

3 Bedroom House

for

Paul Topley

at

Plot 1
The Long Meadow



Paul Topley
Plot 1
The Long Meadow

Site address:
Plot 1
The Long Meadow

Tuesday, 21 May 2024

Dear Paul Topley,

Job: 3 Bedroom House

Thank you for choosing the Build It Estimating Service powered by HBXL.

Following the information and plans you have submitted, we are pleased to enclose your Detailed Estimate which includes the following:

Project cost summary
Detailed cost breakdown for materials, plant and labour
Detailed cost breakdown by build phase
Indicative build programme
Indicative cash flow projection
Attachments with all breakdowns in spreadsheet format for easy manipulation

If you are unsure about anything within the estimate, please refer to the Estimate Assumptions page within the pack. Alternatively, you can email us at buildit@estimating-service.co.uk and we'll be happy to help.

Every effort has been made to accurately estimate your project. Please note that VAT may be payable on some items. For further information on this please visit Build It's website www.selfbuild.co.uk/vat.

Good luck with your project and don't forget to visit www.self-build.co.uk or subscribe to Build It magazine for further advice and inspiration!

Yours sincerely

The Estimating Service team
Email - buildit@estimating-service.co.uk
Call - 0117 916 7886

Abbreviated Cost Breakdown

Resource	Total
Material	£111,715.16
Labour	£119,635.27
Plant	£29,660.63
Sundry	£257,356.19
Subcontractor	£19,036.47
Grand Total*	£537,403.72

*Grand Total includes builder margin.

Estimate Assumptions

We have generally assumed good site access and where possible mechanical devices are available to assist with construction. Site is assumed to be level unless stated.

Ground is assumed to be excavated using normal plant and machinery and that the ground is not rock or subject to ground water, running sand or other issues.

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

Supply and fit mid range kitchen and Utility.	£20,000.00
Quotation 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) 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

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

Service installation by relevant utility.

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.

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

We have allowed for the first floor walls to be constructed using the flint cobble blocks

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

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 to output. Make sure editing is enable 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

Your Build Route

Build It Estimating Service prices are indicative of what a main contractor might quote based on the information (tender documents) provided. It is possible to reduce project costs by undertaking some of the project management work or building work on a DIY basis and by buying materials directly from suppliers at trade prices. The following are typical indicative savings for the most popular build routes.

Build Route A: Building using a main contractor

This is the standard route and the basis for the Build It Estimating Service. Building using a main contractor hired directly by you using a standard contract. If you hire a project manager or other professional to oversee the build, and or administer the contract there will be additional fees, typically charged as a percentage of the contract value.

Build Route B: DIY Self-build

You could potentially reduce your project costs by 25%

Building on a largely DIY basis, substituting a proportion of labour costs with DIY, and employing subcontractors to undertake the rest of the building work. You will be acting as project manager in place of a building contractor. You will be buying most of the materials, supplying tools and hiring plant scaffold etc where necessary. You will undertake some trades on a DIY basis e.g. second fix joinery plumbing and electrics, landscaping, general labouring, decorating, tiling, flooring laying etc.

Build Route C: DIY Project Manager

You could potentially reduce build costs by 20%

Building using subcontract labour with minimal DIY involvement but full DIY project management. You will take on the role of building contractor, hiring subcontract labour, supplying plant, machinery and tools, and most of the materials.

Build Route D: Builder Plus Subcontractors

You could potentially reduce build costs by 10%

Building using a main contractor or package supplier to complete the structure to a weathertight stage, with the remaining work being undertaken by subcontractors. You take over from the contractor as DIY Project Manager from the weathertight shell stage, hiring subcontract labour as per Build Route B through to completion.

VAT

New homes are currently zero rated for VAT in the UK and consequently the supply of eligible labour and materials used in the construction of new homes (as defined in HMRC VAT Notice 708 Buildings and Construction) is also zero rated. To ensure that self-builders who are not registered for VAT are not penalised there is a scheme that allows a one-off refund of VAT after the new dwelling has been completed.

For new build, eligible labour and any materials supplied and fixed must be charged at the zero rate of VAT, and materials suppliers must charge the standard rate of VAT (20%). The VAT element can be recovered on completion of the project under HMRC VAT Notice VAT431NB.

Those creating a new dwelling by the first time conversion of a non-residential building must pay the reduced rate of VAT on all eligible labour and materials (currently 5%) and the standard rate VAT (20%) on materials bought directly from suppliers, and can recover both following completion under HMRC VAT Notice VAT431C.

VAT on services including hire of plant tools or scaffold, delivery charges, packaging, professional fees, and non-construction materials such as carpets and white goods, is standard rated and cannot be recovered.

For advice on what you can and can't reclaim please visit www.hmrc.gov.uk

Additional Costs

Please note that the following fees and costs have not been included in the estimate unless explicitly stated. Typically, these would cost around:

- Legal Fees (site purchase): £500-1,000
- Building Regulations Fees: £500-£1,000 (charged according to scale of project)
- Planning Application Fees: £335
- Topographical Site Survey: Typical cost £350-£500
- Design Fees: Architects charge 7-15% of the total build cost for a service involving design and supervision. For planning drawings from other sources expect to pay from £2,500-£3,500, plus a similar figure for Building Regulations drawings
- Structural Engineers' Fees: £400-£500
- Warranty: Around 1% of contract value
- Self-build Insurance: £500-£800
- Service (utility) connections: Typically, £3,500-£6,000 total

- Demolition Costs (where applicable): Typically, £5,000-£10,000
- External Works: Allow an average of 15% of total build cost
- Stamp Duty and Land Tax (SDLT):

You must pay Stamp Duty Land Tax (SDLT) if you buy a property or land over a certain price in England and Northern Ireland.

The tax is different if the property or land is in:

- Scotland - pay Land and Buildings Transaction Tax
- Wales - pay Land Transaction Tax if the sale was completed on or after 1 April 2018

You pay the tax when you:

- buy a freehold property
- buy a new or existing leasehold
- buy a property through a shared ownership scheme
- are transferred land or property in exchange for payment, for example you take on a mortgage or buy a share in a house

The threshold is where SDLT starts to apply. If you buy a property for less than the threshold, there's no SDLT to pay.

The current SDLT thresholds are:

- £250,000 for residential properties
- £425,000 for first-time buyers buying a residential property worth £625,000 or less
- £150,000 for non-residential land and properties

How much you pay depends on:

- whether the land or property will be used as a residential property or as a non-residential or mixed-use property
- whether you are eligible for relief or an exemption

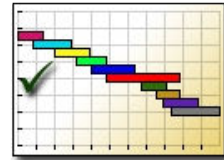
Visit <https://www.gov.uk/stamp-duty-land-tax> for more information

You can use HM Revenue and Customs' (HMRC) Stamp Duty Land Tax calculator to work out how much tax you'll pay. <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>

For the most recent updates on SDLT rates visit <http://www.hmrc.gov.uk>

Cost Breakdown

Commencement



Preparation of site and commencement of all building works.

Site Strip (Site)

JCB for clearing topsoil for removal from site	Backhoe Excavator & Driver (8hr. Day)	4.3 Day
Removal of spoil from site	20 Tonne Tipper & Driver inc. Land Fill Tax	11 Each

Total cost excluding VAT

£6,991.62

Site Set Up



Set up site ready to commence building works.

Material

Site Establishment (General Site Costs)

Sub Base MOT	Sub Base MOT Type 1 Bulk Bag	45 Each
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Labour

Site Establishment (General Site Costs)

General Labourer	General Labourer	16 Hours
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Plant

Site Establishment (General Site Costs)

Site cabin	Site Cabin	40 Weeks
Site toilet	Portable Toilet	40 Weeks
Security fencing hire	Fencing - Site Security per Metre	4000 Weeks
Digger for site compound	Backhoe Excavator & Driver (8hr. Day)	2 Day

Skip	Skip - 6 Yard (4.6m ³) inc. Disposal	2 Each
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Sundry

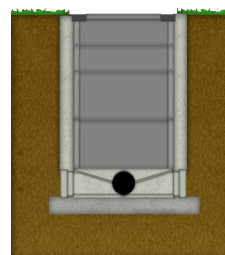
Site Establishment (General Site Costs)

Insurance cost	Insurance	1000 Each
Security cost	Sundry Costs	1000 Each
Health and safety costs	Sundry Costs	500 Each

Total cost excluding VAT

£21,624.56

Drains



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

Material

Wavin AquaCell Modular Soakaway (Soakaway)

Aquacell Eco	Wavin Aquacell Eco 500mm x 400mm x 1m	16 Each
Shingle backfill around soakaway	Pea Gravel Bulk Bag	2.7 Each
Geotextile membrane	Geotextile Membrane Non-Woven 100m x 4.50m	
Tape for membrane	Geotextile Membrane Jointing Tape 50mm x 50m	

Inspection Chamber (Inspection chambers - 4 no)

Inspection chamber	Universal M/H P/P Insp Chamber 940 x 100mm	4 Each
Concrete surround to manhole	Readymix Concrete GEN 1, 125mm slump 2-3m ³ (Allowance £140 per m ³)	1.2 m ³
Manhole cover	Manhole Cover & Frame 600 x 450mm	4 Each
Concrete to manhole base	Readymix Concrete GEN 1, 125mm slump 2-3m ³ (Allowance £140 per m ³)	
Inlet bends	Plastic Pipe Bend SS 11.25 deg 110mm	

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

Pipe bedding	Pea Gravel Bulk Bag	11 Each
Pipe cover material	Pea Gravel Bulk Bag	11 Each
Pipe back fill material	Sub Base MOT Type 1 Bulk Bag	32 Each
Drainage pipe	Plastic Pipe Plain Ended 3m x 110mm	20 Each
Drainage pipe collars	Plastic Pipe Coupling DS 110mm	
87.5 Drainage bends	Plastic Pipe Bend DS 87.5 deg 110mm	

45.00 Drainage bends	Plastic Pipe Bend DS 45 deg 110mm
22.5 Drainage bends	Plastic Pipe Bend DS 22.5 deg 110mm

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

Services bedding material	Pea Gravel Bulk Bag	5.3 Each
Services cover material	Pea Gravel Bulk Bag	5.3 Each
Services back fill material	Sub Base MOT Type 1 Bulk Bag	16 Each

Labour

Wavin AquaCell Modular Soakaway (Soakaway)

Labour to install soakaway	Groundworker & Mate	12 Hours
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Inspection Chamber (Inspection chambers - 4 no)

Construct manhole	Groundworker	24 Hours
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Drain Runs (Estimated drains - 30 metres foul and 30 metres rainwater)

Backfill and level bedding material	Groundworker & Mate	1 Hour
Backfill and level cover material	Groundworker & Mate	1 Hour
Backfill and compact drainage fill material	Groundworker & Mate	5 Hours
Lay drains	Groundworker & Mate	3 Hours
Fix drainage bends and collars	Groundworker	13 Hours

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

Backfill and level services bedding material	Groundworker & Mate	1 Hour
Backfill and level services cover material	Groundworker & Mate	1 Hour
Backfill and compact services fill material	Groundworker & Mate	3 Hours
Lay services	Groundworker & Mate	2 Hours

Plant

Wavin AquaCell Modular Soakaway (Soakaway)

Plant for removal of spoil	Skip - 6 Yard (4.6m³) inc. Disposal	1.6 Each
Plant for plank and strut	Trench Sheets	

Inspection Chamber (Inspection chambers - 4 no)

Removal of spoil from manholes	20 Tonne Tipper & Driver inc. Land Fill Tax	0.58 Each
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Drain Runs (Estimated drains - 30 metres foul and 30 metres rainwater)

Removal of spoil from drains	20 Tonne Tipper & Driver inc. Land Fill Tax	4.5 Each
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Drainage Plant (External Works)

Excavator for drains	Backhoe Excavator & Driver (8hr. Day)	4 Day
Trench compactor for drains	Trench Rammer Wacker BS45/BS60	0.8 Week
Pipe cutter for drains	Disc Cutter 12" Petrol	0.8 Week
Deliveries and collections of plant	Delivery (10 to 15 Miles)	4 Each
Shovel for drains	Shovel	

Wheelbarrow for drains

Wheelbarrow

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

Removal of spoil from service installtion

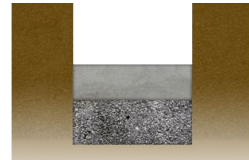
20 Tonne Tipper & Driver inc. Land Fill Tax

2.2 Each

Total cost excluding VAT

£19,686.95

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.

Material

Pad Foundation (Pad foundations for porch and rear balcony)

Structural concrete	Readymix Concrete GEN 1, 50 - 70mm slump 6m ³ (Allowance £135 m ³)	4.3 m ³
Reinforcement to pad foundation	Allowance for Reinforcement	£208.98

Labour

Lintels Below Ground (Lintels above drains)

Labour to break out concrete	Groundworker & Mate	1 Hour
Place cavity fill	Groundworker	
Labour to excavate for lintels	Groundworker & Mate	

Pad Foundation (Pad foundations for porch and rear balcony)

Labour to assist machine excavation	Groundworker	6 Hours
Prepare bottom of excavation	Groundworker	1 Hour
Planking and strutting	Groundworker & Mate	7 Hours
Lay structural concrete	Groundworker	2 Hours
Labour to fix reinforcement to pad foundation	Groundworker & Mate	3 Hours
Assist Removal of Spoil From Site	Groundworker	7 Hours

Plant

Lintels Below Ground (Lintels above drains)

Plant to break out concrete	Air Breaker - Heavy	0.6 Week
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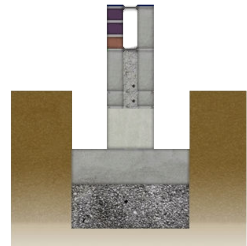
Plant to excavate for lintels	Shovel
Spoil removal plant	Skip - 8 Yard (6.1m ³) inc. Disposal

Pad Foundation (Pad foundations for porch and rear balcony)

Plant for pad excavation	Mini Digger & Driver (8hr. Day)	0.65 Day
Plant for planking and strutting	Trench Sheets	35 Weeks
Plant to remove excavated spoil from site	Skip - 6 Yard (4.6m ³) inc. Disposal	1.7 Each

Total cost excluding VAT £3,337.09

Footings



Construct brick and block footings off prepared foundations.

Material

Lintels Below Ground (Lintels above drains)

Below ground lintel 1, Below ground lintel 2	Prestressed Concrete Lintel 65 x 100 x 750mm
Compressible foundation board to underside of lintel	Compressible Foundation Board 2400 x 1200 x 50mm

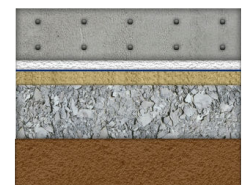
Sundry

Provisional Sums

Supply and fitting of foundation footing for external masonry (we took that to mean the plinth)	Provisional Sum (No Profit Margin Added)	1681 Each
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Total cost excluding VAT £5,336.62

Oversite and Slabbing



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

Material

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

Sub-base to concrete slab	Sub Base MOT Type 1 Bulk Bag	1.2 Each
Concrete in slab and beams	Readymix Concrete RC 30, 50mm slump 6m³ (Allowance £135 per m³)	1.1 m³
Sand blinding to slab	Building Sand Bulk Bag	
DPM to concrete slab	Polythene DPM Blue 300mu 4 x 25m PIFA (27.6kg)	
Reinforcement to top of slab, Reinforcement to underside of slab	Steel Fabric Reinforcement Mesh 4.8m x 2.4m A393	

Labour

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

Fix bottom reinforcement	Groundworker & Mate	1 Hour
Fix top reinforcement	Groundworker & Mate	1 Hour
Place and compact concrete slab	Groundworker & Mate	1 Hour
Float finish to concrete slab	Groundworker & Mate	1 Hour
Place and compact sub-base to slab, Lay blinding, Lay DPM to slab	Groundworker & Mate	

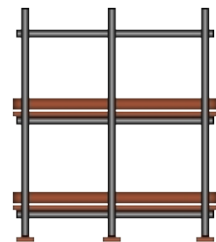
Sundry

Provisional Sums

Insulated raft system supplied and installed.	Provisional Sum (No Profit Margin Added)	44427 Each
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Total cost excluding VAT £45,081.35

Erect Scaffold



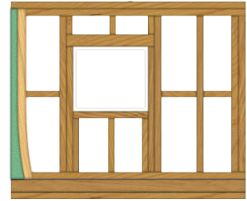
Erect scaffolding on site to provide access for our contractors. No allowance has been made to adapt the scaffolding for clients or their own contractors' requirements.

Scaffolding (Scaffold)

Scaffold budget	Scaffolding Contractor	7404 m
Additional weeks hire charge	Scaffolding Contractor	3702 m

Total cost excluding VAT £11,106.47

Timber Frame



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

Provisional Sums

140mm Open Panel Un-Insulated Timber Frame Kit Supplied & Erected:	Provisional Sum (No Profit Margin Added)	60740 Each
External Wall Upgrade to U-Value 0.11W/m²K including supply	Provisional Sum (No Profit Margin Added)	17288 Each
Fit Roof Insulation for U-Value 0.10W/m²K, and Supply & Fit of Insulation	Provisional Sum (No Profit Margin Added)	19965 Each

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.

Material

Lintels Below Ground (Lintels above drains)

DPC to brickwork, DPC to blockwork Pitch Polymer DPC 100mm x 20m

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

Bricks above dpc less openings	Facing Bricks - Provisional (Allowance £1.20 Each)	5092 Each
Brick ties	Timber Frame Tie inc. Nails 100mm DD140	255 Each
Sand above dpc in brickwork	Building Sand Bulk Bag	3.8 Each
Cement above dpc in brickwork	Blue Circle Mastercrete Original Cement 25kg Bag	22 Each
DPC to brickwork, DPC to blockwork	Pitch Polymer DPC 100mm x 20m	

Multileaf Brick Wall (Plinth detail Bricks)

Multi leaf bricks above dpc	Red engineering brick	275 Each
DPC to brickwork	Pitch Polymer DPC 100mm x 20m	
Sand above dpc in brickwork	Building Sand Bulk Bag	
Cement above dpc in brickwork	Blue Circle Mastercrete Original Cement 25kg Bag	

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

Multi leaf bricks above dpc	Facing Bricks - Provisional (Allowance £1.20 Each)	2609 Each
Sand above dpc in brickwork	Building Sand Bulk Bag	2 Each
Cement above dpc in brickwork	Blue Circle Mastercrete Original Cement 25kg Bag	11 Each
DPC to brickwork	Pitch Polymer DPC 100mm x 20m	

Stone Cavity Wall (House)

Stone facing above dpc less openings	Pre cast flint blocks	87 m ²
Brick ties	Timber Frame Tie inc. Nails 100mm DD140	262 Each
Sand above dpc in stone facing	Building Sand Bulk Bag	9.4 Each
Cement above dpc in stone facing	Blue Circle Mastercrete Original Cement 25kg Bag	54 Each
DPC to brickwork, DPC to blockwork	Pitch Polymer DPC 100mm x 20m	

Feature Brickwork

Bricks to feature brickwork	Red engineering brick	720 Each
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Feature Brickwork (Feature Brickwork 7)

Bricks to feature brickwork	Red engineering brick	1722 Each
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Header Course (Plint stretchers above plinth)

Feature bricks	Plinth stretcher bricks	374 Each
Omit standard bricks	Red engineering brick	

Soldier Course (External Wall)

Feature bricks	Red engineering brick	200 Each
Omit standard bricks	Facing Bricks - Provisional (Allowance £1.20 Each)	

Tiled Truss Roof (Main Roof)

Gable abutment (To abutment)	Cavity Tray Gable Abutment	26 Each
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Single Garage Door (Door)

External/Combination lintel	Steel Timber Frame Lintel 3300mm	1 Each
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Patio Doors (Patio door)

External/Combination lintel	Standard Duty Timber Frame Lintel 90-105 mm cavity 2700 mm	1 Each
Vertical DPC	Pitch Polymer DPC 150mm x 20m	
Dummy frame timber	Sawn Softwood Kiln Dried 47 x 75mm	
Cavity closure	Cavity Closer 140mm x 3m	

Bi-fold Doors (Bedroom 1 external door)

External/Combination lintel	Standard Duty Timber Frame Lintel 90-105 mm cavity 3300 mm	1 Each
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Vertical DPC	Pitch Polymer DPC 150mm x 20m
Dummy frame timber	Sawn Softwood Kiln Dried 47 x 75mm
Cavity closure	Cavity Closer 140mm x 3m

Bi-fold Doors (Bedroom 2 external door)

External/Combination lintel	Standard Duty Timber Frame Lintel 90-105 mm cavity 2700 mm	1 Each
Vertical DPC	Pitch Polymer DPC 150mm x 20m	
Dummy frame timber	Sawn Softwood Kiln Dried 47 x 75mm	
Cavity closure	Cavity Closer 140mm x 3m	

Bi-fold Doors (Gallery external door)

External/Combination lintel	Standard Duty Timber Frame Lintel 90-105 mm cavity 2700 mm	1 Each
Vertical DPC	Pitch Polymer DPC 150mm x 20m	
Dummy frame timber	Sawn Softwood Kiln Dried 47 x 75mm	
Cavity closure	Cavity Closer 140mm x 3m	

Dog room door (Dog room external door)

Vertical DPC	Pitch Polymer DPC 150mm x 20m
External/Combination lintel	Standard Duty Timber Frame Lintel 90-105 mm cavity 1200 mm
Cavity closure	Cavity Closer 140mm x 3m

Windows house (WC window)

Vertical DPC to sides of window	Pitch Polymer DPC 150mm x 20m
External/Combination lintel	Standard Duty Timber Frame Lintel 90-105 mm cavity 1050 mm
Dummy frame timber	Sawn Softwood Kiln Dried 47 x 75mm
Cavity closure	Cavity Closer 140mm x 3m

Windows house (Kitchen window)

Vertical DPC to sides of window	Pitch Polymer DPC 150mm x 20m
External/Combination lintel	Standard Duty Timber Frame Lintel 90-105 mm cavity 1200 mm
Dummy frame timber	Sawn Softwood Kiln Dried 47 x 75mm
Cavity closure	Cavity Closer 140mm x 3m

Windows house (Bathroom window)

Vertical DPC to sides of window	Pitch Polymer DPC 150mm x 20m
External/Combination lintel	Standard Duty Timber Frame Lintel 90-105 mm cavity 1050 mm
Dummy frame timber	Sawn Softwood Kiln Dried 47 x 75mm
Cavity closure	Cavity Closer 140mm x 3m

Windows house (Ensuite window)

Vertical DPC to sides of window	Pitch Polymer DPC 150mm x 20m
External/Combination lintel	Standard Duty Timber Frame Lintel 90-105 mm cavity 1050 mm

Dummy frame timber	Sawn Softwood Kiln Dried 47 x 75mm
Cavity closure	Cavity Closer 140mm x 3m

Windows house (Lounge void window 2)

External/Combination lintel	Standard Duty Timber Frame Lintel 90-105 mm cavity 2700 mm	1 Each
Vertical DPC to sides of window	Pitch Polymer DPC 150mm x 20m	
Dummy frame timber	Sawn Softwood Kiln Dried 47 x 75mm	
Cavity closure	Cavity Closer 140mm x 3m	

Windows house (Large Bedroom 1 window)

External/Combination lintel	Standard Duty Timber Frame Lintel 90-105 mm cavity 2700 mm	1 Each
Vertical DPC to sides of window	Pitch Polymer DPC 150mm x 20m	
Dummy frame timber	Sawn Softwood Kiln Dried 47 x 75mm	
Cavity closure	Cavity Closer 140mm x 3m	

Windows house (Bedroom 2 window)

Vertical DPC to sides of window	Pitch Polymer DPC 150mm x 20m
External/Combination lintel	Standard Duty Timber Frame Lintel 90-105 mm cavity 1050 mm
Dummy frame timber	Sawn Softwood Kiln Dried 47 x 75mm
Cavity closure	Cavity Closer 140mm x 3m

Windows house (Bedroom 3 window)

Vertical DPC to sides of window	Pitch Polymer DPC 150mm x 20m
External/Combination lintel	Standard Duty Timber Frame Lintel 90-105 mm cavity 1050 mm
Dummy frame timber	Sawn Softwood Kiln Dried 47 x 75mm
Cavity closure	Cavity Closer 140mm x 3m

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

Vertical DPC to sides of window	Pitch Polymer DPC 150mm x 20m
External/Combination lintel	Standard Duty Timber Frame Lintel 90-105 mm cavity 1800 mm
Dummy frame timber	Sawn Softwood Kiln Dried 47 x 75mm
Cavity closure	Cavity Closer 140mm x 3m

Windows house (Large bedroom 3 window)

External/Combination lintel	Standard Duty Timber Frame Lintel 90-105 mm cavity 1800 mm	2 Each
Cavity closure	Cavity Closer 140mm x 3m	10 m
Vertical DPC to sides of window	Pitch Polymer DPC 150mm x 20m	
Dummy frame timber	Sawn Softwood Kiln Dried 47 x 75mm	

Windows house (Small window Bedroom 1)

Cavity closure	Cavity Closer 140mm x 3m	8 m
Vertical DPC to sides of window	Pitch Polymer DPC 150mm x 20m	

External/Combination lintel	Standard Duty Timber Frame Lintel 90-105 mm cavity 1050 mm
Dummy frame timber	Sawn Softwood Kiln Dried 47 x 75mm

Windows house (Lounge void feature window)

Vertical DPC to sides of window	Pitch Polymer DPC 150mm x 20m
External/Combination lintel	Standard Duty Timber Frame Lintel 90-105 mm cavity 1050 mm
Dummy frame timber	Sawn Softwood Kiln Dried 47 x 75mm
Cavity closure	Cavity Closer 140mm x 3m

French Door (Internal doors porch)

External/Combination lintel	Standard Duty Timber Frame Lintel 90-105 mm cavity 1800 mm
Door former	Sawn Softwood Kiln Dried Treated 47 x 75mm
Cavity closer	Cavity Closer 140mm x 3m
Cavity tray	Cavity Trays Standard (Allowance £6.50 Each)

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

Door former	Sawn Softwood Kiln Dried Treated 47 x 75mm	60 m
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Internal Door (762 mm Cylinder cupboard door - 1 no)

Door former	Sawn Softwood Kiln Dried Treated 47 x 75mm
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Chimney (Typical chimney stack - 1 no)

Fireback	DUNBRIK Milner Scored Fireback Buff 400mm 400FB	1 Each
Throat lintel	DUNBRIK Throat Lintel/Gather Unit 800mm AF225/800	1 Each
Medium flues	DUNBRIK Square Rebated Flue Liner Straight 230mm Tall 200mm 8L.	32 Each
Offset flues	DUNBRIK Square Rebated Flue Liner Bend 22.5 Degree 200mm 8B.	
Short flues	DUNBRIK Square Rebated Flue Liner Straight 140mm Tall 200mm 8LS	
Chimney pot	DUNBRIK Straight Roll Top Chimney Pot Red 300mm ROLL300	
Flue bonding material	DUNBRIK Class 1 Liner Sealant 310ml Dun-Seal	
Fire proof aggregate to flue	DUNBRIK Insulating Backfill 20kg	

Labour

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

Lay bricks above dpc less openings	2 Bricklayers & Mate	51 Hours
Fix cavity Insulation	2 Bricklayers & Mate	3 Hours

Multileaf Brick Wall (Plinth detail Bricks)

Lay multileaf bricks above dpc	2 Bricklayers & Mate	4 Hours
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Multileaf Brick Wall (Garage brickwork - assumes foundations by MBC)

Lay multileaf bricks above dpc	2 Bricklayers & Mate	29 Hours
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Stone Cavity Wall (House)

Lay stonework above dpc less openings	2 Bricklayers & Mate	88 Hours
Fix cavity Insulation	2 Bricklayers & Mate	3 Hours

Feature Brickwork

Labour to construct feature brickwork	Bricklayer & Mate	60 Hours
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Feature Brickwork (Feature Brickwork 7)

Labour to construct feature brickwork	Bricklayer & Mate	144 Hours
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Header Course (Plint stretchers above plinth)

Extra to lay feature brickwork	Bricklayer	42 Hours
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Soldier Course (External Wall)

Extra to lay feature brickwork	Bricklayer	10 Hours
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Tiled Truss Roof (Main Roof)

Fix gable abutment (To abutment) to new walls	Bricklayer	7 Hours
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Single Garage Door (Door)

Form opening	Bricklayer	1 Hour
Fix external lintel	Bricklayer	1 Hour
Make door frame	Joiner	2 Hours
Fix preformed cavity tray	Bricklayer	

Patio Doors (Patio door)

Form dummy frame	Joiner	1 Hour
Form opening	Bricklayer	1 Hour
Fix vertical DPC/ Cavity closure	Bricklayer	1 Hour
Fix external lintel	Bricklayer	1 Hour
Fix preformed cavity tray	Bricklayer	

Bi-fold Doors (Bedroom 1 external door)

Form dummy frame	Joiner	1 Hour
Form opening	Bricklayer	1 Hour
Fix vertical DPC/ Cavity closure	Bricklayer	1 Hour
Fix external lintel	Bricklayer	1 Hour
Fix preformed cavity tray	Bricklayer	

Bi-fold Doors (Bedroom 2 external door)

Form dummy frame	Joiner	1 Hour
Form opening	Bricklayer	1 Hour
Fix vertical DPC/ Cavity closure	Bricklayer	1 Hour
Fix external lintel	Bricklayer	1 Hour
Fix preformed cavity tray	Bricklayer	

Bi-fold Doors (Gallery external door)

Form dummy frame	Joiner	1 Hour
Form opening	Bricklayer	1 Hour
Fix vertical DPC/ Cavity closure	Bricklayer	1 Hour
Fix external lintel	Bricklayer	1 Hour
Fix preformed cavity tray	Bricklayer	

Dog room door (Dog room external door)

Form opening	Bricklayer	1 Hour
Fix vertical DPC/ Cavity closure	Bricklayer	1 Hour
Fix external lintel	Bricklayer	1 Hour
Fix preformed cavity tray	Bricklayer	

Windows house (WC window)

Form Dummy frame	Joiner	1 Hour
Form opening	Bricklayer	1 Hour
Fix vertical DPC/ Cavity closure	Bricklayer	1 Hour
Fix external lintel	Bricklayer	1 Hour
Fix preformed cavity tray	Bricklayer	

Windows house (Kitchen window)

Form Dummy frame	Joiner	1 Hour
Form opening	Bricklayer	1 Hour
Fix vertical DPC/ Cavity closure	Bricklayer	1 Hour
Fix external lintel	Bricklayer	1 Hour
Fix preformed cavity tray	Bricklayer	

Windows house (Bathroom window)

Form Dummy frame	Joiner	1 Hour
Form opening	Bricklayer	1 Hour
Fix vertical DPC/ Cavity closure	Bricklayer	1 Hour
Fix external lintel	Bricklayer	1 Hour
Fix preformed cavity tray	Bricklayer	

Windows house (Ensuite window)

Form Dummy frame	Joiner	1 Hour
Form opening	Bricklayer	1 Hour
Fix vertical DPC/ Cavity closure	Bricklayer	1 Hour
Fix external lintel	Bricklayer	1 Hour
Fix preformed cavity tray	Bricklayer	

Windows house (Lounge void window 2)

Form Dummy frame	Joiner	1 Hour
Form opening	Bricklayer	1 Hour
Fix vertical DPC/ Cavity closure	Bricklayer	1 Hour
Fix external lintel	Bricklayer	1 Hour

Fix preformed cavity tray Bricklayer

Windows house (Large Bedroom 1 window)

Form Dummy frame	Joiner	1 Hour
Form opening	Bricklayer	1 Hour
Fix vertical DPC/ Cavity closure	Bricklayer	1 Hour
Fix external lintel	Bricklayer	1 Hour
Fix preformed cavity tray	Bricklayer	

Windows house (Bedroom 2 window)

Form Dummy frame	Joiner	1 Hour
Form opening	Bricklayer	1 Hour
Fix vertical DPC/ Cavity closure	Bricklayer	1 Hour
Fix external lintel	Bricklayer	1 Hour
Fix preformed cavity tray	Bricklayer	

Windows house (Bedroom 3 window)

Form Dummy frame	Joiner	1 Hour
Form opening	Bricklayer	1 Hour
Fix vertical DPC/ Cavity closure	Bricklayer	1 Hour
Fix external lintel	Bricklayer	1 Hour
Fix preformed cavity tray	Bricklayer	

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

Form Dummy frame	Joiner	1 Hour
Form opening	Bricklayer	1 Hour
Fix vertical DPC/ Cavity closure	Bricklayer	1 Hour
Fix external lintel	Bricklayer	1 Hour
Fix preformed cavity tray	Bricklayer	

Windows house (Large bedroom 3 window)

Form Dummy frame	Joiner	1 Hour
Form opening	Bricklayer	2 Hours
Fix vertical DPC/ Cavity closure	Bricklayer	1 Hour
Fix external lintel	Bricklayer	1 Hour
Fix preformed cavity tray	Bricklayer	

Windows house (Small window Bedroom 1)

Form Dummy frame	Joiner	1 Hour
Form opening	Bricklayer	2 Hours
Fix vertical DPC/ Cavity closure	Bricklayer	1 Hour
Fix external lintel	Bricklayer	1 Hour
Fix preformed cavity tray	Bricklayer	

Windows house (Lounge void feature window)

Form Dummy frame	Joiner	1 Hour
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Form opening	Bricklayer	1 Hour
Fix vertical DPC/ Cavity closure	Bricklayer	1 Hour
Fix external lintel	Bricklayer	1 Hour
Fix preformed cavity tray	Bricklayer	

French Door (Internal doors porch)

Fix lintels / steels	Bricklayer	1 Hour
Fix vertical DPC / cavity closer	Bricklayer	4 Hours
Fix cavity tray	Bricklayer	

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

Fix lintels / steels	Bricklayer	5 Hours
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Internal Door (762 mm Cylinder cupboard door - 1 no)

Fix lintels / steels	Bricklayer	1 Hour
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Chimney (Typical chimney stack - 1 no)

Bricklayer(s) to construct flue	Bricklayer	8 Hours
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Total cost excluding VAT

£82,751.81

Flat Roof Structure



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

Material

Universal Flat Roof (Balcony roofs including GRP waterproofing)

Insulation to flat roofs	Polyisocyanurate Insulation Board 2400 x 1200 x 100mm	6.6 Each
Insulation to flat roofs (layer 2)	Polyisocyanurate Insulation Board 2400 x 1200 x 100mm	6.6 Each
Flat roof insulation stop 1	Sawn Dry Graded Structural Softwood 75 x 100mm	
Flat roof insulation stop 2	Sawn Dry Graded Structural Softwood Treated 75 x 100mm	
Flat roof insulation stop 3	Sawn Dry Graded Structural Softwood 47 x 100mm	
Vapour barrier to flat roofs	Polythene DPM Blue 300mu 4 x 25m PIFA (27.6kg)	

Labour

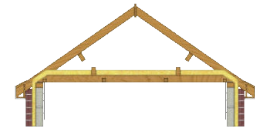
Universal Flat Roof (Balcony roofs including GRP waterproofing)

Fix flat roof insulation stops	Joiner	2 Hours
Fix flat roof insulation	Insulation Specialist	2 Hours
Fix flat roof insulation (layer 2)	Insulation Specialist	2 Hours
Fix vapour barrier	Insulation Specialist	2 Hours

Total cost excluding VAT

£942.92

Roof Structure



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

Material

Tiled Truss Roof (Main Roof)

Gutter	Plastic Half Round Gutter 4m x 112mm	8.9 Each
Gutter unions	Plastic Half Round Gutter Union Bracket 112mm	
Gutter clips	Plastic Half Round Gutter Support Bracket 112mm	

Tiled Roof Accessories (Downpipes - 6 no)

Down pipe	Plastic Round Downpipe 4m x 68mm	
Stop ends	Plastic Half Round Gutter Stop End External 112mm	
Down pipe unions	Plastic Round Downpipe Connector 68mm	
Down pipe clips	Plastic Round Downpipe Bracket 68mm	
Swan necks	Plastic Round Downpipe Bend 68mm	
Gutter outlet	Plastic Half Round Gutter Running Outlet 68mm Downpipe	
Gutter Angles	Plastic Half Round Gutter Angle 90 deg 112mm	

Labour

Tiled Truss Roof (Main Roof)

Fix gutter	Joiner	8 Hours
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Tiled Roof Accessories (Downpipes - 6 no)

Fix down Pipe	Joiner	5 Hours
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Total cost excluding VAT

£1,047.78

Flat Roof Waterproofing



Lay flat roof waterproofing covering.

Material

Universal Flat Roof (Balcony roofs including GRP waterproofing)

Flat roof flashing	Lead Flashing Code 4 - 3m x 300mm	3 Each
Flat roof cavity tray	Horizontal Cavity Tray 440mm	20 Each
Flat roof waterproofing system layer 1	GRP Fibreglass Fabric 450g Chopped Strand Mat 44.44m ² Pack	4.6 Packs
Flat roof waterproofing trim accessories 2	GRP Fibreglass Trim Adhesive 310ml	9.2 Each
Flat roof waterproofing corner detail	GRP Fibreglass External Corner Fillet	8 Each
Allowance for sundry materials	Sundry Materials (£)	£135.00
Flat roof waterproofing system layer 2, Flat roof waterproofing system layer 1 to edge trims	GRP Fibreglass Resin 20kg	
Flat roof waterproofing system layer 3, Flat roof waterproofing system layer 2 to edge trims	GRP Fibreglass Catalyst 1kg	
Flat roof waterproofing system layer 4, Flat roof waterproofing system layer 3 to edge trims	GRP Fibreglass Topcoat 20kg	
Flat roof waterproofing abutment upstand trim	GRP Fibreglass Angle Fillet Trim 3m	
Flat roof waterproofing trim accessories 1	GRP Fibreglass 75mm Detail Bandage 50m Roll	
Flat roof waterproofing trim accessories 3	Clout Nails Galvanised 50mm x 25kg (slating)	

Labour

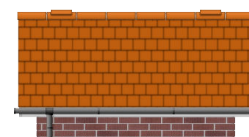
Universal Flat Roof (Balcony roofs including GRP waterproofing)

Lay waterproofing system	Flat Roofer & Mate	6 Hours
Fix waterproofing system corner trims	Flat Roofer & Mate	1 Hour
Additional labour for waterproofing system details	Flat Roofer & Mate	4 Hours
Fix flat roof cavity tray to new walls	Bricklayer	3 Hours
Fix flat roof flashings	Flat Roofer & Mate	4 Hours

Total cost excluding VAT

£2,316.43

Roof Tiling



Lay roof covering.

Material

Tiled Truss Roof (Main Roof)

Lathe	Sawn Batten Treated 25 x 38mm	631 m
Roofing felt	Breather Membrane Heavy Weight 1.5 x 50m	2.5 Each
Tiles	Roof Tile Clay Interlocking Low Profile Each (10 per m ² approx) (Allowance £2.50 Each)	1678 Each
Ridge tile	Segmental Ridge Tile 457mm	39 Each
Proprietary ridge fixing system	PVC Dry Ridge Vent System	18 m
Proprietary gable fixing system	PVC Dry Verge System	31 m
Gable abutment (On roof)	Lead Flashing Code 4 - 3m x 300mm	3.3 Each
Lathe nails, Tile Nails, Proprietary ridge fixings, Proprietary gable fixings	Round Wire Nails Galvanised 65mm x 25kg	
Tile undercloak 1	Cement Soffit Strip 2400 x 150 x 4.5mm	

Chimney (Typical chimney stack - 1 no)

Lead flashing	Lead Flashing Code 3 - 3m x 300mm	
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Labour

Tiled Truss Roof (Main Roof)

Fix tiles, felt and lathe.	3 Roof Tilers & Mate	39 Hours
Fix verge tiles	Roof Tiler	2 Hours
Fix ridge tile	Roof Tiler & Mate	3 Hours
Fix proprietary ridge fixing system	Roof Tiler	5 Hours
Fix proprietary gable fixing system	Roof Tiler	12 Hours
Fix tile undercloak 1	Roof Tiler	2 Hours
Fix gable abutment (On roof)	Roof Tiler & Mate	8 Hours

Chimney (Typical chimney stack - 1 no)

Roof tiler form roof and flashings around stack	Roof Tiler	4 Hours
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Subcontractor

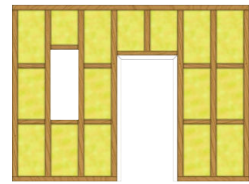
Solar Panels (PV)

Solar Panels (PV) installation	LONGi 320W Panels + SOLIS Inverter (14 panels, 4.48kWp output)	1 Unit
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Total cost excluding VAT

£23,190.72

Joinery 1st Fix



Form carcassing and first fix timbers.

Material

Single Garage Door (Door)

Door frame fixings to sides	Hammer in Fixing 8mm x 100mm (Pack of 12)
Door frame fixings to top and bottom	Wood Screws Steel CSK Twin Thread 10 x 3 inch (Pack of 100)

Patio Doors (Patio door)

Door frame fixings to sides	Hammer in Fixing 8mm x 100mm (Pack of 12)
Door frame fixings to top and bottom	Wood Screws Steel CSK Twin Thread 10 x 3 inch (Pack of 100)
Internal threshold board	Hardwood Ply WBP 2440 x 1220 x 12mm
Fixings to threshold board	Wood Screws Steel CSK Twin Thread 10 x 2.5 inch (Pack of 100)

Bi-fold Doors (Bedroom 1 external door)

Door frame fixings to sides	Hammer in Fixing 8mm x 100mm (Pack of 12)
Door frame fixings to top and bottom	Wood Screws Steel CSK Twin Thread 10 x 3 inch (Pack of 100)
Internal threshold board	Hardwood Ply WBP 2440 x 1220 x 12mm
Fixings to threshold board	Wood Screws Steel CSK Twin Thread 10 x 2.5 inch (Pack of 100)

Bi-fold Doors (Bedroom 2 external door)

Door frame fixings to sides	Hammer in Fixing 8mm x 100mm (Pack of 12)
Door frame fixings to top and bottom	Wood Screws Steel CSK Twin Thread 10 x 3 inch (Pack of 100)
Internal threshold board	Hardwood Ply WBP 2440 x 1220 x 12mm
Fixings to threshold board	Wood Screws Steel CSK Twin Thread 10 x 2.5 inch (Pack of 100)

Bi-fold Doors (Gallery external door)

Door frame fixings to sides	Hammer in Fixing 8mm x 100mm (Pack of 12)
Door frame fixings to top and bottom	Wood Screws Steel CSK Twin Thread 10 x 3 inch (Pack of 100)
Internal threshold board	Hardwood Ply WBP 2440 x 1220 x 12mm
Fixings to threshold board	Wood Screws Steel CSK Twin Thread 10 x 2.5 inch (Pack of 100)

Dog room door (Dog room external door)

Door frame fixings to sides	Hammer in Fixing 8mm x 100mm (Pack of 12)
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Windows house (WC window)

Window fixings to sides	Hammer in Fixing 8mm x 100mm (Pack of 12)
Window fixings to top and bottom, Fixings to window board	Wood Screws Steel CSK Twin Thread 10 x 3 inch (Pack of 100)
Internal window board	Window Board 25 x 219mm

Windows house (Kitchen window)

Window fixings to sides	Hammer in Fixing 8mm x 100mm (Pack of 12)
Window fixings to top and bottom, Fixings to window board	Wood Screws Steel CSK Twin Thread 10 x 3 inch (Pack of 100)
Internal window board	Window Board 25 x 219mm

Windows house (Bathroom window)

Window fixings to sides	Hammer in Fixing 8mm x 100mm (Pack of 12)
Window fixings to top and bottom, Fixings to window board	Wood Screws Steel CSK Twin Thread 10 x 3 inch (Pack of 100)
Internal window board	Window Board 25 x 219mm

Windows house (Ensuite window)

Window fixings to sides	Hammer in Fixing 8mm x 100mm (Pack of 12)
Window fixings to top and bottom, Fixings to window board	Wood Screws Steel CSK Twin Thread 10 x 3 inch (Pack of 100)
Internal window board	Window Board 25 x 219mm

Windows house (Lounge void window 2)

Window fixings to sides	Hammer in Fixing 8mm x 100mm (Pack of 12)
Window fixings to top and bottom, Fixings to window board	Wood Screws Steel CSK Twin Thread 10 x 3 inch (Pack of 100)
Internal window board	Window Board 25 x 219mm

Windows house (Large Bedroom 1 window)

Window fixings to sides	Hammer in Fixing 8mm x 100mm (Pack of 12)
Window fixings to top and bottom, Fixings to window board	Wood Screws Steel CSK Twin Thread 10 x 3 inch (Pack of 100)
Internal window board	Window Board 25 x 219mm

Windows house (Bedroom 2 window)

Window fixings to sides	Hammer in Fixing 8mm x 100mm (Pack of 12)
Window fixings to top and bottom, Fixings to window board	Wood Screws Steel CSK Twin Thread 10 x 3 inch (Pack of 100)
Internal window board	Window Board 25 x 219mm

Windows house (Bedroom 3 window)

Window fixings to sides	Hammer in Fixing 8mm x 100mm (Pack of 12)
Window fixings to top and bottom, Fixings to window board	Wood Screws Steel CSK Twin Thread 10 x 3 inch (Pack of 100)
Internal window board	Window Board 25 x 219mm

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

Window fixings to sides	Hammer in Fixing 8mm x 100mm (Pack of 12)
Window fixings to top and bottom, Fixings to window board	Wood Screws Steel CSK Twin Thread 10 x 3 inch (Pack of 100)
Internal window board	Window Board 25 x 219mm

Windows house (Large bedroom 3 window)

Window fixings to sides	Hammer in Fixing 8mm x 100mm (Pack of 12)
Window fixings to top and bottom, Fixings to window board	Wood Screws Steel CSK Twin Thread 10 x 3 inch (Pack of 100)
Internal window board	Window Board 25 x 219mm

Windows house (Small window Bedroom 1)

Window fixings to sides	Hammer in Fixing 8mm x 100mm (Pack of 12)
Window fixings to top and bottom, Fixings to window board	Wood Screws Steel CSK Twin Thread 10 x 3 inch (Pack of 100)
Internal window board	Window Board 25 x 219mm

Windows house (Lounge void feature window)

Window fixings to sides	Hammer in Fixing 8mm x 100mm (Pack of 12)
Window fixings to top and bottom, Fixings to window board	Wood Screws Steel CSK Twin Thread 10 x 3 inch (Pack of 100)
Internal window board	Window Board 25 x 219mm

French Door (Internal doors porch)

Door	Hardwood French Doors 1500 Wide	1 Each
Door frame fixings to sides	Hammer in Fixing 8mm x 100mm (Pack of 12)	
Door frame fixings to top and bottom	Wood Screws Steel CSK Twin Thread 10 x 3 inch (Pack of 100)	
Internal threshold board	Hardwood Ply WBP 2440 x 1220 x 12mm	
Fixings to threshold board	Wood Screws Steel CSK Twin Thread 10 x 2.5 inch (Pack of 100)	

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

Door casing	PSE Softwood Door Casing Material 32 x 138mm	50 m
Door casing fixings to sides, Door casing fixings	Cut Clasp Nails 75mm x 25kg	

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

Door casing	PSE Softwood Door Casing Material 32 x 138mm
Door casing fixings to sides, Door casing fixings	Cut Clasp Nails 75mm x 25kg

Labour

Single Garage Door (Door)

Fix door frame	Joiner	2 Hours
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Patio Doors (Patio door)

Fix internal threshold board	Joiner	2 Hours
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Bi-fold Doors (Bedroom 1 external door)

Fix internal threshold board	Joiner	2 Hours
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Bi-fold Doors (Bedroom 2 external door)

Fix internal threshold board	Joiner	2 Hours
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Bi-fold Doors (Gallery external door)

Fix internal threshold board	Joiner	2 Hours
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Dog room door (Dog room external door)

Fix door frame	Joiner	1 Hour
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Windows house (WC window)

Fix window	Joiner	2 Hours
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Fix glazing	Joiner	1 Hour
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Fix internal window board	Joiner	
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Windows house (Kitchen window)

Fix internal window board	Joiner	1 Hour
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Fix window	Joiner	2 Hours
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Fix glazing	Joiner	1 Hour
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Windows house (Bathroom window)

Fix window	Joiner	2 Hours
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Fix glazing	Joiner	1 Hour
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Fix internal window board	Joiner	
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Windows house (Ensuite window)

Fix window	Joiner	2 Hours
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Fix glazing	Joiner	1 Hour
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Fix internal window board	Joiner	
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Windows house (Lounge void window 2)

Fix internal window board	Joiner	2 Hours
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Fix window	Joiner	2 Hours
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Fix glazing	Joiner	2 Hours
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Windows house (Large Bedroom 1 window)

Fix internal window board	Joiner	2 Hours
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Fix window	Joiner	2 Hours
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Fix glazing	Joiner	2 Hours
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Windows house (Bedroom 2 window)

Fix window	Joiner	2 Hours
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Fix glazing	Joiner	1 Hour
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Fix internal window board	Joiner	
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Windows house (Bedroom 3 window)

Fix window	Joiner	2 Hours
Fix glazing	Joiner	1 Hour
Fix internal window board	Joiner	

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

Fix internal window board	Joiner	1 Hour
Fix window	Joiner	2 Hours
Fix glazing	Joiner	1 Hour

Windows house (Large bedroom 3 window)

Fix internal window board	Joiner	2 Hours
Fix window	Joiner	3 Hours
Fix glazing	Joiner	2 Hours

Windows house (Small window Bedroom 1)

Fix internal window board	Joiner	1 Hour
Fix window	Joiner	3 Hours
Fix glazing	Joiner	1 Hour

Windows house (Lounge void feature window)

Fix internal window board	Joiner	1 Hour
Fix window	Joiner	2 Hours
Fix glazing	Joiner	1 Hour

French Door (Internal doors porch)

Fix door frame	Joiner & Mate	2 Hours
Fix glazing	Joiner	2 Hours
Fix internal threshold board	Joiner	1 Hour

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

Fix door casing	Joiner & Mate	21 Hours
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Internal Door (762 mm Cylinder cupboard door - 1 no)

Fix door casing	Joiner & Mate	2 Hours
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Sundry

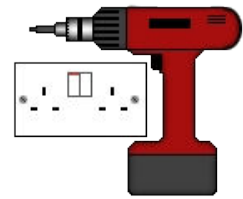
Provisional Sums

Front porch with front door and sidelights.	Provisional Sum (No Profit Margin Added)	6000 Each
Ok timbers to front porch and rear balcony.	Provisional Sum (No Profit Margin Added)	5000 Each
External doors and windows.	Provisional Sum (No Profit Margin Added)	47352 Each

Total cost excluding VAT

£64,631.79

Electrical 1st Fix



Install all cables and conduits prior to plastering.

Material

General Electrical Installation (Immersion Wiring - 1 no)

Cable for immersion	Twin & Earth Cable 2.5mm (50m)
Cable clips for immersion	Cable Clips 2.5mm (Pack of 100)
Sheathing for immersion	Sheathing Metal 25mm x 2m
Nails for sheathing	Jagged Plasterboard Nails Galvanised 40mm x 25kg

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

Back box for TV point	Back Box Metal 1G 25mm
Grommets to back box for TV point	Grommets 20mm (Pack of 100)
Fixings to back box for TV point	Red Wall Plugs (Pack of 100)
Fixings to back box for TV point	Wood Screws Steel CSK Twin Thread 8 x 1.5 inch (Pack of 200)
Cable clips for TV cable	Cable Clips 2.5mm (Pack of 100)
Sheathing for TV cable	Sheathing Metal 25mm x 2m
Nails for sheathing	Jagged Plasterboard Nails Galvanised 40mm x 25kg
TV cable	Satellite Compatible Coax Cable (100m)

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

Earth and cross bonding cable	Earth Cable 10mm (per m)	80 m
Earth and cross bonding sheathing	Sheathing Metal 12.5mm x 2m	
Fixings to earth and cross bonding sheathing	Jagged Plasterboard Nails Galvanised 40mm x 25kg	

General Electrical Installation (Smoke Alarms - 3 no)

Mains cable to smoke alarm	Twin & Earth Cable 2.5mm (50m)
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General Electrical Installation (Heat Detector - 1 no)

Mains cable to heat detector	Twin & Earth Cable 2.5mm (50m)
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General Electrical Installation (CO Detector - 1 no)

Mains cable to CO detector	Twin & Earth Cable 2.5mm (50m)
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General Electrical Installation (Heat Pump Electrics - 1 no)

Heat pump isolator	32A AC Isolator Switch
MCB for heat pump circuit	32A MCB
Cable for heat pump	Twin & Earth Cable 6mm (50m)
Cable clips for heat pump	Cable Clips 6mm (Pack of 100)

Sheathing for heat pump, Sheathing for fused spur	Sheathing Metal 25mm x 2m
Cable clips for fused spur	Cable Clips 2.5mm (Pack of 100)
Nails for sheathing	Jagged Plasterboard Nails Galvanised 40mm x 25kg
Cable for fused spur	Twin & Earth Cable 2.5mm (50m)

Internal Lighting (Ceiling Rose - 17 no)

Cable for ceiling light fitting	Twin & Earth Cable 1.5mm (50m)
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Internal Lighting (Unit Lighting - 3 no)

Cable for unit lighting	Twin & Earth Cable 1.5mm (50m)
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Internal Lighting (Strip Light - 3 no)

Cabling to strip light	Twin & Earth Cable 1.5mm (50m)
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Internal Lighting (WC Light Fitting - 2 no)

Cable to WC light fitting	Twin & Earth Cable 1.5mm (50m)
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Internal Lighting (Wall Lights - 6 no)

Cable for wall light	Twin & Earth Cable 1.5mm (50m)
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Internal Lighting (Mains Voltage Downlighter - 40 no)

Cable for downlighter	Twin & Earth Cable 1.5mm (50m)
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Internal Lighting (Single Light Switch - 21 no)

Back box for light switch	Back Box Metal 1G 16mm
Grommets to back box for light switch	Grommets 20mm (Pack of 100)
Fixings to back box for light switch	Red Wall Plugs (Pack of 100)
Fixings to back box for light switch	Wood Screws Steel CSK Twin Thread 8 x 1.5 inch (Pack of 200)
Cable clips for light switch circuit	Cable Clips 1mm (Pack of 100)
Sheathing for light switch circuit	Sheathing Metal 12.5mm x 2m
Nails for sheathing light switch circuit	Jagged Plasterboard Nails Galvanised 40mm x 25kg
Cable for single light switch circuit	3 Core & Earth Cable 1mm (100m)

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

Back box for light switch	Back Box Metal 1G 25mm
Grommets to back box for light switch	Grommets 20mm (Pack of 100)
Fixings to back box for light switch	Red Wall Plugs (Pack of 100)
Fixings to back box for light switch	Wood Screws Steel CSK Twin Thread 8 x 1.5 inch (Pack of 200)
Cable clips for light switch circuit	Cable Clips 1mm (Pack of 100)
Sheathing for light switch circuit	Sheathing Metal 12.5mm x 2m
Nails for sheathing light switch circuit	Jagged Plasterboard Nails Galvanised 40mm x 25kg
Cable for single light switch circuit	3 Core & Earth Cable 1mm (100m)

Internal Lighting (Pull Light Switch - 2 no)

Fixings for pull cord light switch	Wood Screws Steel CSK Twin Thread 8 x 1.5 inch (Pack of 200)
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Cable for pull cord light switch circuit 3 Core & Earth Cable 1mm (100m)

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

Back box for door bell circuit	Back Box Metal 1G 16mm
Grommets to back box for door bell circuit	Grommets 20mm (Pack of 100)
Fixings to back box for door bell circuit	Red Wall Plugs (Pack of 100)
Fixings to back box for door bell circuit	Wood Screws Steel CSK Twin Thread 8 x 1.5 inch (Pack of 200)
Cable clips for door bell circuit	Cable Clips 1mm (Pack of 100)
Sheathing for door bell circuit	Sheathing Metal 12.5mm x 2m
Nails for sheathing to door bell circuit	Jagged Plasterboard Nails Galvanised 40mm x 25kg
Cable for door bell circuit	3 Core & Earth Cable 1mm (100m)
Door bell circuit	Bell Wire 2 Core (100m)

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

Cable to outside light fitting	Twin & Earth Cable 2.5mm (50m)
Sheathing to outside light fitting	Sheathing Metal 12.5mm x 2m
Fixings for sheathing to outside light fitting	Jagged Plasterboard Nails Galvanised 40mm x 25kg

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

Cable for outside light	Twin & Earth Cable 2.5mm (50m)
Sheathing to outside light	Sheathing Metal 12.5mm x 2m
Fixings for sheathing to outside light	Jagged Plasterboard Nails Galvanised 40mm x 25kg

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

Back box for double socket	Back Box Metal 2G 25mm
Grommets to back box for double socket	Grommets 20mm (Pack of 100)
Fixings to back box for double socket	Red Wall Plugs (Pack of 100)
Fixings to back box for double socket	Wood Screws Steel CSK Twin Thread 8 x 1.5 inch (Pack of 200)
Cable clips for double socket	Cable Clips 2.5mm (Pack of 100)
Sheathing for double socket	Sheathing Metal 25mm x 2m
Nails for sheathing	Jagged Plasterboard Nails Galvanised 40mm x 25kg
Cable for double socket	Twin & Earth Cable 2.5mm (50m)

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

Back box for double socket	Back Box Metal 2G 25mm
Grommets to back box for double socket	Grommets 20mm (Pack of 100)
Fixings to back box for double socket	Red Wall Plugs (Pack of 100)
Fixings to back box for double socket	Wood Screws Steel CSK Twin Thread 8 x 1.5 inch (Pack of 200)
Cable clips for double socket	Cable Clips 2.5mm (Pack of 100)
Sheathing for double socket	Sheathing Metal 25mm x 2m
Nails for sheathing	Jagged Plasterboard Nails Galvanised 40mm x 25kg
Cable for double socket	Twin & Earth Cable 2.5mm (50m)

Electrical Sockets (Double Socket Downstairs - 22 no)

Cable for double socket	Twin & Earth Cable 2.5mm (50m)	2.6 Each
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Back box for double socket	Back Box Metal 2G 25mm
Grommets to back box for double socket	Grommets 20mm (Pack of 100)
Fixings to back box for double socket	Red Wall Plugs (Pack of 100)
Fixings to back box for double socket	Wood Screws Steel CSK Twin Thread 8 x 1.5 inch (Pack of 200)
Cable clips for double socket	Cable Clips 2.5mm (Pack of 100)
Sheathing for double socket	Sheathing Metal 25mm x 2m
Nails for sheathing	Jagged Plasterboard Nails Galvanised 40mm x 25kg

Electrical Sockets (Double Socket Upstairs - 9 no)

Back box for double socket	Back Box Metal 2G 25mm
Grommets to back box for double socket	Grommets 20mm (Pack of 100)
Fixings to back box for double socket	Red Wall Plugs (Pack of 100)
Fixings to back box for double socket	Wood Screws Steel CSK Twin Thread 8 x 1.5 inch (Pack of 200)
Cable clips for double socket	Cable Clips 2.5mm (Pack of 100)
Sheathing for double socket	Sheathing Metal 25mm x 2m
Nails for sheathing	Jagged Plasterboard Nails Galvanised 40mm x 25kg
Cable for double socket	Twin & Earth Cable 2.5mm (50m)

Electrical Sockets (Outside Double Socket - 1 no)

Fixings for back box to double external socket	Red Wall Plugs (Pack of 100)
Fixings for back box to double external socket	Wood Screws Steel CSK Twin Thread 8 x 1.5 inch (Pack of 200)
Cable clips for double external socket	Cable Clips 2.5mm (Pack of 100)
Sheathing for double external socket	Sheathing Metal 25mm x 2m
Fixings to sheathing for double external socket	Jagged Plasterboard Nails Galvanised 40mm x 25kg
Cable for double external socket	Twin & Earth Cable 2.5mm (50m)

Kitchen Electrics (Electrical Hob - 1 no)

Cabling to electric hob circuit	Twin & Earth Cable 6mm (per m)
Cable clips to electric hob circuit	Cable Clips 6mm (Pack of 100)
Sheathing to electric hob circuit	Sheathing Metal 25mm x 2m
Nails to sheathing	Jagged Plasterboard Nails Galvanised 40mm x 25kg
Grommets to back box	Grommets 20mm (Pack of 100)
Back box to electric hob connector	Back Box Metal 1G 47mm
Back box to electric hob switch	Back Box Metal 2G 47mm
Fixings to back box for electric hob	Wood Screws Steel CSK Twin Thread 8 x 1.5 inch (Pack of 200)
Fixings to back box for electric hob	Red Wall Plugs (Pack of 100)

Kitchen Electrics (Extractor Fan - 1 no)

Back box for extractor fan fused spur	Back Box Metal 1G 25mm
Fixings to back box for extractor fan fused spur	Wood Screws Steel CSK Twin Thread 8 x 1.5 inch (Pack of 200)
Fixings to back box for extractor fan fused spur	Red Wall Plugs (Pack of 100)
Cable for extractor fan fused spur	Twin & Earth Cable 2.5mm (50m)
Cable clips for extractor fan fused spur	Cable Clips 2.5mm (Pack of 100)

Sheathing for extractor fan fused spur	Sheathing Metal 25mm x 2m
Nails for sheathing	Jagged Plasterboard Nails Galvanised 40mm x 25kg

Kitchen Electrics (Oven Circuit - 1 no)

Cabling to oven circuit	Twin & Earth Cable 6mm (per m)
Cable clips to oven circuit	Cable Clips 6mm (Pack of 100)
Sheathing to oven circuit	Sheathing Metal 25mm x 2m
Nails to sheathing	Jagged Plasterboard Nails Galvanised 40mm x 25kg
Grommets to back box to oven circuit	Grommets 20mm (Pack of 100)
Back box to oven switch	Back Box Metal 2G 47mm
Back box to oven connector	Back Box Metal 1G 47mm
Fixings to back box for oven circuit	Wood Screws Steel CSK Twin Thread 8 x 1.5 inch (Pack of 200)
Fixings to back box for oven circuit	Red Wall Plugs (Pack of 100)

Bathroom Electrics (Shower Circuit - 2 no)

Shower Circuit	Twin & Earth Cable 6mm (per m)	40 m
Shower Circuit	Cable Clips 6mm (Pack of 100)	
Shower Circuit	Sheathing Metal 25mm x 2m	
Shower Circuit	Jagged Plasterboard Nails Galvanised 40mm x 25kg	

Bathroom Electrics (Shaver Light Socket - 2 no)

First fix Shaver	Twin & Earth Cable 1mm (50m)
First fix Shaver	Sheathing Metal 12.5mm x 2m
First fix Shaver	Jagged Plasterboard Nails Galvanised 40mm x 25kg

Bathroom Electrics (Extractor Fan - 3 no)

First fix Bathroom Extractor Fan	Twin & Earth Cable 1mm (50m)
First fix Bathroom Extractor Fan	Sheathing Metal 12.5mm x 2m
First fix Bathroom Extractor Fan	Jagged Plasterboard Nails Galvanised 40mm x 25kg
First fix Bathroom Extractor Fan	Red Wall Plugs (Pack of 100)
First fix Bathroom Extractor Fan	Wood Screws Steel CSK Twin Thread 8 x 1.5 inch (Pack of 200)

Labour

General Electrical Installation (Immersion Wiring - 1 no)

First fix immersion	Electrician & Mate	1 Hour
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General Electrical Installation (TV Point - 4 no - Terrestrial only)

First fix TV cable	Electrician & Mate	2 Hours
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General Electrical Installation (Earth and Cross Bonding - 2 no)

First fix earth and cross bonding	Electrician	4 Hours
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General Electrical Installation (Smoke Alarms - 3 no)

First fix smoke alarm	Electrician	2 Hours
Second fix smoke alarm	Electrician	2 Hours

General Electrical Installation (Heat Detector - 1 no)

First fix heat detector	Electrician	1 Hour
Second fix heat detector	Electrician	1 Hour

General Electrical Installation (CO Detector - 1 no)

First fix CO detector	Electrician	1 Hour
Second fix CO detector	Electrician	1 Hour

General Electrical Installation (Heat Pump Electrics - 1 no)

First fix heat pump electrics	Electrician & Mate	3 Hours
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Internal Lighting (Ceiling Rose - 17 no)

First fix ceiling light fitting	Electrician & Mate	5 Hours
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Internal Lighting (Unit Lighting - 3 no)

First fix unit lights	Electrician & Mate	1 Hour
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Internal Lighting (Strip Light - 3 no)

First fix strip light	Electrician & Mate	
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Internal Lighting (WC Light Fitting - 2 no)

First fix WC light fitting	Electrician & Mate	1 Hour
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Internal Lighting (Wall Lights - 6 no)

First fix wall light	Electrician & Mate	2 Hours
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Internal Lighting (Mains Voltage Downlighter - 40 no)

First fix downlighter	Electrician & Mate	14 Hours
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Internal Lighting (Single Light Switch - 21 no)

First fix light switch circuit	Electrician & Mate	6 Hours
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Internal Lighting (Single 2 Way Light Switch - 7 no)

First fix light switch circuit	Electrician & Mate	2 Hours
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Internal Lighting (Pull Light Switch - 2 no)

First fix pull cord light switch circuit	Electrician & Mate	1 Hour
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External Lighting and Door Bell (Door Bell - 1 no)

First fix door bell circuit	Electrician & Mate	1 Hour
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External Lighting and Door Bell (Front Door Light - 1 no)

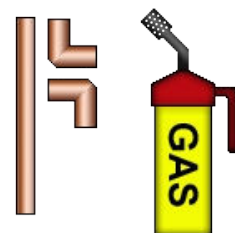
First fix outside light fitting	Electrician & Mate	1 Hour
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External Lighting and Door Bell (Outside Light 8W LED PIR - 1 no)

First fix outside light	Electrician & Mate	1 Hour
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Electrical Sockets (Double Socket With USB Downstairs - 5 no)		
First fix double socket	Electrician & Mate	4 Hours
Electrical Sockets (Double Socket With USB Upstairs - 3 no)		
First fix double socket	Electrician & Mate	2 Hours
Electrical Sockets (Double Socket Downstairs - 22 no)		
First fix double socket	Electrician & Mate	15 Hours
Electrical Sockets (Double Socket Upstairs - 9 no)		
First fix double socket	Electrician & Mate	6 Hours
Electrical Sockets (Outside Double Socket - 1 no)		
First fix double external socket	Electrician & Mate	1 Hour
Kitchen Electrics (Electrical Hob - 1 no)		
First fix electric hob	Electrician & Mate	1 Hour
Kitchen Electrics (Extractor Fan - 1 no)		
First fix kitchen extractor	Electrician & Mate	2 Hours
Kitchen Electrics (Oven Circuit - 1 no)		
First fix oven circuit	Electrician & Mate	1 Hour
Bathroom Electrics (Shower Circuit - 2 no)		
Shower Circuit	Electrician & Mate	4 Hours
Bathroom Electrics (Shaver Light Socket - 2 no)		
First fix Shaver	Electrician & Mate	1 Hour
Bathroom Electrics (Extractor Fan - 3 no)		
First fix Bathroom Extractor Fan	Electrician & Mate	1 Hour
Total cost excluding VAT		£7,435.13

Plumbing 1st Fix



Install all pipes and plumbing fittings as described.

Material

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

Elbows	Copper End Feed Elbow 22mm
Obtuse elbows	Copper End Feed Obtuse Elbow 22mm
Reduced couplers 22mm x 15mm	Copper End Feed Straight Reducer 22mm x 15mm
Equal tees	Copper End Feed Equal Tee 22mm
Reduced branch tees 22mm x 22mm x 15mm	Copper End Feed Reduced Branch Tee 22mm x 22mm x 15mm
Reduced both end tees 15mm x 15mm x 22mm	Copper End Feed Reduced End Tee 15mm x 15mm x 22mm
Reduced end tees 22mm x 15mm x 22mm	Copper End Feed Reduced End Tee 22mm x 15mm x 22mm
Reduced end/branch tees 22mm x 15mm x 15mm	Copper End Feed Reduced End/Branch Tee 22mm x 15mm x 15mm
Straight reducers 22mm x 15mm	Copper End Feed Reduced Coupler 22mm x 15mm
Imperial/metric adapters 22 x 3/4"	Copper End Feed Imperial/Metric Adaptor 22mm x 3/4 inch
Male straight connector 22 x 3/4"	Copper End Feed Male Straight Connector 22mm x 3/4 inch
Female straight connector 22 x 3/4"	Copper End Feed Female Straight Connector 22mm x 3/4 inch
Stop ends	Copper End Feed Stop End 22mm
Straight tap connectors 22 x 3/4"	Copper End Feed Straight Tap Connector 22mm x 3/4 inch
Bent tap connectors 22 x 3/4"	Copper End Feed Bent Tap Connector 22mm x 3/4 inch
Straight cylinder unions 22mm x 1"	Copper End Feed Straight Cylinder Union 22mm x 1 inch
Bent cylinder unions 22mm x 1"	Copper End Feed Bent Cylinder Union 22mm x 1 inch

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

Copper pipe	Copper Tube EN1057 28mm (per m)	24 m
Secure pipe	Copper Pipe Clip 28mm (Pack of 100)	
Connect pipe	Copper End Feed Straight Coupler 28mm	

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

Elbows	Copper End Feed Elbow 28mm
Reduced couplers 28mm x 22mm, Straight reducers 28mm x 22mm	Copper End Feed Straight Reducer 28mm x 22mm
Equal tees	Copper End Feed Equal Tee 28mm
Reduced branch tees 28mm x 28mm x 15mm	Copper End Feed Reduced Branch Tee 28mm x 28mm x 15mm
Reduced branch tees 28mm x 28mm x 22mm	Copper End Feed Reduced Branch Tee 28mm x 28mm x 22mm
Reduced end tees 28mm x 15mm x 28mm	Copper End Feed Reduced End Tee 28mm x 15mm x 28mm
Reduced end tees 28mm x 22mm x 28mm	Copper End Feed Reduced End Tee 28mm x 22mm x 28mm
Reduced end/branch tees 28mm x 22mm x 22mm	Copper End Feed Reduced End/Branch Tee 22mm x 15mm x 15mm
Straight reducers 28mm x 15mm	Copper End Feed Straight Reducer 28mm x 15mm
Imperial/metric adapters 28 x 1"	Copper End Feed Imperial/Metric Adaptor 28mm x 1 inch

Stop ends Copper End Feed Stop End 28mm

Hot Water Cylinder (Hot water cylinder - 1 no)

Hot water cylinder	Unvented Pre-plumbed Cylinder 180L Indirect	1 Each
Isolate flow valve	Brass Ball Valve 22mm	
Discharge pipe	Copper Tube EN1057 22mm (per m)	

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

Pipe	Copper Tube EN1057 15mm (per m)	
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Sanitaryware Price Tracker Range (Standard Close Coupled WC)

Isolate water flow	Chrome Isolating Ball Valve Copper x Copper 15mm	
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Soil Pipe (Soil stacks - 2 main stacks and 1 substack)

Pipe	Soil Pipe 110mm x 3m	5 Each
87.5 degree access branches	Soil Pipe Single Socket Access Branch 87.5deg 110mm	3 Each
Pipe brackets	Soil Pipe Bracket 110mm	
2m pipe lengths	Soil Pipe 110mm x 2m	
3m pipe lengths	Soil Pipe 110mm x 3m	
87.5 degree rest bends	Soil Pipe Single Socket Bend 87.5deg 110mm	
Concrete to support rest bends	Readymix Concrete GEN 1, 50 - 70mm slump 6m ³ (Allowance £135 m ³)	
Boss pipes	Soil Pipe Single Socket Bossed Pipe 110mm	
Vent cowls	Soil Pipe Baloon Grating 110mm	
Offset bends	Soil Pipe Single Socket Offset Bend 110mm	
Air admittance valves	Air Admittance Valve 110mm	
Silicone lubricant	Silicone Lubricant 125gm	
Drill bit for 32mm holes	Diamond Core Drill Bit 38mm x 150mm	
Drill bit for 40mm holes	Diamond Core Drill Bit 45mm x 150mm	

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

Copper pipe	Copper Tube EN1057 15mm (per m)	114 m
Secure pipe	Clip Over Pipe Clip 15mm	
Connect pipe	Copper End Feed Straight Coupler 15mm	

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

Elbows	Copper End Feed Elbow 15mm	
Obtuse elbows	Copper End Feed Obtuse Elbow 15mm	
Street elbows	Copper End Feed Street Elbow 15mm	
Male elbows	Copper End Feed Male Elbow 15mm x 1/2 inch	
Female elbows	Copper End Feed Female Elbow 15mm x 1/2 inch	
Female wallplate elbows	Copper End Feed Female Wallplate Elbow 15mm x 1/2 inch	
Straight couplings	Copper End Feed Straight Coupler 15mm	
Equal tees	Copper End Feed Equal Tee 15mm	
Straight reducers 15mm x 10mm	Copper End Feed Reduced Coupler 15mm x 10mm	
Straight reducers 15mm x 8mm	Copper End Feed Reduced Coupler 15mm x 8mm	

Stop ends	Copper End Feed Stop End 15mm
Straight tap connectors 15mm x 1/2"	Copper End Feed Straight Tap Connector 15mm x 1/2 inch
Bent tap connectors	Copper End Feed Bent Tap Connector 15mm x 1/2 inch

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

Copper pipe	Copper Tube EN1057 22mm (per m)	121 m
Secure pipe	Clip Over Pipe Clip 22mm	
Connect pipe	Copper End Feed Straight Coupler 22mm	

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

Heat pump	Panasonic 12kW Aqarea Monobloc Heat Pump	1 Each
Wall mounting bracket	Heat Pump Wall Bracket	1 Each
Plumbing connections	Copper Tube EN1057 28mm (per m)	
Shut off valves	Copper Double Check Valve 28mm	
Plumbing fittings	Copper End Feed Elbow 28mm	

Labour

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

Fix elbows	Plumber	6 Hours
Fix obtuse elbows	Plumber	1 Hour
Fix reduced slip couplers	Plumber	2 Hours
Fix equal tees	Plumber	8 Hours
Fix reduced branch tees	Plumber	3 Hours
Fix reduced both end tees	Plumber	2 Hours
Fix reduced end tees	Plumber	2 Hours
Fix reduced end/branch tees	Plumber	2 Hours
Fix straight reducers	Plumber	2 Hours
Fix imperial/metric adapters	Plumber	1 Hour
Fix male straight connector	Plumber	1 Hour
Fix female straight connector	Plumber	1 Hour
Fix stop ends	Plumber	1 Hour
Fix straight tap connectors	Plumber	2 Hours
Fix bent tap connectors	Plumber	1 Hour
Fix straight cylinder unions, Fix bent cylinder unions	Plumber	

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

Rebate joists	Joiner	3 Hours
Lay pipe and clip	Plumber	3 Hours
Solder connections	Plumber	3 Hours

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

Fix elbows	Plumber	1 Hour
Fix equal tees	Plumber	2 Hours
Fix reduced branch tees	Plumber	1 Hour

Fix reduced end tees	Plumber	1 Hour
Fix straight reducers	Plumber	1 Hour
Fix reduced slip couplers, Fix reduced end/branch tees, Fix imperial/metric adapters, Fix stop ends	Plumber	

Hot Water Cylinder (Hot water cylinder - 1 no)

Site and connect cylinder	Plumber	6 Hours
Connect expansion vessel	Plumber	2 Hours
Fit discharge pipe	Plumber	2 Hours

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

Fit radiator tails	Plumber	8 Hours
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Soil Pipe (Soil stacks - 2 main stacks and 1 substack)

Fix pipe	Plumber	5 Hours
Fix pipe fixings	Plumber	1 Hour
Fix 2m pipe lengths	Plumber	1 Hour
Fix 3m pipe lengths	Plumber	2 Hours
Fix 87.5 degree rest bends	Plumber	1 Hour
Fix concrete to support rest bends	Plumber	1 Hour
Fix 87.5 degree access branches	Plumber	1 Hour
Fix boss pipes	Plumber	2 Hours
Fix vent cowls	Plumber	1 Hour
Fix offset bends	Plumber	1 Hour
Drill holes for 32mm and 40mm pipe in external walls	Plumber	2 Hours
Fix air admittance valves	Plumber	

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

Rebate joists	Joiner	15 Hours
Lay pipe and clip	Plumber	13 Hours
Solder connections	Plumber	12 Hours

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

Fix elbows	Plumber	5 Hours
Fix obtuse elbows	Plumber	1 Hour
Fix street elbows	Plumber	1 Hour
Fix male elbows	Plumber	1 Hour
Fix female elbows	Plumber	1 Hour
Fix female wallplate elbows	Plumber	1 Hour
Fix straight couplings	Plumber	2 Hours
Fix equal tees	Plumber	7 Hours
Fix straight reducers	Plumber	2 Hours
Fix stop ends	Plumber	1 Hour
Fix straight tap connectors	Plumber	1 Hour
Fix bent tap connectors	Plumber	1 Hour

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

Rebate joists	Joiner	16 Hours
Lay pipe and clip	Plumber	14 Hours
Solder connections	Plumber	13 Hours

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

Fit and connect heat pump	Plumber	10 Hours
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Sundry

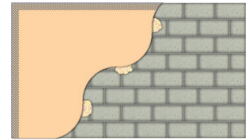
Provisional Sums

Supply and fitting of underfloor heating pipe.	Provisional Sum (No Profit Margin Added)	1943 Each
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Total cost excluding VAT

£22,270.58

Plastering



Apply plastering system to walls and ceilings.

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

Material

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

Plastering to inner blockwall	Plasterboard Square Edge 1200 x 2400 x 12.5mm	29 Each
Plaster finish to walls	Board Finish Plaster 25kg	
Wall plastering fixing system / basecoat	Drywall Timber Screws 65mm (Pack of 250)	
Wall plastering joint treatment	Plasterboard Tape 50mm x 90m	

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

Plasterboard to side 1 of stud wall	Plasterboard Square Edge 1200 x 2400 x 12.5mm	47 Each
Finish to plaster to side 1 of stud wall	Board Finish Plaster 25kg	12 Each
Insulation to stud wall	GP fibreglass insulation Roll 100mm 10.64m ²	13 Each
Plasterboard to side 2 of stud wall	Plasterboard Square Edge 1200 x 2400 x 12.5mm	47 Each
Finish to plaster to side 2 of stud wall	Board Finish Plaster 25kg	12 Each
Plaster fixings to side 1 of stud wall, Plaster fixings to side 2 of stud wall	Gyproc Drywall Screws 42mm (Pack of 1000)	

Plaster joint treatment to side 1 of stud wall, Plaster joint treatment to side 2 of stud wall

Plasterboard Tape 50mm x 90m
 Readymix floor screed with fibres (Allowance £165 per m³) 7.1 m³

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

Readymix floor screed

Stone Cavity Wall (House)

Plastering to inner blockwall	Plasterboard Square Edge 1200 x 2400 x 12.5mm	22 Each
Plaster finish to walls	Board Finish Plaster 25kg	
Wall plastering fixing system / basecoat	Drywall Timber Screws 65mm (Pack of 250)	
Wall plastering joint treatment	Plasterboard Tape 50mm x 90m	

Tiled Truss Roof (Main Roof)

Plasterboard to roof ceilings	Plasterboard Square Edge 1200 x 2400 x 12.5mm	43 Each
Finish to plasterboard for roof ceilings	Board Finish Plaster 25kg	11 Each
Insulation to ceiling (layer 1)	GP Fibreglass Insulation Roll 150mm 5.42m ²	26 Each
Insulation to ceiling (layer 2)	GP Fibreglass Insulation Roll 150mm 5.42m ²	26 Each
Insulation to ceiling (layer 3)	GP fibreglass insulation Roll 100mm 10.64m ²	13 Each
Plasterboard fixings for roof ceilings	Gyproc Drywall Screws 42mm (Pack of 1000)	
Plasterboard joint treatment for roof ceilings	Plasterboard Tape 50mm x 90m	

Universal Flat Roof (Balcony roofs including GRP waterproofing)

Plasterboard to roof ceilings	Plasterboard Square Edge 1200 x 2400 x 12.5mm
Plasterboard fixings for roof ceilings	Gyproc Drywall Screws 42mm (Pack of 1000)
Plasterboard joint treatment for roof ceilings	Plasterboard Tape 50mm x 90m
Finish to plasterboard for roof ceilings	Board Finish Plaster 25kg

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

Plasterboard to floor ceilings	Plasterboard Square Edge 1200 x 2400 x 12.5mm	28 Each
Insulation to floors	Isover Acoustic Insulation Roll 100mm 11m ² Pack	7.4 Rolls
Plaster fixings to floor ceilings	Gyproc Drywall Screws 42mm (Pack of 1000)	
Plaster joint treatment to floor ceilings	Plasterboard Tape 50mm x 90m	
Finish to plaster to floor ceilings	Board Finish Plaster 25kg	

Patio Doors (Patio door)

Reveal and cill plaster finish	Plasterboard Square Edge 1200 x 2400 x 12.5mm
Reveal and cill plastering fixing system / basecoat	Plasterboard Adhesive 25kg
Reveal and cill plaster joint treatment	Plasterboard Tape 50mm x 90m
Reveal and cill finish to plaster	Board Finish Plaster 25kg
Corner Bead	PVC Plastering Corner Bead 2.44m

Bi-fold Doors (Bedroom 1 external door)

Reveal and cill plaster finish	Plasterboard Square Edge 1200 x 2400 x 12.5mm
Reveal and cill plastering fixing system / basecoat	Plasterboard Adhesive 25kg
Reveal and cill plaster joint treatment	Plasterboard Tape 50mm x 90m
Reveal and cill finish to plaster	Board Finish Plaster 25kg

Corner Bead PVC Plastering Corner Bead 2.44m

Bi-fold Doors (Bedroom 2 external door)

Reveal and cill plaster finish	Plasterboard Square Edge 1200 x 2400 x 12.5mm
Reveal and cill plastering fixing system / basecoat	Plasterboard Adhesive 25kg
Reveal and cill plaster joint treatment	Plasterboard Tape 50mm x 90m
Reveal and cill finish to plaster	Board Finish Plaster 25kg
Corner Bead	PVC Plastering Corner Bead 2.44m

Bi-fold Doors (Gallery external door)

Reveal and cill plaster finish	Plasterboard Square Edge 1200 x 2400 x 12.5mm
Reveal and cill plastering fixing system / basecoat	Plasterboard Adhesive 25kg
Reveal and cill plaster joint treatment	Plasterboard Tape 50mm x 90m
Reveal and cill finish to plaster	Board Finish Plaster 25kg
Corner Bead	PVC Plastering Corner Bead 2.44m

Dog room door (Dog room external door)

Reveal and cill plaster finish	Plasterboard Square Edge 1200 x 2400 x 12.5mm
Reveal and cill plastering fixing system / basecoat	Plasterboard Adhesive 25kg
Reveal and cill plaster joint treatment	Plasterboard Tape 50mm x 90m
Reveal and cill finish to plaster	Board Finish Plaster 25kg
Corner Bead	PVC Plastering Corner Bead 2.44m

Windows house (WC window)

Reveal and cill plaster finish to window	Plasterboard Square Edge 1200 x 2400 x 12.5mm
Window reveal & cill plaster fixing system / base coat	Plasterboard Adhesive 25kg
Window reveal and cill plaster joint treatment	Plasterboard Tape 50mm x 90m
Window reveal and cill finish to plaster	Board Finish Plaster 25kg
Window reveal corner bead	PVC Plastering Corner Bead 2.44m

Windows house (Kitchen window)

Reveal and cill plaster finish to window	Plasterboard Square Edge 1200 x 2400 x 12.5mm
Window reveal & cill plaster fixing system / base coat	Plasterboard Adhesive 25kg
Window reveal and cill plaster joint treatment	Plasterboard Tape 50mm x 90m
Window reveal and cill finish to plaster	Board Finish Plaster 25kg
Window reveal corner bead	PVC Plastering Corner Bead 2.44m

Windows house (Bathroom window)

Reveal and cill plaster finish to window	Plasterboard Square Edge 1200 x 2400 x 12.5mm
Window reveal & cill plaster fixing system / base coat	Plasterboard Adhesive 25kg
Window reveal and cill plaster joint treatment	Plasterboard Tape 50mm x 90m
Window reveal and cill finish to plaster	Board Finish Plaster 25kg
Window reveal corner bead	PVC Plastering Corner Bead 2.44m

Windows house (Ensuite window)

Reveal and cill plaster finish to window	Plasterboard Square Edge 1200 x 2400 x 12.5mm
Window reveal & cill plaster fixing system / base coat	Plasterboard Adhesive 25kg
Window reveal and cill plaster joint treatment	Plasterboard Tape 50mm x 90m
Window reveal and cill finish to plaster	Board Finish Plaster 25kg
Window reveal corner bead	PVC Plastering Corner Bead 2.44m

Windows house (Lounge void window 2)

Reveal and cill plaster finish to window	Plasterboard Square Edge 1200 x 2400 x 12.5mm
Window reveal & cill plaster fixing system / base coat	Plasterboard Adhesive 25kg
Window reveal and cill plaster joint treatment	Plasterboard Tape 50mm x 90m
Window reveal and cill finish to plaster	Board Finish Plaster 25kg
Window reveal corner bead	PVC Plastering Corner Bead 2.44m

Windows house (Large Bedroom 1 window)

Reveal and cill plaster finish to window	Plasterboard Square Edge 1200 x 2400 x 12.5mm
Window reveal & cill plaster fixing system / base coat	Plasterboard Adhesive 25kg
Window reveal and cill plaster joint treatment	Plasterboard Tape 50mm x 90m
Window reveal and cill finish to plaster	Board Finish Plaster 25kg
Window reveal corner bead	PVC Plastering Corner Bead 2.44m

Windows house (Bedroom 2 window)

Reveal and cill plaster finish to window	Plasterboard Square Edge 1200 x 2400 x 12.5mm
Window reveal & cill plaster fixing system / base coat	Plasterboard Adhesive 25kg
Window reveal and cill plaster joint treatment	Plasterboard Tape 50mm x 90m
Window reveal and cill finish to plaster	Board Finish Plaster 25kg
Window reveal corner bead	PVC Plastering Corner Bead 2.44m

Windows house (Bedroom 3 window)

Reveal and cill plaster finish to window	Plasterboard Square Edge 1200 x 2400 x 12.5mm
Window reveal & cill plaster fixing system / base coat	Plasterboard Adhesive 25kg
Window reveal and cill plaster joint treatment	Plasterboard Tape 50mm x 90m
Window reveal and cill finish to plaster	Board Finish Plaster 25kg
Window reveal corner bead	PVC Plastering Corner Bead 2.44m

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

Reveal and cill plaster finish to window	Plasterboard Square Edge 1200 x 2400 x 12.5mm
Window reveal & cill plaster fixing system / base coat	Plasterboard Adhesive 25kg
Window reveal and cill plaster joint treatment	Plasterboard Tape 50mm x 90m
Window reveal and cill finish to plaster	Board Finish Plaster 25kg
Window reveal corner bead	PVC Plastering Corner Bead 2.44m

Windows house (Large bedroom 3 window)

Reveal and cill plaster finish to window	Plasterboard Square Edge 1200 x 2400 x 12.5mm
Window reveal & cill plaster fixing system / base coat	Plasterboard Adhesive 25kg
Window reveal and cill plaster joint treatment	Plasterboard Tape 50mm x 90m
Window reveal and cill finish to plaster	Board Finish Plaster 25kg
Window reveal corner bead	PVC Plastering Corner Bead 2.44m

Windows house (Small window Bedroom 1)

Reveal and cill plaster finish to window	Plasterboard Square Edge 1200 x 2400 x 12.5mm
Window reveal & cill plaster fixing system / base coat	Plasterboard Adhesive 25kg
Window reveal and cill plaster joint treatment	Plasterboard Tape 50mm x 90m
Window reveal and cill finish to plaster	Board Finish Plaster 25kg
Window reveal corner bead	PVC Plastering Corner Bead 2.44m

Windows house (Lounge void feature window)

Reveal and cill plaster finish to window	Plasterboard Square Edge 1200 x 2400 x 12.5mm
Window reveal & cill plaster fixing system / base coat	Plasterboard Adhesive 25kg
Window reveal and cill plaster joint treatment	Plasterboard Tape 50mm x 90m
Window reveal and cill finish to plaster	Board Finish Plaster 25kg
Window reveal corner bead	PVC Plastering Corner Bead 2.44m

French Door (Internal doors porch)

Reveal and cill plaster finish	Plasterboard Square Edge 1200 x 2400 x 12.5mm
Reveal and cill plastering fixing system / basecoat	Plasterboard Adhesive 25kg
Reveal and cill plaster joint treatment	Plasterboard Tape 50mm x 90m
Reveal and cill finish to plaster	Board Finish Plaster 25kg
Corner Bead	PVC Plastering Corner Bead 2.44m

Labour

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

Fix/apply plastering to walls	2 Plasterers & Mate	9 Hours
Apply finish to wall plastering	2 Plasterers & Mate	11 Hours

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

Fix plasterboard to side 1	2 Plasterers & Mate	10 Hours
Apply finish to plaster to side 1	2 Plasterers & Mate	17 Hours
Fix insulation	Plasterer's Mate	14 Hours
Fix plasterboard to side 2	2 Plasterers & Mate	10 Hours
Apply finish to plaster to side 2	2 Plasterers & Mate	17 Hours

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

Lay floor screed	2 Plasterers & Mate	15 Hours
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Stone Cavity Wall (House)

Fix/apply plastering to walls	2 Plasterers & Mate	7 Hours
Apply finish to wall plastering	2 Plasterers & Mate	8 Hours

Tiled Truss Roof (Main Roof)

Fix plasterboard to roof ceilings	2 Plasterers & Mate	9 Hours
Apply finish to ceiling plaster to roofs	2 Plasterers & Mate	19 Hours
Fix insulation to ceiling (layer 1)	Insulation Specialist	7 Hours
Fix insulation to ceiling (layer 2)	Insulation Specialist	7 Hours
Fix insulation to ceiling (layer 3)	Insulation Specialist	7 Hours

Universal Flat Roof (Balcony roofs including GRP waterproofing)

Fix plasterboard to roof ceilings	2 Plasterers & Mate	2 Hours
Apply finish to ceiling plaster to roofs	2 Plasterers & Mate	3 Hours

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

Fix plasterboard to floor ceilings	2 Plasterers & Mate	6 Hours
Apply finish to plaster to floors	2 Plasterers & Mate	12 Hours
Fix floor insulation	General Labourer	9 Hours

Patio Doors (Patio door)

Fix reveal and cill plastering, Apply reveal and cill finish to plaster	2 Plasterers & Mate	
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Bi-fold Doors (Bedroom 1 external door)

Fix reveal and cill plastering, Apply reveal and cill finish to plaster	2 Plasterers & Mate	
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Bi-fold Doors (Bedroom 2 external door)

Fix reveal and cill plastering, Apply reveal and cill finish to plaster	2 Plasterers & Mate	
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Bi-fold Doors (Gallery external door)

Fix reveal and cill plastering, Apply reveal and cill finish to plaster	2 Plasterers & Mate	
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Dog room door (Dog room external door)

Fix reveal and cill plastering, Apply reveal and cill finish to plaster	2 Plasterers & Mate	
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Windows house (WC window)

Fix window reveal and cill plastering, Apply window reveal and cill finish to plaster	2 Plasterers & Mate	
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Windows house (Kitchen window)

Fix window reveal and cill plastering, Apply window reveal and cill finish to plaster	2 Plasterers & Mate	
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Windows house (Bathroom window)

Fix window reveal and cill plastering, Apply window reveal and cill finish to plaster 2 Plasterers & Mate

Windows house (Ensuite window)

Fix window reveal and cill plastering, Apply window reveal and cill finish to plaster 2 Plasterers & Mate

Windows house (Lounge void window 2)

Fix window reveal and cill plastering, Apply window reveal and cill finish to plaster 2 Plasterers & Mate

Windows house (Large Bedroom 1 window)

Fix window reveal and cill plastering, Apply window reveal and cill finish to plaster 2 Plasterers & Mate

Windows house (Bedroom 2 window)

Fix window reveal and cill plastering, Apply window reveal and cill finish to plaster 2 Plasterers & Mate

Windows house (Bedroom 3 window)

Fix window reveal and cill plastering, Apply window reveal and cill finish to plaster 2 Plasterers & Mate

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

Fix window reveal and cill plastering, Apply window reveal and cill finish to plaster 2 Plasterers & Mate

Windows house (Large bedroom 3 window)

Fix window reveal and cill plastering 2 Plasterers & Mate

1 Hour

Apply window reveal and cill finish to plaster 2 Plasterers & Mate

1 Hour

Windows house (Small window Bedroom 1)

Fix window reveal and cill plastering, Apply window reveal and cill finish to plaster 2 Plasterers & Mate

Windows house (Lounge void feature window)

Fix window reveal and cill plastering, Apply window reveal and cill finish to plaster 2 Plasterers & Mate

French Door (Internal doors porch)

Fix reveal and cill plastering, Apply reveal and cill finish to plaster 2 Plasterers & Mate

Plant

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

Screed pump

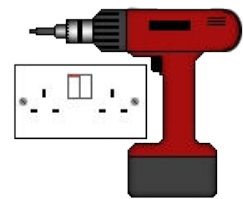
Screed Pump

1 Week

Total cost excluding VAT

£27,445.71

Electrical 2nd Fix



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

Material

General Electrical Installation (Consumer Unit - 1 no)

Consumer unit	Consumer Unit 5+5 way Split Load	1 Each
Meter tails	Tails Cable Double Insulated 25mm (per m)	
Meter tails	Earth Cable 16mm (per m)	
Minature circuit breakers	6A MCB	
Minature circuit breakers	16A MCB	
Minature circuit breakers	32A MCB	

General Electrical Installation (Immersion Wiring - 1 no)

Back box for immersion	Single Surface Pattress
Fixings for immersion back box	Red Wall Plugs (Pack of 100)
Fixings for immersion back box	Wood Screws Steel CSK Twin Thread 8 x 1.5 inch (Pack of 200)
Immersion heater circuit	Fused Spur 13A

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

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

Earth and cross bonding clamp	Earth Clamp
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General Electrical Installation (Smoke Alarms - 3 no)

Smoke alarm	Smoke Detector Mains
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General Electrical Installation (Heat Detector - 1 no)

Heat detector	Mains Heat Detector
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General Electrical Installation (CO Detector - 1 no)

CO detector	Mains CO Detector With Battery Back Up
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General Electrical Installation (Fused Spur Without Neon - 3 no for under worktop appliances)

Back box for fused spur	Back Box Metal 1G 25mm
Grommets to back box for fused spur	Grommets 20mm (Pack of 100)

Fixings to back box for fused spur	Red Wall Plugs (Pack of 100)
Fixings to back box for fused spur	Wood Screws Steel CSK Twin Thread 8 x 1.5 inch (Pack of 200)
Sheathing for fused spur cable	Sheathing Metal 25mm x 2m
Nails for sheathing	Jagged Plasterboard Nails Galvanised 40mm x 25kg
Cable for fused spur	Twin & Earth Cable 2.5mm (50m)
Fused spur without neon indicator	Fused Spur 13A

General Electrical Installation (Heat Pump Electrics - 1 no)

Heat pump programmer	Centralised System Timer	1 Each
Back box for fused spur	Single Surface Pattress	
Fixings for fused spur back box	Red Wall Plugs (Pack of 100)	
Fixings for fused spur back box	Wood Screws Steel CSK Twin Thread 8 x 1.5 inch (Pack of 200)	
Heating controls fused spur	Fused Spur 13A	
Room thermostat	Room Thermostat	
Cylinder thermostat	Cylinder Thermostat	
Cable for heating comms	Heat Resistant 4 Core 0.75mm (per m)	
Wiring centre	Boiler Termination Box	

Internal Lighting (Ceiling Rose - 17 no)

Pendant light fitting	Ceiling Rose & Pendant
Fixings for ceiling light fitting	Wood Screws Steel CSK Twin Thread 8 x 1.5 inch (Pack of 200)

Internal Lighting (Unit Lighting - 3 no)

Unit lighting	Under Unit Light
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Internal Lighting (Strip Light - 3 no)

Strip light	Flourescent Light 5'
Fixings to strip light	Wood Screws Steel CSK Twin Thread 8 x 1.5 inch (Pack of 200)

Internal Lighting (WC Light Fitting - 2 no)

WC light fitting	WC Ceiling Light Fitting
Fixings to WC light fitting	Wood Screws Steel CSK Twin Thread 8 x 1.5 inch (Pack of 200)

Internal Lighting (Wall Lights - 6 no)

Wall light	Feature Wall Light	6 Each
Fixings for wall light	Wood Screws Steel CSK Twin Thread 8 x 1.5 inch (Pack of 200)	

Internal Lighting (Mains Voltage Downlighter - 40 no)

Downlight unit	Mains Downlight standard	40 Each
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Internal Lighting (Single Light Switch - 21 no)

Single light switch	Light Switch 6A 1G 1 Way
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Internal Lighting (Single 2 Way Light Switch - 7 no)

Single light switch	Light Switch 6A 1G 2 Way
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Internal Lighting (Pull Light Switch - 2 no)

Pull cord light switch	Pull Cord Switch 6A
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External Lighting and Door Bell (Door Bell - 1 no)

Single light switch to door bell circuit	Light Switch 6A 1G 1 Way
Door bell transformer	Bell Transformer
Door bell push	Bell Push
Door bell chime	Door Chime

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

Outside light fitting	Feature Front Wall Light
Fixings to outside light fitting	Red Wall Plugs (Pack of 100)
Fixings to outside light fitting	Wood Screws Steel CSK Twin Thread 8 x 1.5 inch (Pack of 200)

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

Outside light	Flood Light 8W LED PIR
Fixings to outside light	Red Wall Plugs (Pack of 100)
Fixings to outside light	Wood Screws Steel CSK Twin Thread 8 x 1.5 inch (Pack of 200)

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

Double socket	Double Socket 13A with twin USB	5 Each
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Electrical Sockets (Double Socket With USB Upstairs - 3 no)

Double socket	Double Socket 13A with twin USB
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Electrical Sockets (Double Socket Downstairs - 22 no)

Double socket	Double Socket 13A
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Electrical Sockets (Double Socket Upstairs - 9 no)

Double socket	Double Socket 13A
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Electrical Sockets (Outside Double Socket - 1 no)

Double external socket	Weatherproof Outdoor Socket 2G
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Kitchen Electrics (Electrical Hob - 1 no)

Switch for electric hob	Double Pole Switch 45A
Connection plate to electric hob	Cooker Connection Plate

Kitchen Electrics (Extractor Fan - 1 no)

Kitchen extractor circuit	Fused Spur 13A
Kitchen fan ducting kit	Kitchen Fan Ducting Kit

Kitchen Electrics (Oven Circuit - 1 no)

Oven control unit	Cooker Control Unit
Oven connection plate	Cooker Connection Plate

Bathroom Electrics (Shower Circuit - 2 no)

Shower Circuit	Pull Cord Switch 45A
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Bathroom Electrics (Shaver Light Socket - 2 no)

Second fix Shaver	Wood Screws Steel CSK Twin Thread 8 x 1.5 inch (Pack of 200)
Second fix Shaver	Shaver Light Socket

Bathroom Electrics (Extractor Fan - 3 no)

Second fix Bathroom Extractor Fan	Bathroom Extractor Fan	3 Each
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Labour

General Electrical Installation (Consumer Unit - 1 no)

Fix consumer unit	Electrician	3 Hours
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General Electrical Installation (Immersion Wiring - 1 no)

Second fix immersion	Electrician	1 Hour
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General Electrical Installation (TV Point - 4 no - Terrestrial only)

Second fix TV point	Electrician	1 Hour
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General Electrical Installation (Earth and Cross Bonding - 2 no)

Second fix earth and cross bonding	Electrician	4 Hours
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General Electrical Installation (Fused Spur Without Neon - 3 no for under worktop appliances)

First fix fused spur	Electrician & Mate	1 Hour
Second fix fused spur	Electrician	1 Hour

General Electrical Installation (Heat Pump Electrics - 1 no)

Second fix heat pump electrics	Electrician	2 Hours
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Internal Lighting (Ceiling Rose - 17 no)

Second fix ceiling light fitting	Electrician	4 Hours
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Internal Lighting (Unit Lighting - 3 no)

Second fix unit lights	Electrician	1 Hour
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Internal Lighting (Strip Light - 3 no)

Second fix strip light	Electrician	1 Hour
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Internal Lighting (WC Light Fitting - 2 no)

Second fix WC light fitting	Electrician
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Internal Lighting (Wall Lights - 6 no)		
Second fix wall light	Electrician	2 Hours
Internal Lighting (Mains Voltage Downlighter - 40 no)		
Second fix downlighter	Electrician	8 Hours
Internal Lighting (Single Light Switch - 21 no)		
Second fix light switch	Electrician	5 Hours
Internal Lighting (Single 2 Way Light Switch - 7 no)		
Second fix light switch	Electrician	2 Hours
Internal Lighting (Pull Light Switch - 2 no)		
Second fix pull cord light switch	Electrician	
External Lighting and Door Bell (Door Bell - 1 no)		
Second fix door bell	Electrician	1 Hour
External Lighting and Door Bell (Front Door Light - 1 no)		
Second fix outside light fitting	Electrician	1 Hour
External Lighting and Door Bell (Outside Light 8W LED PIR - 1 no)		
Second fix outside light	Electrician	1 Hour
Electrical Sockets (Double Socket With USB Downstairs - 5 no)		
Second fix double socket	Electrician	1 Hour
Electrical Sockets (Double Socket With USB Upstairs - 3 no)		
Second fix double socket	Electrician	1 Hour
Electrical Sockets (Double Socket Downstairs - 22 no)		
Second fix double socket	Electrician	4 Hours
Sundry Labour and Plant (Testing and commissioning)		
Testing and commissioning	Electrician	8 Hours
Electrical Sockets (Double Socket Upstairs - 9 no)		
Second fix double socket	Electrician	2 Hours
Electrical Sockets (Outside Double Socket - 1 no)		
Second fix double external socket	Electrician	
Kitchen Electrics (Electrical Hob - 1 no)		
Second fix electric hob	Electrician	1 Hour
Kitchen Electrics (Extractor Fan - 1 no)		
Second fix kitchen extractor	Electrician	1 Hour

Kitchen Electrics (Oven Circuit - 1 no)

Second fix oven circuit	Electrician	1 Hour
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Bathroom Electrics (Shower Circuit - 2 no)

Shower Circuit	Electrician	3 Hours
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Bathroom Electrics (Shaver Light Socket - 2 no)

Second fix Shaver	Electrician	1 Hour
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Bathroom Electrics (Extractor Fan - 3 no)

Second fix Bathroom Extractor Fan	Electrician	2 Hours
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Total cost excluding VAT

£4,856.82

Joinery 2nd Fix



Fix doors and windows, fixtures and fittings.

Material

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

Skirting boards	Skirting Torus/Ovolo 25 x 125mm	43 m
Fixings to skirtings	Cut Clasp Nails 65mm x 25kg	

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

Skirting board side 1 of stud wall	Skirting Torus/Ovolo 25 x 125mm	65 m
Skirting board side 2 of stud wall	Skirting Torus/Ovolo 25 x 125mm	65 m

Stone Cavity Wall (House)

Skirting boards	Skirting Torus/Ovolo 25 x 125mm	43 m
Fixings to skirtings	Cut Clasp Nails 65mm x 25kg	

Single Garage Door (Door)

Sealant	Silicone Sealant White 0.31 Litre	
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Patio Doors (Patio door)

Sealant	Silicone Sealant White 0.31 Litre	
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Bi-fold Doors (Bedroom 1 external door)

Sealant Silicone Sealant White 0.31 Litre

Bi-fold Doors (Bedroom 2 external door)

Sealant Silicone Sealant White 0.31 Litre

Bi-fold Doors (Gallery external door)

Sealant Silicone Sealant White 0.31 Litre

Dog room door (Dog room external door)

Sealant Silicone Sealant White 0.31 Litre

Windows house (WC window)

Sealant to sides and top of window Silicone Sealant White 0.31 Litre

Windows house (Kitchen window)

Sealant to sides and top of window Silicone Sealant White 0.31 Litre

Windows house (Bathroom window)

Sealant to sides and top of window Silicone Sealant White 0.31 Litre

Windows house (Ensuite window)

Sealant to sides and top of window Silicone Sealant White 0.31 Litre

Windows house (Lounge void window 2)

Sealant to sides and top of window Silicone Sealant White 0.31 Litre

Windows house (Large Bedroom 1 window)

Sealant to sides and top of window Silicone Sealant White 0.31 Litre

Windows house (Bedroom 2 window)

Sealant to sides and top of window Silicone Sealant White 0.31 Litre

Windows house (Bedroom 3 window)

Sealant to sides and top of window Silicone Sealant White 0.31 Litre

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

Sealant to sides and top of window Silicone Sealant White 0.31 Litre

Windows house (Large bedroom 3 window)

Sealant to sides and top of window Silicone Sealant White 0.31 Litre

Windows house (Small window Bedroom 1)

Sealant to sides and top of window Silicone Sealant White 0.31 Litre

Windows house (Lounge void feature window)

Sealant to sides and top of window Silicone Sealant White 0.31 Litre

French Door (Internal doors porch)

Sealant Silicone Sealant White 0.31 Litre

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

Door	Internal Door 6 Panel Smooth 838 x 1981mm	10 Each
Architrave	Torus Architrave 25 x 75mm (Redwood)	101 m
Door furniture	Georgian Brass Internal Latch Pack	10 Each
Hinges	Butt Hinge Brassed 102mm	20 Pair
Fixings to architrave	Panel Pins Bright 40mm x 0.25kg	

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

Door	Internal Door 6 Panel Textured Undercoated 762 x 1981mm	
Architrave	Torus Architrave 25 x 75mm (Redwood)	
Fixings to architrave	Panel Pins Bright 40mm x 0.25kg	
Door furniture	Georgian Brass Internal Latch Pack	
Hinges	Butt Hinge Brassed 102mm	

Labour

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

Fix skirting boards	Joiner's Mate	9 Hours
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Stud Wall (Internal walls in timber stud - Assumes all structural carcassing provide by timber frame supplier)

Fix skirting board to side 1	Joiner's Mate	14 Hours
Fix skirting board to side 2	Joiner's Mate	14 Hours

Stone Cavity Wall (House)

Fix skirting boards	Joiner's Mate	9 Hours
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Single Garage Door (Door)

Hang door	Joiner	4 Hours
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Patio Doors (Patio door)

Hang door	Joiner & Mate	5 Hours
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Bi-fold Doors (Bedroom 1 external door)

Hang door	Joiner & Mate	5 Hours
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Bi-fold Doors (Bedroom 2 external door)

Hang door	Joiner & Mate	5 Hours
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Bi-fold Doors (Gallery external door)

Hang door	Joiner & Mate	5 Hours
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Dog room door (Dog room external door)

Hang door	Joiner	3 Hours
Fix door furniture	Joiner	2 Hours
Return to ease door	Joiner	1 Hour
Fix glazing	Joiner	1 Hour

Windows house (WC window)

Apply sealant to sides and top of window Joiner

Windows house (Kitchen window)

Apply sealant to sides and top of window Joiner

Windows house (Bathroom window)

Apply sealant to sides and top of window Joiner

Windows house (Ensuite window)

Apply sealant to sides and top of window Joiner

Windows house (Lounge void window 2)

Apply sealant to sides and top of window Joiner

Windows house (Large Bedroom 1 window)

Apply sealant to sides and top of window Joiner

Windows house (Bedroom 2 window)

Apply sealant to sides and top of window Joiner

Windows house (Bedroom 3 window)

Apply sealant to sides and top of window Joiner

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

Apply sealant to sides and top of window Joiner

Windows house (Large bedroom 3 window)

Apply sealant to sides and top of window Joiner

Windows house (Small window Bedroom 1)

Apply sealant to sides and top of window Joiner

Windows house (Lounge void feature window)

Apply sealant to sides and top of window Joiner

French Door (Internal doors porch)

Hang door	Joiner & Mate	1 Hour
Fix door furniture	Joiner	2 Hours

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

Hang door	Joiner & Mate	5 Hours
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Fix door furniture	Joiner	20 Hours
Fix architrave	Joiner's Mate	16 Hours

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

Hang door	Joiner & Mate	1 Hour
Fix door furniture	Joiner	2 Hours
Fix architrave	Joiner's Mate	2 Hours

Sundry

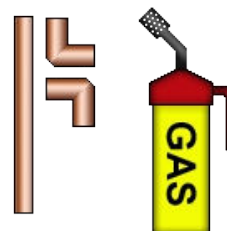
Provisional Sums

Garage door and frame.	Provisional Sum (No Profit Margin Added)	1000 Each
Balcony details.	Provisional Sum (No Profit Margin Added)	4000 Each

Total cost excluding VAT

£13,858.23

Plumbing 2nd Fix



Plumb in fixtures and fittings as described.

Material

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

System pump	System Pump 15-50	1 Each
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Heating System Components (System Timer 24hr - 1 no)

System timer	Centralised System Timer	1 Each
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K1 Single Panel Radiator 400 Deep (K1 400 x 600mm Radiator - 1 no)

Radiator inc brackets	K1 Radiator 400mm x 600mm
Screws for brackets	Wood Screws Steel CSK Twin Thread 8 x 2.5 inch (Pack of 200)
Plugs for screws	Brown Wall Plugs (Pack of 100)

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

Radiator inc brackets	K2 Radiator 400mm x 1100mm	2 Each
Screws for brackets	Wood Screws Steel CSK Twin Thread 8 x 2.5 inch (Pack of 200)	
Plugs for screws	Brown Wall Plugs (Pack of 100)	

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

Radiator inc brackets	K2 Radiator 400mm x 1400mm	1 Each
Screws for brackets	Wood Screws Steel CSK Twin Thread 8 x 2.5 inch (Pack of 200)	
Plugs for screws	Brown Wall Plugs (Pack of 100)	

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

Radiator inc brackets	K2 Radiator 400mm x 1600mm	1 Each
Screws for brackets	Wood Screws Steel CSK Twin Thread 8 x 2.5 inch (Pack of 200)	
Plugs for screws	Brown Wall Plugs (Pack of 100)	

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

Radiator inc fittings	Straight Towel Warmer Chrome 500mm x 1140mm	2 Each
Screws for fittings	Wood Screws Steel CSK Twin Thread 8 x 2.5 inch (Pack of 200)	
Plugs for screws	Brown Wall Plugs (Pack of 100)	

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

Thermostatic valves	Copper Thermostatic Radiator Valve 15mm x 1/2 inch	
Lockshield valves	Copper Wheelhead/Lockshield Valve 15mm x 1/2 inch	

Sanitaryware Price Tracker Range (Standard Basin)

Plug waste	Brass Basin Waste with Plug and Chain	
Waste bottle trap	Bottle Trap 76mm	
Waste pipe	Waste Pipe 32mm x 3m	
Secure pedestal	Wood Screws Steel CSK Twin Thread 8 x 1.5 inch (Pack of 200)	
Silicone to fittings	Silicone Sealant Clear 0.31 Litre	

Sanitaryware Price Tracker Range (Standard Close Coupled WC)

Pan connector	WC Connector 2.5deg 110mm	
Secure pan	Wood Screws Steel CSK Twin Thread 8 x 1.5 inch (Pack of 200)	
Silicone to fittings	Silicone Sealant Clear 0.31 Litre	

Bath Standard (Install bath - 1 no)

Bath panel	Bath Panel 1700mm (Allowance £21)	
Plug waste	Brass Bath Waste with Plug and Chain	
Shallow waste trap	Bath Trap	
Waste pipe	Waste Pipe 40mm x 3m	
Secure bath feet to floor	Wood Screws Steel CSK Twin Thread 6 x 0.75 inch (Pack of 200)	
Silicone to bath fittings	Silicone Sealant Clear 0.31 Litre	

Shower Enclosure Square (Install showers - 2 no)

Shower waste	Shower Tray Waste 90mm	
Shower waste pipe	Waste Pipe 32mm x 3m	
Seal to shower tray	Tile Seal Strip 1m	

Fixings to screen	Wood Screws Steel CSK Twin Thread 8 x 1.5 inch (Pack of 200)
Base for shower tray	Sawn Dry Graded Structural Softwood Treated 47 x 100mm
Silicone to screen edges	All Purpose Silicone White 0.31Litre

Shower Electric (Standard Thermostatic 8.5kW)

Electric shower	Electric Thermostatic Shower 8.5kW (Allowance £110)	2 Each
Shower pipe connections	15mm Copper Tube	
Elbows for connections	Copper End Feed Elbow 15mm	
Silicone to fittings	All Purpose Silicone White 0.31Litre	

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

Isolate flow	Chrome isolating Ball Valve Copper x Copper 22mm
Connect tap to flow	Copper Tube EN1057 22mm (per m)

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

Isolate flow	Chrome Isolating Ball Valve Copper x Copper 15mm
Connect tap to flow	Copper Tube EN1057 15mm (per m)

Labour

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

Fix pump	Plumber	1 Hour
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Heating System Components (System Timer 24hr - 1 no)

Fix and connect timer	Plumber	1 Hour
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K1 Single Panel Radiator 400 Deep (K1 400 x 600mm Radiator - 1 no)

Fix brackets and hang radiator	Plumber	1 Hour
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K2 Double Panel Radiator 400 Deep (K2 400 x 1100mm Radiator - 2 no)

Fix brackets and hang radiator	Plumber	1 Hour
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K2 Double Panel Radiator 400 Deep (K2 400 x 1400mm Radiator - 1 no)

Fix brackets and hang radiator	Plumber	1 Hour
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K2 Double Panel Radiator 400 Deep (K2 400 x 1600mm Radiator - 1 no)

Fix brackets and hang radiator	Plumber	1 Hour
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Towel Rail Straight (500 x 1140mm Chrome towel rails - 2 no)

Fix fittings and hang radiator	Plumber	2 Hours
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Radiator Tails 15mm Copper (Radiator tails - 8 no)

Fit thermostatic valve	Plumber	2 Hours
Fit lockshield valve	Plumber	2 Hours

Sanitaryware Price Tracker Range (Standard Basin)

Fit basin, plug, pedestal and waste	Plumber	9 Hours
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Sanitaryware Price Tracker Range (Standard Close Coupled WC)

Fit WC cistern and connect	Plumber	9 Hours
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Sundry Labour and Plant (Testing and commissioning plumbing)

Testing and commissioning	Plumber & Mate	10 Hours
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Bath Standard (Install bath - 1 no)

Fit bath, panel and waste	Plumber	3 Hours
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Shower Enclosure Square (Install showers - 2 no)

Fit tray and waste	Plumber	3 Hours
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Fit enclosure	Plumber	4 Hours
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Shower Electric (Standard Thermostatic 8.5kW)

Fix shower unit	Plumber	2 Hours
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Fix shower attachments	Plumber	1 Hour
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Fix shower pipework	Plumber	2 Hours
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Bathroom Taps High Spec (Bath Shower Mixer Tap - 1 no)

Fit and connect taps	Plumber	1 Hour
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Bathroom Taps High Spec (Basin Taps Pair - 3 no)

Fit and connect taps	Plumber	2 Hours
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Sundry

Provisional Sums

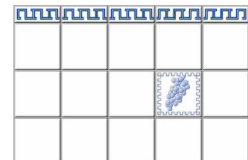
Supply of UFH components other than pipework in the slab which has been quoted for by MCB.	Provisional Sum (No Profit Margin Added)	5341 Each
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Allowance for Ensuite, bathroom and WC sanitary and brassware.	Provisional Sum (No Profit Margin Added)	7000 Each
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Total cost excluding VAT

£17,792.75

Internal Fitting Out



Fix internal fixtures and fittings as described.

Material

Ceramic Floor Tiling (Floor)

Ceramic floor tiles	Allowance for Ceramic Floor Tiles	£660.44
Tile adhesive	Large Format Tile Adhesive 20kg	4.7 Each
Self levelling compound	Self Levelling Compound 25kg	7.8 Each
De-coupling membrane	De-coupling Waterproof Membrane (Allowance £8 per m ²)	23 m ²
2nd layer of tile adhesive	Large Format Tile Adhesive 20kg	4.7 Each
Threshold door bar 0.9m	Threshold Door Bar 0.9m	8 Each
Sundry cost allowance	Sundry Materials (£)	

Boxing In (Horizontal boxing in)

Insulation to soil pipe boxing in	Rockwool RW3 Insulation Slab 600 x 1200 x 25mm (Pack of 16)	3.4 Each
Vertical studs to boxing in	Sawn Softwood Kiln Dried Treated 47 x 50mm	
Horizontal noggings to boxing in	Sawn Softwood Kiln Dried Treated 47 x 75mm	
Tile backer board facing to boxing in	Tile Backer Board 1200 x 800 x 12mm	
Allowance for fixings for boxing in	Sundry Materials (£)	

Soil Pipe Boxing In (Boxing In)

Insulation to soil pipe boxing in	Rockwool RW3 Insulation Slab 600 x 1200 x 25mm (Pack of 16)	2.7 Each
Vertical studs to soil pipe boxing in	Sawn Softwood Kiln Dried Treated 47 x 50mm	
Horizontal noggings to soil pipe boxing in	Sawn Softwood Kiln Dried Treated 47 x 75mm	
Ply facing to soil pipe boxing in	BBA OSB3 2400 x 1200 x 9mm	
Plasterboard facing to boxing in	Plasterboard Square Edge 1200 x 2400 x 12.5mm	
Allowance for fixings for soil pipe boxing in	Sundry Materials (£)	

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

Tiles	Purchase wall tiles (£20 - m2)	59 Each
Tile adhesive	Waterproof Tile Adhesive Extra Large 10L	6.1 Each
Tile grout	Waterproof Tile Adhesive & Grout Large	4.3 Each
Border tiles	Ceramic Border Tile (Allowance £0.40 Each)	
Decorative tiles	Ceramic Decorative Tile (Allowance £0.60 Each)	
Tile edge trim	Ceramic Tile Trim 9 x 2500mm	
Sealant to tiles	Silicone Sealant White 0.31 Litre	

Labour

Ceramic Floor Tiling (Floor)

Fit ceramic tiles	Ceramic Tiler	38 Hours
Pour levelling compound	Ceramic Tiler	3 Hours
Lay de-coupling membrane	Ceramic Tiler	3 Hours
Apply 2nd layer of tile adhesive	Ceramic Tiler	3 Hours
Fit 0.9m door bars	Joiner	3 Hours
Remove ease and refit existing doors	Joiner	4 Hours

Boxing In (Horizontal boxing in)

Install boxing in	2nd Fix Carpenter	3 Hours
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Soil Pipe Boxing In (Boxing In)

Fix additional plasterboard	2 Plasterers & Mate	1 Hour
Install soil pipe boxing in	2nd Fix Carpenter	6 Hours

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

Fix and grout tiles	Ceramic Tiler	71 Hours
Fix and grout borders	Ceramic Tiler	19 Hours
Fix decorative tiles	Ceramic Tiler	9 Hours

Plant

Ceramic Floor Tiling (Floor)

Tile Cutter electric	Tile Cutter Electric	1.6 Weeks
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Ceramic Wall Tiling (Wall tiling to wet rooms, kitchen and utility - 59.04 m2)

Hire of tile cutting machine	Tile Cutter
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Sundry

Provisional Sums

Supply and fit mid range kitchen and Utility.	Provisional Sum (No Profit Margin Added)	20000 Each
Quotation to supply and fit MVHR system. PCSUM	Provisional Sum (No Profit Margin Added)	5995 Each
Supply and fit grand staircase.	Provisional Sum (No Profit Margin Added)	6250 Each

Total cost excluding VAT	£43,615.93
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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.)

Material

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

Decoration to wall or plaster	Contract Emulsion Magnolia 5 Litre	3 Each
Primer for skirting boards, Under Coat for skirting boards	Undercoat White 5 Litre	

Paint for skirting boards Gloss Brilliant White 5 Litre

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

Decoration to plaster to side 1 of stud wall Contract Emulsion Magnolia 5 Litre 4.8 Each
Decoration to plaster to side 2 of stud wall Contract Emulsion Magnolia 5 Litre 4.8 Each
Priming to skirting board side 1 of stud wall,
Undercoating to skirting board side 1 of stud wall,
Priming to skirting board side 2 of stud wall,
Undercoating to skirting board side 2 of stud wall Undercoat White 5 Litre
Finishing coat to skirting board side 1 of stud wall,
Finishing coat to skirting board side 2 of stud wall Gloss Brilliant White 5 Litre

Stone Cavity Wall (House)

Decoration to wall or plaster Contract Emulsion Magnolia 5 Litre 2.2 Each
Primer for skirting boards, Under Coat for skirting boards Undercoat White 5 Litre
Paint for skirting boards Gloss Brilliant White 5 Litre

Tiled Truss Roof (Main Roof)

Decoration to plaster roof ceiling Contract Emulsion Brilliant White 5 Litre 4.3 Each

Universal Flat Roof (Balcony roofs including GRP waterproofing)

Decoration to plaster roof ceiling Contract Emulsion Brilliant White 5 Litre

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

Decoration to plaster Contract Emulsion Brilliant White 5 Litre 2.8 Each

Single Garage Door (Door)

Primer for door frame internally, Undercoat for door frame internally Undercoat White 5 Litre
Paint for door frame internally Gloss Brilliant White 5 Litre

Patio Doors (Patio door)

Decoration to reveal plastering Contract Emulsion Magnolia 5 Litre
Primer for door frame internally, Undercoat for door frame internally,
Primer for threshold board,
Undercoat for threshold board Undercoat White 5 Litre
Paint for door frame internally, Paint for threshold board Gloss Brilliant White 5 Litre

Bi-fold Doors (Bedroom 1 external door)

Decoration to reveal plastering Contract Emulsion Magnolia 5 Litre
Primer for threshold board, Undercoat for threshold board Undercoat White 5 Litre
Paint for threshold board Gloss Brilliant White 5 Litre

Bi-fold Doors (Bedroom 2 external door)

Decoration to reveal plastering Contract Emulsion Magnolia 5 Litre
Primer for threshold board, Undercoat for threshold board Undercoat White 5 Litre

board

Paint for threshold board

Gloss Brilliant White 5 Litre

Bi-fold Doors (Gallery external door)

Decoration to reveal plastering

Contract Emulsion Magnolia 5 Litre

Primer for threshold board, Undercoat for threshold board

Undercoat White 5 Litre

Paint for threshold board

Gloss Brilliant White 5 Litre

Dog room door (Dog room external door)

Decoration to reveal plastering

Contract Emulsion Magnolia 5 Litre

Windows house (WC window)

Window decoration to reveal plastering

Contract Emulsion Magnolia 5 Litre

Primer for window board, Undercoat for window board

Undercoat White 5 Litre

Paint for window board

Gloss Brilliant White 5 Litre

Windows house (Kitchen window)

Window decoration to reveal plastering

Contract Emulsion Magnolia 5 Litre

Primer for window board, Undercoat for window board

Undercoat White 5 Litre

Paint for window board

Gloss Brilliant White 5 Litre

Windows house (Bathroom window)

Window decoration to reveal plastering

Contract Emulsion Magnolia 5 Litre

Primer for window board, Undercoat for window board

Undercoat White 5 Litre

Paint for window board

Gloss Brilliant White 5 Litre

Windows house (Ensuite window)

Window decoration to reveal plastering

Contract Emulsion Magnolia 5 Litre

Primer for window board, Undercoat for window board

Undercoat White 5 Litre

Paint for window board

Gloss Brilliant White 5 Litre

Windows house (Lounge void window 2)

Window decoration to reveal plastering

Contract Emulsion Magnolia 5 Litre

Primer for window board, Undercoat for window board

Undercoat White 5 Litre

Paint for window board

Gloss Brilliant White 5 Litre

Windows house (Large Bedroom 1 window)

Window decoration to reveal plastering

Contract Emulsion Magnolia 5 Litre

Primer for window board, Undercoat for window board

Undercoat White 5 Litre

Paint for window board

Gloss Brilliant White 5 Litre

Windows house (Bedroom 2 window)

Window decoration to reveal plastering

Contract Emulsion Magnolia 5 Litre

Primer for window board, Undercoat for window board	Undercoat White 5 Litre
Paint for window board	Gloss Brilliant White 5 Litre

Windows house (Bedroom 3 window)

Window decoration to reveal plastering	Contract Emulsion Magnolia 5 Litre
Primer for window board, Undercoat for window board	Undercoat White 5 Litre
Paint for window board	Gloss Brilliant White 5 Litre

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

Window decoration to reveal plastering	Contract Emulsion Magnolia 5 Litre
Primer for window board, Undercoat for window board	Undercoat White 5 Litre
Paint for window board	Gloss Brilliant White 5 Litre

Windows house (Large bedroom 3 window)

Window decoration to reveal plastering	Contract Emulsion Magnolia 5 Litre
Primer for window board, Undercoat for window board	Undercoat White 5 Litre
Paint for window board	Gloss Brilliant White 5 Litre

Windows house (Small window Bedroom 1)

Window decoration to reveal plastering	Contract Emulsion Magnolia 5 Litre
Primer for window board, Undercoat for window board	Undercoat White 5 Litre
Paint for window board	Gloss Brilliant White 5 Litre

Windows house (Lounge void feature window)

Window decoration to reveal plastering	Contract Emulsion Magnolia 5 Litre
Primer for window board, Undercoat for window board	Undercoat White 5 Litre
Paint for window board	Gloss Brilliant White 5 Litre

French Door (Internal doors porch)

Decoration to reveal plastering	Contract Emulsion Magnolia 5 Litre
Primer for threshold board, Undercoat for threshold board	Undercoat White 5 Litre
Paint for threshold board	Gloss Brilliant White 5 Litre

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

Undercoat for door casing	Undercoat White 5 Litre	0.5 Each
Primer for door	Undercoat White 5 Litre	0.58 Each
Undercoat for door	Undercoat White 5 Litre	0.58 Each
Primer for door casing, Primer for architrave, Undercoat for architrave	Undercoat White 5 Litre	
Paint for door casing, Paint for door, Paint for architrave	Gloss Brilliant White 5 Litre	

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

Primer for door casing, Undercoat for door casing, Primer for door, Undercoat for door, Primer for architrave, Undercoat for architrave	Undercoat White 5 Litre
Paint for door casing, Paint for door, Paint for architrave	Gloss Brilliant White 5 Litre

Labour

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

Prepare wall or plaster for decoration	Decorator	3 Hours
Apply decoration to wall or plaster	Decorator	10 Hours
Prepare skirting boards for decoration	Decorator	2 Hours
Apply primer to skirting boards	Decorator	2 Hours
Apply undercoat to skirting boards	Decorator	2 Hours
Apply paint to skirting boards	Decorator	2 Hours

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

Decorate plaster to side 1	Decorator	16 Hours
Decorate plaster to side 2	Decorator	16 Hours
Prepare skirting for priming/painting 1	Decorator	2 Hours
Apply primer to skirting to side 1	Decorator	2 Hours
Apply undercoat to skirting to side 1	Decorator	2 Hours
Apply finishing to skirting to side 1	Decorator	2 Hours
Prepare skirting for priming/painting 2	Decorator	2 Hours
Apply primer to skirting to side 2	Decorator	2 Hours
Apply undercoat to skirting to side 2	Decorator	2 Hours
Apply finishing to skirting to side 2	Decorator	2 Hours

Stone Cavity Wall (House)

Prepare wall or plaster for decoration	Decorator	2 Hours
Apply decoration to wall or plaster	Decorator	7 Hours
Prepare skirting boards for decoration	Decorator	2 Hours
Apply primer to skirting boards	Decorator	2 Hours
Apply undercoat to skirting boards	Decorator	2 Hours
Apply paint to skirting boards	Decorator	2 Hours

Tiled Truss Roof (Main Roof)

Prepare roof ceiling for decoration	Decorator	4 Hours
Decorate ceiling plaster	Decorator	14 Hours

Universal Flat Roof (Balcony roofs including GRP waterproofing)

Decorate ceiling plaster	Decorator	2 Hours
Prepare roof ceiling for decoration	Decorator	

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

Prepare floor ceilings for decoration	Decorator	3 Hours
Decorate plaster to floor ceilings	Decorator	9 Hours

Single Garage Door (Door)

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	Decorator
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Patio Doors (Patio door)

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	Decorator
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Bi-fold Doors (Bedroom 1 external door)

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	Decorator
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Bi-fold Doors (Bedroom 2 external door)

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	Decorator
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Bi-fold Doors (Gallery external door)

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	Decorator
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Dog room door (Dog room external door)

Prepare plaster reveals for decoration, Apply decoration to plaster reveals	Decorator
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Windows house (WC window)

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	Decorator
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Windows house (Kitchen window)

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	Decorator
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Windows house (Bathroom window)

Prepare window plaster reveals for decoration, Decorator
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

Windows house (Ensuite window)

Prepare window plaster reveals for decoration, Decorator
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

Windows house (Lounge void window 2)

Prepare window plaster reveals for decoration, Decorator
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

Windows house (Large Bedroom 1 window)

Prepare window plaster reveals for decoration, Decorator
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

Windows house (Bedroom 2 window)

Prepare window plaster reveals for decoration, Decorator
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

Windows house (Bedroom 3 window)

Prepare window plaster reveals for decoration, Decorator
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

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

Prepare window plaster reveals for decoration, Decorator
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

Windows house (Large bedroom 3 window)

Prepare window plaster reveals for decoration, Decorator
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

Windows house (Small window Bedroom 1)

Prepare window plaster reveals for decoration, Decorator
 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

Windows house (Lounge void feature window)

Prepare window plaster reveals for decoration, Decorator
 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

French Door (Internal doors porch)

Prepare plaster reveals for decoration, Apply Decorator
 decoration to plaster reveals, Prepare threshold
 board for decoration, Apply primer to threshold
 board, Apply undercoat to threshold board, Apply
 paint to threshold board

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

Prepare door casing for decoration	Decorator	6 Hours
Apply primer to door casing	Decorator	6 Hours
Apply undercoat to door casing	Decorator	6 Hours
Apply paint to door casing	Decorator	6 Hours
Prepare door for primer or paint	Decorator	3 Hours
Apply primer to door	Decorator	3 Hours
Apply undercoat to door	Decorator	3 Hours
Apply gloss door	Decorator	3 Hours
Prepare architrave for decoration	Decorator	8 Hours
Apply primer to architrave	Decorator	8 Hours
Apply undercoat to architrave	Decorator	8 Hours
Apply paint to architrave	Decorator	8 Hours

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

Prepare architrave for decoration	Decorator	1 Hour
Apply primer to architrave	Decorator	1 Hour
Apply undercoat to architrave	Decorator	1 Hour
Apply paint to architrave	Decorator	1 Hour
Prepare door casing for decoration, Apply primer to door casing, Apply undercoat to door casing, Apply paint to door casing, Prepare door for primer or paint, Apply primer to door, Apply undercoat to door, Apply gloss door	Decorator	

Total cost excluding VAT

£10,201.59

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.)

Material

Single Garage Door (Door)

Primer for door frame externally, Undercoat for door frame externally, Undercoat for door externally	Undercoat White 5 Litre
Paint for door frame externally, Paint for door externally	Gloss Brilliant White 5 Litre

Patio Doors (Patio door)

Primer for door frame externally, Undercoat for door frame externally	Undercoat White 5 Litre
Paint for door frame externally	Gloss Brilliant White 5 Litre
Primer for external cill, Undercoat/varnish for external cill, Paint/varnish for external cill	Outdoor Varnish Clear Gloss 750ml

Dog room door (Dog room external door)

Primer for external cill, Undercoat/varnish for external cill, Paint/varnish for external cill	Outdoor Varnish Clear Gloss 750ml
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Labour

Single Garage Door (Door)

Prepare exterior of door for painting	Decorator	1 Hour
Apply undercoat to exterior of door	Decorator	1 Hour
Apply gloss to exterior of door	Decorator	1 Hour
Apply sealant	Joiner	
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	Decorator	

Patio Doors (Patio door)

Apply sealant	Joiner
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	Decorator

Bi-fold Doors (Bedroom 1 external door)

Apply sealant Joiner

Bi-fold Doors (Bedroom 2 external door)

Apply sealant Joiner

Bi-fold Doors (Gallery external door)

Apply sealant Joiner

Dog room door (Dog room external door)

Apply sealant Joiner

Prepare external cill for decoration, Apply primer to external cill, Apply undercoat/varnish to external cill, Apply paint/varnish to external cill Decorator

French Door (Internal doors porch)

Apply sealant Joiner

Total cost excluding VAT

£472.94

Cleaning



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

Labour

Sundry Labour and Plant (Clean up Labour)

Sundry cleaning labour	Groundworker & Mate	20 Hours
Sundry cleaning labour	Joiner & Mate	20 Hours

Plant

Sundry Labour and Plant (Clean up Labour)

Sundry cleaning plant	Skip - 8 Yard (6.1m ²) inc. Disposal	2 Each
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Total cost excluding VAT

£3,415.50

Summary

Commencement	£6,991.62
Site Set Up	£21,624.56
Drains	£19,686.95
Foundations	£3,337.09
Footings	£5,336.62
Oversite and Slabbing	£45,081.35
Erect Scaffold	£11,106.47
Timber Frame	£97,992.43
Masonry Shell	£82,751.81
Flat Roof Structure	£942.92
Roof Structure	£1,047.78
Flat Roof Waterproofing	£2,316.43
Roof Tiling	£23,190.72
Joinery 1st Fix	£64,631.79
Electrical 1st Fix	£7,435.13
Plumbing 1st Fix	£22,270.58
Plastering	£27,445.71
Electrical 2nd Fix	£4,856.82
Joinery 2nd Fix	£13,858.23
Plumbing 2nd Fix	£17,792.75
Internal Fitting Out	£43,615.93
Internal Decoration	£10,201.59
External Decoration	£472.94
Cleaning	£3,415.50
Total cost excluding VAT	£537,403.72
Total VAT (0.0%)	£0.00
Total cost including VAT	£537,403.72