 Glazing Silicone Clear 310ml	0.3	each	£10.61	£3.50
Masonry Torx Frame Screw 7.5 x 112mm	8.0	each	£0.25	£2.00
Expanding Foam 750ml	0.2	each	£8.85	£1.95
uPVC Window 600 (W) x 1050 (H)	1.0	each	£437.50	£437.50
Cavity Wall Lintel CG150/100 900mm	1.0	each	£69.26	£69.26
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	2.7	m	£5.66	£15.29
Fit window	3.3	hour	£30.00	£97.50
Install steel lintel	1.0	each	£7.75	£7.75
Materials: £531.31		Labour: £120.54		

Window W4 £1,228.52

Window W4. Quantity: 1

- ✓ Supply and install uPVC Window 1800 (W) x 1050 (H)
- A Window Allowance: £700 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.6	each	£15.10	£24.16
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.50
Dow Corning 799 Glazing Silicone Clear 310ml	0.6	each	£10.61	£6.05
Masonry Torx Frame Screw 7.5 x 112mm	13.0	each	£0.25	£3.25
Expanding Foam 750ml	0.4	each	£8.85	£3.36
uPVC Window 1800 (W) x 1050 (H)	1.0	each	£875.00	£875.00
Cavity Wall Lintel CG150/100 2100mm	1.0	each	£166.85	£166.85
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.9	m	£5.66	£22.07
Fit window	3.7	hour	£30.00	£111.00
Install steel lintel	1.0	each	£16.27	£16.27
Materials: £1,079.17		Labour: £149.35		

Window W5 £718.43

Window W5. Quantity: 1

- ✓ Supply and install uPVC Window 600 (W) x 1200 (H)

A Window Allowance: £400 + VAT per each

✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation

✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.2	each	£15.10	£18.57
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.41
Dow Corning 799 Glazing Silicone Clear 310ml	0.4	each	£10.61	£3.83
Masonry Torx Frame Screw 7.5 x 112mm	8.0	each	£0.25	£2.00
Expanding Foam 750ml	0.2	each	£8.85	£2.13
uPVC Window 600 (W) x 1200 (H)	1.0	each	£500.00	£500.00
Cavity Wall Lintel CG150/100 900mm	1.0	each	£69.26	£69.26
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.0	m	£5.66	£16.98
Fit window	3.3	hour	£30.00	£97.50
Install steel lintel	1.0	each	£7.75	£7.75
Materials: £596.20		Labour: £122.22		

Window W6

£1,168.21

Window W6. Quantity: 1

✓ Supply and install uPVC Window 1200 (W) x 1350 (H)

A Window Allowance: £700 + VAT per each

✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation

✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.6	each	£15.10	£24.16
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.50
Dow Corning 799 Glazing Silicone Clear 310ml	0.5	each	£10.61	£5.41
Masonry Torx Frame Screw 7.5 x 112mm	12.0	each	£0.25	£3.00
Expanding Foam 750ml	0.3	each	£8.85	£3.01
uPVC Window 1200 (W) x 1350 (H)	1.0	each	£875.00	£875.00
Cavity Wall Lintel CG150/100 1500mm	1.0	each	£115.43	£115.43
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.9	m	£5.66	£22.07
Fit window	3.6	hour	£30.00	£108.00
Install steel lintel	1.0	each	£11.63	£11.63
Materials: £1,026.51		Labour: £141.70		

Window W7

£1,168.21

Window W7. Quantity: 1

✓ Supply and install uPVC Window 1200 (W) x 1350 (H)

A Window Allowance: £700 + VAT per each

✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation

✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.6	each	£15.10	£24.16
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.50
Dow Corning 799 Glazing Silicone Clear 310ml	0.5	each	£10.61	£5.41
Masonry Torx Frame Screw 7.5 x 112mm	12.0	each	£0.25	£3.00
Expanding Foam 750ml	0.3	each	£8.85	£3.01
uPVC Window 1200 (W) x 1350 (H)	1.0	each	£875.00	£875.00
Cavity Wall Lintel CG150/100 1500mm	1.0	each	£115.43	£115.43

Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.9	m	£5.66	£22.07
Fit window	3.6	hour	£30.00	£108.00
Install steel lintel	1.0	each	£11.63	£11.63
Materials: £1,026.51		Labour: £141.70		

Window W8

£718.43

Window W8. Quantity: 1

- ✓ Supply and install uPVC Window 600 (W) x 1200 (H)
- A Window Allowance: £400 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.2	each	£15.10	£18.57
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.41
Dow Corning 799 Glazing Silicone Clear 310ml	0.4	each	£10.61	£3.83
Masonry Torx Frame Screw 7.5 x 112mm	8.0	each	£0.25	£2.00
Expanding Foam 750ml	0.2	each	£8.85	£2.13
uPVC Window 600 (W) x 1200 (H)	1.0	each	£500.00	£500.00
Cavity Wall Lintel CG150/100 900mm	1.0	each	£69.26	£69.26
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.0	m	£5.66	£16.98
Fit window	3.3	hour	£30.00	£97.50
Install steel lintel	1.0	each	£7.75	£7.75
Materials: £596.20		Labour: £122.22		

Window W9

£1,162.38

Window W9. Quantity: 1

- ✓ Supply and install uPVC Window 1200 (W) x 1200 (H)
- A Window Allowance: £700 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.5	each	£15.10	£22.35
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.41
Dow Corning 799 Glazing Silicone Clear 310ml	0.5	each	£10.61	£5.10
Masonry Torx Frame Screw 7.5 x 112mm	11.0	each	£0.25	£2.75
Expanding Foam 750ml	0.3	each	£8.85	£2.84
uPVC Window 1200 (W) x 1200 (H)	1.0	each	£875.00	£875.00
Cavity Wall Lintel CG150/100 1500mm	1.0	each	£115.43	£115.43
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.6	m	£5.66	£20.38
Fit window	3.5	hour	£30.00	£106.50
Install steel lintel	1.0	each	£11.63	£11.63
Materials: £1,023.88		Labour: £138.50		

Window W10

£651.85

Window W10. Quantity: 1

- ✓ Supply and install uPVC Window 600 (W) x 1050 (H)

A Window Allowance: £350 + VAT per each

✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation

✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.1	each	£15.10	£16.76
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.0	kg	£8.32	£0.34
Dow Corning 799 Glazing Silicone Clear 310ml	0.3	each	£10.61	£3.50
Masonry Torx Frame Screw 7.5 x 112mm	8.0	each	£0.25	£2.00
Expanding Foam 750ml	0.2	each	£8.85	£1.95
uPVC Window 600 (W) x 1050 (H)	1.0	each	£437.50	£437.50
Cavity Wall Lintel CG150/100 900mm	1.0	each	£69.26	£69.26
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	2.7	m	£5.66	£15.29
Fit window	3.3	hour	£30.00	£97.50
Install steel lintel	1.0	each	£7.75	£7.75
Materials: £531.31		Labour: £120.54		

Window W11

£651.85

Window W11. Quantity: 1

✓ Supply and install uPVC Window 600 (W) x 1050 (H)

A Window Allowance: £350 + VAT per each

✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation

✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.1	each	£15.10	£16.76
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.0	kg	£8.32	£0.34
Dow Corning 799 Glazing Silicone Clear 310ml	0.3	each	£10.61	£3.50
Masonry Torx Frame Screw 7.5 x 112mm	8.0	each	£0.25	£2.00
Expanding Foam 750ml	0.2	each	£8.85	£1.95
uPVC Window 600 (W) x 1050 (H)	1.0	each	£437.50	£437.50
Cavity Wall Lintel CG150/100 900mm	1.0	each	£69.26	£69.26
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	2.7	m	£5.66	£15.29
Fit window	3.3	hour	£30.00	£97.50
Install steel lintel	1.0	each	£7.75	£7.75
Materials: £531.31		Labour: £120.54		

Window W12

£1,162.38

Window W12. Quantity: 1

✓ Supply and install uPVC Window 1200 (W) x 1200 (H)

A Window Allowance: £700 + VAT per each

✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation

✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.5	each	£15.10	£22.35
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.41
Dow Corning 799 Glazing Silicone Clear 310ml	0.5	each	£10.61	£5.10
Masonry Torx Frame Screw 7.5 x 112mm	11.0	each	£0.25	£2.75
Expanding Foam 750ml	0.3	each	£8.85	£2.84
uPVC Window 1200 (W) x 1200 (H)	1.0	each	£875.00	£875.00
Cavity Wall Lintel CG150/100 1500mm	1.0	each	£115.43	£115.43

Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.6	m	£5.66	£20.38
Fit window	3.5	hour	£30.00	£106.50
Install steel lintel	1.0	each	£11.63	£11.63
Materials: £1,023.88		Labour: £138.50		

Window W13

£651.85

Window W13. Quantity: 1

- ✓ Supply and install uPVC Window 600 (W) x 1050 (H)
- A Window Allowance: £350 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.1	each	£15.10	£16.76
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.0	kg	£8.32	£0.34
Dow Corning 799 Glazing Silicone Clear 310ml	0.3	each	£10.61	£3.50
Masonry Torx Frame Screw 7.5 x 112mm	8.0	each	£0.25	£2.00
Expanding Foam 750ml	0.2	each	£8.85	£1.95
uPVC Window 600 (W) x 1050 (H)	1.0	each	£437.50	£437.50
Cavity Wall Lintel CG150/100 900mm	1.0	each	£69.26	£69.26
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	2.7	m	£5.66	£15.29
Fit window	3.3	hour	£30.00	£97.50
Install steel lintel	1.0	each	£7.75	£7.75
Materials: £531.31		Labour: £120.54		

Window W14

£1,162.38

Window W14. Quantity: 1

- ✓ Supply and install uPVC Window 1200 (W) x 1200 (H)
- A Window Allowance: £700 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.5	each	£15.10	£22.35
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.41
Dow Corning 799 Glazing Silicone Clear 310ml	0.5	each	£10.61	£5.10
Masonry Torx Frame Screw 7.5 x 112mm	11.0	each	£0.25	£2.75
Expanding Foam 750ml	0.3	each	£8.85	£2.84
uPVC Window 1200 (W) x 1200 (H)	1.0	each	£875.00	£875.00
Cavity Wall Lintel CG150/100 1500mm	1.0	each	£115.43	£115.43
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.6	m	£5.66	£20.38
Fit window	3.5	hour	£30.00	£106.50
Install steel lintel	1.0	each	£11.63	£11.63
Materials: £1,023.88		Labour: £138.50		

Window W15

£1,162.38

Window W15. Quantity: 1

- ✓ Supply and install uPVC Window 1200 (W) x 1200 (H)

A Window Allowance: £700 + VAT per each

✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation

✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.5	each	£15.10	£22.35
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.41
Dow Corning 799 Glazing Silicone Clear 310ml	0.5	each	£10.61	£5.10
Masonry Torx Frame Screw 7.5 x 112mm	11.0	each	£0.25	£2.75
Expanding Foam 750ml	0.3	each	£8.85	£2.84
uPVC Window 1200 (W) x 1200 (H)	1.0	each	£875.00	£875.00
Cavity Wall Lintel CG150/100 1500mm	1.0	each	£115.43	£115.43
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.6	m	£5.66	£20.38
Fit window	3.5	hour	£30.00	£106.50
Install steel lintel	1.0	each	£11.63	£11.63
Materials: £1,023.88		Labour: £138.50		

Window W16

£1,162.38

Window W16. Quantity: 1

✓ Supply and install uPVC Window 1200 (W) x 1200 (H)

A Window Allowance: £700 + VAT per each

✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation

✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.5	each	£15.10	£22.35
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.41
Dow Corning 799 Glazing Silicone Clear 310ml	0.5	each	£10.61	£5.10
Masonry Torx Frame Screw 7.5 x 112mm	11.0	each	£0.25	£2.75
Expanding Foam 750ml	0.3	each	£8.85	£2.84
uPVC Window 1200 (W) x 1200 (H)	1.0	each	£875.00	£875.00
Cavity Wall Lintel CG150/100 1500mm	1.0	each	£115.43	£115.43
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.6	m	£5.66	£20.38
Fit window	3.5	hour	£30.00	£106.50
Install steel lintel	1.0	each	£11.63	£11.63
Materials: £1,023.88		Labour: £138.50		

Window W17

£1,162.38

Window W17. Quantity: 1

✓ Supply and install uPVC Window 1200 (W) x 1200 (H)

A Window Allowance: £700 + VAT per each

✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation

✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.5	each	£15.10	£22.35
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.41
Dow Corning 799 Glazing Silicone Clear 310ml	0.5	each	£10.61	£5.10
Masonry Torx Frame Screw 7.5 x 112mm	11.0	each	£0.25	£2.75
Expanding Foam 750ml	0.3	each	£8.85	£2.84
uPVC Window 1200 (W) x 1200 (H)	1.0	each	£875.00	£875.00
Cavity Wall Lintel CG150/100 1500mm	1.0	each	£115.43	£115.43

Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	3.6	m	£5.66	£20.38
Fit window	3.5	hour	£30.00	£106.50
Install steel lintel	1.0	each	£11.63	£11.63
Materials: £1,023.88		Labour: £138.50		

Window W18

£651.85

Window W18. Quantity: 1

- ✓ Supply and install uPVC Window 600 (W) x 1050 (H)
- A Window Allowance: £350 + VAT per each
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	1.1	each	£15.10	£16.76
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.0	kg	£8.32	£0.34
Dow Corning 799 Glazing Silicone Clear 310ml	0.3	each	£10.61	£3.50
Masonry Torx Frame Screw 7.5 x 112mm	8.0	each	£0.25	£2.00
Expanding Foam 750ml	0.2	each	£8.85	£1.95
uPVC Window 600 (W) x 1050 (H)	1.0	each	£437.50	£437.50
Cavity Wall Lintel CG150/100 900mm	1.0	each	£69.26	£69.26
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	2.7	m	£5.66	£15.29
Fit window	3.3	hour	£30.00	£97.50
Install steel lintel	1.0	each	£7.75	£7.75
Materials: £531.31		Labour: £120.54		

Door D1

£1,527.71

Door D1. Quantity: 1 each.

- A uPVC Front Door allowance £1,000.00 + VAT per each
- ✓ Fixing in position and sealing
- ✓ Complete with ironmongery to include hinges, multi-point locking system and handles
- ✓ Fit insulated cavity closers to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	2.0	each	£15.10	£30.20
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.50
Cavity Wall Lintel CG150/100 1200mm	1.0	each	£92.34	£92.34
uPVC Front Door allowance	1.0	each	£1,250.00	£1,250.00
No Nonsense General Purpose Silicone Clear 310ml	0.5	each	£4.99	£2.50
Masonry Torx Frame Screw 7.5 x 82mm	8.0	each	£0.19	£1.50
Expanding Foam 750ml	0.3	each	£8.85	£2.21
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	4.2	m	£5.66	£23.77
Install steel lintel	1.0	each	£9.30	£9.30
Install front door	1.0	each	£115.38	£115.39
Materials: £1,379.25		Labour: £148.46		

Door D2

£1,527.71

Door D2. Quantity: 1 each.

A uPVC Front Door allowance £1,000.00 + VAT per each

- ✓ Fixing in position and sealing
- ✓ Complete with ironmongery to include hinges, multi-point locking system and handles
- ✓ Fit insulated cavity closers to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	2.0	each	£15.10	£30.20
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.50
Cavity Wall Lintel CG150/100 1200mm	1.0	each	£92.34	£92.34
uPVC Front Door allowance	1.0	each	£1,250.00	£1,250.00
No Nonsense General Purpose Silicone Clear 310ml	0.5	each	£4.99	£2.50
Masonry Torx Frame Screw 7.5 x 82mm	8.0	each	£0.19	£1.50
Expanding Foam 750ml	0.3	each	£8.85	£2.21
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	4.2	m	£5.66	£23.77
Install steel lintel	1.0	each	£9.30	£9.30
Install front door	1.0	each	£115.38	£115.39
Materials: £1,379.25		Labour: £148.46		

Door D3

£2,259.13

Door D3. Quantity: 1 each.

A White uPVC French Door allowance £1,500.00 + VAT per each

- ✓ Fixing in position and sealing, double glazed
- ✓ Complete with ironmongery to include hinges, multi-point locking system and handles
- ✓ Fit insulated cavity closers to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	2.0	each	£15.10	£30.20
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.50
Cavity Wall Lintel CG150/100 2100mm	1.0	each	£166.85	£166.85
No Nonsense General Purpose Silicone Clear 310ml	1.0	each	£4.99	£4.99
Masonry Torx Frame Screw 7.5 x 82mm	12.0	each	£0.19	£2.25
Expanding Foam 750ml	0.3	each	£8.85	£2.92
White uPVC French Door allowance	1.0	each	£1,875.00	£1,875.00
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	4.2	m	£5.66	£23.77
Install steel lintel	1.0	each	£16.27	£16.27
Install french door	1.0	each	£136.36	£136.36
Materials: £2,082.71		Labour: £176.41		

Door D3

£2,259.13

Door D3. Quantity: 1 each.

A White uPVC French Door allowance £1,500.00 + VAT per each

- ✓ Fixing in position and sealing, double glazed
- ✓ Complete with ironmongery to include hinges, multi-point locking system and handles
- ✓ Fit insulated cavity closers to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit	Rate (£)	Value (£)
Cavity Closer Double Flange 150mm x 2440mm	2.0	each	£15.10	£30.20
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£8.32	£0.50
Cavity Wall Lintel CG150/100 2100mm	1.0	each	£166.85	£166.85

No Nonsense General Purpose Silicone Clear 310ml	1.0	each	£4.99	£4.99
Masonry Torx Frame Screw 7.5 x 82mm	12.0	each	£0.19	£2.25
Expanding Foam 750ml	0.3	each	£8.85	£2.92
White uPVC French Door allowance	1.0	each	£1,875.00	£1,875.00
Labour	Qty	Unit	Rate (£)	Value (£)
Install cavity closers	4.2	m	£5.66	£23.77
Install steel lintel	1.0	each	£16.27	£16.27
Install french door	1.0	each	£136.36	£136.36
Materials: £2,082.71		Labour: £176.41		

Single Door £4,030.95

Single Door. Quantity - 4 each

Door - 4 each

- ✓ Supply and install Softwood Door Lining Set + Stops 32 x 115mm - 4 each
- A Internal Door allowance £250.00 + VAT per each
- ✓ Includes 3 hinges per leaf
- ✓ Supply and install Tubular Latch 76 mm
- ✓ Supply and install Brass Door Handle Pack of 2
- ✓ Apply 1 coat of primer, 1 coat of undercoat and 2 coats of gloss

Architrave - 43.2 m

- ✓ Supply and install MDF Primed Torus Architrave 44mm
- ✓ Apply 1 coat of primer, 1 coat of undercoat and 2 coats of gloss

Lintels - 8 each

- ✓ Timber lintels fixed in position

Materials	Qty	Unit	Rate (£)	Value (£)
Dulux Trade High Gloss Paint White 2.5Ltr	1.4	each	£34.36	£49.49
Leyland Trade Acrylic Primer Undercoat White 2.5Ltr	0.1	each	£19.79	£2.58
Pinkgrip Grab Adhesive 350ml	6.0	each	£4.16	£24.98
MDF Primed Torus Architrave 44mm	43.2	m	£5.21	£225.17
MitreBond Aerosol kit 2Pcs	3.0	each	£10.40	£31.20
51mm Paslode galvanised angled brads 16ga 2000 Pack	0.1	pack	£33.33	£1.66
Sawn Timber Treated C16/C24 47 x 195mm	19.2	m	£4.20	£80.64
Internal Door allowance	4.0	each	£312.50	£1,250.00
Softwood Door Lining Set + Stops 32 x 115mm	4.0	each	£22.32	£89.30
Eclipse Fire Door Ball Bearing Hinges 102 x 76mm Pack of 3	4.0	pack	£9.16	£36.65
Dulux Trade Wood Primer Undercoat White 2.5Ltr	1.1	each	£47.91	£51.26
Tubular Latch 76 mm	4.0	each	£3.63	£14.50
Brass Door Handle Pack of 2	4.0	pack	£9.36	£37.45
Labour	Qty	Unit	Rate (£)	Value (£)
Apply 2 coats of gloss, 43.2m x 2	86.4	m	£3.91	£337.50
Apply 1 coat of primer, 43.2m x 1	43.2	m	£3.13	£135.00
Apply 1 coat of undercoat, 43.2m x 1	43.2	m	£3.13	£135.00
Cutting and fixing in position architraves	43.2	m	£5.44	£234.90
Install timber lintel	8.0	each	£15.66	£125.28
Fitting a single door lining	4.0	each	£29.00	£116.00
Fitting a tubular latch	4.0	each	£30.81	£123.25
Fitting handles	4.0	each	£10.88	£43.50
Apply 2 coats of gloss, 16.1m2 x 2	32.2	m2	£13.75	£442.75
Apply 1 coat of primer, 16.1m2 x 1	16.1	m2	£6.25	£100.63

Apply 1 coat of undercoat, 16.1m2 x 1	16.1	m2	£6.25	£100.63
Fitting a door	4.0	each	£60.42	£241.66

Materials: £1,894.86 Labour: £2,136.09

Front Brick Arch £211.07

Front Brick Arch

- ✓ Facing brick arch in cement sand mortar 1:3. Quantity: 1
- ✓ Supply and install London Brick Company Heather

Materials	Qty	Unit	Rate (£)	Value (£)
London Brick Company Heather	12.0	each	£2.11	£25.35
Blue Circle Cement 25kg	0.2	each	£8.07	£1.70
Building Sand Bulk Bag	0.0	each	£81.25	£1.63
Labour	Qty	Unit	Rate (£)	Value (£)
Laying bricks (arch)	2.4	hour	£76.00	£182.40

Materials: £28.68 Labour: £182.40

Front Brick Arch £470.76

Front Brick Arch

- ✓ Facing brick arch in cement sand mortar 1:3. Quantity: 1
- ✓ Supply and install London Brick Company Heather

Materials	Qty	Unit	Rate (£)	Value (£)
London Brick Company Heather	27.0	each	£2.11	£57.04
Blue Circle Cement 25kg	0.2	each	£8.07	£1.70
Building Sand Bulk Bag	0.0	each	£81.25	£1.63
Labour	Qty	Unit	Rate (£)	Value (£)
Laying bricks (arch)	5.4	hour	£76.00	£410.40

Materials: £60.36 Labour: £410.40

Rear Brick Arch £418.90

Rear Brick Arch

- ✓ Facing brick arch in cement sand mortar 1:3. Quantity: 1
- ✓ Supply and install London Brick Company Heather

Materials	Qty	Unit	Rate (£)	Value (£)
London Brick Company Heather	24.0	each	£2.11	£50.70
Blue Circle Cement 25kg	0.2	each	£8.07	£1.77
Building Sand Bulk Bag	0.0	each	£81.25	£1.63
Labour	Qty	Unit	Rate (£)	Value (£)
Laying bricks (arch)	4.8	hour	£76.00	£364.80

Materials: £54.10 Labour: £364.80

Rear Brick Arch £332.18

Rear Brick Arch

- ✓ Facing brick arch in cement sand mortar 1:3. Quantity: 1
- ✓ Supply and install London Brick Company Heather

Materials	Qty	Unit	Rate (£)	Value (£)
London Brick Company Heather	19.0	each	£2.11	£40.14
Blue Circle Cement 25kg	0.2	each	£8.07	£1.61

Building Sand Bulk Bag	0.0	each	£81.25	£1.63
Labour	Qty	Unit	Rate (£)	Value (£)
Laying bricks (arch)	3.8	hour	£76.00	£288.80

Materials: £43.38

Labour: £288.80

Side Brick Arch

£211.07

Side Brick Arch

- ✓ Facing brick arch in cement sand mortar 1:3. Quantity: 1
- ✓ Supply and install London Brick Company Heather

Materials	Qty	Unit	Rate (£)	Value (£)
London Brick Company Heather	12.0	each	£2.11	£25.35
Blue Circle Cement 25kg	0.2	each	£8.07	£1.70
Building Sand Bulk Bag	0.0	each	£81.25	£1.63
Labour	Qty	Unit	Rate (£)	Value (£)
Laying bricks (arch)	2.4	hour	£76.00	£182.40

Materials: £28.68

Labour: £182.40

Side Brick Arch

£211.07

Side Brick Arch

- ✓ Facing brick arch in cement sand mortar 1:3. Quantity: 1
- ✓ Supply and install London Brick Company Heather

Materials	Qty	Unit	Rate (£)	Value (£)
London Brick Company Heather	12.0	each	£2.11	£25.35
Blue Circle Cement 25kg	0.2	each	£8.07	£1.70
Building Sand Bulk Bag	0.0	each	£81.25	£1.63
Labour	Qty	Unit	Rate (£)	Value (£)
Laying bricks (arch)	2.4	hour	£76.00	£182.40

Materials: £28.68

Labour: £182.40

Plasterboard lining

£2,171.80

Plasterboard lining to a total area of 46.4m²

- ✓ Ceiling to be lined with 1 Layer Standard plasterboard
- ✓ Skim finish internally

Materials	Qty	Unit	Rate (£)	Value (£)
Standard Plasterboard SE 2400 x 1200 x 15mm	16.1	sheet	£16.41	£264.40
Drywall Screws 38mm Box of 1000	0.8	box	£13.54	£10.70
Thistle Multi Finish Plaster 25kg	7.0	bag	£9.99	£69.51
Drywall Scrim Tape 48mm x 90m	0.8	roll	£5.09	£4.33
Labour	Qty	Unit	Rate (£)	Value (£)
Fixing plasterboard to ceiling	46.4	m2	£14.29	£662.86
Skimming ceiling	46.4	m2	£25.00	£1,160.00

Materials: £348.94

Labour: £1,822.86

Kitchen

£13,000.00

Kitchen installation includes:

A Quote includes a PC Sum allowance of £10000 for supply only of kitchen units and worktops

✓ Quote includes for fixing. Final price will be adjusted to reflect variation of kitchen

Materials	Qty	Unit	Rate (£)	Value (£)
Kitchen allowance	1.0	each	£10,000.00	£10,000.00
Labour	Qty	Unit	Rate (£)	Value (£)
Install kitchen	1.0	each	£3,000.00	£3,000.00
Materials: £10,000.00		Labour: £3,000.00		

Skirting Board £1,583.72

Skirting Board. MDF Torus skirting 144 mm, length 55m:

- ✓ Supply and install MDF Primed Torus Skirting 144mm
- ✓ Apply 1 coat of primer, 2 coats of gloss, 1 coat of undercoat

Materials	Qty	Unit	Rate (£)	Value (£)
Dulux Trade High Gloss Paint White 2.5Ltr	0.6	each	£34.36	£21.65
Leyland Trade Acrylic Primer Undercoat White 2.5Ltr	0.5	each	£19.79	£10.49
MDF Primed Torus Skirting 144mm	55.0	m	£6.44	£354.06
65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	0.4	pack	£6.25	£2.44
Pinkgrip Grab Adhesive 350ml	5.5	each	£4.16	£22.90
Labour	Qty	Unit	Rate (£)	Value (£)
Apply 2 coats of gloss, 55m x 2	110.0	m	£3.91	£429.69
Apply 1 coat of primer, 55m x 1	55.0	m	£3.13	£171.88
Apply 1 coat of undercoat, 55m x 1	55.0	m	£3.13	£171.88
Cutting and fixing skirting board	55.0	m	£7.25	£398.75
Materials: £411.54		Labour: £1,172.19		

Electrics - Allowance £14,512.23

Electrics 2nd Fix - 1 each

Lights Fittings:

- A 2 - Outdoor Light allowance £25.00 per each + VAT
- A 45 - Downlight allowance £25.00 per each + VAT

Switches:

- A 15 - Light Switch allowance £9.00 per each + VAT

Outlets:

- A 30 - Double Socket allowance £3.50 per each + VAT
- A 3 - Shaver Socket allowance £20.00 per each + VAT

Alarms:

- ✓ 1 - Mains Heat Alarm With 9V Battery Backup
- ✓ 2 - Mains Smoke Detector With 9V Battery Backup
- ✓ 2 - Aico Mains CO Alarm With 9V Battery Backup

Fans:

- ✓ 3 - Xpelair XIMX100 In-Line Extractor Fan Standard

Consumer Unit and Accessories:

- ✓ 1 - Wylex Metal 17th Edition Consumer Unit 10 Way + 10MCBs

TV, Telephone & Data:

- A TV Sockets Allowance - 1 each
- A Allowance - 3 each
- A Data Sockets Allowance - 3 each

Extras:

- A New Installation certificate - 1 each

Electrics 1st Fix - 1 each

1st Fix - Cables, Boxes & Accessories:

- ✓ 3.1 - 1.5mm² Twin and Earth Cable 100m Reel
- ✓ 2.48 - 2.5mm² Twin and Earth Cable 100m Reel
- ✓ 0.9 - 1.0mm² 3-Core and Earth Cable 100m Reel
- ✓ 33 - Metal Box 2 Gang 35mm
- ✓ 22 - Metal Box 1 Gang 35mm

Materials	Qty	Unit	Rate (£)	Value (£)
1.5mm² Twin and Earth Cable 100m Reel	3.1	reel	£53.64	£166.28
Metal Box 1 Gang 35mm	22.0	each	£0.61	£13.47
2.5mm² Twin and Earth Cable 100m Reel	2.5	reel	£78.11	£193.72
Metal Box 2 Gang 35mm	33.0	each	£0.79	£25.99
1.0mm² 3-Core and Earth Cable 100m Reel	0.9	reel	£59.36	£53.43
Light Switch allowance	15.0	each	£11.25	£168.75
Double Socket allowance	30.0	each	£4.38	£131.25
Mains Smoke Detector With 9V Battery Backup	2.0	each	£20.82	£41.65
Mains Heat Alarm With 9V Battery Backup	1.0	each	£22.91	£22.91
Aico Mains CO Alarm With 9V Battery Backup	2.0	each	£68.42	£136.85
Xpelair XIMX100 In-Line Extractor Fan Standard	3.0	each	£89.46	£268.39
TV Sockets allowance	1.0	each	£5.75	£5.75
Telephone Sockets allowance	3.0	each	£2.04	£6.11
Data Sockets allowance	3.0	each	£4.22	£12.68
Shaver Socket allowance	3.0	each	£25.00	£75.00
Outdoor Light allowance	2.0	each	£31.25	£62.50
Downlight allowance	45.0	each	£31.25	£1,406.25
Wylex Metal 17th Edition Consumer Unit 10 Way + 10MCBs	1.0	each	£650.00	£650.00
Labour	Qty	Unit	Rate (£)	Value (£)
Electrics 1st Fix	73.7	hour	£75.00	£5,523.75
General Electrics	69.3	hour	£75.00	£5,197.50
New Installation certificate	1.0	each	£350.00	£350.00
Materials: £3,440.97		Labour: £11,071.25		

Heating £20,361.36

Heating.

Gas Boiler - 1 each

- ✓ 1 - Worcester Greenstar 34CDi Classic ErP Combi Boiler
- ✓ Includes flue kit, room thermostat, magnetic filter, electrolytic scale inhibitor, filling loop
- ✓ We have allowed for chemical inhibitor

Cylinder - 1 each

- ✓ 1 - RM Stelflow Unvented Indirect Cylinder 210L
- ✓ Cylinder comes with an expansion vessel, two safety valves, filter heating elements and stats

Radiators - 11 each

Bedrooms

A Radiator allowance - 8 each

- ✓ Drayton RT212 White & Chrome TRV & Lockshield 15 x 15mm - 3 each

Bathrooms

A Towel Radiator allowance - 3 each

- ✓ Drayton RT212 White & Chrome TRV & Lockshield 15 x 15mm - 3 each

1st Fix

A 1st Fix Plumbing Materials allowance - 1 each

Drainage

A Drainage Pipes and Fittings allowance - 1 each

Materials	Qty	Unit	Rate (£)	Value (£)
RM Stelflow Unvented Indirect Cylinder 210L	1.0	each	£916.66	£916.66

Worcester Greenstar 34CDi Classic ErP Combi Boiler	1.0	each	£1,431.88	£1,431.88
Worcester Bosch Telescopic FS Flue Kit 60 x 100mm	1.0	each	£104.57	£104.57
Honeywell Digital Room Thermostat	1.0	each	£57.29	£57.29
Adey MagnaClean Professional Magnetic Filter 22mm	1.0	each	£117.16	£117.16
Electrolytic Scale Inhibitor 15mm	1.0	each	£24.98	£24.98
Sentinel X100 Central Heating Scale Inhibitor 1L	1.0	each	£13.54	£13.54
Combi Straight Filling Loop	1.0	each	£12.16	£12.16
Radiator allowance	8.0	each	£312.50	£2,500.00
Drayton RT212 White & Chrome TRV & Lockshield 15 x 15mm	11.0	each	£24.98	£274.73
Towel Radiator allowance	3.0	each	£312.50	£937.50
1st Fix Plumbing Materials allowance	1.0	each	£6,250.00	£6,250.00
Drainage Pipes and Fittings allowance	1.0	each	£2,500.00	£2,500.00
Labour	Qty	Unit	Rate (£)	Value (£)
Install hot water cylinder	8.4	hour	£72.00	£604.80
Install boiler	10.6	hour	£72.00	£763.20
Install radiator	20.7	hour	£72.00	£1,490.40
1st Fix Labour	40.0	hour	£39.38	£1,575.00
Drainage Labour	20.0	hour	£39.38	£787.50
Materials: £15,140.46		Labour: £5,220.90		

First Floor

£54,093.97

Cavity Wall

£17,940.42

Cavity Wall. Area - 52.13 m²

- ✓ Outer Skin - Brick wall 102.5 mm thick in cement sand mortar (1:3)
- ✓ Supply and install London Brick Company Commons
- ✓ Cavity formed with stainless steel wall ties
- ✓ Inner Skin - Block wall 100 mm thick in cement sand mortar (1:3)
- ✓ Supply and install Celcon Standard Aerated Concrete Block 3.6N 100mm
- ✓ Supply and install Earthwool DriTherm Cavity Slab Insulation 32 Ultimate 150mm (2.18m²)
- ✓ Walls to be finished with 1 layer of 12.5mm Standard plasterboard, fixed with adhesive dabs
- ✓ We have allowed for skim coat

Materials	Qty	Unit	Rate (£)	Value (£)
Standard Plasterboard SE 2400 x 1200 x 12.5mm	18.1	sheet	£13.76	£249.10
Gyproc Dry-Wall Adhesive 25kg	11.6	bag	£13.88	£160.67
Thistle Multi Finish Plaster 25kg	7.8	bag	£9.99	£78.10
Drywall Scrim Tape 48mm x 90m	2.0	roll	£5.09	£10.18
Blue Circle Cement 25kg	29.3	each	£8.07	£236.92
Building Sand Bulk Bag	3.0	each	£81.25	£244.56
Sika Maxmix Concentrated Plasticiser 1L	0.2	each	£13.41	£3.09
Celcon Standard Aerated Concrete Block 3.6N 100mm	515.0	each	£2.88	£1,480.63
London Brick Company Commons	3089.0	each	£2.09	£6,448.29
Staifix Housing Wall Ties HRT4 250mm box of 250	0.8	pack	£52.06	£44.25
Earthwool DriTherm Cavity Slab Insulation 32 Ultimate 150mm (2.18m ²)	23.9	each	£79.89	£1,910.11
Labour	Qty	Unit	Rate (£)	Value (£)
Dot and dabbing plasterboard	52.1	m2	£15.00	£781.95
Skimming walls	52.1	m2	£25.00	£1,303.25
Laying concrete blocks	515.0	each	£2.71	£1,396.94
Laying bricks (half a brick thick)	52.1	m2	£65.00	£3,388.45
Forming cavity	52.1	m2	£1.49	£77.70

Laying wool insulation to cavity wall	52.1	m2	£2.42	£126.25
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Materials: £10,865.89

Labour: £7,074.54

Party Wall

£5,296.19

Party Wall. Area - 21.75 m²

- ✓ Outer Skin - Block wall 100 mm thick in cement sand mortar (1:3)
- ✓ Supply and install Solid Dense Concrete Blocks 7.3N 100mm
- ✓ Cavity formed with stainless steel wall ties
- ✓ Inner Skin - Block wall 100 mm thick in cement sand mortar (1:3)
- ✓ Supply and install Celcon Standard Aerated Concrete Block 3.6N 100mm
- ✓ Supply and install Earthwool DriTherm Cavity Slab Insulation 32 Ultimate 150mm (2.18m²)
- ✓ Walls to be finished with 1 layer of 12.5mm Standard plasterboard, fixed with adhesive dabs
- ✓ We have allowed for skim coat

Materials	Qty	Unit	Rate (£)	Value (£)
Standard Plasterboard SE 2400 x 1200 x 12.5mm	7.5	sheet	£13.76	£103.91
Gyproc Dry-Wall Adhesive 25kg	4.8	bag	£13.88	£67.01
Thistle Multi Finish Plaster 25kg	3.3	bag	£9.99	£32.56
Drywall Scrim Tape 48mm x 90m	1.0	roll	£5.09	£5.09
Blue Circle Cement 25kg	6.1	each	£8.07	£49.42
Building Sand Bulk Bag	0.6	each	£81.25	£50.38
Sika Maxmix Concentrated Plasticiser 1L	0.0	each	£13.41	£0.54
Celcon Standard Aerated Concrete Block 3.6N 100mm	215.0	each	£2.88	£618.13
Staifix Housing Wall Ties HRT4 250mm box of 250	0.4	pack	£52.06	£18.74
Solid Dense Concrete Blocks 7.3N 100mm	215.0	each	£2.61	£561.69
Earthwool DriTherm Cavity Slab Insulation 32 Ultimate 150mm (2.18m ²)	10.0	each	£79.89	£797.28

Labour	Qty	Unit	Rate (£)	Value (£)
Dot and dabbing plasterboard	43.5	m2	£15.00	£652.50
Skimming walls	43.5	m2	£25.00	£1,087.50
Laying concrete blocks	430.0	each	£2.71	£1,166.38
Forming cavity	21.8	m2	£1.49	£32.41
Laying wool insulation to cavity wall	21.8	m2	£2.42	£52.67

Materials: £2,304.72

Labour: £2,991.46

Timber Stud Wall

£11,648.45

Timber Stud Wall. Area - 69.25 m²

- ✓ Timber stud work using Sawn Timber Treated C16/C24 47 x 95mm at 400mm centres
- ✓ Knauf Earthwool Frametherm Insulation Slab 38 90mm (8m²) or similar insulation fitted between studs
- ✓ Walls to be finished with 1 layer of 15mm Standard plasterboard, fixed with screws
- ✓ We have allowed for skim coat

Materials	Qty	Unit	Rate (£)	Value (£)
Sawn Timber Treated C16/C24 47 x 95mm Studs: 74 x 2.4m. Plates: 14 x 4.8m. Noggins: 25 x 4.8m	364.8	m	£2.10	£766.08
Screws 5 x 100mm box of 100	14.6	box	£6.66	£97.54
Knauf Earthwool Frametherm Insulation Slab 38 90mm (8m ²)	8.7	each	£60.63	£525.01
Standard Plasterboard SE 2400 x 1200 x 15mm	48.1	sheet	£16.41	£789.27
Drywall Screws 38mm Box of 1000	2.9	box	£13.54	£39.80
Thistle Multi Finish Plaster 25kg	20.8	bag	£9.99	£207.54
Drywall Scrim Tape 48mm x 90m	3.0	roll	£5.09	£15.26

Labour	Qty	Unit	Rate (£)	Value (£)
Erect and fix studwork	364.8	m	£8.63	£3,148.58

Laying wool insulation between studs	69.3	m2	£7.50	£519.38
Fixing plasterboard to walls	138.5	m2	£15.00	£2,077.50
Skimming walls	138.5	m2	£25.00	£3,462.50
Materials: £2,440.50		Labour: £9,207.95		

Floor £9,002.70

Floor. Span - 8.6 m, floor area - 46.4 m²:

- ✓ I - Joist 96 x 300mm at 600 mm centres
- ✓ Supply and install Sawn Timber Treated C16/C24 47 x 95mm
- ✓ Supply and install 22 x Standard Joist Hanger 63mm x 250mm JHA270/63
- ✓ 8 galvanised mild steel joist straps
- ✓ Knauf Earthwool Combi Cut 44 Loft Roll Insulation 100mm (13.89m²) or similar insulation fitted between joists
- ✓ Chipboard Flooring fixed with screws to joists

Materials	Qty	Unit	Rate (£)	Value (£)
Standard Joist Hanger 63mm x 250mm JHA270/63	22.0	each	£1.36	£29.98
Square Twist Nails 3.7 x 30mm 1kg	2.2	pack	£6.16	£13.56
Sawn Timber Treated C16/C24 47 x 95mm	28.0	m	£2.10	£58.80
Screws 5 x 80mm box of 100	2.0	box	£5.51	£11.03
Heavy Restraint Strap 1000 x 30 x 5mm	8.0	each	£5.94	£47.50
Nylon Anchor Hammerfix Screws M6x60mm Box of 50	1.0	box	£7.49	£7.19
Knauf Earthwool Combi Cut 44 Loft Roll Insulation 100mm (13.89m²)	3.3	each	£43.75	£146.13
Chicken Wire/ Mesh Roll 1m x 10m (10m²)	10.3	each	£20.99	£216.59
Chipboard Flooring P4 2400 x 600 x 22mm	32.3	each	£18.73	£603.89
Screws 4.5 x 60mm box of 200	1.9	box	£7.80	£14.74
I - Joist 96 x 300mm x 4.8m	105.6	m	£15.24	£1,609.08
Labour	Qty	Unit	Rate (£)	Value (£)
Carpenter to fit joist hangers	5.5	hour	£72.00	£396.00
Fix solid strutting between joist	10.8	hour	£72.00	£777.60
Fix Restraint Strap	3.2	hour	£72.00	£230.40
Laying wool insulation between timbers	11.6	hour	£30.00	£348.30
Fix chicken wire	12.9	hour	£30.00	£387.00
Fixing T&G chipboard flooring	21.1	hour	£72.00	£1,519.85
Carpenter to fit floor joists	35.9	hour	£72.00	£2,585.09
Materials: £2,758.46		Labour: £6,244.24		

Plasterboard lining £2,171.80

Plasterboard lining to a total area of 46.4m²

- ✓ Ceiling to be lined with 1 Layer Standard plasterboard
- ✓ Skim finish internally

Materials	Qty	Unit	Rate (£)	Value (£)
Standard Plasterboard SE 2400 x 1200 x 15mm	16.1	sheet	£16.41	£264.40
Drywall Screws 38mm Box of 1000	0.8	box	£13.54	£10.70
Thistle Multi Finish Plaster 25kg	7.0	bag	£9.99	£69.51
Drywall Scrim Tape 48mm x 90m	0.8	roll	£5.09	£4.33
Labour	Qty	Unit	Rate (£)	Value (£)
Fixing plasterboard to ceiling	46.4	m2	£14.29	£662.86
Skimming ceiling	46.4	m2	£25.00	£1,160.00
Materials: £348.94		Labour: £1,822.86		

Single Door

£5,730.70

Single Door. Quantity - 6 eachDoor - 6 each

- ✓ Supply and install Softwood Door Lining Set + Stops 32 x 115mm - 6 each
- A Internal Door allowance £250.00 + VAT per each
- ✓ Includes 3 hinges per leaf
- ✓ Supply and install Tubular Latch 76 mm
- ✓ Supply and install Brass Door Handle Pack of 2
- ✓ Apply 1 coat of primer, 1 coat of undercoat and 2 coats of gloss

Architrave - 64.8 m

- ✓ Supply and install MDF Primed Torus Architrave 44mm
- ✓ Apply 1 coat of primer, 1 coat of undercoat and 2 coats of gloss

Materials	Qty	Unit	Rate (£)	Value (£)
Dulux Trade High Gloss Paint White 2.5Ltr	2.2	each	£34.36	£74.23
Leyland Trade Acrylic Primer Undercoat White 2.5Ltr	0.2	each	£19.79	£3.76
Pinkgrip Grab Adhesive 350ml	9.0	each	£4.16	£37.46
MDF Primed Torus Architrave 44mm	64.8	m	£5.21	£337.78
MitreBond Aerosol kit 2Pcs	4.0	each	£10.40	£41.60
51mm Paslode galvanised angled brads 16ga 2000 Pack	0.1	pack	£33.33	£2.66
Internal Door allowance	6.0	each	£312.50	£1,875.00
Softwood Door Lining Set + Stops 32 x 115mm	6.0	each	£22.32	£133.95
Eclipse Fire Door Ball Bearing Hinges 102 x 76mm Pack of 3	6.0	pack	£9.16	£54.97
Dulux Trade Wood Primer Undercoat White 2.5Ltr	1.6	each	£47.91	£77.14
Tubular Latch 76 mm	6.0	each	£3.63	£21.75
Brass Door Handle Pack of 2	6.0	pack	£9.36	£56.17
Labour	Qty	Unit	Rate (£)	Value (£)
Apply 2 coats of gloss, 64.8m x 2	129.6	m	£3.91	£506.25
Apply 1 coat of primer, 64.8m x 1	64.8	m	£3.13	£202.50
Apply 1 coat of undercoat, 64.8m x 1	64.8	m	£3.13	£202.50
Cutting and fixing in position architraves	64.8	m	£5.44	£352.35
Fitting a single door lining	6.0	each	£29.00	£174.00
Fitting a tubular latch	6.0	each	£30.81	£184.88
Fitting handles	6.0	each	£10.88	£65.25
Apply 2 coats of gloss, 24.1m2 x 2	48.2	m2	£13.75	£662.75
Apply 1 coat of primer, 24.1m2 x 1	24.1	m2	£6.25	£150.63
Apply 1 coat of undercoat, 24.1m2 x 1	24.1	m2	£6.25	£150.63
Fitting a door	6.0	each	£60.42	£362.50

Materials: £2,716.47

Labour: £3,014.22

Skirting Board

£2,303.71

Skirting Board. MDF Torus skirting 144 mm, length 80m:

- ✓ Supply and install MDF Primed Torus Skirting 144mm
- ✓ Apply 1 coat of primer, 2 coats of gloss, 1 coat of undercoat

Materials	Qty	Unit	Rate (£)	Value (£)
Dulux Trade High Gloss Paint White 2.5Ltr	0.9	each	£34.36	£31.61
Leyland Trade Acrylic Primer Undercoat White 2.5Ltr	0.8	each	£19.79	£15.24
MDF Primed Torus Skirting 144mm	80.0	m	£6.44	£515.00
65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	0.6	pack	£6.25	£3.56
Pinkgrip Grab Adhesive 350ml	8.0	each	£4.16	£33.30

Labour	Qty	Unit	Rate (£)	Value (£)
Apply 2 coats of gloss, 80m x 2	160.0	m	£3.91	£625.00
Apply 1 coat of primer, 80m x 1	80.0	m	£3.13	£250.00
Apply 1 coat of undercoat, 80m x 1	80.0	m	£3.13	£250.00
Cutting and fixing skirting board	80.0	m	£7.25	£580.00

Materials: £598.71

Labour: £1,705.00

Subtotal: £1,171,948.76

VAT @ 20%: £234,389.75

Total : £1,406,338.51

Important Notice Regarding Final Pricing

Please note that the final price of a construction project may be subject to change if site dimensions need to be verified on location. The initial measurements provided by the client are often approximate, and adjustments may be required once an on-site assessment is conducted. On-site dimension verification involves physically measuring the construction area to ensure the accuracy of project plans and specifications. If discrepancies arise between the provided and actual dimensions, modifications may be necessary in the design, materials, and labour requirements.

*Such adjustments could lead to **additional costs** that were not originally accounted for in the project budget.*

*Therefore, all parties involved, including **contractors and builders**, should be aware of this possibility and be prepared to make necessary modifications to ensure the project is completed on time and within budget.*