

Construction Estimate

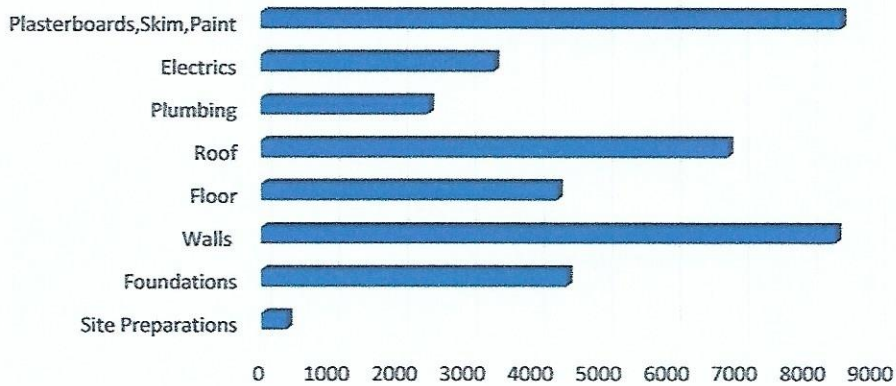
Description

36 square meter extension at the rear of the property at Isleworth
Place for Skip and access is available

Summary(rounded off)

	£
1 Site Preparations	358
2 Foundations	4470
3 Walls	8415
4 Floor	4325
5 Roof	6834
6 Plumbing	2445
7 Electrics	3405
9 Plasterboards,Skim,Paint	8500
Total	38752
VAT	20% 7750.4

Chart Title





Site Preparation

An allowance has been made to carry out the preparation works as described. All stripped out material to be either removed from site or recycled where appropriate. All material removed becomes the property of the contractor.

Labour

 Material remove,Plasterboard strip down

Additional labour	Plasterers	16 hr	£358.80
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Labour cost excluding VAT			£358.80
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Total cost excluding VAT			£358.80
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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.

Materials

Trench Fill Foundations

Concrete	Ready mix concrete GEN1, S3	8.6 m ³	£1,056.99
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Materials cost excluding VAT **£1,056.99**

Labour

Trench Fill Foundations

Banksman	Groundworkers	6 hr	£145.69
Spoil removal labour	Groundworkers	1.5 hr	£37.22
Spoil retention on site labour	Groundworkers	0.17 hr	£4.10
Install/remove earthwork support	Groundworkers	21 hr	£445.66
Prepare bottom of trench	Groundworkers	1.8 hr	£33.04
Lay concrete	Groundworkers	3.4 hr	£82.59

Labour cost excluding VAT **£748.30**

Plant

Trench Fill Foundations

Concrete pump	Mobile concrete pump including hose and driver (max 24m)	8 hr	£460.00
Excavator	Backhoe loader and driver	5.7 hr	£185.80
Spoil removal plant	Tipper (20 tonne) and driver inc. land fill tax	15 m ³	£413.48
Spoil retention on site plant	Dumper (3 tonne)	1.3 hr	£4.02
Trench props	Trench props	958 hr	£110.12
Trench sheets	Trench sheets	3192 hr	£293.66
Shovel	Shovel	1.7 hr	£0.29
Plant for placing concrete	Shovel	3.4 hr	£0.59



Footings

Construct masonry footings off prepared foundations.

Materials



Brick & Block Cavity Footings

Cavity fill	Ready mix concrete GEN1, S3	0.43 m ³	£52.85
Lime	Cemex Rugby hydrated lime	0.02 m ³	£5.55
Sand	Tarmac premium yellow building sand	0.18 m ³	£19.67
Cement	Cemex Rugby masonry cement	0.04 m ³	£9.26
Blocks	Lignacite Lignacrete 7.3N 440 x 215 x 100mm solid dense concrete block	127 no.	£206.97
Brick	Ibstock Roughdales Red Multi Rustic 215 x 102.5 x 65mm facing brick	85 no.	£70.41
Brick	Ketley Class A blue solid 215 x 102.5 x 65mm engineering brick	169 no.	£185.71

Materials cost excluding VAT

£550.42

Labour



Trench Fill Foundations

Place and compact backfill	Groundworkers	2.1 hr	£45.46
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Brick & Block Cavity Footings

Place cavity fill	Groundworkers	2.7 hr	£65.04
Lay blocks	Bricklayers	13 hr	£315.48
Lay bricks	Bricklayers	9 hr	£213.82

Labour cost excluding VAT

£639.80

Plant



Trench Fill Foundations

Plant for compacting backfill	Trench rammer wacker	1 hr	£2.05
Plant for placing backfill	Shovel	2 hr	£0.35



Brick & Block Cavity Footings

Plant for placing fill	Shovel	2.6 hr	£0.44
Mixer for mortar	Mixer 4/3 petrol or electric	4.4 hr	£4.05

Plant cost excluding VAT

£6.89

Total cost excluding VAT

£1,197.11

Oversite and Slabbing

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

Materials

Concrete Slabs

Horizontal concrete work	Ready mix concrete GEN1, S2	7.4 m ³	£908.64
Sub base to concrete slab	Sub base MOT type 1	6.3 m ³	£1,055.78
Sand for blinding	Tarmac premium yellow building sand	1 m ³	£115.89
Tape to DPM	Visqueen DPM jointing tape 100mm	14 m	£3.33
DPM	Visqueen EcoMembrane polythene DPM black 1200 gauge (300mu) BBA	50 m ²	£34.78
Insulation to concrete floor slab	Kingspan Kooltherm K3 60mm thick floor insulation board	42 m ²	£858.05
Tape to vapour check	Tyvek acrylic tape single sided 75mm	19 m	£30.60
Vapour barrier to concrete floor	Visqueen vapour check green 125mu	46 m ²	£33.90

Materials cost excluding VAT

£3,040.97

Labour

Concrete Slabs

Float finish to concrete slab	Groundworkers	7.1 hr	£150.12
Place and compact concrete	Groundworkers	10 hr	£213.45
Place and compact sub base to concrete slab	Groundworkers	6 hr	£126.66
Place sand blinding	Groundworkers	3.1 hr	£65.68
Lay DPM	Groundworkers	1.3 hr	£28.15
Lay insulation	Groundworkers	2.2 hr	£46.92
Fix vapour barrier	Groundworkers	3.3 hr	£79.88

Labour cost excluding VAT

£710.86

Plant

Concrete Slabs

Concrete pump	Mobile concrete pump including hose and driver (max 24m)	8 hr	£460.00
Float for slab finish	Power float 36"	3.4 hr	£7.53
Concrete vibrator for slab construction	Vibrating poker	4.8 hr	£8.24
Wheelbarrow for slab construction	Wheelbarrow	4.8 hr	£1.37
Shovel for slab construction	Shovel	4.8 hr	£0.82
Plate compactor	Plate compactor	2.8 hr	£4.50

Plant for preparation of sub base

Backhoe loader and driver

Plant cost excluding VAT

£574.14

Total cost excluding VAT

£4,325.97

Masonry Shell

Construct masonry walls in specified mortar, leaving all exposed joints with recessed finish. All openings around windows, doors etc. to be provided with vertical damp proof courses where required.

Materials

Cold Flat Roofs

Cavity tray stop end	Manthorpe adjustable lintel stop end G956	4 no.	£3.48
Weep vent	Manthorpe plastic weep vent brown	4 no.	£1.98
Flat roof cavity tray	Manthorpe horizontal cavity tray GW295	6.4 m	£48.07



Brick & Block Cavity Footings

DPC	IKO Hyload Original DPC 100mm	38 m	£32.12
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Brick & Block Cavity Walls

Additional wall ties	Ancon stainless steel Staifix ST1 225mm tie for 76-100mm cavity	5.8 no.	£4.31
Sealant to expansion joint	Sealocrete 1-part polysulphide sealant - Brown	0.13 l	£2.95
Expansion joint filler	Fillcrete brickfill joint filler 100mm x 10mm	2.6 m	£3.54
DPC	IKO Hyload Original DPC 100mm	1 m	£0.85
Sealant to wall connection	Sovereign polysulphide sealant brown	0.48 l	£11.26
Wall starter	Ancon universal wall starter steel staifix 2400mm	4 m	£15.60
Lime	Cemex Rugby hydrated lime	0.3 m ³	£79.84
Sand	Tarmac premium yellow building sand	1.4 m ³	£158.21
Cement	Cemex Rugby masonry cement	0.18 m ³	£42.63
Blocks	Hanson Thermalite Turbo 2.9N 440 x 215 x 100mm aerated concrete block	494 no.	£1,371.30
Wall ties	Ancon stainless steel Staifix ST1 225mm tie for 76-100mm cavity	125 no.	£93.06
Cavity insulation	Knauf Earthwool DriTherm Rock 100mm thick insulation cavity slab	50 m ²	£288.96
Brick	Ibstock Roughdales Red Multi Rustic 215 x 102.5 x 65mm facing brick	2958 no.	£2,464.19

Materials cost excluding VAT

£4,622.35

Labour

Cold Flat Roofs

Fix cavity tray stop end	Bricklayers	0.46 hr	£12.70
Fit weep vents	Bricklayers	0.09 hr	£2.54



Brick & Block Cavity Footings

Fix DPC	Bricklayers	1.6 hr	£38.96
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Brick & Block Cavity Walls

Form expansion joint	Bricklayers	3 hr	£65.33
Cut vertical slot for DPC	Bricklayers	0.38 hr	£10.47
Fix DPC	Bricklayers	0.13 hr	£3.49
Chop out cavity slot	Bricklayers	1.3 hr	£30.53
Chop out brickwork	Bricklayers	1.8 hr	£40.20
Apply sealant to wall connection	Bricklayers	2.3 hr	£63.48
Fit wall starter	Bricklayers	4.6 hr	£126.96
Lay blocks	Bricklayers	43 hr	£1,022.38
Fix wall ties	Bricklayers	5.2 hr	£122.68
Fix cavity insulation	Bricklayers	5.2 hr	£122.68
Lay bricks	Bricklayers	86 hr	£2,044.75

Labour cost excluding VAT

£3,757.93

Plant



Brick & Block Cavity Walls

Plant for cutting DPC slot	Disc cutter 12" petrol	0.33 hr	£0.47
Skip for removal of spoil from site	8 yard skip inc. land fill tax	0.02 m³	£0.67
Breaker	Light duty electric breaker	0.5 hr	£0.43
Disc cutter	Disc cutter 12" petrol	0.67 hr	£0.96
Disc cutter	Angle grinder 7" or 9"	0.8 hr	£0.57
Mixer for mortar	Mixer 4/3 petrol or electric	35 hr	£32.58

Plant cost excluding VAT

£35.68

Total cost excluding VAT

£8,415.96

Roof Structure

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

Materials

Cold Flat Roofs

Downpipe shoe	Polypipe rainwater round pipe 68mm pipe shoe black	1 no.	£6.42
Downpipe union	Polypipe rainwater round pipe 68mm pipe connector black	1 no.	£4.24
Fixings to hopper	Quicksilver countersunk prodrive 8 x 1.5"	2 no.	£0.03
Fixings to hopper	Rawplug brown plastic wall plugs 7mm	2 no.	£0.05
Downpipe hopper	Polypipe rainwater round pipe 68mm hopper head black	1 no.	£26.52
Downpipe branch	Polypipe rainwater round pipe 68mm 112½° branch black	1 no.	£18.86
Downpipe bend	Polypipe rainwater round pipe 68mm 92½° bend black	1 no.	£8.49
Downpipe adaptor	Polypipe 68mm cast iron/AC pipe connector black	1 no.	£9.90
Downpipe access pipe	Polypipe rainwater round pipe 68mm access pipe black	1 no.	£29.47
Fixings to gutter supports	Steel woodscrews Twinwik plusdriv 8g x 2.5"	16 no.	£1.01
Gutter union	Polypipe rainwater half round 112mm gutter union bracket black	1.6 no.	£6.41
Gutter support bracket	Polypipe rainwater half round 112mm gutter fascia bracket black	8 no.	£16.97
Gutter	Polypipe rainwater half round 112mm 4m gutter black	6.4 m	£39.57
Fixings to fascia board	Round wire nails galvanised 2.65mm x 65mm	204 no.	£0.00
Fascia board	19 x 150 joinery redwood matching TG and V FSC	5.5 m ²	£258.77
Flat roof internal wall plate fixings	Rawplug Rawlbolt bolt projecting M12 140mm	13 no.	£30.44
Flat roof internal wall plate	47 x 150mm regularised joist kiln dried treated C16 graded FSC	6.4 m	£30.05
Fixings to wall plate straps	Round wire nails 3.75 x 75mm bright	6.4 no.	£0.24
Fixings to wall plate straps	Rawplug red plastic wall plugs 3.5-5mm	19 no.	£0.49
Fixings to wall plate straps	Steel woodscrews Twinwik plusdriv 8g x 3"	19 no.	£1.21
Wall plate straps	Simpson H12B10 restraint strap bent (at 100mm) 5 x 1200mm	3.2 no.	£28.21
Wall plate	75 x 100mm regularised joist kiln dried treated C16 graded FSC	6.4 m	£31.74
Fixings to restraint straps	Round wire nails 3.75 x 75mm bright	280 no.	£10.62
Flat roof restraint straps to joist sides	Simpson H12B15 restraint strap bent (at 150mm) 5 x 1200mm	12 no.	£119.70
Flat roof joist insulation	Isover Spacesaver Plus and Ready-Cut 150mm thick insulation roll	4.5 m ²	£64.58
Flat roof joist insulation	Kingspan Thermo roof TR24 25mm thick flat roof board	41 m ²	£197.16

Fixings to noggings	Ankafix round wire nails bright 3.75 x 75mm	746 no.	£18.88
Noggings between flat roof joists	47 x 75mm sawn carcassing treated FSC	37 m	£86.37
Flat roof joist insulation	Celotex XR4150 150mm thick general purpose insulation board	36 m ²	£830.95
Fixings to joists	Round wire nails 4.5 x 100mm bright	358 no.	£18.14
Flat roof joist	47 x 150mm regularised joist kiln dried treated C16 graded FSC	112 m	£525.83
Fixings to diminishing strips	Ankafix round wire nails bright 3.75 x 75mm	336 no.	£8.50
Flat roof diminishing strips	47 x 50mm sawn furring treated FSC	112 m	£177.74
Counter batten nails for flat roof	Round wire nails 4.5 x 100mm bright	336 no.	£17.00
Counter batten to flat roof	47 x 50mm sawn carcassing treated FSC	112 m	£177.74
Fixing to roof deck	Clout nails galvanised 3.75mm x 65mm	2016 no.	£25.50
Flat roof deck	18.0mm Q-Mark exterior grade plywood sheet	45 m ²	£447.14
Gutter angle	Osma roundline gutter angle 60 degrees black 112mm	1 no.	£12.97
Gutter angle	Polypipe rainwater half round 112mm gutter angle 135° black	1 no.	£12.38
Swan neck	Polypipe rainwater round pipe 68mm 112½° bend black	2 no.	£11.90
Fixings to downpipe clips	Rawlplug brown plastic wall plugs 7mm	5.2 no.	£0.13
Fixings to downpipe clips	Quicksilver countersunk prodrive 8 x 1.5"	5.2 no.	£0.07
Rainwater downpipe clips	Polypipe rainwater round pipe 68mm pipe socket bracket black	2.6 no.	£7.05
Rainwater downpipe unions	Polypipe rainwater round pipe 68mm pipe connector black	0.65 no.	£2.76
Rainwater downpipe	Polypipe rainwater round pipe 68mm 2.5m black	2.6 m	£20.09
Fixings to soffit cladding	Round wire nails 2.65 x 50mm bright	69 no.	£1.75
Soffit cladding	19 x 150 joinery redwood matching TG and V FSC	4.1 m ²	£192.67

Materials cost excluding VAT

£3,536.71

Labour

Cold Flat Roofs

Fix downpipe union	Joiners	0.11 hr	£2.78
Fix downpipe hopper	Joiners	0.26 hr	£6.94
Fix downpipe branch	Joiners	0.21 hr	£5.55
Fix downpipe bend	Joiners	0.11 hr	£2.78
Fix downpipe adaptor	Joiners	0.11 hr	£2.78
Fix downpipe access pipe	Joiners	0.16 hr	£4.17
Fix downpipe	Joiners	0.41 hr	£10.83
Fix fascia board	Joiners	4.3 hr	£113.31
Fix gutter	Joiners	1.3 hr	£35.55
Fix flat roof internal wall plate	Joiners	2 hr	£42.89
Fix wall plate straps	Joiners	0.5 hr	£13.33
Fix wall plate	Joiners	0.67 hr	£17.77
Fix restraint straps to flat roof	Joiners	1.8 hr	£48.58

Fix insulation to flat roof joists	Joiners	11 hr	£303.10
Fix noggings between flat roof joists	Joiners	5.9 hr	£155.46
Fix flat roof joist	Joiners	14 hr	£300.23
Fix flat roof diminishing strips	Joiners	3.5 hr	£93.32
Fix counter battens	Joiners	3.5 hr	£75.06
Fix flat roof deck	Joiners	7.1 hr	£150.12
Fix gutter angle	Joiners	0.52 hr	£13.88
Fix swan neck	Joiners	0.26 hr	£6.94
Fix downpipe shoe	Joiners	0.11 hr	£2.78
Fix soffit cladding	Joiners	1.3 hr	£33.99

Labour cost excluding VAT **£1,442.14**

Total cost excluding VAT **£4,978.85**

Roof Coverings

Lay roof covering.

Materials

Cold Flat Roofs

Fixings to cocking fillet	Ankafix round wire nails bright 3.75 x 75mm	82 no.	£2.07
Flat roof cocking fillet	47 x 50mm sawn angle fillet treated	20 m	£32.38
Felt capping sheet to verge drip	Iko ruberoid sbs turbo torch on black mineral felt	5.6 m ²	£38.11
Felt capping sheet to gutter drip	Iko ruberoid sbs turbo torch on black mineral felt	2.6 m ²	£17.42
Felt capping sheet to abutment flashing lap	Iko ruberoid sbs turbo torch on black mineral felt	2.6 m ²	£17.42
Roofing nails	Clout nails galvanised 3.35 x 50mm	2688 no.	£34.00
Felt venting layer	Iko torch on venting layer felt	49 m ²	£150.86
Felt underlay	Iko ruberoid glass universal torch on underlay felt	49 m ²	£138.39
Felt capping sheet	Iko ruberoid sbs turbo torch on black mineral felt	49 m ²	£335.38
Fixings to drip rail	Ankafix round wire nails bright 3.75 x 75mm	26 no.	£0.65
Flat roof drip rail	47 x 50mm sawn carcassing treated FSC	6.4 m	£10.16

Materials cost excluding VAT

£776.84

Labour

Cold Flat Roofs

Fix flat roof cocking fillet	Joiners	2.1 hr	£56.65
Lay felt to verge drip	Flat roofers	5.7 hr	£134.05
Lay felt to gutter drip	Flat roofers	2.6 hr	£61.28
Lay felt to abutment flashing lap	Flat roofers	2.6 hr	£61.28
Lay 3 layer felt roofing	Flat roofers	23 hr	£493.36
Fix flat roof drip rail	Joiners	0.67 hr	£17.77

Labour cost excluding VAT

£824.39

Plant

Cold Flat Roofs

Roofing torch	Roofing torch	14 hr	£3.44
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Plant cost excluding VAT

£3.44

Total cost excluding VAT

£1,604.67

— Cold Flat Roofs

Roofing torch	Roofing torch	14 hr	£3.44
Plant cost excluding VAT			£3.44
Total cost excluding VAT			£1,604.67



Roof Tiling

Lay roof covering.

Materials

Cold Flat Roofs

Patination oil	ALM patination oil	0.03 l	£0.20
Lead sealant	Sealocrete lead sealant	0.2 l	£5.38
Flashing to lean to roof abutment	Lead flashing code 4 300mm	6.4 m	£118.47

Materials cost excluding VAT

£124.05

Labour

Cold Flat Roofs

Fix lean to roof flashing	Roof tilers	6 hr	£128.67
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Labour cost excluding VAT

£128.67

Total cost excluding VAT

£252.72



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.)

Materials

Cold Flat Roofs

Paint for soffits	Dulux Trade high gloss brilliant white	0.31 l	£2.40
Primer for fascias	Dulux all purpose primer	0.61 l	£9.75
Undercoat for fascias	Dulux Trade undercoat white	0.47 l	£6.70
Paint for fascias	Dulux Trade high gloss brilliant white	0.47 l	£3.68
Primer for soffits	Dulux all purpose primer	0.41 l	£6.50
Undercoat for soffits	Dulux Trade undercoat white	0.31 l	£4.37

Materials cost excluding VAT

£33.40

Labour

Cold Flat Roofs

Paint fascias	Decorators	1.3 hr	£29.56
Undercoat fascias	Decorators	1.3 hr	£29.56
Prime fascias	Decorators	1.3 hr	£29.56
Prepare fascias for painting	Decorators	1.3 hr	£29.56
Primer soffits	Decorators	0.64 hr	£14.78
Undercoat soffits	Decorators	0.64 hr	£14.78
Paint soffits	Decorators	0.64 hr	£14.78
Prepare soffits for painting	Decorators	0.64 hr	£14.78

Labour cost excluding VAT

£177.36

Total cost excluding VAT

£210.76



Floor Screeds

Apply screed to floors.

Materials



Concrete Slabs

Insulation to perimeter of screed	Kingspan Kooltherm K3 25mm thick floor insulation board	0.22 m ²	£2.52
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Materials cost excluding VAT **£2.52**

Labour



Concrete Slabs

Lay insulation to perimeter of screed	Groundworkers	0.13 hr	£2.68
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Labour cost excluding VAT **£2.68**

Total cost excluding VAT **£5.20**



Plumbing 1st Fix

Install all pipes and plumbing fittings as described.

Materials



Kitchens & Utility Rooms

Equal tee	End feed 15mm equal tee	30 no.	£26.82
Elbow	End feed 15mm elbow	30 no.	£13.76
Bent tap connector	End feed 15mm x 1/2 inch bent tap connector	6 no.	£23.54
Drill bit for 45mm hole for waste pipe	Faithfull diamond dry core bit 45mm x 150mm	0.15 no.	£3.89
Fixings to pipe brackets	Rawlplug red plastic wall plugs 3.5-5mm	6 no.	£0.15
Fixings to pipe brackets	Quicksilver countersunk prodrive 8 x 1.5"	6 no.	£0.08
Pipe brackets (at 1m centres)	FloPlast pipe clip 40mm	3 no.	£1.38
Waste pipe	OSMA MUPVC waste pipe white 40mm	3 m	£4.86
Staight tap connector	End feed 15mm x 1/2 inch straight tap connector	8 no.	£14.96
Sink and appliance trap	Osma Certus tubular swivel P trap 40mm	3 no.	£9.06
Pipe protection	BWS 15mm Speedfit conduit pipe	60 m	£53.13
Straight coupler	End feed 15mm coupler	20 no.	£5.30
Copper pipe	Copper tube table X. EN1057 15mm	63 m	£151.40
Thermostatic valve	Pegler terrier II white and chrome TRV 15mm angled	3 no.	£70.64
Lockshield valve	15mm x 1/2in wheelhead/lockshield angle valve CP	3 no.	£10.86
Drill bit for 19mm hole for pipework to outside taps	Faithfull diamond core drill bit 28mm x 300mm	0.05 no.	£0.88
Outside tap	Hose union bib tap with check valve 1/2"	1 no.	£10.02
Gate valve	15mm brass gate valve copper x copper	6 no.	£15.58
Staight tap connector	End feed 15mm x 3/4 inch straight tap connector	6 no.	£15.58

Materials cost excluding VAT

£431.89

Labour

Kitchens & Utility Rooms

Fit tee	Plumbers	7.9 hr	£253.56
Fit elbow	Plumbers	6.3 hr	£202.86
Fit bent tap connector	Plumbers	1.3 hr	£40.56
Drill hole for 45mm hole in masonry wall for waste pipe	Plumbers	1 hr	£32.17
Fix pipe	Plumbers	1.6 hr	£52.74
Fit straight tap connector and hob	Gas installers	2.3 hr	£79.70
Fix trap	Plumbers	1.6 hr	£50.71
Lay pipe protection	Plumbers	6.3 hr	£202.86
Making joints	Plumbers	4 hr	£127.80
Lay pipe and clips	Plumbers	6.3 hr	£202.86
Fit radiator tails	Plumbers	3.2 hr	£101.42
Fit straight tap connector	Plumbers	2.5 hr	£81.12
Drill hole for 19mm hole in masonry wall for pipework to outside taps	Plumbers	0.25 hr	£8.05
Fit tap	Plumbers	0.11 hr	£3.38
Fit gate valve	Plumbers	1.1 hr	£34.50

Labour cost excluding VAT

£1,474.29

Total cost excluding VAT

£1,906.18



Electrical 1st Fix

Install all cables and conduits prior to plastering.

Materials



House Electrical Installation

TV cable	Labgear PF100 satellite white coaxial cable	72 m	£30.48
Cable clips	Time cable clips grey 2.5mm	508 no.	£6.74
Fixings for back box	Quicksilver countersunk prodrive 8 x 1.5"	76 no.	£1.03
Fixings for back box	Fischer plastic wall plugs red 4-5mm	76 no.	£1.90
Grommet to back box	Time PVC grommet	38 no.	£1.05
Back box	Appleby galvanised steel knockout box 1G 25mm	10 no.	£4.70
Electrical wiring	Prysmian 6242Y twin and earth cable grey 1.5mm ²	192 m	£99.03
Cable clips	Cable clips grey 1.5mm	672 no.	£8.84
Back box	Appleby galvanised steel knockout box 1G 16mm	6 no.	£2.46
Electrical wiring	Prysmian 6242Y twin and earth cable grey 2.5mm ²	157 m	£112.11
Back box	Appleby galvanised steel knockout box 2G 25mm	20 no.	£10.38
Cable clips	Time cable clips grey for twin and earth cable 1.0mm	72 no.	£0.95
Electrical wiring	Prysmian 6242Y twin and earth cable grey 1mm	20 m	£8.20
Electrical wiring	Prysmian 6242Y twin and earth cable grey 6mm	15 m	£25.00
Cable clips	0.5mm cable clip	48 no.	£3.81
Back box	Appleby galvanised steel knockout box 1G 47mm	2 no.	£1.42
Cable clips	Time 10mm cable clips	18 no.	£0.72
Electrical wiring	Time 6491X 10mm conduit wiring cable green/yellow	3 m	£2.98
Electrical wiring	6491X 16mm ² single core copper PVC insulated and sheathed cable green/yellow	1.5 m	£3.13

Materials cost excluding VAT

£324.93

Labour

House Electrical Installation

Install cable	Electricians	6 hr	£153.00
First fix TV point	Electricians	1 hr	£26.55
Install wiring	Electricians	31 hr	£780.46
First fix light switch	Electricians	1.3 hr	£31.86
First fix socket	Electricians	4.6 hr	£116.90
First fix cooker connection unit	Electricians	0.42 hr	£10.63
First fix cooker switch	Electricians	0.42 hr	£10.63
First fix fused spur switch	Electricians	0.63 hr	£15.94

Labour cost excluding VAT

£1,145.97

Total cost excluding VAT

£1,470.90



Plastering

Apply plastering system to walls and ceilings.

Materials

Skimming & Overboarding

Corner bead	Thistle plaster angle bead	1 m	£1.48
Plasterboard fixings	Ancon Insofast insulated plasterboard fixings 105mm	418 no.	£248.67
Joint cement	Gyproc joint cement	9 kg	£13.12
Joint filler	Gyproc joint filler	27 kg	£37.68
Taping joints	Thistle Pro Tape FT50 50mm	201 m	£24.22
Insulated plasterboard	Gyproc ThermoLine Super 50 + 12.5mm thick insulated tapered edge wall board	122 m ²	£3,230.71
Tape to vapour check	Tyvek acrylic tape single sided 75mm	18 m	£29.73
Vapour barrier to flat roof	Visqueen vapour check green 125mu	45 m ²	£32.93
Plasterboard fixings	Gyproc dry-wall screws 42mm	1134 no.	£14.35
Finish to plasterboard	Thistle multi finish plaster	153 kg	£38.80
Plasterboard	Gyproc square edge wall board 12.5mm	41 m ²	£89.17
Sealer/adhesive to internal walls	Evo-stick Evobond PVA	30 l	£181.12
Plasterboard adhesive	Gyproc Dri-wall adhesive	434 kg	£131.13

Brick & Block Cavity Walls

Taping joints	Thistle Pro Tape FT50 50mm	61 m	£7.41
Finish to plasterboard	Thistle multi finish plaster	187 kg	£47.43
Plasterboard adhesive	Gyproc Dri-wall adhesive	271 kg	£81.75
Plasterboard	Gyproc square edge wall board 12.5mm	50 m ²	£109.01

Materials cost excluding VAT

£4,318.71

Labour

Skimming & Overboarding

Fix corner bead	Plasterers	0.11 hr	£2.90
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Fix plasterboard	Plasterers	36 hr	£868.42
Filling joints	Plasterers	12 hr	£279.06
Fix vapour barrier to flat roof	Insulation specialists	3.2 hr	£73.90
Apply plaster finish	Plasterers	19 hr	£465.57
Apply sealer/adhesive to existing internal walls	Plasterers	8 hr	£220.80



Brick & Block Cavity Walls

Fix plasterboard	Plasterers	11 hr	£265.59
Apply plaster finish	Plasterers	19 hr	£455.29

Labour cost excluding VAT **£2,631.53**

Total cost excluding VAT **£6,950.24**

Plumbing 2nd Fix

Plumb in fixtures and fittings as described.

Materials



Kitchens & Utility Rooms

Sink mixer tap	Sink mixer tap	3 no.	£141.45
Plugs for screws	Rawlplug brown plastic wall plugs 7mm	12 no.	£0.30
Screws for brackets	Steel woodscrews Twinwik plusdriv 8g x 2.5"	12 no.	£0.76
Radiator inc. brackets	Radiator type 22 400 x 900mm	2 no.	£168.56
Radiator inc. brackets	Radiator type 22 400 x 600mm	1 no.	£55.99

Materials cost excluding VAT

£367.06

Labour



Kitchens & Utility Rooms

Fit and connect tap	Plumbers	0.63 hr	£20.28
Fit thermostatic valve	Plumbers	0.79 hr	£25.35
Fit lockshield valve	Plumbers	0.79 hr	£25.35
Fix brackets and hang radiator	Plumbers	3.2 hr	£101.43

Labour cost excluding VAT

£172.41

Total cost excluding VAT

£539.47



Electrical 2nd Fix

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

Materials



House Electrical Installation

Nails for channel	Plasterboard nails galvanised 2.65 x 40mm	624 no.	£7.84
Channel	Time galvanised steel channel 25mm	76 m	£78.82
TV point	White 1G TV/FM socket	6 no.	£20.52
Single light switch	White 1G 1W 10AX switch	2 no.	£2.36
Fixings for ceiling rose	Quicksilver countersunk prodrive 8 x 1.5"	14 no.	£0.18
Ceiling rose	MK pendant set	7 no.	£19.81
Double socket	White 13A 2 gang double pole switched socket	20 no.	£68.38
Single light switch	White 1G 2W 10AX light switch	1 no.	£1.36
Cable for door bell system	Time 2-core bell cable white	20 m	£2.12
Door bell chime	Friedland ding dong door chime	2 no.	£31.82
Door bell transformer	Friedland D753 transformer	2 no.	£29.46
Door bell push	Friedland D534 Lightspot bell push black	2 no.	£7.08
Meter tails	6491X 16mm ² single core copper PVC insulated and sheathed cable green/yellow	2 m	£4.18
Meter tails	Prysmian 6181Y 25mm ² single core copper PVC insulated and sheathed cable blue/grey	4 m	£16.40
Fixings to consumer unit	Rawlplug brown plastic wall plugs 7mm	4 no.	£0.10
Fixings to consumer unit	Quicksilver countersunk prodrive 8 x 1.5"	4 no.	£0.05
Triple light switch	White 3G 2W 10AX light switch	3 no.	£15.57
Fixings for wall light	Fischer plastic wall plugs red 4-5mm	12 no.	£0.30
Fixings for wall light	Quicksilver countersunk prodrive 8 x 1.5"	12 no.	£0.15
Wall light	Nicole wall light brushed chrome	6 no.	£29.34
Back box	Appleby 1G dry lining box 35mm	2 no.	£1.46
Cooker connection unit	White 45A cooker connection unit	1 no.	£3.65
Channel	Time galvanised steel channel 12mm	2 m	£1.82
Earth clamp	Greenbrook earth clamp EC14 internal	3 no.	£2.30
Double light switch	White 2G 2W 10AX light switch	1 no.	£2.48
Downlight	Halolite fixed fire rated integrated dimmable	8 no.	£315.90

	LED downlight polished chrome 240V		
Cooker switch	White 1G 45A cooker switch	1 no.	£10.73
Smoke alarm	Dicon ionisation alarm with 9V battery backup	1 no.	£14.73
Single pole 40A MCB	Square D 40A MCB type B	1 no.	£3.77
Single pole 32A MCB	Square D 32A MCB type B	4 no.	£15.09
Single pole 16A MCB	Square D 16A MCB type B	2 no.	£7.54
Single pole 6A MCB	Square D 6A SP type B curve MCB	3 no.	£10.79
Consumer unit	Wylex 100A 12 way dual RCD split load consumer unit	1 no.	£93.12
Switch	White 13A DP sw FCU and neon	3 no.	£13.44
Single socket	White 13A 1G DP unswitched socket	2 no.	£4.71
Unit lighting	Halolite white T4 cabinet light 20W	3 no.	£38.90

Materials cost excluding VAT

£876.27

Labour

∴ House Electrical Installation

Fix channel	Electricians	4.1 hr	£127.14
Second fix TV point	Electricians	1.6 hr	£48.90
Second fix light switch	Electricians	2.3 hr	£66.47
Fix ceiling rose	Electricians	1.5 hr	£45.64
Second fix socket	Electricians	4.6 hr	£143.44
First fix TV point	Electricians	0.42 hr	£10.63
Fix door bell, chime and transformer	Electricians	2.1 hr	£65.20
Fit meter tails	Electricians	1.6 hr	£48.90
Fix wall light	Electricians	1.3 hr	£39.12
Electrical testing	Electricians	6.3 hr	£195.62
Second fix cooker connection unit	Electricians	0.52 hr	£16.30
Second fix cooker switch	Electricians	0.52 hr	£16.30
Fix earth clamp	Electricians	0.79 hr	£24.45
Fix downlight & cut hole in ceiling	Electricians	1.7 hr	£52.16
Fix smoke alarm	Electricians	0.52 hr	£16.30
Fix consumer unit	Electricians	2.6 hr	£81.51
Fix unit lighting	Electricians	1 hr	£32.28
Second fix fused spur switch	Electricians	0.94 hr	£29.34

Labour cost excluding VAT

£1,059.70

Total cost excluding VAT

£1,935.97

Joinery 2nd Fix

Fix decorative joinery, internal doors, fixtures and fittings.

Materials

Brick & Block Cavity Walls

Fixings to skirting board	Rawlplug brown plastic wall plugs 7mm	127 no.	£3.21
Fixings to skirting board	Steel woodscrews Twinwik plusdriv 8g x 2.5"	127 no.	£8.02
Skirting board	Redwood torus skirting board 25 x 125mm	19 m	£79.32

Materials cost excluding VAT **£90.55**

Labour

Brick & Block Cavity Walls

Fix skirting board	Joiners	6 hr	£96.36
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Labour cost excluding VAT **£96.36**

Total cost excluding VAT **£186.91**



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.)

Materials

Internal Decoration

Decoration to ceiling	Dulux Trade emulsion vinyl matt pure brilliant white	17 l	£132.38
Decoration to wall	Dulux Trade emulsion vinyl matt magnolia	14 l	£85.57
Primer for skirtings boards	Dulux all purpose primer	0.48 l	£7.65
Undercoat for skirting boards	Dulux Trade undercoat white	0.36 l	£5.15
Paint for skirting boards	Dulux Trade high gloss brilliant white	0.36 l	£2.82

Brick & Block Cavity Walls

Primer for skirtings boards	Dulux all purpose primer	0.38 l	£6.06
Undercoat for skirting boards	Dulux Trade undercoat white	0.28 l	£4.07
Paint for skirting boards	Dulux Trade high gloss brilliant white	0.28 l	£2.24
Decoration to wall	Dulux Trade emulsion vinyl matt magnolia	11 l	£71.61

Materials cost excluding VAT **£317.55**

Labour

Internal Decoration

Decorate ceiling	Decorators	8.9 hr	£204.10
Prepare ceiling for decoration	Decorators	0.1 hr	£2.21
Prepare ceiling for decoration incl. mist coat	Decorators	3.5 hr	£81.29
Apply decoration to skirting boards	Decorators	0.76 hr	£17.39
Apply undercoat to skirting boards	Decorators	0.76 hr	£17.39
Apply primer to skirting boards	Decorators	0.76 hr	£17.39
Prepare skirting boards for decoration	Decorators	0.76 hr	£17.39
Prepare wall for decoration incl. mist coat	Decorators	2.8 hr	£64.77
Decorate wall	Decorators	6.9 hr	£158.33



Brick & Block Cavity Walls

Apply decoration to skirting boards	Decorators	0.6 hr	£13.77
Apply undercoat to skirting boards	Decorators	0.6 hr	£13.77
Apply primer to skirting boards	Decorators	0.6 hr	£13.77
Prepare skirting boards for decoration	Decorators	0.6 hr	£13.77
Prepare wall for decoration incl. mist coat	Decorators	2.4 hr	£54.20
Decorate wall	Decorators	5.8 hr	£132.49
Labour cost excluding VAT			£822.03
Total cost excluding VAT			£1,139.58