



3 Bedroom House

for

The Developer

at

Plot 1

The Developer
Plot 1

Site address:
Plot 1

03 December 2024

Dear The Developer

Thank you for your valued enquiry and instructions to quote for the above project.

We are pleased to attach the following estimate as requested. Should you have any questions regarding this estimate, please do not hesitate to contact us.

Considerations:

This estimate is based on the specification described herein. Any changes to drawings or specification would be treated as a variation and may be subject to an agreed price adjustment.

This estimate is valid for a period of 28 days from date of issue.

We trust that we have interpreted your requirements correctly as every effort has been made to accurately estimate your project.

We look forward to hearing from you.

Yours sincerely

Assumptions & Omissions

Please note that the following assumptions have been made in order to prepare this estimate:

We do not have any drainage plans to go on so have budgeted for various drainage lengths, inspection chamber and a soakaway. It's to provide a budget for this build phase which you can treat as an overall provisional sum.

The provisional sums are all from the MBC timber frame quotation with the quotation used being the lower U values as you indicated you favoured that approach.

We assume that the raft foundation is for the whole project.

I did mention in email how much I would have calculated for a conventional slab and foundations and the sum would have been £ 30,201. Having said that if we had allowed for a raft and ring beam the estimate would have been much nearer the MCB quotation. We obviously don't know the exact reason why a raft is being employed as it may just be a way of MCB making their quotations much more certain.

We have allowed for the first floor walls to be constructed using the flint cobble blocks you mentioned in the email. I spoke to their sales side and they said easiest thing to do is allow £ 119.50 /m2. I have carefully measured all the brickwork features and they reduced area by some 45 m2 .

Our estimate includes all roof finishes including felt, lath and our estimate includes clay pantiles at £ 2.50 each (10/m2) . A considerable saving could be made by using a concrete pantile.

For your information, any PVC-u products or aluminium bi-folds/roof lanterns that your project may require, will be where possible costed using prices from long term partners Crystal Direct. They manufacture their high-quality products to order in the UK, and we have found their prices to be particularly competitive (no Builders Merchant mark-up for one...). Delivery, with advanced tracking, is free and provided by their own fleet of vehicles. For a detailed quotation call them directly on 01462 489 900 and quote HBXL. The problem I did have is the sizes of the windows were different from plan to elevation which is often the case and mainly non standard sizes so you will have to get a quote in from a specialist or call Crystal who might be able to help.

We have provided a supplementary PDF showing our plumbing and electrics on a room by room basis. We are not plumbers or electricians so we advise the build phase sums created be treated as enhanced provisional sums with indications of what we have included. We recommend a local trades expert advise is sought out to corroborate the allowances ASAP. With regards to electrics in particular we have only selected basic fittings so if you have requirements such as brushed steel pattresses and expensive light fittings expect to pay a lot more.

Internal doors are 6 panel colonial type doors. We have counted that there are 11 no. to be provided.

Please note provisional sums have been allowed however subject to final instructions from the client and are intended to provide some budgetary guidance to complete the project to the customers' satisfaction. If not requested by customer or not needed just deduct them from the total sum. The Provisional sum quoted includes mark up unless stated.

Estimate includes provision of temporary toilet, site cabin, site storage, fencing and setting up of site compound.

The estimate includes mark up to labour, plant, materials and subcontracts. The mark up figure is 25% and the allowance for overheads is 10%, giving a total of 35% mark up. This is identifiable separately in your estimate reports.

We have stripped the depth of oversite across the footprint of the Project to a depth of 0.45 metres to the house and 0.25 metres to the garage.

Decorations in our budget are for basic white emulsion and Gloss only. We suspect there could be considerably more costs involved so recommend treating the internal decoration build phase sum as provisional

We've provided you some 3D screen grabs which might help you to visualise the estimate content. I can't do all the fancy brickwork detail as that takes quite a lot of time to sort. If I had more time I would be able.

The excel files we have sent you in the zip folder contain files which if you enable editing will allow you to view totals and subtotals which further enhance the output. Make sure editing is enabled otherwise the subtotals will not appear.

Estimate includes a PV array from our merchant partner Comera energy, A bristol based PV supplier that has provided Data for our software. Tel: 01179718121

We have used our trace over software to create the architecture of this project. We have then applied our timber frame spec with assumption that MBC will construct all the inner leaf and provide most of the rigid insulation. Inevitably there is some discrepancy between our specification and exactly what MBC as it's hard to match exactly what they are offering as the minute detail of our specification is hard to eradicate every nut, screw and piece of insulation and piece of timber that they actually supply. Generally MBC will supply rigid insulation with yourselves supplying all the non rigid insulation products such as rockwool etc to stuff into stud walls and such like or ceilings where rockwool is required.

Please note we have made no allowance for the following items within this estimate:

Service installation by relevant utility.

Provisional Sums

Please note we have allowed the following Provisional Sums within this estimate:

Supply and fit mid range kitchen and Utility.	£20,000.00
Quotation from Rega vent to supply and fit MVHR system. PCSUM	£5,995.40
Front porch with front door and sidelights.	£6,000.00
140mm Open Panel Un-Insulated Timber Frame Kit Supplied & Erected: PCSUM	£60,739.74
Insulated raft system supplied and installed. Includes Garage as integral part but not porch or under rear balcony. We assume this is the cost of getting works to level ready for brickwork and timber frame installation. PCSUM	£44,426.87
Item 2. External Wall Upgrade to U-Value 0.11W/m ² K including supply. PCSUM	£17,287.60
Item 4. EFit Roof Insulation for U-Value 0.10W/m ² K, and Supply & Fit of Insulation. PCSUM	£19,965.09
Supply and fitting of foundation footing for external masonry (we took that to mean the plinth) MCB quote. PCSUM	£1,680.67
Supply and fitting of underfloor heating pipe. PCSUM	£1,943.09
Ok timbers to front porch and rear balcony.	£5,000.00
Supply and fit grand staircase.	£6,250.00
Garage door and frame.	£1,000.00
External doors and windows.	£47,351.73
Supply of UFH components other than pipework in the slab which has been quoted for by MCB.	£5,341.00
Allowance for Ensuite, bathroom and WC sanitary and brassware.	£7,000.00
Balcony details.	£4,000.00

* All costs above exclude VAT

Summary

Commencement	£6,408.98
Site Set Up	£18,981.75
Drains	£17,772.16
Foundations	£3,045.16
Footings	£5,139.28
Oversite and Slabbing	£45,074.07
Erect Scaffold	£11,106.47
Timber Frame	£97,992.43
Masonry Shell	£77,674.16
Flat Roof Structure	£1,095.95
Roof Structure	£857.85
Flat Roof Waterproofing	£2,196.70
Roof Tiling	£22,208.07
Joinery 1st Fix	£64,117.08
Electrical 1st Fix	£6,514.53
Plumbing 1st Fix	£21,483.49
Plastering	£25,333.09
Electrical 2nd Fix	£4,448.06
Joinery 2nd Fix	£13,120.71
Plumbing 2nd Fix	£17,346.72
Internal Fitting Out	£42,788.99
Internal Decoration	£9,323.83
External Decoration	£425.07
Cleaning	£3,145.50
Total cost excluding VAT	£517,600.10
Total VAT (0.0%)	£0.00
Total cost including VAT	£517,600.10

Commencement

Preparation of site and commencement of all building works.

Site Strip (Site)

Description	Material	Labour	Plant	Other	Total
Strip site ready to commence construction, store 0m ³ on site for re-use and remove 0m ³ of debris from site.	£0.00	£0.00	£6,408.98	£0.00	£6,408.98
Totals	£0.00	£0.00	£6,408.98	£0.00	£6,408.98

Total cost excluding VAT

£6,408.98

Site Set Up

Set up site ready to commence building works.

Site Establishment (General Site Costs)

Description	Material	Labour	Plant	Other	Total
Set up site including site cabin, portable toilet, fencing, laying compound base, skips for general site waste, insurance, security and health & safety.	£3,796.95	£388.80	£11,421.00	£3,375.00	£18,981.75
Totals	£3,796.95	£388.80	£11,421.00	£3,375.00	£18,981.75

Total cost excluding VAT

£18,981.75

Drains

Excavate for all drains and manholes. Lay drains and form manholes as required. Provide all necessary trench supports during installation of drainage.

Wavin AquaCell Modular Soakaway (Soakaway)

Description	Material	Labour	Plant	Other	Total
Install modular soakaway consisting of 16 modules. Resources to include: Wavin Aquacell Eco 500mm x 400mm x 1m (Aquacell Eco)	£944.30	£680.40	£429.85	£0.00	£2,054.55
Totals	£944.30	£680.40	£429.85	£0.00	£2,054.55

Inspection Chamber (Inspection chambers - 4 no)

Description	Material	Labour	Plant	Other	Total
Install 4 inspection chambers.	£1,456.29	£842.40	£264.38	£0.00	£2,563.07
Totals	£1,456.29	£842.40	£264.38	£0.00	£2,563.07

Drain Runs (Estimated drains - 30 metres foul and 30 metres rainwater)

Description	Material	Labour	Plant	Other	Total
Install 60m of drain run.	£4,893.26	£935.43	£2,065.50	£0.00	£7,894.19
Totals	£4,893.26	£935.43	£2,065.50	£0.00	£7,894.19

Drainage Plant (External Works)

Description	Material	Labour	Plant	Other	Total
Excavate for drainage.	£0.00	£0.00	£1,751.76	£0.00	£1,751.76
Totals	£0.00	£0.00	£1,751.76	£0.00	£1,751.76

Services Installation (Underground duct installation for services - 30 m)

Description	Material	Labour	Plant	Other	Total
Lay 30m of services.	£2,227.50	£248.34	£1,032.75	£0.00	£3,508.59
Totals	£2,227.50	£248.34	£1,032.75	£0.00	£3,508.59

Total cost excluding VAT

£17,772.16



Foundations

Excavate for foundations using mechanical plant (if required) and cast foundations. Please note that the Building Control Officer will inspect the foundation prior to concreting and may require changes to the foundation depth and construction. Variations for additional excavation, trench support and concrete etc. will incur additional costs.

Lintels Below Ground (Lintels above drains)

Description	Material	Labour	Plant	Other	Total
Excavate for installing lintels below ground.	£0.00	£51.67	£92.87	£0.00	£144.54
Additional tasks in this build phase to include: Place cavity fill.	£0.00	£3.08	£0.00	£0.00	£3.08
Totals	£0.00	£54.75	£92.87	£0.00	£147.62

Pad Foundation (Pad foundations for porch and rear balcony)

Description	Material	Labour	Plant	Other	Total
Excavate 0m³ for pad foundations and remove spoil from site.	£0.00	£822.55	£795.69	£0.00	£1,618.24
Pour 4.32m³ of concrete to pad foundations.	£846.37	£60.65	£0.00	£0.00	£907.02
Install 5.76m² of reinforcement to pad foundations.	£208.98	£163.30	£0.00	£0.00	£372.28
Totals	£1,055.35	£1,046.50	£795.69	£0.00	£2,897.54

Total cost excluding VAT

£3,045.16



Footings

Construct brick and block footings off prepared foundations.

Provisional Sums

Description	Material	Labour	Plant	Other	Total
Supply and fitting of foundation footing for external masonry (we took that to mean the plinth) MCB quote. PCSUM	£0.00	£0.00	£0.00	£1,680.67	£1,680.67
Totals	£0.00	£0.00	£0.00	£1,680.67	£1,680.67

Lintels Below Ground (Lintels above drains)

Description	Material	Labour	Plant	Other	Total
Install 6 lintels below ground. Resources to include: Prestressed Concrete Lintel 65 x 100 x 750mm (Below ground lintel 1, Below ground lintel 2)	£161.65	£223.15	£0.00	£0.00	£384.80
Totals	£161.65	£223.15	£0.00	£0.00	£384.80

Multileaf Brick Wall (Plinth detail Bricks)

Description	Material	Labour	Plant	Other	Total
Lay footings for brick wall(s). Resources to include: Facing Bricks - Provisional (Allowance £1.20 Each) (Bricks below splash course) Red engineering brick (Bricks for use in splash course)	£1,886.36	£1,187.45	£0.00	£0.00	£3,073.81
Totals	£1,886.36	£1,187.45	£0.00	£0.00	£3,073.81

Total cost excluding VAT

£5,139.28



Oversite and Slabbing

Lay and compact subbase on reduced levels and form concrete slab.

Provisional Sums

Description	Material	Labour	Plant	Other	Total
Insulated raft system supplied and installed. Includes Garage as integral part but not porch or under rear balcony. We assume this is the cost of getting works to level ready for brickwork and timber frame installation. PCSUM	£0.00	£0.00	£0.00	£44,426.87	£44,426.87
Totals	£0.00	£0.00	£0.00	£44,426.87	£44,426.87

Porch slab which we allowed for as a small raft as probably not part of MCB quote. (Porch slab)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Sub-base to concrete slab, Sand blinding to slab, Concrete in slab and beams, DPM to concrete slab, Reinforcement to top of slab, Reinforcement to underside of slab, Place and compact sub-base to slab, Lay blinding, Lay DPM to slab, Fix bottom reinforcement, Fix top reinforcement, Place and compact concrete slab, Float finish to concrete slab.	£511.75	£135.45	£0.00	£0.00	£647.20
Totals	£511.75	£135.45	£0.00	£0.00	£647.20

Total cost excluding VAT

£45,074.07



Erect Scaffold

Erect scaffolding on site to provide access for our contractors. No allowance has been made to adapt the scaffolding for clients or their own contractors' requirements.

Scaffolding (Scaffold)

Description	Material	Labour	Plant	Other	Total
Scaffolding hire.	£0.00	£0.00	£0.00	£11,106.47	£11,106.47

Description	Material	Labour	Plant	Other	Total
Totals	£0.00	£0.00	£0.00	£11,106.47	£11,106.47

Total cost excluding VAT

£11,106.47

Timber Frame

Erection of timber frame to be carried out by specialist timber frame contractor.

Provisional Sums

Description	Material	Labour	Plant	Other	Total
140mm Open Panel Un-Insulated Timber Frame Kit Supplied & Erected: PCSUM	£0.00	£0.00	£0.00	£60,739.74	£60,739.74
Item 2. External Wall Upgrade to U-Value 0.11W/m²K including supply. PCSUM	£0.00	£0.00	£0.00	£17,287.60	£17,287.60
Item 4. EFit Roof Insulation for U-Value 0.10W/m²K, and Supply & Fit of Insulation. PCSUM	£0.00	£0.00	£0.00	£19,965.09	£19,965.09
Totals	£0.00	£0.00	£0.00	£97,992.43	£97,992.43

Total cost excluding VAT

£97,992.43

Masonry Shell

Construct with described cladding in a sand/cement mortar, leaving all joints and external face, with desired finish. All openings around windows, doors etc. to be provided with vertical damp proof courses where required. Internal leaf to be formed as detailed.

Brick and Block Cavity Wall (Ground floor walls excluding foundations - Foundations supplied by others and given as Provisional sum)

Description	Material	Labour	Plant	Other	Total
Construct 84.88m² of brick and block cavity wall. Resources to include: Facing Bricks - Provisional (Allowance £1.20 Each) (Bricks above dpc less openings)	£9,480.61	£5,341.76	£0.00	£0.00	£14,822.37
Totals	£9,480.61	£5,341.76	£0.00	£0.00	£14,822.37

Lintels Below Ground (Lintels above drains)

Description	Material	Labour	Plant	Other	Total
Install DPC following installation of lintels below ground.	£5.20	£0.00	£0.00	£0.00	£5.20
Totals	£5.20	£0.00	£0.00	£0.00	£5.20

Multileaf Brick Wall (Plinth detail Bricks)

Description	Material	Labour	Plant	Other	Total
Construct brick wall(s). Resources to include: Red engineering brick (Multi leaf bricks above dpc)	£400.94	£301.96	£0.00	£0.00	£702.90
Totals	£400.94	£301.96	£0.00	£0.00	£702.90

Multileaf Brick Wall (Garage brickwork - assumes foundations by MBC)

Description	Material	Labour	Plant	Other	Total
Construct brick wall(s). Resources to include: Facing Bricks - Provisional (Allowance £1.20 Each) (Multi leaf bricks above dpc)	£4,753.85	£2,867.09	£0.00	£0.00	£7,620.94
Totals	£4,753.85	£2,867.09	£0.00	£0.00	£7,620.94

Stone Cavity Wall (House)

Description	Material	Labour	Plant	Other	Total
Construct 87.28m ² of stone and block cavity wall. Resources to include: Pre cast flint blocks (Stone facing above dpc less openings)	£17,867.76	£8,980.61	£0.00	£0.00	£26,848.37
Totals	£17,867.76	£8,980.61	£0.00	£0.00	£26,848.37

Feature Brickwork

Description	Material	Labour	Plant	Other	Total
Create feature brickwork item using 720 bricks. Resources to include: Red engineering brick (Bricks to feature brickwork)	£796.07	£3,726.00	£0.00	£0.00	£4,522.07
Totals	£796.07	£3,726.00	£0.00	£0.00	£4,522.07

Feature Brickwork (Feature Brickwork 7)

Description	Material	Labour	Plant	Other	Total
Create feature brickwork item using 1,722 bricks. Resources to include: Red engineering brick (Bricks to feature brickwork)	£1,903.93	£8,911.35	£0.00	£0.00	£10,815.28
Totals	£1,903.93	£8,911.35	£0.00	£0.00	£10,815.28

Header Course (Plint stretchers above plinth)

Description	Material	Labour	Plant	Other	Total
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Description	Material	Labour	Plant	Other	Total
Lay 83.21m header course. Resources to include: Plinth stretcher bricks (Feature bricks)	£2,239.86	£1,572.67	£0.00	£0.00	£3,812.53
Totals	£2,239.86	£1,572.67	£0.00	£0.00	£3,812.53

Soldier Course (External Wall)

Description	Material	Labour	Plant	Other	Total
Lay 3.33m ² of soldier course. Resources to include: Red engineering brick (Feature bricks)	-£118.92	£373.64	£0.00	£0.00	£254.72
Totals	-£118.92	£373.64	£0.00	£0.00	£254.72

Tiled Truss Roof (Main Roof)

Description	Material	Labour	Plant	Other	Total
Fix cavity tray to 9.82m of gable abutment.	£411.81	£0.00	£0.00	£0.00	£411.81
Install 9.82m of cavity tray to gable abutments.	£0.00	£241.15	£0.00	£0.00	£241.15
Totals	£411.81	£241.15	£0.00	£0.00	£652.96

Single Garage Door (Door)

Description	Material	Labour	Plant	Other	Total
Form opening for 1 single garage door and install any lintels required. Resources to include: Steel Timber Frame Lintel 3300mm (External/Combination lintel)	£178.50	£137.16	£0.00	£0.00	£315.66
Totals	£178.50	£137.16	£0.00	£0.00	£315.66

Patio Doors (Patio door)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Vertical DPC, External/Combination lintel, Dummy frame timber, Form dummy frame, Cavity closure, Form opening, Fix vertical DPC/ Cavity closure, Fix external lintel, Fix preformed cavity tray.	£243.18	£101.39	£0.00	£0.00	£344.57
Totals	£243.18	£101.39	£0.00	£0.00	£344.57

Bi-fold Doors (Bedroom 1 external door)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Vertical DPC, External/Combination lintel, Dummy frame timber, Form dummy frame, Cavity closure, Form opening, Fix vertical DPC/ Cavity closure, Fix external lintel, Fix preformed cavity tray.	£380.58	£101.39	£0.00	£0.00	£481.97
Totals	£380.58	£101.39	£0.00	£0.00	£481.97

Bi-fold Doors (Bedroom 2 external door)

Description	Material	Labour	Plant	Other	Total
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Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Vertical DPC, External/Combination lintel, Dummy frame timber, Form dummy frame, Cavity closure, Form opening, Fix vertical DPC/ Cavity closure, Fix external lintel, Fix preformed cavity tray.	£243.18	£101.39	£0.00	£0.00	£344.57
Totals	£243.18	£101.39	£0.00	£0.00	£344.57

Bi-fold Doors (Gallery external door)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Vertical DPC, External/Combination lintel, Dummy frame timber, Form dummy frame, Cavity closure, Form opening, Fix vertical DPC/ Cavity closure, Fix external lintel, Fix preformed cavity tray.	£243.18	£101.39	£0.00	£0.00	£344.57
Totals	£243.18	£101.39	£0.00	£0.00	£344.57

Dog room door (Dog room external door)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Vertical DPC, External/Combination lintel, Cavity closure, Form opening, Fix vertical DPC/ Cavity closure, Fix external lintel, Fix preformed cavity tray.	£118.24	£83.16	£0.00	£0.00	£201.40
Totals	£118.24	£83.16	£0.00	£0.00	£201.40

Windows house (WC window)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Vertical DPC to sides of window, External/Combination lintel, Dummy frame timber, Form Dummy frame, Cavity closure, Form opening, Fix vertical DPC/ Cavity closure, Fix external lintel, Fix preformed cavity tray.	£90.19	£101.39	£0.00	£0.00	£191.58
Totals	£90.19	£101.39	£0.00	£0.00	£191.58

Windows house (Kitchen window)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Vertical DPC to sides of window, External/Combination lintel, Dummy frame timber, Form Dummy frame, Cavity closure, Form opening, Fix vertical DPC/ Cavity closure, Fix external lintel, Fix preformed cavity tray.	£96.60	£101.39	£0.00	£0.00	£197.99
Totals	£96.60	£101.39	£0.00	£0.00	£197.99

Windows house (Bathroom window)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Vertical DPC to sides of window, External/Combination lintel, Dummy frame timber, Form Dummy frame, Cavity closure, Form opening, Fix vertical DPC/ Cavity closure, Fix external lintel, Fix preformed cavity tray.	£90.19	£101.39	£0.00	£0.00	£191.58
Totals	£90.19	£101.39	£0.00	£0.00	£191.58

Windows house (Ensuite window)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Vertical DPC to sides of window, External/Combination lintel, Dummy frame timber, Form Dummy frame, Cavity closure, Form opening, Fix vertical DPC/ Cavity closure, Fix external lintel, Fix preformed cavity tray.	£90.19	£101.39	£0.00	£0.00	£191.58
Totals	£90.19	£101.39	£0.00	£0.00	£191.58

Windows house (Lounge void window 2)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Vertical DPC to sides of window, External/Combination lintel, Dummy frame timber, Form Dummy frame, Cavity closure, Form opening, Fix vertical DPC/ Cavity closure, Fix external lintel, Fix preformed cavity tray.	£250.63	£101.39	£0.00	£0.00	£352.02
Totals	£250.63	£101.39	£0.00	£0.00	£352.02

Windows house (Large Bedroom 1 window)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Vertical DPC to sides of window, External/Combination lintel, Dummy frame timber, Form Dummy frame, Cavity closure, Form opening, Fix vertical DPC/ Cavity closure, Fix external lintel, Fix preformed cavity tray.	£250.63	£101.39	£0.00	£0.00	£352.02
Totals	£250.63	£101.39	£0.00	£0.00	£352.02

Windows house (Bedroom 2 window)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Vertical DPC to sides of window, External/Combination lintel, Dummy frame timber, Form Dummy frame, Cavity closure, Form opening, Fix vertical DPC/ Cavity closure, Fix external lintel, Fix preformed cavity tray.	£90.19	£101.39	£0.00	£0.00	£191.58
Totals	£90.19	£101.39	£0.00	£0.00	£191.58

Windows house (Bedroom 3 window)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Vertical DPC to sides of window, External/Combination lintel, Dummy frame timber, Form Dummy frame, Cavity closure, Form opening, Fix vertical DPC/ Cavity closure, Fix external lintel, Fix preformed cavity tray.	£90.19	£101.39	£0.00	£0.00	£191.58
Totals	£90.19	£101.39	£0.00	£0.00	£191.58

Windows house (Artisan PVC-U Window Type 24 1488 (high) x 1488mm - 1.1 uValue)

Description	Material	Labour	Plant	Other	Total
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Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Vertical DPC to sides of window, External/Combination lintel, Dummy frame timber, Form Dummy frame, Cavity closure, Form opening, Fix vertical DPC/ Cavity closure, Fix external lintel, Fix preformed cavity tray.	£162.01	£101.39	£0.00	£0.00	£263.40
Totals	£162.01	£101.39	£0.00	£0.00	£263.40

Windows house (Large bedroom 3 window)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Vertical DPC to sides of window, External/Combination lintel, Dummy frame timber, Form Dummy frame, Cavity closure, Form opening, Fix vertical DPC/ Cavity closure, Fix external lintel, Fix preformed cavity tray.	£324.02	£202.77	£0.00	£0.00	£526.79
Totals	£324.02	£202.77	£0.00	£0.00	£526.79

Windows house (Small window Bedroom 1)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Vertical DPC to sides of window, External/Combination lintel, Dummy frame timber, Form Dummy frame, Cavity closure, Form opening, Fix vertical DPC/ Cavity closure, Fix external lintel, Fix preformed cavity tray.	£212.95	£202.77	£0.00	£0.00	£415.72
Totals	£212.95	£202.77	£0.00	£0.00	£415.72

Windows house (Lounge void feature window)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Vertical DPC to sides of window, External/Combination lintel, Dummy frame timber, Form Dummy frame, Cavity closure, Form opening, Fix vertical DPC/ Cavity closure, Fix external lintel, Fix preformed cavity tray.	£140.93	£101.39	£0.00	£0.00	£242.32
Totals	£140.93	£101.39	£0.00	£0.00	£242.32

French Door (Internal doors porch)

Description	Material	Labour	Plant	Other	Total
Form opening for 1 french door and install any lintels required. Resources to include: Standard Duty Timber Frame Lintel 90-105 mm cavity 1800 mm (External/Combination lintel)	£211.70	£161.78	£0.00	£0.00	£373.48
Totals	£211.70	£161.78	£0.00	£0.00	£373.48

Internal Door (838 mm internal doors - 6 panel colonists type - 10 no)

Description	Material	Labour	Plant	Other	Total
Form opening for 10 internal doors and install any lintels required.	£195.09	£189.00	£0.00	£0.00	£384.09
Totals	£195.09	£189.00	£0.00	£0.00	£384.09

Internal Door (762 mm Cylinder cupboard door - 1 no)

Description	Material	Labour	Plant	Other	Total
Form opening for 1 internal door and install any lintels required.	£19.02	£18.90	£0.00	£0.00	£37.92
Totals	£19.02	£18.90	£0.00	£0.00	£37.92

Chimney (Typical chimney stack - 1 no)

Description	Material	Labour	Plant	Other	Total
Install chimney.	£1,178.03	£302.40	£0.00	£0.00	£1,480.43
Totals	£1,178.03	£302.40	£0.00	£0.00	£1,480.43

Total cost excluding VAT

£77,674.16



Flat Roof Structure

Form flat roof structure including any fascias and bargeboards and associated guttering as described.

Universal Flat Roof (Balcony roofs including GRP waterproofing)

Description	Material	Labour	Plant	Other	Total
Install 18.96m ² of insulation to flat roof. Resources to include: Polyisocyanurate Insulation Board 2400 x 1200 x 100mm (Insulation to flat roofs, Insulation to flat roofs (layer 2))	£893.64	£147.64	£0.00	£0.00	£1,041.28
Install 18.96m ² of vapour barrier to flat roof. Resources to include: Polythene DPM Blue 300mu 4 x 25m PIFA (27.6kg) (Vapour barrier to flat roofs)	£12.44	£42.23	£0.00	£0.00	£54.67
Totals	£906.08	£189.87	£0.00	£0.00	£1,095.95

Total cost excluding VAT

£1,095.95



Roof Structure

Form roof structure including any fascias and bargeboards and associated guttering as described.

Tiled Truss Roof (Main Roof)

Description	Material	Labour	Plant	Other	Total
Install 35.65m of guttering. Resources to include: Plastic Half Round Gutter 4m x 112mm (Gutter)	£153.39	£285.87	£0.00	£0.00	£439.26
Totals	£153.39	£285.87	£0.00	£0.00	£439.26

Tiled Roof Accessories (Downpipes - 6 no)

Description	Material	Labour	Plant	Other	Total
Install 25.60m of downpipes. Resources to include: Plastic Round Downpipe 4m x 68mm (Down pipe)	£264.63	£153.96	£0.00	£0.00	£418.59
Totals	£264.63	£153.96	£0.00	£0.00	£418.59

Total cost excluding VAT

£857.85



Flat Roof Waterproofing

Lay flat roof waterproofing covering.

Universal Flat Roof (Balcony roofs including GRP waterproofing)

Description	Material	Labour	Plant	Other	Total
Apply flat roof waterproofing system.	£931.57	£575.77	£0.00	£0.00	£1,507.34
Fix 8.67m of flashing to flat roof.	£214.91	£226.41	£0.00	£0.00	£441.32
Additional tasks in this build phase to include: Flat roof cavity tray, Fix flat roof cavity tray to new walls.	£166.13	£81.91	£0.00	£0.00	£248.04
Totals	£1,312.61	£884.09	£0.00	£0.00	£2,196.70

Total cost excluding VAT

£2,196.70



Roof Tiling

Lay roof covering.

Tiled Truss Roof (Main Roof)

Description	Material	Labour	Plant	Other	Total
Apply roof covering to 167.83m ² . Resources to include: Breather Membrane Heavy Weight 1.5 x 50m (Roofing felt) Roof Tile Clay Interlocking Low Profile Each (10 per m ² approx) (Allowance £2.50 Each) (Tiles) Segmental Ridge Tile 457mm (Ridge tile) PVC Dry Ridge Vent System (Proprietary ridge fixing system) PVC Dry Verge System (Proprietary gable fixing system)	£7,803.27	£5,609.85	£0.00	£0.00	£13,413.12
Fix lead flashing to 9.82m of gable abutment. Resources to include: Lead Flashing Code 4 - 3m x 300mm (Gable abutment (On roof))	£236.51	£440.27	£0.00	£0.00	£676.78
Totals	£8,039.78	£6,050.12	£0.00	£0.00	£14,089.90

Solar Panels (PV)

Description	Material	Labour	Plant	Other	Total
Solar Panels (PV) installation Resources to include: LONGi 320W Panels + SOLIS Inverter (14 panels, 4.48kWp output)	£0.00	£0.00	£0.00	£7,930.00	£7,930.00
Totals	£0.00	£0.00	£0.00	£7,930.00	£7,930.00

Chimney (Typical chimney stack - 1 no)

Description	Material	Labour	Plant	Other	Total
Add flashing to chimney.	£53.17	£135.00	£0.00	£0.00	£188.17
Totals	£53.17	£135.00	£0.00	£0.00	£188.17

Total cost excluding VAT

£22,208.07



Joinery 1st Fix

Form carcassing and first fix timbers.

Provisional Sums

Description	Material	Labour	Plant	Other	Total
Front porch with front door and sidelights.	£0.00	£0.00	£0.00	£6,000.00	£6,000.00
Ok timbers to front porch and rear balcony.	£0.00	£0.00	£0.00	£5,000.00	£5,000.00
External doors and windows.	£0.00	£0.00	£0.00	£47,351.73	£47,351.73
Totals	£0.00	£0.00	£0.00	£58,351.73	£58,351.73

Single Garage Door (Door)

Description	Material	Labour	Plant	Other	Total
Install 1 single garage door frame.	£2.91	£54.67	£0.00	£0.00	£57.58
Totals	£2.91	£54.67	£0.00	£0.00	£57.58

Patio Doors (Patio door)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Door frame fixings to sides, Door frame fixings to top and bottom, Internal threshold board, Fixings to threshold board, Fix internal threshold board.	£20.58	£45.57	£0.00	£0.00	£66.15
Totals	£20.58	£45.57	£0.00	£0.00	£66.15

Bi-fold Doors (Bedroom 1 external door)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Door frame fixings to sides, Door frame fixings to top and bottom, Internal threshold board, Fixings to threshold board, Fix internal threshold board.	£25.11	£56.50	£0.00	£0.00	£81.61
Totals	£25.11	£56.50	£0.00	£0.00	£81.61

Bi-fold Doors (Bedroom 2 external door)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Door frame fixings to sides, Door frame fixings to top and bottom, Internal threshold board, Fixings to threshold board, Fix internal threshold board.	£20.58	£45.57	£0.00	£0.00	£66.15
Totals	£20.58	£45.57	£0.00	£0.00	£66.15

Bi-fold Doors (Gallery external door)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Door frame fixings to sides, Door frame fixings to top and bottom, Internal threshold board, Fixings to threshold board, Fix internal threshold board.	£20.58	£45.57	£0.00	£0.00	£66.15
Totals	£20.58	£45.57	£0.00	£0.00	£66.15

Dog room door (Dog room external door)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Door frame fixings to sides, Fix door frame.	£1.78	£18.23	£0.00	£0.00	£20.01
Totals	£1.78	£18.23	£0.00	£0.00	£20.01

Windows house (WC window)

Description	Material	Labour	Plant	Other	Total
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Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Window fixings to sides, Window fixings to top and bottom, Internal window board, Fixings to window board, Fix internal window board, Fix window, Fix glazing.	£15.32	£88.40	£0.00	£0.00	£103.72
Totals	£15.32	£88.40	£0.00	£0.00	£103.72

Windows house (Kitchen window)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Window fixings to sides, Window fixings to top and bottom, Internal window board, Fixings to window board, Fix internal window board, Fix window, Fix glazing.	£17.94	£109.35	£0.00	£0.00	£127.29
Totals	£17.94	£109.35	£0.00	£0.00	£127.29

Windows house (Bathroom window)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Window fixings to sides, Window fixings to top and bottom, Internal window board, Fixings to window board, Fix internal window board, Fix window, Fix glazing.	£15.32	£88.40	£0.00	£0.00	£103.72
Totals	£15.32	£88.40	£0.00	£0.00	£103.72

Windows house (Ensuite window)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Window fixings to sides, Window fixings to top and bottom, Internal window board, Fixings to window board, Fix internal window board, Fix window, Fix glazing.	£15.32	£88.40	£0.00	£0.00	£103.72
Totals	£15.32	£88.40	£0.00	£0.00	£103.72

Windows house (Lounge void window 2)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Window fixings to sides, Window fixings to top and bottom, Internal window board, Fixings to window board, Fix internal window board, Fix window, Fix glazing.	£42.51	£190.38	£0.00	£0.00	£232.89
Totals	£42.51	£190.38	£0.00	£0.00	£232.89

Windows house (Large Bedroom 1 window)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Window fixings to sides, Window fixings to top and bottom, Internal window board, Fixings to window board, Fix internal window board, Fix window, Fix glazing.	£42.51	£190.38	£0.00	£0.00	£232.89
Totals	£42.51	£190.38	£0.00	£0.00	£232.89

Windows house (Bedroom 2 window)

Description	Material	Labour	Plant	Other	Total
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Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Window fixings to sides, Window fixings to top and bottom, Internal window board, Fixings to window board, Fix internal window board, Fix window, Fix glazing.	£15.32	£88.40	£0.00	£0.00	£103.72
Totals	£15.32	£88.40	£0.00	£0.00	£103.72

Windows house (Bedroom 3 window)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Window fixings to sides, Window fixings to top and bottom, Internal window board, Fixings to window board, Fix internal window board, Fix window, Fix glazing.	£15.32	£88.40	£0.00	£0.00	£103.72
Totals	£15.32	£88.40	£0.00	£0.00	£103.72

Windows house (Artisan PVC-U Window Type 24 1488 (high) x 1488mm - 1.1 uValue)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Window fixings to sides, Window fixings to top and bottom, Internal window board, Fixings to window board, Fix internal window board, Fix window, Fix glazing.	£28.90	£120.28	£0.00	£0.00	£149.18
Totals	£28.90	£120.28	£0.00	£0.00	£149.18

Windows house (Large bedroom 3 window)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Window fixings to sides, Window fixings to top and bottom, Internal window board, Fixings to window board, Fix internal window board, Fix window, Fix glazing.	£57.80	£240.57	£0.00	£0.00	£298.37
Totals	£57.80	£240.57	£0.00	£0.00	£298.37

Windows house (Small window Bedroom 1)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Window fixings to sides, Window fixings to top and bottom, Internal window board, Fixings to window board, Fix internal window board, Fix window, Fix glazing.	£31.85	£176.79	£0.00	£0.00	£208.64
Totals	£31.85	£176.79	£0.00	£0.00	£208.64

Windows house (Lounge void feature window)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Window fixings to sides, Window fixings to top and bottom, Internal window board, Fixings to window board, Fix internal window board, Fix window, Fix glazing.	£20.32	£109.35	£0.00	£0.00	£129.67
Totals	£20.32	£109.35	£0.00	£0.00	£129.67

French Door (Internal doors porch)

Description	Material	Labour	Plant	Other	Total
Install 1 french door. Resources to include: Hardwood French Doors 1500 Wide (Door)	£1,493.81	£222.64	£0.00	£0.00	£1,716.45
Totals	£1,493.81	£222.64	£0.00	£0.00	£1,716.45

Internal Door (838 mm internal doors - 6 panel colonists type - 10 no)

Description	Material	Labour	Plant	Other	Total
Install casing for 10 internal doors.	£407.71	£1,225.21	£0.00	£0.00	£1,632.92
Totals	£407.71	£1,225.21	£0.00	£0.00	£1,632.92

Internal Door (762 mm Cylinder cupboard door - 1 no)

Description	Material	Labour	Plant	Other	Total
Install casing for 1 internal door.	£40.12	£120.68	£0.00	£0.00	£160.80
Totals	£40.12	£120.68	£0.00	£0.00	£160.80

Total cost excluding VAT

£64,117.08



Electrical 1st Fix

Install all cables and conduits prior to plastering.

General Electrical Installation (Immersion Wiring - 1 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Cable for immersion, Cable clips for immersion, Sheathing for immersion, Nails for sheathing, First fix immersion.	£25.20	£33.75	£0.00	£0.00	£58.95
Totals	£25.20	£33.75	£0.00	£0.00	£58.95

General Electrical Installation (Heat Detector - 1 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Mains cable to heat detector, First fix heat detector, Second fix heat detector.	£5.88	£40.50	£0.00	£0.00	£46.38
Totals	£5.88	£40.50	£0.00	£0.00	£46.38

General Electrical Installation (CO Detector - 1 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Mains cable to CO detector, First fix CO detector, Second fix CO detector.	£5.88	£40.50	£0.00	£0.00	£46.38

Description	Material	Labour	Plant	Other	Total
Totals	£5.88	£40.50	£0.00	£0.00	£46.38

General Electrical Installation (TV Point - 4 no - Terrestrial only)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Back box for TV point, Grommets to back box for TV point, Fixings to back box for TV point, Fixings to back box for TV point, Cable clips for TV cable, Sheathing for TV cable, Nails for sheathing, TV cable, First fix TV cable.	£65.55	£89.10	£0.00	£0.00	£154.65
Totals	£65.55	£89.10	£0.00	£0.00	£154.65

General Electrical Installation (Earth and Cross Bonding - 2 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Earth and cross bonding cable, Earth and cross bonding sheathing, Fixings to earth and cross bonding sheathing, First fix earth and cross bonding.	£145.88	£162.00	£0.00	£0.00	£307.88
Totals	£145.88	£162.00	£0.00	£0.00	£307.88

General Electrical Installation (Smoke Alarms - 3 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Mains cable to smoke alarm, First fix smoke alarm, Second fix smoke alarm.	£17.60	£121.50	£0.00	£0.00	£139.10
Totals	£17.60	£121.50	£0.00	£0.00	£139.10

Internal Lighting (WC Light Fitting - 2 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Cable to WC light fitting, First fix WC light fitting.	£7.99	£33.75	£0.00	£0.00	£41.74
Totals	£7.99	£33.75	£0.00	£0.00	£41.74

Internal Lighting (Wall Lights - 6 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Cable for wall light, First fix wall light.	£31.98	£101.25	£0.00	£0.00	£133.23
Totals	£31.98	£101.25	£0.00	£0.00	£133.23

Internal Lighting (Mains Voltage Downlighter - 40 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Cable for downlighter, First fix downlighter.	£79.94	£899.99	£0.00	£0.00	£979.93
Totals	£79.94	£899.99	£0.00	£0.00	£979.93

General Electrical Installation (Heat Pump Electrics - 1 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Heat pump isolator, MCB for heat pump circuit, Cable for heat pump, Cable clips for heat pump, Sheathing for heat pump, Cable clips for fused spur, Sheathing for fused spur, Nails for sheathing, Cable for fused spur, First fix heat pump electrics.	£80.52	£168.75	£0.00	£0.00	£249.27
Totals	£80.52	£168.75	£0.00	£0.00	£249.27

Internal Lighting (Ceiling Rose - 17 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Cable for ceiling light fitting, First fix ceiling light fitting.	£67.95	£286.87	£0.00	£0.00	£354.82
Totals	£67.95	£286.87	£0.00	£0.00	£354.82

Internal Lighting (Unit Lighting - 3 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Cable for unit lighting, First fix unit lights.	£11.99	£50.63	£0.00	£0.00	£62.62
Totals	£11.99	£50.63	£0.00	£0.00	£62.62

Internal Lighting (Strip Light - 3 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Cabling to strip light, First fix strip light.	£4.00	£16.87	£0.00	£0.00	£20.87
Totals	£4.00	£16.87	£0.00	£0.00	£20.87

Internal Lighting (Single Light Switch - 21 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Back box for light switch, Grommets to back box for light switch, Fixings to back box for light switch, Fixings to back box for light switch, Cable clips for light switch circuit, Sheathing for light switch circuit, Nails for sheathing light switch circuit, Cable for single light switch circuit, First fix light switch circuit.	£157.93	£354.37	£0.00	£0.00	£512.30
Totals	£157.93	£354.37	£0.00	£0.00	£512.30

Internal Lighting (Single 2 Way Light Switch - 7 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Back box for light switch, Grommets to back box for light switch, Fixings to back box for light switch, Fixings to back box for light switch, Cable clips for light switch circuit, Sheathing for light switch circuit, Nails for sheathing light switch circuit, Cable for single light switch circuit, First fix light switch circuit.	£52.67	£118.13	£0.00	£0.00	£170.80
Totals	£52.67	£118.13	£0.00	£0.00	£170.80

Internal Lighting (Pull Light Switch - 2 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Fixings for pull cord light switch, Cable for pull cord light switch circuit, First fix pull cord light switch circuit.	£7.69	£33.75	£0.00	£0.00	£41.44
Totals	£7.69	£33.75	£0.00	£0.00	£41.44

External Lighting and Door Bell (Door Bell - 1 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Back box for door bell circuit, Grommets to back box for door bell circuit, Fixings to back box for door bell circuit, Fixings to back box for door bell circuit, Cable clips for door bell circuit, Sheathing for door bell circuit, Nails for sheathing to door bell circuit, Cable for door bell circuit, First fix door bell circuit, Door bell circuit.	£11.03	£67.50	£0.00	£0.00	£78.53
Totals	£11.03	£67.50	£0.00	£0.00	£78.53

External Lighting and Door Bell (Front Door Light - 1 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Cable to outside light fitting, Sheathing to outside light fitting, Fixings for sheathing to outside light fitting, First fix outside light fitting.	£12.57	£33.75	£0.00	£0.00	£46.32
Totals	£12.57	£33.75	£0.00	£0.00	£46.32

External Lighting and Door Bell (Outside Light 8W LED PIR - 1 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Cable for outside light, Sheathing to outside light, Fixings for sheathing to outside light, First fix outside light.	£12.57	£33.75	£0.00	£0.00	£46.32
Totals	£12.57	£33.75	£0.00	£0.00	£46.32

Electrical Sockets (Double Socket With USB Downstairs - 5 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Back box for double socket, Grommets to back box for double socket, Fixings to back box for double socket, Fixings to back box for double socket, Cable clips for double socket, Sheathing for double socket, Nails for sheathing, Cable for double socket, First fix double socket.	£48.38	£222.75	£0.00	£0.00	£271.13
Totals	£48.38	£222.75	£0.00	£0.00	£271.13

Electrical Sockets (Double Socket With USB Upstairs - 3 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Back box for double socket, Grommets to back box for double socket, Fixings to back box for double socket, Fixings to back box for double socket, Cable clips for double socket, Sheathing for double socket, Nails for sheathing, Cable for double socket, First fix double socket.	£19.12	£133.65	£0.00	£0.00	£152.77
Totals	£19.12	£133.65	£0.00	£0.00	£152.77

Electrical Sockets (Double Socket Downstairs - 22 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Back box for double socket, Grommets to back box for double socket, Fixings to back box for double socket, Fixings to back box for double socket, Cable clips for double socket, Sheathing for double socket, Nails for sheathing, Cable for double socket, First fix double socket.	£212.91	£980.10	£0.00	£0.00	£1,193.01
Totals	£212.91	£980.10	£0.00	£0.00	£1,193.01

Electrical Sockets (Double Socket Upstairs - 9 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Back box for double socket, Grommets to back box for double socket, Fixings to back box for double socket, Fixings to back box for double socket, Cable clips for double socket, Sheathing for double socket, Nails for sheathing, Cable for double socket, First fix double socket.	£57.40	£400.95	£0.00	£0.00	£458.35
Totals	£57.40	£400.95	£0.00	£0.00	£458.35

Electrical Sockets (Outside Double Socket - 1 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Fixings for back box to double external socket, Fixings for back box to double external socket, Cable clips for double external socket, Sheathing for double external socket, Fixings to sheathing for double external socket, Cable for double external socket, First fix double external socket.	£8.88	£54.00	£0.00	£0.00	£62.88
Totals	£8.88	£54.00	£0.00	£0.00	£62.88

Kitchen Electrics (Electrical Hob - 1 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Cabling to electric hob circuit, Cable clips to electric hob circuit, Sheathing to electric hob circuit, Nails to sheathing, Grommets to back box, Back box to electric hob connector, Back box to electric hob switch, Fixings to back box for electric hob, Fixings to back box for electric hob, First fix electric hob.	£45.85	£67.50	£0.00	£0.00	£113.35
Totals	£45.85	£67.50	£0.00	£0.00	£113.35

Bathroom Electrics (Extractor Fan - 3 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: First fix Bathroom Extractor Fan, First fix Bathroom Extractor Fan, First fix Bathroom Extractor Fan, First fix Bathroom Extractor Fan, First fix Bathroom Extractor Fan, First fix Bathroom Extractor Fan.	£19.14	£50.63	£0.00	£0.00	£69.77
Totals	£19.14	£50.63	£0.00	£0.00	£69.77

Kitchen Electrics (Extractor Fan - 1 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Back box for extractor fan fused spur, Fixings to back box for extractor fan fused spur, Fixings to back box for extractor fan fused spur, Cable for extractor fan fused spur, Cable clips for extractor fan fused spur, Sheathing for extractor fan fused spur, Nails for sheathing, First fix kitchen extractor.	£23.35	£135.00	£0.00	£0.00	£158.35
Totals	£23.35	£135.00	£0.00	£0.00	£158.35

Kitchen Electrics (Oven Circuit - 1 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Cabling to oven circuit, Cable clips to oven circuit, Sheathing to oven circuit, Nails to sheathing, Grommets to back box to oven circuit, Back box to oven switch, Back box to oven connector, Fixings to back box for oven circuit, Fixings to back box for oven circuit, First fix oven circuit.	£49.36	£67.50	£0.00	£0.00	£116.86
Totals	£49.36	£67.50	£0.00	£0.00	£116.86

Bathroom Electrics (Shower Circuit - 2 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Shower Circuit, Shower Circuit, Shower Circuit, Shower Circuit, Shower Circuit.	£110.29	£270.00	£0.00	£0.00	£380.29
Totals	£110.29	£270.00	£0.00	£0.00	£380.29

Bathroom Electrics (Shaver Light Socket - 2 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: First fix Shaver, First fix Shaver, First fix Shaver, First fix Shaver.	£12.49	£33.75	£0.00	£0.00	£46.24
Totals	£12.49	£33.75	£0.00	£0.00	£46.24

Total cost excluding VAT

£6,514.53



Plumbing 1st Fix

Install all pipes and plumbing fittings as described.

Radiator Tails 15mm Copper (Radiator tails - 8 no)

Description	Material	Labour	Plant	Other	Total
Install pipework connecting radiators to the system.	£33.86	£378.00	£0.00	£0.00	£411.86
Totals	£33.86	£378.00	£0.00	£0.00	£411.86

Provisional Sums

Description	Material	Labour	Plant	Other	Total
Supply and fitting of underfloor heating pipe. PCSUM	£0.00	£0.00	£0.00	£1,943.09	£1,943.09
Totals	£0.00	£0.00	£0.00	£1,943.09	£1,943.09

Sanitaryware Price Tracker Range (Standard Close Coupled WC)

Description	Material	Labour	Plant	Other	Total
Install 3 valves for WC installation.	£10.02	£0.00	£0.00	£0.00	£10.02
Totals	£10.02	£0.00	£0.00	£0.00	£10.02

Pipe Install Horizontal 15mm Copper End Feed (15mm Copper pipe - 144 m)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Copper pipe, Secure pipe, Connect pipe, Rebate joists, Lay pipe and clip, Solder connections.	£506.46	£1,656.56	£0.00	£0.00	£2,163.02
Totals	£506.46	£1,656.56	£0.00	£0.00	£2,163.02

Copper Pipe End Feed 15mm Fixings (15 mm fittings)

Description	Material	Labour	Plant	Other	Total
Fit 15mm copper pipe end feed fittings including elbows, straight couplings, tees, reducers, stop ends and tap connectors.	£243.87	£895.40	£0.00	£0.00	£1,139.27
Totals	£243.87	£895.40	£0.00	£0.00	£1,139.27

Pipe Install Horizontal 22mm Copper End Feed (22mm Copper pipe - 121 m)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Copper pipe, Secure pipe, Connect pipe, Rebate joists, Lay pipe and clip, Solder connections.	£1,074.20	£1,758.30	£0.00	£0.00	£2,832.50
Totals	£1,074.20	£1,758.30	£0.00	£0.00	£2,832.50

Copper Pipe End Feed 22mm Fixings (22 mm fittings)

Description	Material	Labour	Plant	Other	Total
Fit 15mm copper pipe end feed fittings including elbows, reducers, tees, imperial to metric adaptors, straight connectors, stop ends, tap connectors and cylinder unions.	£674.17	£1,316.73	£0.00	£0.00	£1,990.90
Totals	£674.17	£1,316.73	£0.00	£0.00	£1,990.90

Pipe Install Horizontal 28mm Copper End Feed (28 mm copper pipe - 24 m)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Copper pipe, Secure pipe, Connect pipe, Rebate joists, Lay pipe and clip, Solder connections.	£321.16	£348.74	£0.00	£0.00	£669.90
Totals	£321.16	£348.74	£0.00	£0.00	£669.90

Copper Pipe End Feed 28mm Fixings (28 mm fittings)

Description	Material	Labour	Plant	Other	Total
Fit 28mm copper pipe end feed fittings including elbows, straight couplings, tees, reducers, imperial to metric adaptors and stop ends.	£159.76	£247.26	£0.00	£0.00	£407.02
Totals	£159.76	£247.26	£0.00	£0.00	£407.02

Hot Water Cylinder (Hot water cylinder - 1 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Hot water cylinder, Isolate flow valve, Discharge pipe, Site and connect cylinder, Connect expansion vessel, Fit discharge pipe.	£1,493.46	£472.50	£0.00	£0.00	£1,965.96
Totals	£1,493.46	£472.50	£0.00	£0.00	£1,965.96

Soil Pipe (Soil stacks - 2 main stacks and 1 substack)

Description	Material	Labour	Plant	Other	Total
Install soil pipe including pipe bend(s), pipe branch(es), boss pipes, vent cowl(s) and air admittance valve.	£664.56	£664.65	£0.00	£0.00	£1,329.21
Totals	£664.56	£664.65	£0.00	£0.00	£1,329.21

Air Source Heat Pump Panasonic (ASHP -Aquarea 12kW)

Description	Material	Labour	Plant	Other	Total
Install 1 heat pump and connect to system. Resources to include: Panasonic 12kW Aqarea Monobloc Heat Pump (Heat pump)	£6,148.24	£472.50	£0.00	£0.00	£6,620.74
Totals	£6,148.24	£472.50	£0.00	£0.00	£6,620.74

Total cost excluding VAT

£21,483.49



Plastering

Apply plastering system to walls and ceilings.

This build phase also includes floor screed if appropriate to this estimate.

Brick and Block Cavity Wall (Ground floor walls excluding foundations - Foundations supplied by others and given as Provisional sum)

Description	Material	Labour	Plant	Other	Total
Plaster 84.88m ² of block wall. Resources to include: Plasterboard Square Edge 1200 x 2400 x 12.5mm (Plastering to inner blockwall)	£514.56	£1,814.97	£0.00	£0.00	£2,329.53
Totals	£514.56	£1,814.97	£0.00	£0.00	£2,329.53

Stud Wall (Internal walls in timber stud - Assumes all structural carcassing provide by timber frame supplier)

Description	Material	Labour	Plant	Other	Total
Insulate 136.69m ² of timber stud wall. Resources to include: GP fibreglass insulation Roll 100mm 10.64m ² (Insulation to stud wall)	£470.19	£332.17	£0.00	£0.00	£802.36
Plaster 273.39m ² of timber stud wall. Resources to include: Plasterboard Square Edge 1200 x 2400 x 12.5mm (Plasterboard to side 1 of stud wall, Plasterboard to side 2 of stud wall)	£1,592.80	£5,048.88	£0.00	£0.00	£6,641.68
Totals	£2,062.99	£5,381.05	£0.00	£0.00	£7,444.04

Floor Screed (Ready mixed floor screed - Assumes insulation is in the slab)

Description	Material	Labour	Plant	Other	Total
Lay 94.73m ² of floor screed including screed.	£1,701.19	£1,381.09	£742.50	£0.00	£3,824.78
Totals	£1,701.19	£1,381.09	£742.50	£0.00	£3,824.78

Stone Cavity Wall (House)

Description	Material	Labour	Plant	Other	Total
Plaster 62.99m ² of block wall. Resources to include: Plasterboard Square Edge 1200 x 2400 x 12.5mm (Plastering to inner blockwall)	£381.88	£1,346.98	£0.00	£0.00	£1,728.86
Totals	£381.88	£1,346.98	£0.00	£0.00	£1,728.86

Tiled Truss Roof (Main Roof)

Description	Material	Labour	Plant	Other	Total
Insulate 141.91m ² of flat ceiling. Resources to include: GP Fibreglass Insulation Roll 150mm 5.42m ² (Insulation to ceiling (layer 1), Insulation to ceiling (layer 2)) GP fibreglass insulation Roll 100mm 10.64m ² (Insulation to ceiling (layer 3))	£1,910.23	£574.73	£0.00	£0.00	£2,484.96
Plaster 123.40m ² of flat ceiling. Resources to include: Plasterboard Square Edge 1200 x 2400 x 12.5mm (Plasterboard to roof ceilings)	£723.32	£2,638.80	£0.00	£0.00	£3,362.12
Totals	£2,633.55	£3,213.53	£0.00	£0.00	£5,847.08

Universal Flat Roof (Balcony roofs including GRP waterproofing)

Description	Material	Labour	Plant	Other	Total
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Description	Material	Labour	Plant	Other	Total
Plaster 15.73m ² of ceiling beneath flat roof. Resources to include: Plasterboard Square Edge 1200 x 2400 x 12.5mm (Plasterboard to roof ceilings)	£92.19	£336.37	£0.00	£0.00	£428.56
Totals	£92.19	£336.37	£0.00	£0.00	£428.56

Suspended Floor (Assumes all floor structure and flooring supplied by timber frame supplier)

Description	Material	Labour	Plant	Other	Total
Insulate 81.49m ² of suspended floor. Resources to include: Isover Acoustic Insulation Roll 100mm 11m2 Pack (Insulation to floors)	£687.54	£198.01	£0.00	£0.00	£885.55
Plaster 78.63m ² of ceiling beneath suspended floor. Resources to include: Plasterboard Square Edge 1200 x 2400 x 12.5mm (Plasterboard to floor ceilings)	£460.90	£1,681.36	£0.00	£0.00	£2,142.26
Totals	£1,148.44	£1,879.37	£0.00	£0.00	£3,027.81

Patio Doors (Patio door)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Reveal and cill plaster finish, Reveal and cill plastering fixing system / basecoat, Reveal and cill plaster joint treatment, Reveal and cill finish to plaster, Corner Bead, Fix reveal and cill plastering, Apply reveal and cill finish to plaster.	£22.59	£28.86	£0.00	£0.00	£51.45
Totals	£22.59	£28.86	£0.00	£0.00	£51.45

Bi-fold Doors (Bedroom 1 external door)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Reveal and cill plaster finish, Reveal and cill plastering fixing system / basecoat, Reveal and cill plaster joint treatment, Reveal and cill finish to plaster, Corner Bead, Fix reveal and cill plastering, Apply reveal and cill finish to plaster.	£24.64	£31.50	£0.00	£0.00	£56.14
Totals	£24.64	£31.50	£0.00	£0.00	£56.14

Bi-fold Doors (Bedroom 2 external door)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Reveal and cill plaster finish, Reveal and cill plastering fixing system / basecoat, Reveal and cill plaster joint treatment, Reveal and cill finish to plaster, Corner Bead, Fix reveal and cill plastering, Apply reveal and cill finish to plaster.	£22.59	£28.86	£0.00	£0.00	£51.45
Totals	£22.59	£28.86	£0.00	£0.00	£51.45

Bi-fold Doors (Gallery external door)

Description	Material	Labour	Plant	Other	Total
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Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Reveal and cill plaster finish, Reveal and cill plastering fixing system / basecoat, Reveal and cill plaster joint treatment, Reveal and cill finish to plaster, Corner Bead, Fix reveal and cill plastering, Apply reveal and cill finish to plaster.	£22.59	£28.86	£0.00	£0.00	£51.45
Totals	£22.59	£28.86	£0.00	£0.00	£51.45

Dog room door (Dog room external door)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Reveal and cill plaster finish, Reveal and cill plastering fixing system / basecoat, Reveal and cill plaster joint treatment, Reveal and cill finish to plaster, Corner Bead, Fix reveal and cill plastering, Apply reveal and cill finish to plaster.	£17.58	£22.48	£0.00	£0.00	£40.06
Totals	£17.58	£22.48	£0.00	£0.00	£40.06

Windows house (WC window)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Reveal and cill plaster finish to window, Window reveal & cill plaster fixing system / base coat, Window reveal and cill plaster joint treatment, Window reveal and cill finish to plaster, Window reveal corner bead, Fix window reveal and cill plastering, Apply window reveal and cill finish to plaster.	£9.76	£12.48	£0.00	£0.00	£22.24
Totals	£9.76	£12.48	£0.00	£0.00	£22.24

Windows house (Kitchen window)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Reveal and cill plaster finish to window, Window reveal & cill plaster fixing system / base coat, Window reveal and cill plaster joint treatment, Window reveal and cill finish to plaster, Window reveal corner bead, Fix window reveal and cill plastering, Apply window reveal and cill finish to plaster.	£10.25	£13.14	£0.00	£0.00	£23.39
Totals	£10.25	£13.14	£0.00	£0.00	£23.39

Windows house (Bathroom window)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Reveal and cill plaster finish to window, Window reveal & cill plaster fixing system / base coat, Window reveal and cill plaster joint treatment, Window reveal and cill finish to plaster, Window reveal corner bead, Fix window reveal and cill plastering, Apply window reveal and cill finish to plaster.	£9.76	£12.48	£0.00	£0.00	£22.24
Totals	£9.76	£12.48	£0.00	£0.00	£22.24

Windows house (Ensuite window)

Description	Material	Labour	Plant	Other	Total
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Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Reveal and cill plaster finish to window, Window reveal & cill plaster fixing system / base coat, Window reveal and cill plaster joint treatment, Window reveal and cill finish to plaster, Window reveal corner bead, Fix window reveal and cill plastering, Apply window reveal and cill finish to plaster.	£9.76	£12.48	£0.00	£0.00	£22.24
Totals	£9.76	£12.48	£0.00	£0.00	£22.24

Windows house (Lounge void window 2)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Reveal and cill plaster finish to window, Window reveal & cill plaster fixing system / base coat, Window reveal and cill plaster joint treatment, Window reveal and cill finish to plaster, Window reveal corner bead, Fix window reveal and cill plastering, Apply window reveal and cill finish to plaster.	£18.31	£23.44	£0.00	£0.00	£41.75
Totals	£18.31	£23.44	£0.00	£0.00	£41.75

Windows house (Large Bedroom 1 window)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Reveal and cill plaster finish to window, Window reveal & cill plaster fixing system / base coat, Window reveal and cill plaster joint treatment, Window reveal and cill finish to plaster, Window reveal corner bead, Fix window reveal and cill plastering, Apply window reveal and cill finish to plaster.	£18.31	£23.44	£0.00	£0.00	£41.75
Totals	£18.31	£23.44	£0.00	£0.00	£41.75

Windows house (Bedroom 2 window)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Reveal and cill plaster finish to window, Window reveal & cill plaster fixing system / base coat, Window reveal and cill plaster joint treatment, Window reveal and cill finish to plaster, Window reveal corner bead, Fix window reveal and cill plastering, Apply window reveal and cill finish to plaster.	£9.76	£12.48	£0.00	£0.00	£22.24
Totals	£9.76	£12.48	£0.00	£0.00	£22.24

Windows house (Bedroom 3 window)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Reveal and cill plaster finish to window, Window reveal & cill plaster fixing system / base coat, Window reveal and cill plaster joint treatment, Window reveal and cill finish to plaster, Window reveal corner bead, Fix window reveal and cill plastering, Apply window reveal and cill finish to plaster.	£9.76	£12.48	£0.00	£0.00	£22.24
Totals	£9.76	£12.48	£0.00	£0.00	£22.24

Windows house (Artisan PVC-U Window Type 24 1488 (high) x 1488mm - 1.1 uValue)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Reveal and cill plaster finish to window, Window reveal & cill plaster fixing system / base coat, Window reveal and cill plaster joint treatment, Window reveal and cill finish to plaster, Window reveal corner bead, Fix window reveal and cill plastering, Apply window reveal and cill finish to plaster.	£15.38	£19.68	£0.00	£0.00	£35.06
Totals	£15.38	£19.68	£0.00	£0.00	£35.06

Windows house (Large bedroom 3 window)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Reveal and cill plaster finish to window, Window reveal & cill plaster fixing system / base coat, Window reveal and cill plaster joint treatment, Window reveal and cill finish to plaster, Window reveal corner bead, Fix window reveal and cill plastering, Apply window reveal and cill finish to plaster.	£30.78	£39.36	£0.00	£0.00	£70.14
Totals	£30.78	£39.36	£0.00	£0.00	£70.14

Windows house (Small window Bedroom 1)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Reveal and cill plaster finish to window, Window reveal & cill plaster fixing system / base coat, Window reveal and cill plaster joint treatment, Window reveal and cill finish to plaster, Window reveal corner bead, Fix window reveal and cill plastering, Apply window reveal and cill finish to plaster.	£23.61	£30.20	£0.00	£0.00	£53.81
Totals	£23.61	£30.20	£0.00	£0.00	£53.81

Windows house (Lounge void feature window)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Reveal and cill plaster finish to window, Window reveal & cill plaster fixing system / base coat, Window reveal and cill plaster joint treatment, Window reveal and cill finish to plaster, Window reveal corner bead, Fix window reveal and cill plastering, Apply window reveal and cill finish to plaster.	£15.50	£14.88	£0.00	£0.00	£30.38
Totals	£15.50	£14.88	£0.00	£0.00	£30.38

French Door (Internal doors porch)

Description	Material	Labour	Plant	Other	Total
Plaster reveals to 1 french door. Resources to include: Plasterboard Square Edge 1200 x 2400 x 12.5mm (Reveal and cill plaster finish)	£19.48	£24.92	£0.00	£0.00	£44.40
Totals	£19.48	£24.92	£0.00	£0.00	£44.40

Total cost excluding VAT

£25,333.09



Electrical 2nd Fix

Fix all electrical fixtures and fittings. (Please note that if additional specialist fixtures are required, additional charges may be incurred.)

General Electrical Installation (Consumer Unit - 1 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Consumer unit, Fix consumer unit, Meter tails, Meter tails, Miniature circuit breakers, Miniature circuit breakers, Miniature circuit breakers.	£178.17	£101.25	£0.00	£0.00	£279.42
Totals	£178.17	£101.25	£0.00	£0.00	£279.42

General Electrical Installation (Heat Detector - 1 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Heat detector.	£37.85	£0.00	£0.00	£0.00	£37.85
Totals	£37.85	£0.00	£0.00	£0.00	£37.85

General Electrical Installation (CO Detector - 1 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: CO detector.	£77.24	£0.00	£0.00	£0.00	£77.24
Totals	£77.24	£0.00	£0.00	£0.00	£77.24

General Electrical Installation (Fused Spur Without Neon - 3 no for under worktop appliances)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Back box for fused spur, Grommets to back box for fused spur, Fixings to back box for fused spur, Fixings to back box for fused spur, Sheathing for fused spur cable, Nails for sheathing, Cable for fused spur, Fused spur without neon indicator, First fix fused spur, Second fix fused spur.	£51.62	£85.67	£0.00	£0.00	£137.29
Totals	£51.62	£85.67	£0.00	£0.00	£137.29

General Electrical Installation (Immersion Wiring - 1 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Back box for immersion, Fixings for immersion back box, Fixings for immersion back box, Immersion heater circuit, Second fix immersion.	£8.99	£20.25	£0.00	£0.00	£29.24
Totals	£8.99	£20.25	£0.00	£0.00	£29.24

General Electrical Installation (TV Point - 4 no - Terrestrial only)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: TV point, Second fix TV point.	£20.69	£32.40	£0.00	£0.00	£53.09
Totals	£20.69	£32.40	£0.00	£0.00	£53.09

General Electrical Installation (Earth and Cross Bonding - 2 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Earth and cross bonding clamp, Second fix earth and cross bonding.	£11.11	£162.00	£0.00	£0.00	£173.11
Totals	£11.11	£162.00	£0.00	£0.00	£173.11

General Electrical Installation (Smoke Alarms - 3 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Smoke alarm.	£55.29	£0.00	£0.00	£0.00	£55.29
Totals	£55.29	£0.00	£0.00	£0.00	£55.29

Internal Lighting (Strip Light - 3 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Strip light, Fixings to strip light, Second fix strip light.	£47.56	£20.25	£0.00	£0.00	£67.81
Totals	£47.56	£20.25	£0.00	£0.00	£67.81

Internal Lighting (WC Light Fitting - 2 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: WC light fitting, Fixings to WC light fitting, Second fix WC light fitting.	£75.52	£16.20	£0.00	£0.00	£91.72
Totals	£75.52	£16.20	£0.00	£0.00	£91.72

Internal Lighting (Wall Lights - 6 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Wall light, Fixings for wall light, Second fix wall light.	£156.79	£48.60	£0.00	£0.00	£205.39
Totals	£156.79	£48.60	£0.00	£0.00	£205.39

Internal Lighting (Mains Voltage Downlighter - 40 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Downlight unit, Second fix downlighter.	£306.18	£324.00	£0.00	£0.00	£630.18
Totals	£306.18	£324.00	£0.00	£0.00	£630.18

General Electrical Installation (Heat Pump Electrics - 1 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Back box for fused spur, Fixings for fused spur back box, Fixings for fused spur back box, Heating controls fused spur, Heat pump programmer, Room thermostat, Cylinder thermostat, Cable for heating comms, Wiring centre, Second fix heat pump electrics .	£232.36	£81.00	£0.00	£0.00	£313.36
Totals	£232.36	£81.00	£0.00	£0.00	£313.36

Internal Lighting (Ceiling Rose - 17 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Pendant light fitting, Fixings for ceiling light fitting, Second fix ceiling light fitting.	£64.70	£137.70	£0.00	£0.00	£202.40
Totals	£64.70	£137.70	£0.00	£0.00	£202.40

Internal Lighting (Unit Lighting - 3 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Unit lighting, Second fix unit lights.	£56.98	£40.09	£0.00	£0.00	£97.07
Totals	£56.98	£40.09	£0.00	£0.00	£97.07

Internal Lighting (Single Light Switch - 21 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Single light switch, Second fix light switch.	£29.47	£170.10	£0.00	£0.00	£199.57
Totals	£29.47	£170.10	£0.00	£0.00	£199.57

Internal Lighting (Single 2 Way Light Switch - 7 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Single light switch, Second fix light switch.	£14.99	£56.70	£0.00	£0.00	£71.69
Totals	£14.99	£56.70	£0.00	£0.00	£71.69

Internal Lighting (Pull Light Switch - 2 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Pull cord light switch, Second fix pull cord light switch.	£8.37	£16.20	£0.00	£0.00	£24.57
Totals	£8.37	£16.20	£0.00	£0.00	£24.57

Sundry Labour and Plant (Testing and commissioning)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Testing and commissioning.	£0.00	£324.00	£0.00	£0.00	£324.00

Description	Material	Labour	Plant	Other	Total
Totals	£0.00	£324.00	£0.00	£0.00	£324.00

External Lighting and Door Bell (Door Bell - 1 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Single light switch to door bell circuit, Door bell transformer, Door bell push, Door bell chime, Second fix door bell.	£42.65	£40.50	£0.00	£0.00	£83.15
Totals	£42.65	£40.50	£0.00	£0.00	£83.15

External Lighting and Door Bell (Front Door Light - 1 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Outside light fitting, Fixings to outside light fitting, Fixings to outside light fitting, Second fix outside light fitting.	£46.15	£40.50	£0.00	£0.00	£86.65
Totals	£46.15	£40.50	£0.00	£0.00	£86.65

External Lighting and Door Bell (Outside Light 8W LED PIR - 1 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Outside light, Fixings to outside light, Fixings to outside light, Second fix outside light.	£23.20	£40.50	£0.00	£0.00	£63.70
Totals	£23.20	£40.50	£0.00	£0.00	£63.70

Electrical Sockets (Double Socket With USB Downstairs - 5 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Double socket, Second fix double socket.	£118.37	£30.37	£0.00	£0.00	£148.74
Totals	£118.37	£30.37	£0.00	£0.00	£148.74

Electrical Sockets (Double Socket With USB Upstairs - 3 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Double socket, Second fix double socket.	£71.02	£18.23	£0.00	£0.00	£89.25
Totals	£71.02	£18.23	£0.00	£0.00	£89.25

Electrical Sockets (Double Socket Downstairs - 22 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Double socket, Second fix double socket.	£74.84	£133.65	£0.00	£0.00	£208.49
Totals	£74.84	£133.65	£0.00	£0.00	£208.49

Electrical Sockets (Double Socket Upstairs - 9 no)

Description	Material	Labour	Plant	Other	Total
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Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Double socket, Second fix double socket.	£30.62	£54.67	£0.00	£0.00	£85.29
Totals	£30.62	£54.67	£0.00	£0.00	£85.29

Electrical Sockets (Outside Double Socket - 1 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Double external socket, Second fix double external socket.	£14.17	£12.15	£0.00	£0.00	£26.32
Totals	£14.17	£12.15	£0.00	£0.00	£26.32

Kitchen Electrics (Electrical Hob - 1 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Switch for electric hob, Connection plate to electric hob, Second fix electric hob.	£38.00	£20.25	£0.00	£0.00	£58.25
Totals	£38.00	£20.25	£0.00	£0.00	£58.25

Bathroom Electrics (Shaver Light Socket - 2 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Second fix Shaver, Second fix Shaver, Second fix Shaver.	£74.67	£40.50	£0.00	£0.00	£115.17
Totals	£74.67	£40.50	£0.00	£0.00	£115.17

Bathroom Electrics (Extractor Fan - 3 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Second fix Bathroom Extractor Fan, Second fix Bathroom Extractor Fan.	£95.69	£60.75	£0.00	£0.00	£156.44
Totals	£95.69	£60.75	£0.00	£0.00	£156.44

Kitchen Electrics (Extractor Fan - 1 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Kitchen extractor circuit, Kitchen fan ducting kit, Second fix kitchen extractor.	£28.99	£40.50	£0.00	£0.00	£69.49
Totals	£28.99	£40.50	£0.00	£0.00	£69.49

Kitchen Electrics (Oven Circuit - 1 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Oven control unit, Oven connection plate, Second fix oven circuit.	£17.58	£20.25	£0.00	£0.00	£37.83
Totals	£17.58	£20.25	£0.00	£0.00	£37.83

Bathroom Electrics (Shower Circuit - 2 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Shower Circuit, Shower Circuit.	£27.50	£121.50	£0.00	£0.00	£149.00
Totals	£27.50	£121.50	£0.00	£0.00	£149.00

Total cost excluding VAT

£4,448.06



Joinery 2nd Fix

Fix doors and windows, fixtures and fittings.

Brick and Block Cavity Wall (Ground floor walls excluding foundations - Foundations supplied by others and given as Provisional sum)

Description	Material	Labour	Plant	Other	Total
Install 43.08m of skirting board. Resources to include: Skirting Torus/Ovolo 25 x 125mm (Skirting boards)	£330.39	£209.39	£0.00	£0.00	£539.78
Totals	£330.39	£209.39	£0.00	£0.00	£539.78

Provisional Sums

Description	Material	Labour	Plant	Other	Total
Garage door and frame.	£0.00	£0.00	£0.00	£1,000.00	£1,000.00
Balcony details.	£0.00	£0.00	£0.00	£4,000.00	£4,000.00
Totals	£0.00	£0.00	£0.00	£5,000.00	£5,000.00

Stud Wall (Internal walls in timber stud - Assumes all structural carcassing provide by timber frame supplier)

Description	Material	Labour	Plant	Other	Total
Install 130.19m of skirting board. Resources to include: Skirting Torus/Ovolo 25 x 125mm (Skirting board side 1 of stud wall, Skirting board side 2 of stud wall)	£947.36	£632.76	£0.00	£0.00	£1,580.12
Totals	£947.36	£632.76	£0.00	£0.00	£1,580.12

Stone Cavity Wall (House)

Description	Material	Labour	Plant	Other	Total
Install 43.07m of skirting board. Resources to include: Skirting Torus/Ovolo 25 x 125mm (Skirting boards)	£330.26	£209.30	£0.00	£0.00	£539.56
Totals	£330.26	£209.30	£0.00	£0.00	£539.56

Single Garage Door (Door)

Description	Material	Labour	Plant	Other	Total
Install 1 single garage door.	£1.74	£145.80	£0.00	£0.00	£147.54
Totals	£1.74	£145.80	£0.00	£0.00	£147.54

Patio Doors (Patio door)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Sealant, Hang door.	£1.56	£303.75	£0.00	£0.00	£305.31
Totals	£1.56	£303.75	£0.00	£0.00	£305.31

Bi-fold Doors (Bedroom 1 external door)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Sealant, Hang door.	£1.75	£303.75	£0.00	£0.00	£305.50
Totals	£1.75	£303.75	£0.00	£0.00	£305.50

Bi-fold Doors (Bedroom 2 external door)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Sealant, Hang door.	£1.56	£303.75	£0.00	£0.00	£305.31
Totals	£1.56	£303.75	£0.00	£0.00	£305.31

Bi-fold Doors (Gallery external door)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Sealant, Hang door.	£1.56	£303.75	£0.00	£0.00	£305.31
Totals	£1.56	£303.75	£0.00	£0.00	£305.31

Dog room door (Dog room external door)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Sealant, Hang door, Fix door furniture, Return to ease door, Fix glazing.	£1.06	£236.93	£0.00	£0.00	£237.99
Totals	£1.06	£236.93	£0.00	£0.00	£237.99

Windows house (WC window)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Sealant to sides and top of window, Apply sealant to sides and top of window.	£0.63	£4.59	£0.00	£0.00	£5.22
Totals	£0.63	£4.59	£0.00	£0.00	£5.22

Windows house (Kitchen window)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Sealant to sides and top of window, Apply sealant to sides and top of window.	£0.67	£4.98	£0.00	£0.00	£5.65
Totals	£0.67	£4.98	£0.00	£0.00	£5.65

Windows house (Bathroom window)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Sealant to sides and top of window, Apply sealant to sides and top of window.	£0.63	£4.59	£0.00	£0.00	£5.22
Totals	£0.63	£4.59	£0.00	£0.00	£5.22

Windows house (Ensuite window)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Sealant to sides and top of window, Apply sealant to sides and top of window.	£0.63	£4.59	£0.00	£0.00	£5.22
Totals	£0.63	£4.59	£0.00	£0.00	£5.22

Windows house (Lounge void window 2)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Sealant to sides and top of window, Apply sealant to sides and top of window.	£1.34	£9.83	£0.00	£0.00	£11.17
Totals	£1.34	£9.83	£0.00	£0.00	£11.17

Windows house (Large Bedroom 1 window)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Sealant to sides and top of window, Apply sealant to sides and top of window.	£1.34	£9.83	£0.00	£0.00	£11.17
Totals	£1.34	£9.83	£0.00	£0.00	£11.17

Windows house (Bedroom 2 window)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Sealant to sides and top of window, Apply sealant to sides and top of window.	£0.63	£4.59	£0.00	£0.00	£5.22
Totals	£0.63	£4.59	£0.00	£0.00	£5.22

Windows house (Bedroom 3 window)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Sealant to sides and top of window, Apply sealant to sides and top of window.	£0.63	£4.59	£0.00	£0.00	£5.22

Description	Material	Labour	Plant	Other	Total
Totals	£0.63	£4.59	£0.00	£0.00	£5.22

Windows house (Artisan PVC-U Window Type 24 1488 (high) x 1488mm - 1.1 uValue)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Sealant to sides and top of window, Apply sealant to sides and top of window.	£1.03	£7.66	£0.00	£0.00	£8.69
Totals	£1.03	£7.66	£0.00	£0.00	£8.69

Windows house (Large bedroom 3 window)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Sealant to sides and top of window, Apply sealant to sides and top of window.	£2.05	£15.31	£0.00	£0.00	£17.36
Totals	£2.05	£15.31	£0.00	£0.00	£17.36

Windows house (Small window Bedroom 1)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Sealant to sides and top of window, Apply sealant to sides and top of window.	£1.46	£10.71	£0.00	£0.00	£12.17
Totals	£1.46	£10.71	£0.00	£0.00	£12.17

Windows house (Lounge void feature window)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Sealant to sides and top of window, Apply sealant to sides and top of window.	£1.03	£7.66	£0.00	£0.00	£8.69
Totals	£1.03	£7.66	£0.00	£0.00	£8.69

French Door (Internal doors porch)

Description	Material	Labour	Plant	Other	Total
Seal around the frame of 1 french door.	£1.23	£0.00	£0.00	£0.00	£1.23
Additional tasks in this build phase to include: Hang door, Fix door furniture.	£0.00	£133.65	£0.00	£0.00	£133.65
Totals	£1.23	£133.65	£0.00	£0.00	£134.88

Internal Door (838 mm internal doors - 6 panel colonists type - 10 no)

Description	Material	Labour	Plant	Other	Total
Install 10 internal doors. Resources to include: Internal Door 6 Panel Smooth 838 x 1981mm (Door)	£1,925.61	£1,400.32	£0.00	£0.00	£3,325.93
Totals	£1,925.61	£1,400.32	£0.00	£0.00	£3,325.93

Internal Door (762 mm Cylinder cupboard door - 1 no)

Description	Material	Labour	Plant	Other	Total
Install 1 internal door. Resources to include: Internal Door 6 Panel Textured Undercoated 762 x 1981mm (Door)	£153.01	£139.47	£0.00	£0.00	£292.48
Totals	£153.01	£139.47	£0.00	£0.00	£292.48

Total cost excluding VAT

£13,120.71



Plumbing 2nd Fix

Plumb in fixtures and fittings as described.

Heating System Components (System Timer 24hr - 1 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: System timer, Fix and connect timer.	£130.08	£47.25	£0.00	£0.00	£177.33
Totals	£130.08	£47.25	£0.00	£0.00	£177.33

K1 Single Panel Radiator 400 Deep (K1 400 x 600mm Radiator - 1 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Radiator inc brackets, Screws for brackets, Plugs for screws, Fix brackets and hang radiator.	£41.96	£23.63	£0.00	£0.00	£65.59
Totals	£41.96	£23.63	£0.00	£0.00	£65.59

K2 Double Panel Radiator 400 Deep (K2 400 x 1100mm Radiator - 2 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Radiator inc brackets, Screws for brackets, Plugs for screws, Fix brackets and hang radiator.	£233.35	£47.25	£0.00	£0.00	£280.60
Totals	£233.35	£47.25	£0.00	£0.00	£280.60

K2 Double Panel Radiator 400 Deep (K2 400 x 1400mm Radiator - 1 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Radiator inc brackets, Screws for brackets, Plugs for screws, Fix brackets and hang radiator.	£173.40	£23.63	£0.00	£0.00	£197.03
Totals	£173.40	£23.63	£0.00	£0.00	£197.03

K2 Double Panel Radiator 400 Deep (K2 400 x 1600mm Radiator - 1 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Radiator inc brackets, Screws for brackets, Plugs for screws, Fix brackets and hang radiator.	£190.00	£23.63	£0.00	£0.00	£213.63
Totals	£190.00	£23.63	£0.00	£0.00	£213.63

Towel Rail Straight (500 x 1140mm Chrome towel rails - 2 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Radiator inc fittings, Screws for fittings, Plugs for screws, Fix fittings and hang radiator.	£424.30	£94.50	£0.00	£0.00	£518.80
Totals	£424.30	£94.50	£0.00	£0.00	£518.80

Radiator Tails 15mm Copper (Radiator tails - 8 no)

Description	Material	Labour	Plant	Other	Total
Install valves to radiators.	£112.61	£189.00	£0.00	£0.00	£301.61
Totals	£112.61	£189.00	£0.00	£0.00	£301.61

Provisional Sums

Description	Material	Labour	Plant	Other	Total
Supply of UFH components other than pipework in the slab which has been quoted for by MCB.	£0.00	£0.00	£0.00	£5,341.00	£5,341.00
Allowance for Ensuite, bathroom and WC sanitary and brassware.	£0.00	£0.00	£0.00	£7,000.00	£7,000.00
Totals	£0.00	£0.00	£0.00	£12,341.00	£12,341.00

Sanitaryware Price Tracker Range (Standard Basin)

Description	Material	Labour	Plant	Other	Total
Install 0 basin, plug, pedestal and waste.	£66.31	£425.25	£0.00	£0.00	£491.56
Totals	£66.31	£425.25	£0.00	£0.00	£491.56

Sanitaryware Price Tracker Range (Standard Close Coupled WC)

Description	Material	Labour	Plant	Other	Total
Install and connect 0 WC.	£44.74	£425.25	£0.00	£0.00	£469.99
Totals	£44.74	£425.25	£0.00	£0.00	£469.99

Sundry Labour and Plant (Testing and commissioning plumbing)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Testing and commissioning.	£0.00	£769.50	£0.00	£0.00	£769.50
Totals	£0.00	£769.50	£0.00	£0.00	£769.50

Heating System Components (Grundfos Alpha Plus 15 50 - 1 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: System pump, Fix pump.	£200.64	£23.63	£0.00	£0.00	£224.27
Totals	£200.64	£23.63	£0.00	£0.00	£224.27

Bath Standard (Install bath - 1 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Bath panel, Plug waste, Shallow waste trap, Waste pipe, Secure bath feet to floor, Silicone to bath fittings, Fit bath, panel and waste.	£60.41	£118.13	£0.00	£0.00	£178.54
Totals	£60.41	£118.13	£0.00	£0.00	£178.54

Shower Enclosure Square (Install showers - 2 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Shower waste, Shower waste pipe, Seal to shower tray, Fixings to screen, Base for shower tray, Silicone to screen edges, Fit tray and waste, Fit enclosure.	£111.56	£330.75	£0.00	£0.00	£442.31
Totals	£111.56	£330.75	£0.00	£0.00	£442.31

Shower Electric (Standard Thermostatic 8.5kW)

Description	Material	Labour	Plant	Other	Total
Install 2 electric showers. Resources to include: Electric Thermostatic Shower 8.5kW (Allowance £110) (Electric shower)	£327.55	£198.45	£0.00	£0.00	£526.00
Totals	£327.55	£198.45	£0.00	£0.00	£526.00

Bathroom Taps High Spec (Bath Shower Mixer Tap - 1 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Isolate flow, Connect tap to flow, Fit and connect taps.	£21.74	£23.63	£0.00	£0.00	£45.37
Totals	£21.74	£23.63	£0.00	£0.00	£45.37

Bathroom Taps High Spec (Basin Taps Pair - 3 no)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Isolate flow, Connect tap to flow, Fit and connect taps.	£32.72	£70.87	£0.00	£0.00	£103.59
Totals	£32.72	£70.87	£0.00	£0.00	£103.59

Total cost excluding VAT

£17,346.72



Internal Fitting Out

Fix internal fixtures and fittings as described.

Provisional Sums

Description	Material	Labour	Plant	Other	Total
Supply and fit mid range kitchen and Utility.	£0.00	£0.00	£0.00	£20,000.00	£20,000.00
Quotation from Rega vent to supply and fit MVHR system. PCSUM	£0.00	£0.00	£0.00	£5,995.40	£5,995.40
Supply and fit grand staircase.	£0.00	£0.00	£0.00	£6,250.00	£6,250.00
Totals	£0.00	£0.00	£0.00	£32,245.40	£32,245.40

Ceramic Floor Tiling (Floor)

Description	Material	Labour	Plant	Other	Total
Install 23.30m ² of ceramic floor tiling.	£1,548.84	£1,920.05	£345.60	£0.00	£3,814.49
Totals	£1,548.84	£1,920.05	£345.60	£0.00	£3,814.49

Boxing In (Horizontal boxing in)

Description	Material	Labour	Plant	Other	Total
Box in.	£276.76	£109.35	£0.00	£0.00	£386.11
Totals	£276.76	£109.35	£0.00	£0.00	£386.11

Soil Pipe Boxing In (Boxing In)

Description	Material	Labour	Plant	Other	Total
Box in soil pipe(s).	£225.04	£244.94	£0.00	£0.00	£469.98
Totals	£225.04	£244.94	£0.00	£0.00	£469.98

Ceramic Wall Tiling (Wall tiling to wet rooms, kitchen and utility - 59.04 m2)

Description	Material	Labour	Plant	Other	Total
Install 59.04m ² of ceramic wall tiling. Resources to include: Purchase wall tiles (£20 - m2) (Tiles) Ceramic Border Tile (Allowance £0.40 Each) (Border tiles) Ceramic Decorative Tile (Allowance £0.60 Each) (Decorative tiles)	£2,267.92	£3,568.37	£36.72	£0.00	£5,873.01
Totals	£2,267.92	£3,568.37	£36.72	£0.00	£5,873.01

Total cost excluding VAT

£42,788.99



Internal Decoration

Apply decoration. (Note that a basic paint specification has been used for the purposes of estimating the building works. However, colours and finishes may be changed by agreement in writing.)

Brick and Block Cavity Wall (Ground floor walls excluding foundations - Foundations supplied by others and given as Provisional sum)

Description	Material	Labour	Plant	Other	Total
Decorate 84.88m ² of plastered wall. Resources to include: Contract Emulsion Magnolia 5 Litre (Decoration to wall or plaster)	£268.69	£401.05	£0.00	£0.00	£669.74
Decorate 43.08m of skirting board. Resources to include: Gloss Brilliant White 5 Litre (Paint for skirting boards)	£65.87	£174.48	£0.00	£0.00	£240.35
Totals	£334.56	£575.53	£0.00	£0.00	£910.09

Stud Wall (Internal walls in timber stud - Assumes all structural carcassing provide by timber frame supplier)

Description	Material	Labour	Plant	Other	Total
Decorate 273.39m ² of plastered wall. Resources to include: Contract Emulsion Magnolia 5 Litre (Decoration to plaster to side 1 of stud wall, Decoration to plaster to side 2 of stud wall)	£865.50	£1,014.96	£0.00	£0.00	£1,880.46
Decorate 130.19m of skirting board. Resources to include: Gloss Brilliant White 5 Litre (Finishing coat to skirting board side 1 of stud wall, Finishing coat to skirting board side 2 of stud wall)	£199.08	£527.20	£0.00	£0.00	£726.28
Totals	£1,064.58	£1,542.16	£0.00	£0.00	£2,606.74

Stone Cavity Wall (House)

Description	Material	Labour	Plant	Other	Total
Decorate 62.99m ² of plastered wall. Resources to include: Contract Emulsion Magnolia 5 Litre (Decoration to wall or plaster)	£199.41	£297.61	£0.00	£0.00	£497.02
Decorate 43.07m of skirting board. Resources to include: Gloss Brilliant White 5 Litre (Paint for skirting boards)	£65.81	£174.40	£0.00	£0.00	£240.21
Totals	£265.22	£472.01	£0.00	£0.00	£737.23

Tiled Truss Roof (Main Roof)

Description	Material	Labour	Plant	Other	Total
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Description	Material	Labour	Plant	Other	Total
Prepare and decorate 123.40m ² of flat ceiling. Resources to include: Contract Emulsion Brilliant White 5 Litre (Decoration to plaster roof ceiling)	£244.92	£583.08	£0.00	£0.00	£828.00
Totals	£244.92	£583.08	£0.00	£0.00	£828.00

Universal Flat Roof (Balcony roofs including GRP waterproofing)

Description	Material	Labour	Plant	Other	Total
Decorate 15.73m ² of ceiling beneath flat roof. Resources to include: Contract Emulsion Brilliant White 5 Litre (Decoration to plaster roof ceiling)	£31.21	£74.34	£0.00	£0.00	£105.55
Totals	£31.21	£74.34	£0.00	£0.00	£105.55

Suspended Floor (Assumes all floor structure and flooring supplied by timber frame supplier)

Description	Material	Labour	Plant	Other	Total
Decorate 78.63m ² of ceiling beneath suspended floor. Resources to include: Contract Emulsion Brilliant White 5 Litre (Decoration to plaster)	£156.06	£371.51	£0.00	£0.00	£527.57
Totals	£156.06	£371.51	£0.00	£0.00	£527.57

Single Garage Door (Door)

Description	Material	Labour	Plant	Other	Total
Decorate 1 single garage door to door frame. Resources to include: Gloss Brilliant White 5 Litre (Paint for door frame internally)	£18.14	£67.24	£0.00	£0.00	£85.38
Totals	£18.14	£67.24	£0.00	£0.00	£85.38

Patio Doors (Patio door)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Decoration to reveal plastering, Primer for door frame internally, Undercoat for door frame internally, Paint for door frame internally, Primer for threshold board, Undercoat for threshold board, Paint for threshold board, Prepare plaster reveals for decoration, Apply decoration to plaster reveals, Prepare interior of door frame for decoration, Apply primer to door frame internally, Apply undercoat to door frame internally, Apply paint to door frame internally, Prepare threshold board for decoration, Apply primer to threshold board, Apply undercoat to threshold board, Apply paint to threshold board.	£26.32	£93.42	£0.00	£0.00	£119.74
Totals	£26.32	£93.42	£0.00	£0.00	£119.74

Bi-fold Doors (Bedroom 1 external door)

Description	Material	Labour	Plant	Other	Total
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Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Decoration to reveal plastering, Primer for threshold board, Undercoat for threshold board, Paint for threshold board, Prepare plaster reveals for decoration, Apply decoration to plaster reveals, Prepare threshold board for decoration, Apply primer to threshold board, Apply undercoat to threshold board, Apply paint to threshold board.	£11.32	£37.34	£0.00	£0.00	£48.66
Totals	£11.32	£37.34	£0.00	£0.00	£48.66

Bi-fold Doors (Bedroom 2 external door)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Decoration to reveal plastering, Primer for threshold board, Undercoat for threshold board, Paint for threshold board, Prepare plaster reveals for decoration, Apply decoration to plaster reveals, Prepare threshold board for decoration, Apply primer to threshold board, Apply undercoat to threshold board, Apply paint to threshold board.	£9.50	£31.02	£0.00	£0.00	£40.52
Totals	£9.50	£31.02	£0.00	£0.00	£40.52

Bi-fold Doors (Gallery external door)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Decoration to reveal plastering, Primer for threshold board, Undercoat for threshold board, Paint for threshold board, Prepare plaster reveals for decoration, Apply decoration to plaster reveals, Prepare threshold board for decoration, Apply primer to threshold board, Apply undercoat to threshold board, Apply paint to threshold board.	£9.50	£31.02	£0.00	£0.00	£40.52
Totals	£9.50	£31.02	£0.00	£0.00	£40.52

Dog room door (Dog room external door)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Decoration to reveal plastering, Prepare plaster reveals for decoration, Apply decoration to plaster reveals.	£2.43	£5.72	£0.00	£0.00	£8.15
Totals	£2.43	£5.72	£0.00	£0.00	£8.15

Windows house (WC window)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Window decoration to reveal plastering, Primer for window board, Undercoat for window board, Paint for window board, Prepare window plaster reveals for decoration, Apply decoration to window plaster reveals and cill, Prepare window board for decoration, Apply primer for window board, Apply undercoat for window board, Apply paint for window board.	£4.80	£11.24	£0.00	£0.00	£16.04
Totals	£4.80	£11.24	£0.00	£0.00	£16.04

Windows house (Kitchen window)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Window decoration to reveal plastering, Primer for window board, Undercoat for window board, Paint for window board, Prepare window plaster reveals for decoration, Apply decoration to window plaster reveals and cill, Prepare window board for decoration, Apply primer for window board, Apply undercoat for window board, Apply paint for window board.	£5.50	£12.82	£0.00	£0.00	£18.32
Totals	£5.50	£12.82	£0.00	£0.00	£18.32

Windows house (Bathroom window)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Window decoration to reveal plastering, Primer for window board, Undercoat for window board, Paint for window board, Prepare window plaster reveals for decoration, Apply decoration to window plaster reveals and cill, Prepare window board for decoration, Apply primer for window board, Apply undercoat for window board, Apply paint for window board.	£4.80	£11.24	£0.00	£0.00	£16.04
Totals	£4.80	£11.24	£0.00	£0.00	£16.04

Windows house (Ensuite window)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Window decoration to reveal plastering, Primer for window board, Undercoat for window board, Paint for window board, Prepare window plaster reveals for decoration, Apply decoration to window plaster reveals and cill, Prepare window board for decoration, Apply primer for window board, Apply undercoat for window board, Apply paint for window board.	£4.80	£11.24	£0.00	£0.00	£16.04
Totals	£4.80	£11.24	£0.00	£0.00	£16.04

Windows house (Lounge void window 2)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Window decoration to reveal plastering, Primer for window board, Undercoat for window board, Paint for window board, Prepare window plaster reveals for decoration, Apply decoration to window plaster reveals and cill, Prepare window board for decoration, Apply primer for window board, Apply undercoat for window board, Apply paint for window board.	£12.53	£29.08	£0.00	£0.00	£41.61
Totals	£12.53	£29.08	£0.00	£0.00	£41.61

Windows house (Large Bedroom 1 window)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Window decoration to reveal plastering, Primer for window board, Undercoat for window board, Paint for window board, Prepare window plaster reveals for decoration, Apply decoration to window plaster reveals and cill, Prepare window board for decoration, Apply primer for window board, Apply undercoat for window board, Apply paint for window board.	£12.53	£29.08	£0.00	£0.00	£41.61
Totals	£12.53	£29.08	£0.00	£0.00	£41.61

Windows house (Bedroom 2 window)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Window decoration to reveal plastering, Primer for window board, Undercoat for window board, Paint for window board, Prepare window plaster reveals for decoration, Apply decoration to window plaster reveals and cill, Prepare window board for decoration, Apply primer for window board, Apply undercoat for window board, Apply paint for window board.	£4.80	£11.24	£0.00	£0.00	£16.04
Totals	£4.80	£11.24	£0.00	£0.00	£16.04

Windows house (Bedroom 3 window)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Window decoration to reveal plastering, Primer for window board, Undercoat for window board, Paint for window board, Prepare window plaster reveals for decoration, Apply decoration to window plaster reveals and cill, Prepare window board for decoration, Apply primer for window board, Apply undercoat for window board, Apply paint for window board.	£4.80	£11.24	£0.00	£0.00	£16.04
Totals	£4.80	£11.24	£0.00	£0.00	£16.04

Windows house (Artisan PVC-U Window Type 24 1488 (high) x 1488mm - 1.1 uValue)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Window decoration to reveal plastering, Primer for window board, Undercoat for window board, Paint for window board, Prepare window plaster reveals for decoration, Apply decoration to window plaster reveals and cill, Prepare window board for decoration, Apply primer for window board, Apply undercoat for window board, Apply paint for window board.	£8.71	£20.14	£0.00	£0.00	£28.85
Totals	£8.71	£20.14	£0.00	£0.00	£28.85

Windows house (Large bedroom 3 window)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Window decoration to reveal plastering, Primer for window board, Undercoat for window board, Paint for window board, Prepare window plaster reveals for decoration, Apply decoration to window plaster reveals and cill, Prepare window board for decoration, Apply primer for window board, Apply undercoat for window board, Apply paint for window board.	£17.33	£40.26	£0.00	£0.00	£57.59
Totals	£17.33	£40.26	£0.00	£0.00	£57.59

Windows house (Small window Bedroom 1)

Description	Material	Labour	Plant	Other	Total
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Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Window decoration to reveal plastering, Primer for window board, Undercoat for window board, Paint for window board, Prepare window plaster reveals for decoration, Apply decoration to window plaster reveals and cill, Prepare window board for decoration, Apply primer for window board, Apply undercoat for window board, Apply paint for window board.	£10.23	£23.78	£0.00	£0.00	£34.01
Totals	£10.23	£23.78	£0.00	£0.00	£34.01

Windows house (Lounge void feature window)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Window decoration to reveal plastering, Primer for window board, Undercoat for window board, Paint for window board, Prepare window plaster reveals for decoration, Apply decoration to window plaster reveals and cill, Prepare window board for decoration, Apply primer for window board, Apply undercoat for window board, Apply paint for window board.	£5.69	£13.26	£0.00	£0.00	£18.95
Totals	£5.69	£13.26	£0.00	£0.00	£18.95

French Door (Internal doors porch)

Description	Material	Labour	Plant	Other	Total
Decorate 1 french door to reveals and threshold board. Resources to include: Contract Emulsion Magnolia 5 Litre (Decoration to reveal plastering) Gloss Brilliant White 5 Litre (Paint for threshold board)	£6.64	£21.00	£0.00	£0.00	£27.64
Totals	£6.64	£21.00	£0.00	£0.00	£27.64

Internal Door (838 mm internal doors - 6 panel colonists type - 10 no)

Description	Material	Labour	Plant	Other	Total
Decorate 10 internal doors to door casing, door and architrave. Resources to include: Gloss Brilliant White 5 Litre (Paint for door casing, Paint for door, Paint for architrave)	£634.79	£2,024.64	£0.00	£0.00	£2,659.43
Totals	£634.79	£2,024.64	£0.00	£0.00	£2,659.43

Internal Door (762 mm Cylinder cupboard door - 1 no)

Description	Material	Labour	Plant	Other	Total
Decorate 1 internal door to door casing, door and architrave. Resources to include: Gloss Brilliant White 5 Litre (Paint for door casing, Paint for door, Paint for architrave)	£60.63	£196.84	£0.00	£0.00	£257.47
Totals	£60.63	£196.84	£0.00	£0.00	£257.47

Total cost excluding VAT

£9,323.83



External Decoration

Apply decoration. (Note that a basic paint specification has been used for the purposes of estimating the building works. However, colours and finishes may be changed by agreement in writing.)

Single Garage Door (Door)

Description	Material	Labour	Plant	Other	Total
Decorate 1 single garage door externally to door frame and door. Resources to include: Gloss Brilliant White 5 Litre (Paint for door frame externally, Paint for door externally)	£70.64	£160.90	£0.00	£0.00	£231.54
Additional tasks in this build phase to include: Apply sealant.	£0.00	£12.91	£0.00	£0.00	£12.91
Totals	£70.64	£173.81	£0.00	£0.00	£244.45

Patio Doors (Patio door)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Primer for door frame externally, Undercoat for door frame externally, Paint for door frame externally, Primer for external cill, Undercoat/varnish for external cill, Paint/varnish for external cill, Apply sealant, Prepare exterior of door frame for decoration, Apply primer to door frame externally, Apply undercoat to door frame externally, Apply paint to door frame externally, Prepare external cill for decoration, Apply primer to external cill, Apply undercoat/varnish to external cill, Apply paint/varnish to external cill.	£19.28	£97.57	£0.00	£0.00	£116.85
Totals	£19.28	£97.57	£0.00	£0.00	£116.85

Bi-fold Doors (Bedroom 1 external door)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Apply sealant.	£0.00	£13.01	£0.00	£0.00	£13.01
Totals	£0.00	£13.01	£0.00	£0.00	£13.01

Bi-fold Doors (Bedroom 2 external door)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Apply sealant.	£0.00	£11.49	£0.00	£0.00	£11.49
Totals	£0.00	£11.49	£0.00	£0.00	£11.49

Bi-fold Doors (Gallery external door)

Description	Material	Labour	Plant	Other	Total
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Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Apply sealant.	£0.00	£11.49	£0.00	£0.00	£11.49
Totals	£0.00	£11.49	£0.00	£0.00	£11.49

Dog room door (Dog room external door)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Primer for external cill, Undercoat/varnish for external cill, Paint/varnish for external cill, Apply sealant, Prepare external cill for decoration, Apply primer to external cill, Apply undercoat/varnish to external cill, Apply paint/varnish to external cill.	£0.99	£17.61	£0.00	£0.00	£18.60
Totals	£0.99	£17.61	£0.00	£0.00	£18.60

French Door (Internal doors porch)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Apply sealant.	£0.00	£9.18	£0.00	£0.00	£9.18
Totals	£0.00	£9.18	£0.00	£0.00	£9.18

Total cost excluding VAT

£425.07



Cleaning

Site to be left clean and tidy and all surplus material to be removed from site.

Sundry Labour and Plant (Clean up Labour)

Description	Material	Labour	Plant	Other	Total
Additional resources required for the cleaning phase of the project.	£0.00	£2,349.00	£796.50	£0.00	£3,145.50
Totals	£0.00	£2,349.00	£796.50	£0.00	£3,145.50

Total cost excluding VAT

£3,145.50

Acceptance of Estimate

Reference: 3 Bedroom House (Estimated dated 03 December 2024)

The Developer

Site address:
Plot 1

Please carry out the building works itemised in the Estimate defined above, dated 03 December 2024 to the value of:

Total cost excluding VAT	£517,600.10
Total VAT (0.0%)	£0.00
Total cost including VAT	£517,600.10

Signed The Developer

Date

Signed on behalf of [company name not provided]

Date

Acceptance of Estimate

Reference: 3 Bedroom House (Estimated dated 03 December 2024)

The Developer

Site address:
Plot 1

Please carry out the building works itemised in the Estimate defined above, dated 03 December 2024 to the value of:

Total cost excluding VAT	£517,600.10
Total VAT (0.0%)	£0.00
Total cost including VAT	£517,600.10

Signed The Developer

Date

Signed on behalf of [company name not provided]

Date

Terms & Conditions