

Material

Date: 20/01/2024

Ref: JOB001

Drain Runs £272.38

Description	Qty	Unit	Rate	Total
Underground Pipe 3m - Single Socket 110mm	3.0	each	£21.67	£65.02
10mm Gravel/Shingle Bulk Bag	2.0	each	£90.00	£180.00
Regular Diesel	10.0	l	£2.74	£27.36

UPVC Manhole £269.32

Description	Qty	Unit	Rate	Total
10mm Gravel/Shingle Bulk Bag	1.0	each	£90.00	£90.00
Circular Plastic Cover & Frame Ø450mm	1.0	each	£28.28	£28.28
Manhole Riser Ø450mm x 235 mm (H)	2.0	each	£49.19	£98.38
5 Inlets Inspection Chamber Base Ø450mm x 290mm (H)	1.0	each	£52.66	£52.66

Foundation £1,275.12

Description	Qty	Unit	Rate	Total
Concrete Mix C25	7.0	m3	£168.48	£1,179.36
Regular Diesel	35.0	l	£2.74	£95.76

Cavity Walls Below DPC £1,240.62

Description	Qty	Unit	Rate	Total
Ballast Bulk Bag	1.0	each	£90.00	£90.00
Blue Circle Mastercrete 25kg	8.0	each	£9.12	£72.92
Solid Low Density Concrete Blocks 3.6N 100mm	90.0	each	£5.14	£462.67
Building Sand Bulk Bag	2.0	each	£90.00	£180.00
Blue Circle Cement 25kg	3.0	each	£8.28	£24.84
Damp Proof Course 100mm x 30m	1.0	each	£5.39	£5.39
London Brick Company Commons	180.0	each	£2.16	£388.80
Sika Maxmix Concentrated Plasticiser 1L	1.0	each	£16.00	£16.00

Concrete Floors £3,174.51

Description	Qty	Unit	Rate	Total
25mm Celotex Insulation TB3025 Board 2400mm x 1200mm	2.0	each	£16.92	£33.84
Building Sand Bulk Bag	2.0	each	£90.00	£180.00
Visqueen Vapour Check 500 GA Green 4 x 50m	1.0	roll	£162.72	£162.72

Damp Proof Membrane 1200ga 4m x 15m (60m2)	1.0	each	£53.99	£53.99
MOT Type 1 Sub-base Bulk Bag	7.0	bag	£90.00	£630.00
Sharp Sand Bulk Bag	3.0	each	£90.00	£270.00
Blue Circle Mastercrete 25kg	27.0	each	£9.12	£246.11
Concrete and screed Fibres 900g (usage 1m3 screed)	2.0	each	£24.00	£48.01
Regular Diesel	28.0	l	£2.74	£76.61
Concrete Mix C25	3.0	m3	£168.48	£505.44
Concrete Part Load Charge	4.0	m3	£79.20	£316.80
75mm Celotex Insulation GA3075 Board 2400mm x 1200mm	7.0	each	£93.00	£651.00

External Walls

£4,154.49

Description	Qty	Unit	Rate	Total
Standard Plasterboard SE 2400 x 1200 x 12.5mm	12.0	sheet	£15.19	£182.30
Gyproc Dry-Wall Adhesive 25kg	8.0	bag	£15.98	£127.87
Thistle Multi Finish Plaster 25kg	6.0	bag	£11.51	£69.03
Drywall Scrim Tape 48mm x 90m	1.0	roll	£5.86	£5.86
Wall Starter Kit Stainless Steel 2 x 1.2m	4.0	each	£14.39	£57.54
Blue Circle Cement 25kg	17.0	each	£8.28	£140.76
Building Sand Bulk Bag	3.0	each	£90.00	£270.00
Sika Maxmix Concentrated Plasticiser 1L	2.0	each	£16.00	£32.00
Celcon Standard Aerated Concrete Block 3.6N 100mm	335.0	each	£3.21	£1,075.75
Wienerberger Facing Brick Tuscan Red Multi	1681.0	each	£1.00	£1,681.00
Staifix Housing Wall Ties HRT4 250mm box of 250	1.0	pack	£53.99	£53.99
100mm Celotex Insulation GA4100 Board 2400mm x 1200mm	10.0	each	£41.76	£417.60
Aluminium Foil Tape 100mm x 45m	4.0	each	£10.20	£40.78

Internal Walls

£422.06

Description	Qty	Unit	Rate	Total
Blue Circle Cement 25kg	1.0	each	£8.28	£8.28
Building Sand Bulk Bag	1.0	each	£90.00	£90.00
Sika Maxmix Concentrated Plasticiser 1L	1.0	each	£16.00	£16.00
Celcon Standard Aerated Concrete Block 3.6N 100mm	53.0	each	£3.21	£170.19
Standard Plasterboard SE 2400 x 1200 x 12.5mm	4.0	sheet	£15.19	£60.77
Gyproc Dry-Wall Adhesive 25kg	3.0	bag	£15.98	£47.95
Thistle Multi Finish Plaster 25kg	2.0	bag	£11.51	£23.01
Drywall Scrim Tape 48mm x 90m	1.0	roll	£5.86	£5.86

Soldier Course

£199.08

Description	Qty	Unit	Rate	Total
London Brick Company Heather	40.0	each	£2.52	£100.80
Blue Circle Cement 25kg	1.0	each	£8.28	£8.28
Building Sand Bulk Bag	1.0	each	£90.00	£90.00

Windows

£146.12

Description	Qty	Unit	Rate	Total
Masonry Torx Frame Screw 7.5 x 82mm	1.0	each	£0.19	£0.19
1 x White uPVC Window 0.5(W) x 1.05(H), Clear glass	1.0	each	£133.11	£133.11

UPVC Trickle Vent	1.0	each	£12.82	£12.82
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External Doors £1,022.31

Description	Qty	Unit	Rate	Total
Cavity Closer Double Flange 100mm x 2440mm	2.0	each	£17.40	£34.79
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	1.0	kg	£9.59	£9.59
No Nonsense General Purpose Silicone Clear 310ml	1.0	each	£5.75	£5.75
Masonry Torx Frame Screw 7.5 x 82mm	12.0	each	£0.19	£2.25
Expanding Foam 750ml	1.0	each	£9.95	£9.95
White uPVC French Door 1.5m	1.0	each	£959.99	£959.99

LINTELS £211.06

Lintel 1 £194.59

Description	Qty	Unit	Rate	Total
Cavity Wall Lintel CG90/100 2400mm	1.0	each	£150.21	£150.21
Cavity Closer Double Flange 100mm x 2440mm	2.0	each	£17.40	£34.79
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	1.0	kg	£9.59	£9.59

Lintel 1 £16.47

Description	Qty	Unit	Rate	Total
Supreme Prestressed Concrete Lintel 100mm x 140mm x 600mm	1.0	each	£16.47	£16.47

Internal Doors £197.52

Description	Qty	Unit	Rate	Total
Eclipse Fire Door Ball Bearing Hinges 102 x 76mm Pack of 3	1.0	pack	£10.20	£10.20
Softwood 6 Panel Door 762 x1981mm	1.0	each	£76.80	£76.80
Softwood Door Lining Set + Stops 32 x 95mm	1.0	each	£19.68	£19.68
Masonry Torx Frame Screw 7.5 x 82mm	10.0	each	£0.19	£1.87
Assorted Plastic Shims Pack of 100	1.0	pack	£15.24	£15.24
Dulux Trade High Gloss Paint White 2.5Ltr	1.0	each	£38.39	£38.39
Leyland Trade Acrylic Primer Undercoat White 2.5Ltr	1.0	each	£20.39	£20.39
Tubular Latch 76 mm	1.0	each	£4.18	£4.18
Brass Door Handle Pack of 2	1.0	pack	£10.79	£10.79

Skirting Boards £160.24

Description	Qty	Unit	Rate	Total
Dulux Trade High Gloss Paint White 2.5Ltr	1.0	each	£38.39	£38.39
Leyland Trade Acrylic Primer Undercoat White 2.5Ltr	1.0	each	£20.39	£20.39
MDF Primed Torus Skirting 144mm	12.0	m	£7.06	£84.67
65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	1.0	pack	£7.20	£7.20
Pinkgrip Grab Adhesive 350ml	2.0	each	£4.80	£9.59

Architraves £104.56

Description	Qty	Unit	Rate	Total
MDF Primed Torus Architrave 69mm	6.0	m	£5.44	£32.66
Pinkgrip Grab Adhesive 350ml	1.0	each	£4.80	£4.80
MitreBond Aerosol kit 2Pcs	1.0	each	£8.32	£8.32

Dulux Trade High Gloss Paint White 2.5Ltr	1.0	each	£38.39	£38.39
Leyland Trade Acrylic Primer Undercoat White 2.5Ltr	1.0	each	£20.39	£20.39

BOXING

£336.10

Boxing

£168.05

Description	Qty	Unit	Rate	Total
Treated Batten 47 x 50mm	8.0	m	£4.80	£38.36
Knauf Earthwool Acoustic Partition Roll APR 35 100mm (11m²)	1.0	each	£74.88	£74.88
Rawplug Nylon Frame Fixings 8 x 100mm	15.0	each	£0.84	£12.53
Hardwood Plywood 2440 x 1220 x 18mm	1.0	sheet	£33.05	£33.05
Screws 4.5 x 60mm box of 200	1.0	box	£9.23	£9.23

Boxing(1)

£168.05

Description	Qty	Unit	Rate	Total
Treated Batten 47 x 50mm	8.0	m	£4.80	£38.36
Knauf Earthwool Acoustic Partition Roll APR 35 100mm (11m²)	1.0	each	£74.88	£74.88
Rawplug Nylon Frame Fixings 8 x 100mm	15.0	each	£0.84	£12.53
Hardwood Plywood 2440 x 1220 x 18mm	1.0	sheet	£33.05	£33.05
Screws 4.5 x 60mm box of 200	1.0	box	£9.23	£9.23

Roof Structure

£697.81

Description	Qty	Unit	Rate	Total
Sawn Timber Treated C16/C24 47 x 145mm x 4.2m	97.0	m	£3.54	£343.61
Screws 5 x 100mm box of 100	2.0	box	£7.68	£15.35
Sawn Timber Treated C16/C24 47 x 225mm x 4.2m	9.0	m	£5.31	£47.82
Sawn Timber Treated C16/C24 47 x 95mm x 7.2m	8.0	m	£2.36	£18.89
Brown Plastic Plugs Box of 100	1.0	box	£4.08	£4.08
Heavy Restraint Strap 1200 x 30 x 5mm	9.0	each	£8.22	£74.00
Building Sand Bulk Bag	1.0	each	£90.00	£90.00
Blue Circle Cement 25kg	1.0	each	£8.28	£8.28
Screws 4 x 50mm box of 200	1.0	box	£5.16	£5.16
Simpson Masonry Joist Hanger 47mm x 100mm	21.0	each	£4.19	£88.00
High Tensile Bolt M10 x 40mm	13.0	each	£0.20	£2.62

Pitched Roof Covering

£4,025.32

Description	Qty	Unit	Rate	Total
Tyvek Supro Breather Membrane 1 x 50m	1.0	each	£141.34	£141.34
Treated Batten 25 x 38mm	282.0	m	£1.76	£495.42
65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	3.0	pack	£7.20	£21.60
Code 4 Lead Roll 360mm x 6m	1.0	roll	£172.97	£172.97
Sandtoft 20/20 Clay Interlocking Plain Tiles	1710.0	each	£1.86	£3,176.50
Aluminium Clout Nails 38mm 1kg Pack	1.0	pack	£17.50	£17.50

Roof Windows

£1,975.23

Description	Qty	Unit	Rate	Total
Velux GGL MK04 Pine Roof Window 780 x 980mm	3.0	each	£415.80	£1,247.40
Velux EDW MK04 Tile Flashing 780 x 980mm	3.0	each	£137.09	£411.26
Velux BFX MK04 Underfelt Collar 780 x 980mm	3.0	each	£33.26	£99.79

Standard Joist Hanger 100mm x 250mm JHA270/100	12.0	each	£1.56	£18.66
Standard Joist Hanger 44mm x 238mm JHA270/44	6.0	each	£1.53	£9.16
47 x 145 mm (2" x 6"), Length 4.8 m x 9	44.0	m	£3.54	£155.87
Square Twist Nails 3.7 x 30mm 1kg	2.0	pack	£8.87	£17.74
Screws 5 x 100mm box of 100	2.0	box	£7.68	£15.35

Roof Insulation £334.08

Description	Qty	Unit	Rate	Total
100mm Celotex Insulation GA4100 Board 2400mm x 1200mm	8.0	each	£41.76	£334.08

Fascia and Soffit £257.20

Description	Qty	Unit	Rate	Total
uPVC White Vented Soffit Board 9 x 200mm x 5m	2.0	each	£50.72	£101.43
White 40mm Plastic Headed Pins x 250	2.0	box	£8.25	£16.50
Nylon Anchor Hammerfix Screws M5x50mm Box of 100	1.0	box	£7.27	£7.27
Treated Batten 25 x 50mm	7.0	m	£1.67	£11.69
uPVC White Fascia Board 18 x 200mm x 5m	2.0	each	£60.15	£120.30

Rainwater Goods £113.26

Description	Qty	Unit	Rate	Total
Round Downpipe 2.5 m lengths 68mm - Black	1.0	each	£11.13	£11.13
Half Round Clip 68 mm - Black	4.0	each	£1.18	£4.72
Round Shoe 68 mm - Black	1.0	each	£4.97	£4.97
Round Socket 68 mm Black	1.0	each	£2.38	£2.38
Round Bend 92.5° Black 68 mm	1.0	each	£4.18	£4.18
Half Round Gutter 3 m length - Black	8.0	each	£8.76	£70.04
Half Round External Stop End - Black	2.0	each	£2.38	£4.75
Half Round Fascia Bracket - Black	6.0	each	£1.05	£6.31
Half Round Running Outlet - Black	1.0	each	£4.78	£4.78

Electrics £747.76

Description	Qty	Unit	Rate	Total
1.5mm² Twin and Earth Cable 100m Reel	1.0	reel	£61.79	£61.79
Metal Box 1 Gang 35mm	8.0	each	£0.84	£6.68
10mm² Twin and Earth Cable 50m Reel	1.0	reel	£208.20	£208.20
1.0mm² 3-Core and Earth Cable 100m Reel	1.0	reel	£68.39	£68.39
2.5mm² Twin and Earth Cable 100m Reel	1.0	reel	£88.79	£88.79
Metal Box 2 Gang 35mm	5.0	each	£0.99	£4.97
MK Light Switch 1 Gang 2 Way White	4.0	each	£2.87	£11.46
100mm Low Profile Extractor Fan Humidistat	1.0	each	£40.80	£40.80
Triton Enrich Manual Electric Shower White 8.5kW	1.0	each	£82.79	£82.79
MK Fan Isolator Switch 3 Pole with Padlock	1.0	each	£28.63	£28.63
MK DP Switched Socket 13A 2 Gang White	5.0	each	£4.98	£24.91
MK Pendant Set 150mm	2.0	each	£4.44	£8.87
MK 13A DP Spur Unit Switched Neon White	1.0	each	£12.00	£12.00
Mains Smoke Detector With 9V Battery Backup	2.0	each	£23.99	£47.98
Fire Rated Adjustable GU10 Downlight White	2.0	each	£8.40	£16.79
Bulkhead LED Light 9W	2.0	each	£13.18	£26.35

MK Light Switch 2 Gang 2 Way White	2.0	each	£4.19	£8.38
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Plumbing £19.77

Description	Qty	Unit	Rate	Total
Outside Tap With Double Check Valve 15mm x ½"	1.0	each	£10.43	£10.43
Hose Union Backplate ½" x 15 mm x 360 mm	1.0	each	£9.35	£9.35

ADVANCED PLUMBING £1,623.47

Plumbing £1,473.45

Description	Qty	Unit	Rate	Total
Toilet allowance	1.0	each	£115.20	£115.20
Basin allowance	1.0	each	£72.00	£72.00
Shower Tray allowance	1.0	each	£100.80	£100.80
Shower Mixer allowance	1.0	each	£144.00	£144.00
Shower Enclosure allowance	1.0	each	£216.00	£216.00
Shower Pump allowance	1.0	each	£216.00	£216.00
Kitchen Sink allowance	1.0	each	£72.00	£72.00
Kitchen Tap supplied by client	1.0	each	£0.00	£0.00
Washing Machine supplied by client	1.0	each	£0.00	£0.00
Dishwasher supplied by client	1.0	each	£0.00	£0.00
Basin Taps allowance	1.0	each	£43.20	£43.20
90° Pan Connector	1.0	each	£8.32	£8.32
Shower Trap 70 mm Chrome	1.0	each	£17.99	£17.99
Double Bowl Sink Trap Kit 40 mm	1.0	each	£30.00	£30.00
Appliance Trap 40 mm	2.0	each	£16.79	£33.58
Trap and Waste Kit 32mm	1.0	each	£26.57	£26.57
Full Bore Isolating Valve 15 mm	7.0	each	£4.41	£30.84
Flexible Hose 15mm x 1/2 x 300mm	5.0	each	£2.28	£11.38
Washing Machine Valve With CV 15mm x 3/4	2.0	each	£4.78	£9.56
Copper Pipe Ø15 mm, 3 m Length	20.0	each	£11.98	£239.62
Fittings allowance	1.0	each	£86.40	£86.40

Plumbing (1) £150.02

Description	Qty	Unit	Rate	Total
Air Admittance Valve Black - 110mm	3.0	each	£23.86	£71.58
Single Socket Soil Pipe Black 3m x 110mm	3.0	each	£25.32	£75.95
Pipe Clip Black - 110mm	1.0	each	£2.49	£2.49

Heating £747.88

Description	Qty	Unit	Rate	Total
Type 22 Double Radiator 600 x 1100mm	1.0	each	£102.00	£102.00
Drayton RT212 White & Chrome TRV & Lockshield 15 x 15mm	1.0	each	£25.89	£25.89
Towel Ladder Radiator 900 x 450mm	1.0	each	£120.00	£120.00
1st Fix Plumbing Materials allowance	1.0	each	£500.00	£500.00

Ceiling Finishes £1,008.32

Description	Qty	Unit	Rate	Total
Drywall Screws 75mm Box of 500	1.0	box	£18.59	£18.59

Gyproc ThermaLine PIR Tapered Edge 1200x2400x53mm	8.0	sheet	£98.77	£790.16
Nylon Anchor Hammerfix Screws M6x80mm Box of 50	4.0	box	£11.03	£44.12
Treated Batten 25 x 50mm	62.0	m	£1.67	£103.56
Thistle Multi Finish Plaster 25kg	4.0	bag	£11.51	£46.02
Drywall Scrim Tape 48mm x 90m	1.0	roll	£5.86	£5.86

Wall Finishes	£253.34
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Description	Qty	Unit	Rate	Total
Standard Plasterboard SE 2400 x 1200 x 12.5mm	8.0	sheet	£15.19	£121.54
Gyproc Dry-Wall Adhesive 25kg	5.0	bag	£15.98	£79.92
Thistle Multi Finish Plaster 25kg	4.0	bag	£11.51	£46.02
Drywall Scrim Tape 48mm x 90m	1.0	roll	£5.86	£5.86

Internal Decorating	£131.99
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Description	Qty	Unit	Rate	Total
Dulux Trade Matt Emulsion Paint White 10Ltr	2.0	each	£66.00	£131.99

Total :	£25,120.92
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Labour

Date: 20/01/2024

Ref: JOB001

General Preliminaries £7,605.00

Description	Qty	Unit	Rate	Total
General Labourer	130.0	hour	£25.50	£3,315.00
Site Supervision	130.0	hour	£33.00	£4,290.00

Demolition / Removal £2,110.50

Description	Qty	Unit	Rate	Total
Demolish half brick thick wall	17.0	hour	£54.00	£918.00
Remove garage door	4.0	hour	£25.50	£102.00
Remove upvc window	3.0	hour	£25.50	£76.50
Remove upvc door	3.0	hour	£25.50	£76.50
Breaking up plain concrete bed 100mm ; load into skip	5.0	hour	£54.00	£270.00
Removing roof timbers; rafters, purlins, ceiling joists, plates	5.0	hour	£54.00	£270.00
Removing single layer felt	5.0	hour	£54.00	£270.00
Removing gutters, downpipes	2.0	hour	£25.50	£51.00
Removing fascia or soffits	3.0	hour	£25.50	£76.50

Drain Runs £387.92

Description	Qty	Unit	Rate	Total
Install drainage pipes and fittings	1.0	hour	£33.00	£33.00
Fill to excavations by hand	1.0	m3	£30.00	£30.00
Levelling and compacting bottoms of excavations	1.0	hour	£33.00	£33.00
Excavate trenches by Machine	4.0	hour	£33.00	£132.00
Load soil to skip by machine	1.0	hour	£33.00	£33.00
Fill to make up levels by hand	2.0	m3	£63.46	£126.92

UPVC Manhole £363.00

Description	Qty	Unit	Rate	Total
Fill to excavations by hand	1.0	m3	£30.00	£30.00
Load soil to skip by machine	1.0	hour	£33.00	£33.00
Install chambers, covers and fittings	4.0	hour	£33.00	£132.00

Levelling and compacting bottoms of excavations	1.0	m2	£3.00	£3.00
Excavate Pit by Hand	1.0	m3	£165.00	£165.00

Foundation £1,175.93

Description	Qty	Unit	Rate	Total
Load soil to Skip By Machine	7.0	hour	£33.00	£231.00
Casting concrete to trench	7.0	m3	£62.70	£438.90
Levelling and compacting bottoms of excavations	9.0	m2	£3.00	£27.00
Excavate trenches by Machine	9.0	m3	£53.23	£479.03

Cavity Walls Below DPC £595.14

Description	Qty	Unit	Rate	Total
Mix Concrete on Site	1.0	m3	£63.75	£63.76
Filling cavity	1.0	m3	£89.19	£89.18
Laying concrete blocks	90.0	each	£2.31	£207.90
Lay damp proof course	27.0	m	£3.30	£89.10
Laying bricks (half a brick thick)	4.0	m2	£36.30	£145.20

Concrete Floors £1,661.90

Description	Qty	Unit	Rate	Total
Laying insulation to floor	23.0	m2	£6.60	£151.80
Fill to make up levels by hand	4.0	m3	£63.46	£253.85
Spreading and Levelling Fill	38.0	m2	£1.19	£45.14
Compacting Fill	38.0	m2	£1.50	£57.00
Laying vapour control	23.0	m2	£1.83	£42.17
Laying Damp Proof Membrane	24.0	m2	£1.65	£39.60
Laying floor screed 65-100mm	19.0	m2	£11.00	£209.00
Tamped finish	19.0	m2	£2.68	£50.98
Levelling and compacting bottoms of excavations	19.0	m2	£3.00	£57.00
Excavate reduced levels by Machine	7.0	m3	£53.23	£372.58
Casting concrete to slabs	3.0	m3	£72.60	£217.80
Load soil to Skip By Machine	5.0	hour	£33.00	£165.00

External Walls £2,697.70

Description	Qty	Unit	Rate	Total
Dot and dabbing plasterboard	34.0	m2	£8.25	£280.50
Skimming walls	34.0	m2	£10.00	£340.00
Labourer	3.0	hour	£33.00	£99.00
Laying concrete blocks	335.0	each	£2.31	£773.86
Laying bricks (half a brick thick)	29.0	m2	£36.30	£1,052.70
Forming cavity	29.0	m2	£1.27	£36.80
Laying PIR insulation to cavity wall	29.0	m2	£3.96	£114.84

Internal Walls £323.20

Description	Qty	Unit	Rate	Total
Laying concrete blocks	53.0	each	£2.31	£122.44

Dot and dabbing plasterboard	11.0	m2	£8.25	£90.76
Skimming walls	11.0	m2	£10.00	£110.00

Soldier Course £47.15

Description	Qty	Unit	Rate	Total
Laying bricks (plinth)	40.0	each	£1.18	£47.15

Windows £107.26

Description	Qty	Unit	Rate	Total
Fit window	1.0	each	£99.00	£99.00
Install trickle vents	1.0	each	£8.25	£8.26

External Doors £181.13

Description	Qty	Unit	Rate	Total
Install Cavity Closers	5.0	m	£6.23	£31.13
Install french door	1.0	each	£150.00	£150.00

LINTELS £55.22

Lintel 1 £46.97

Description	Qty	Unit	Rate	Total
Install steel lintel	1.0	each	£15.84	£15.84
Install Cavity Closers	5.0	m	£6.23	£31.13

Lintel 1 £8.26

Description	Qty	Unit	Rate	Total
Install concrete lintel	1.0	each	£8.25	£8.26

Internal Doors £230.05

Description	Qty	Unit	Rate	Total
Fitting a door	1.0	each	£55.00	£55.00
Fitting a single door lining	1.0	each	£26.40	£26.40
Apply 1 coat of gloss, 3.9m² x 1	4.0	m2	£13.20	£52.80
Apply 1 coat of primer, 3.9m² x 1	4.0	m2	£6.00	£24.00
Apply 1 coat of undercoat, 3.9m² x 1	4.0	m2	£6.00	£24.00
Fitting a tubular latch	1.0	each	£28.05	£28.06
Fitting handles	2.0	each	£9.90	£19.80

Skirting Boards £241.20

Description	Qty	Unit	Rate	Total
Apply 2 coats of gloss, 12m x 2	24.0	m	£3.75	£90.00
Apply 1 coat of primer, 12m x 1	12.0	m	£3.00	£36.00
Apply 1 coat of undercoat, 12m x 1	12.0	m	£3.00	£36.00
Cutting and fixing skirting board	12.0	m	£6.60	£79.20

Architraves £106.96

Description	Qty	Unit	Rate	Total
Cutting and fixing in position architraves	6.0	m	£4.95	£29.70
Apply 2 coats of gloss, 5.1m x 2	11.0	m	£3.75	£41.26
Apply 1 coat of primer, 5.1m x 1	6.0	m	£3.00	£18.00
Apply 1 coat of undercoat, 5.1m x 1	6.0	m	£3.00	£18.00

BOXING**£107.59****Boxing****£60.73**

Description	Qty	Unit	Rate	Total
Fixing battens to masonry	8.0	m	£4.13	£33.00
Fixing plywood	2.0	m2	£13.87	£27.73

Boxing(1)**£46.86**

Description	Qty	Unit	Rate	Total
Fixing battens to masonry	8.0	m	£4.13	£33.00
Fixing plywood	1.0	m2	£13.87	£13.86

Roof Structure**£890.50**

Description	Qty	Unit	Rate	Total
Install rafters	97.0	m	£4.29	£416.14
Install ridge	9.0	m	£7.92	£71.28
Bedding wall plate	8.0	m	£7.26	£58.08
Roof extras labour	10.0	hour	£34.50	£345.00

Pitched Roof Covering**£1,632.26**

Description	Qty	Unit	Rate	Total
Fixing breather membrane	33.0	m2	£3.00	£99.00
Fixing battens to timber	282.0	m	£1.83	£517.00
Install flashings	5.0	hour	£34.50	£172.50
Fix plain tiles (sloped)	1712.0	each	£0.49	£843.77

Roof Windows**£1,025.53**

Description	Qty	Unit	Rate	Total
Install roof window	3.0	each	£229.42	£688.27
Carpenter to fit joist hangers	18.0	each	£8.25	£148.50
Install rafters	44.0	m	£4.29	£188.76

Roof Insulation**£315.00**

Description	Qty	Unit	Rate	Total
Laying PIR insulation between rafters	21.0	m2	£15.00	£315.00

Fascia and Soffit**£256.98**

Description	Qty	Unit	Rate	Total
Install fascia/soffit 150-300mm	15.0	m	£15.21	£228.11
Fixing battens to masonry	7.0	m	£4.13	£28.87

Rainwater Goods**£231.00**

Description	Qty	Unit	Rate	Total
Install rainwater goods and accessories	7.0	hour	£33.00	£231.00

Electrics**£1,596.00**

Description	Qty	Unit	Rate	Total
Electrics 1st Fix	19.0	hour	£42.00	£798.00
General Electrics	19.0	hour	£42.00	£798.00

Plumbing £37.80

Description	Qty	Unit	Rate	Total
Install garden tap	1.0	each	£37.80	£37.80

ADVANCED PLUMBING £1,680.00

Plumbing £1,596.00

Description	Qty	Unit	Rate	Total
2nd Fix Plumbing	24.0	hour	£42.00	£1,008.00
1st Fix Plumbing	14.0	hour	£42.00	£588.00

Plumbing (1) £84.00

Description	Qty	Unit	Rate	Total
1st Fix Plumbing	2.0	hour	£42.00	£84.00

Heating £168.00

Description	Qty	Unit	Rate	Total
Install radiator	4.0	hour	£42.00	£168.00

Ceiling Finishes £852.30

Description	Qty	Unit	Rate	Total
Fixing plasterboard to ceiling	21.0	m2	£15.71	£330.00
Fixing battens to masonry	62.0	m	£4.13	£255.76
Skimming ceiling	21.0	m2	£12.69	£266.54

Wall Finishes £383.26

Description	Qty	Unit	Rate	Total
Dot and dabbing plasterboard	21.0	m2	£8.25	£173.26
Skimming walls	21.0	m2	£10.00	£210.00

Internal Decorating £240.00

Description	Qty	Unit	Rate	Total
Painting ceiling - mist coat, 1 x 20.3m2	3.0	hour	£30.00	£90.00
Painting walls - mist coat, 1 x 48.44m2	5.0	hour	£30.00	£150.00

Total : £27,305.47

Plant & Tool

Date:

20/01/2024

Ref:

JOB001

Demolition / Removal £734.40

Description	Qty	Term	Unit	Rate	Total
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	2	-	each	£367.20	£734.40

Site Equipment £814.80

Description	Qty	Term	Unit	Rate	Total
Portable Toilet 5ft x 4ft	1	15.0	week	£50.00	£750.00
Delivery and Collection Cost	1	-	each	£64.80	£64.80

Drain Runs £385.92

Description	Qty	Term	Unit	Rate	Total
1.5 Tonne Excavator	1	1.0	day	£79.20	£79.20
Delivery and Collection Cost	1	-	each	£64.80	£64.80
2 Yard Skip 1.2m(L) x 0.61(W) x 0.76(H)	1	-	each	£155.52	£155.52
1 Tonne Skip Loader	1	1.0	day	£86.40	£86.40

UPVC Manhole £217.44

Description	Qty	Term	Unit	Rate	Total
Rubble Sack 30kg	26	1.0	each	£5.04	£131.04
1 Tonne Skip Loader	1	1.0	day	£86.40	£86.40

Foundation £1,044.00

Description	Qty	Term	Unit	Rate	Total
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	2	-	each	£367.20	£734.40
1 Tonne Skip Loader	1	1.0	day	£86.40	£86.40
1.5 Tonne Excavator	1	2.0	day	£79.20	£158.40
Delivery and Collection Cost	1	-	each	£64.80	£64.80

Concrete Floors £964.80

Description	Qty	Term	Unit	Rate	Total
1.5 Tonne Excavator	1	1.0	day	£79.20	£79.20
Delivery and Collection Cost	1	-	each	£64.80	£64.80
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	2	-	each	£367.20	£734.40

1 Tonne Skip Loader	1	1.0	day	£86.40	£86.40
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Total : £4,161.36

Other costs

Date: 20/01/2024

Ref: JOB001

Total : £0.00