



Full Schedule Of Labour and Materials 9/26/2023

EXAMPLE

Exeter EX1 1QT

Overview

Stages

Preliminaries	£43,205.60
Demolitions	£1,358.44
Foundations and substructure	£70,332.85
Floor structure and lining	£35,954.82
Steel and structural supports	£12,463.22
External wall structure and lining	£198,226.26
Internal wall structure and lining	£30,034.51
Roof structure and coverings	£50,400.44
Ceiling structure and lining	£5,213.22
External windows and doors	£17,727.44
Internal doors and frames	£4,963.20
Drainage and pipework	£9,645.74
Heating and cooling	£20,430.49
Wiring and fuseboards	£6,367.72
Stairs, balustrades and lifts	£1,459.50
Plumbed appliances	£4,422.98
Wired appliances	£8,415.69
Ceiling preparation and finishes	£7,952.95
Wall preparation and finishes	£22,143.08
Floor preparation and finishes	£59,580.13
Units, worktops and kitchen appliances	£14,930.49
Decoration	£33,759.82
Fixtures and fittings	£8,479.76

Total Cost **£667,468.34**
Ex. VAT

Preliminaries

£43,205.60

1.1	Pricing clarifications	Specification	Qty	Labour	Materials	Total
1.1.1	Supply & Install Pricing clarifications - Preliminaries in G Ground Floor		1item	£0.00	£0.00	£0.00
1.2	Waste disposal	Specification	Qty	Labour	Materials	Total
1.2.1	Skip in G Ground Floor	8 yard skip	4 unit	£0.00	£1,440.00	£1,440.00
1.2.2	Skip in G Garage with flat roof	8 yard skip	2 unit	£0.00	£720.00	£720.00
1.2.3	Skip in Middle Floor (2)	8 yard skip	2 unit	£0.00	£720.00	£720.00
1.3	Utilities	Specification	Qty	Labour	Materials	Total
1.3.1	Delivery and collection of portaloos in G Ground Floor	Portaloos delivery	1 unit	£0.00	£66.00	£66.00
1.3.2	Portaloos weekly hire in G Ground Floor	Portaloos	6week	£0.00	£259.20	£259.20
1.4	Machinery / Equipment	Specification	Qty	Labour	Materials	Total
1.4.1	Delivery and collection of excavator in G Ground Floor	Excavator	1 unit	£0.00	£180.00	£180.00
1.4.2	Delivery and collection of excavator in G Garage with flat roof	Excavator	1 unit	£0.00	£180.00	£180.00
1.4.3	Excavator in G Ground Floor	1.5T excavator; incl. insurance + fuel allowance	1week	£0.00	£330.00	£330.00
1.4.4	Excavator in G Garage with flat roof	1.5T excavator; incl. insurance + fuel allowance	1week	£0.00	£330.00	£330.00
1.4.5	Materials lift in G Ground Floor	Geni SLA15 363kg	2week	£0.00	£528.00	£528.00
1.5	Hoarding	Specification	Qty	Labour	Materials	Total
1.5.1	Timber hoarding in G Ground Floor	OSB hoarding with built in door and timber lock, plm (max 2.8m high)	37.0875m	£1,400.05	£489.56	£1,889.61
1.6	Scaffolding	Specification	Qty	Labour	Materials	Total
1.6.1	Scaffold; mobile tower weekly hire in G Garage with flat roof	Mobile tower; including erection and dismantling	1week	£0.00	£240.00	£240.00
1.6.2	Scaffolding to elevations (m2) in G Ground Floor	Simple Scaffold	400.55m ²	£0.00	£8,171.22	£8,171.22
1.6.3	Scaffolding to elevations (m2) in Middle Floor (2)	Simple Scaffold	367.2m ²	£0.00	£7,490.88	£7,490.88
1.6.4	Scaffolding to elevations (m2) in Middle Floor (2)	Simple Scaffold	367.2m ²	£0.00	£7,490.88	£7,490.88

1.7	Protection	Specification	Qty	Labour	Materials	Total
1.7.1	Rigid protection to floor in Bathroom	Corex	50.58m ²	£149.37	£57.66	£207.03
1.8	Site set up	Specification	Qty	Labour	Materials	Total
1.8.1	Site set up in G Ground Floor	Site set up, portaloos, temporary electrical and plumbing, hoardings, office/canteen etc.	1 unit	£0.00	£2,400.00	£2,400.00
1.9	Project management	Specification	Qty	Labour	Materials	Total
1.9.1	Supply & Install Project manager on site in G Ground Floor		10day	£3,362.50	£0.00	£3,362.50
1.9.2	Supply & Install Project manager on site in G Garage with flat roof		1day	£336.25	£0.00	£336.25
1.9.3	Supply & Install Project manager on site in Middle Floor (2)		10day	£3,362.50	£0.00	£3,362.50
1.9.4	Supply & Install Working foreman in Middle Floor (2)		10day	£2,241.53	£0.00	£2,241.53
1.10	General allowances	Specification	Qty	Labour	Materials	Total
1.10.1	Additional works in G Ground Floor	Allowance for any other works required not identified in schedule	1item	£0.00	£0.00	£0.00
1.10.2	Additional works in Middle Floor (2)	Allowance for any other works required not identified in schedule	1item	£0.00	£0.00	£0.00
1.10.3	Supply & Install Professional cleaning on project completion in G Ground Floor		1item	£630.00	£0.00	£630.00
1.10.4	Supply & Install Professional cleaning on project completion in Middle Floor (2)		1item	£630.00	£0.00	£630.00

Demolitions

£1,358.44

2.1	Light demolition	Specification	Qty	Labour	Materials	Total
2.1.1	Clear site of bushes, scrub and undergrowth in G Ground Floor		100m ²	£1,181.25	£0.00	£1,181.25
2.1.2	Clear site of bushes, scrub and undergrowth in G Garage with flat roof		15m ²	£177.19	£0.00	£177.19

3.1	Excavation for foundations	Specification	Qty	Labour	Materials	Total
3.1.1	Excavate for trench foundations by machine; not exceeding 1m depth; disposal by hand n.e. 25m to skip/across site in G Ground Floor	Material removed from site to skips	148.35m ³	£7,350.28	£0.00	£7,350.28
3.2	Excavation for substructure	Specification	Qty	Labour	Materials	Total
3.2.1	Excavate for substructure by hand, not exceeding 1m depth; disposal by hand n.e. 25m to skip/across site in G Garage with flat roof	Material removed from site to skips	15m ³	£1,663.36	£0.00	£1,663.36
3.2.2	Excavate for substructure by machine; not exceeding 1m depth; disposal by hand n.e. 25m to skip/across site in G Ground Floor	Material removed from site to skips	100m ³	£4,954.69	£0.00	£4,954.69
3.3	Blinding	Specification	Qty	Labour	Materials	Total
3.3.1	Blinding in G Ground Floor	50mm sand blinding	100m ²	£471.88	£540.00	£1,011.88
3.3.2	Blinding in G Garage with flat roof	50mm sand blinding	15m ²	£70.78	£81.00	£151.78
3.4	Hardcore	Specification	Qty	Labour	Materials	Total
3.4.1	Hardcore fill / sub base / sub-base in G Ground Floor	250mm MOT type 1 hardcore	100m ²	£896.56	£3,450.00	£4,346.56
3.4.2	Hardcore fill / sub base / sub-base in G Garage with flat roof	250mm MOT type 1 hardcore	15m ²	£134.48	£517.50	£651.98
3.5	Damp proofing	Specification	Qty	Labour	Materials	Total
3.5.1	Damp proof membrane / DPM in G Ground Floor	2000 gauge (500mu) DPM	100m ²	£259.53	£208.80	£468.33
3.5.2	Damp proof membrane / DPM in G Garage with flat roof	2000 gauge (500mu) DPM	15m ²	£38.93	£31.32	£70.25
3.6	Foundations	Specification	Qty	Labour	Materials	Total
3.6.1	600mm wide by 1000mm deep trench foundations (4-10m run) in G Ground Floor	Shuttering, concrete and mesh	148.35m	£8,400.32	£30,619.44	£39,019.76
3.6.2	Engineering bricks; (100mm wide) half brick wide (inner leaf) in G Ground Floor	Class B Engineering bricks; stretcher bond; incl. 1:3 mortar	44.505005m ²	£2,520.10	£1,591.50	£4,111.60
3.6.3	Engineering bricks; (100mm wide) half brick wide (outer leaf) in G Ground Floor	Class B Engineering bricks; stretcher bond; incl. 1:3 mortar	44.505005m ²	£2,520.10	£1,591.50	£4,111.60
3.6.4	Weak mix concrete between cavity below DPC / Lean mix	Weak mix concrete between cavity below	148.35m	£1,050.04	£1,370.75	£2,420.79

3.6	Foundations	Specification	Qty	Labour	Materials	Total
	concrete between cavity below DPC in G Ground Floor	DPC; 100mm thick cavity; 500mm height allowance				

Floor structure and lining

£35,954.82

4.1	Floor structure	Specification	Qty	Labour	Materials	Total
4.1.1	150mm ready mix concrete slab in G Ground Floor	150mm concrete slab (C25 grade)	100m ²	£778.59	£2,520.00	£3,298.59
4.1.2	150mm ready mix concrete slab in G Garage with flat roof	150mm concrete slab (C25 grade)	15m ²	£116.79	£378.00	£494.79
4.1.3	Mesh reinforcement to slab in G Ground Floor	A142 mesh reinforcement	100m ²	£259.53	£1,440.00	£1,699.53
4.1.4	Mesh reinforcement to slab in G Garage with flat roof	A142 mesh reinforcement	15m ²	£38.93	£216.00	£254.93
4.1.5	Timber floor structure in Middle Floor (2)	75x200 C24 joists @400 cts, struts and hangers	240m ²	£6,930.00	£5,184.00	£12,114.00
4.2	Vapour barrier	Specification	Qty	Labour	Materials	Total
4.2.1	Vapour control layer to floor in G Ground Floor	Vapour barrier type 230	100m ²	£259.53	£276.00	£535.53
4.3	Floor insulation	Specification	Qty	Labour	Materials	Total
4.3.1	Insulation to concrete slab in G Ground Floor	150mm Kingspan Kooltherm K103 Floor Insulation Board	100m ²	£471.88	£6,360.00	£6,831.88
4.3.2	Perimeter insulation / Insulation to perimeter in G Ground Floor	25mm thick Kingspan Kooltherm K103 Floorboard to perimeter; n.e. 300mm height	148.35m	£1,050.04	£760.15	£1,810.19
4.4	Floor lining	Specification	Qty	Labour	Materials	Total
4.4.1	Floorboard in Middle Floor (2)	18mm Structural Hardwood Plywood Sheet	240m ²	£2,646.00	£3,283.20	£5,929.20
4.4.2	Screed to floor in G Ground Floor	65mm screed	100m ²	£802.19	£2,184.00	£2,986.19

Steel and structural supports

£12,463.22

5.1	Supporting steel	Specification	Qty	Labour	Materials	Total
5.1.1	Allowance for steel connections in G Ground Floor	Allowance for steel connections	8 unit	£0.00	£480.00	£480.00
5.1.2	Allowance for steel connections in Middle Floor (2)	Allowance for steel connections	4 unit	£0.00	£240.00	£240.00
5.1.3	Intumecent paint to steel column in G Ground Floor	Intumescent paint	10.8m	£254.81	£63.12	£317.93
5.1.4	Intumescent paint to steel beams in G Ground Floor	Intumescent paint	10m	£235.94	£58.44	£294.38
5.1.5	Intumescent paint to steel beams in Middle Floor (2)	Intumescent paint	12m	£283.13	£70.13	£353.25
5.1.6	Supply & Install Steel beam in G Ground Floor		10m	£1,086.49	£0.00	£1,086.49
5.1.7	Steel beam in Middle Floor (2)	203x203x86 UC	12m	£1,303.79	£3,243.31	£4,547.10
5.1.8	Steel column in G Ground Floor	203x203x86 UC	10.8m	£470.13	£2,918.98	£3,389.11
5.2	Padstones	Specification	Qty	Labour	Materials	Total
5.2.1	Concrete padstone in G Ground Floor	215x215x102mm	4 unit	£126.46	£96.00	£222.46
5.2.2	Concrete padstone in Middle Floor (2)	215x215x102mm	2 unit	£63.23	£48.00	£111.23
5.3	Lintels	Specification	Qty	Labour	Materials	Total
5.3.1	Single steel lintel in Bathroom	Catnic CG90/100	1m	£30.67	£52.93	£83.60
5.3.2	Single steel lintel in Bedroom	Catnic CG90/100	2m	£61.34	£105.86	£167.21
5.3.3	Single steel lintel in Bedroom (2)	Catnic CG90/100	2m	£61.34	£105.86	£167.21
5.3.4	Single steel lintel in Bedroom (3)	Catnic CG90/100	2m	£61.34	£105.86	£167.21
5.3.5	Single steel lintel in Dressing Room / Walk in closet	Catnic CG90/100	1m	£30.67	£52.93	£83.60
5.3.6	Single steel lintel in Entrance Hall	Catnic CG90/100	1m	£30.67	£52.93	£83.60
5.3.7	Single steel lintel in Gym	Catnic CG90/100	1m	£30.67	£52.93	£83.60
5.3.8	Single steel lintel in Kitchen / Living / Dining	Catnic CG90/100	2m	£61.34	£105.86	£167.21
5.3.9	Single steel lintel in Kitchen / Living / Dining	Catnic CG90/100	3m	£92.02	£158.80	£250.81
5.3.10	Single steel lintel in Study / Office	Catnic CG90/100	2m	£61.34	£105.86	£167.21

External wall structure and lining

£198,226.26

6.1	External wall structure	Specification	Qty	Labour	Materials	Total
6.1.1	100mm Concrete block wall; external wall; plinth in G Ground Floor	100mm concrete blocks; stretcher bond; 1:3 mortar; 7N	44.505005m ²	£766.53	£1,208.04	£1,974.57
6.1.2	Damp Proof Course / DPC in G Ground Floor	DPC; 300mm width	148.35m	£700.03	£51.63	£751.66
6.1.3	Damp Proof Course / DPC in G Garage with flat roof	DPC; 300mm width	58.53m	£276.19	£20.37	£296.56
6.1.4	Fibre cement cladding to external wall in G Ground Floor		400.55m ²	£26,286.09	£0.00	£26,286.09
6.1.5	Timber stud wall to external wall / timber partition wall to external wall; 400mm centres; 3 rows of noggins in G Ground Floor	Timber stud wall; C16/C24 47x95mm; 400mm centres; 3 rows of noggins	400.55m ²	£11,891.83	£11,348.38	£23,240.21
6.1.6	Timber stud wall to external wall / timber partition wall to external wall; 400mm centres; 3 rows of noggins in Middle Floor (2)	Timber stud wall; C16/C24 47x95mm; 400mm centres; 3 rows of noggins	367.2m ²	£10,901.71	£10,403.51	£21,305.22
6.1.7	Wall ties / frame ties - timber to brick/block in G Ground Floor	Helical Timber Frame Wall Tie; 100-125mm cavity; 5nr/m ²	400.55m ²	£2,835.14	£2,259.10	£5,094.24
6.1.8	Wall ties / frame ties - timber to brick/block in Middle Floor (2)	Helical Timber Frame Wall Tie; 100-125mm cavity; 5nr/m ²	367.2m ²	£2,599.09	£2,071.01	£4,670.10
6.1.9	100mm Concrete block wall; external wall in G Garage with flat roof	100mm concrete blocks; stretcher bond; 1:3 mortar; 7N	158.03m ²	£2,721.82	£4,289.57	£7,011.39
6.1.10	Wall ties to external wall in G Garage with flat roof	Stainless steel wall ties; 76-100mm cavity; 4nr/m ²	158.03m ²	£633.85	£144.12	£777.97
6.1.11	Half brick wide brick wall (100mm wide) in G Garage with flat roof	Facing bricks @ PC Sum £60/m ² ; stretcher bond; incl. 1:3 mortar	158.03m ²	£8,948.45	£13,236.59	£22,185.04
6.1.12	Half brick wide brick wall (100mm wide) in Middle Floor (2)	Facing bricks @ PC Sum £60/m ² ; stretcher bond; incl. 1:3 mortar	367.2m ²	£20,792.70	£30,756.67	£51,549.37
6.2	External wall lining	Specification	Qty	Labour	Materials	Total
6.2.1	Plasterboard to external wall (inner leaf) in G Ground Floor	12.5mm standard gyproc plasterboard	400.55m ²	£3,780.19	£1,605.40	£5,385.59
6.2.2	Plasterboard to external wall (inner leaf) in Middle Floor (2)	12.5mm standard gyproc plasterboard	367.2m ²	£3,465.45	£1,471.74	£4,937.19

6.3	External wall insulation	Specification	Qty	Labour	Materials	Total
6.3.1	Cavity wall insulation to external wall in G Ground Floor	150mm Celotex XR4150 General Purpose PIR Insulation Board	400.55m ²	£2,362.62	£9,512.26	£11,874.88
6.3.2	Cavity wall insulation to external wall in Middle Floor (2)	150mm Celotex XR4150 General Purpose PIR Insulation Board	367.2m ²	£2,165.91	£8,720.27	£10,886.17

Internal wall structure and lining

£30,034.51

7.1	Internal wall structure	Specification	Qty	Labour	Materials	Total
7.1.1	Boxing to pipework / beam / column (floor to ceiling) in G Ground Floor	Timber stud structure with MR plasterboard	2.7m	£99.22	£85.54	£184.76
7.1.2	Boxing to pipework / beam / column (floor to ceiling) in Middle Floor (2)	Timber stud structure with MR plasterboard	2.7m	£99.22	£85.54	£184.76
7.1.3	Boxing to pipework / beam / column (length of room) in G Ground Floor	Timber stud structure with MR plasterboard	10m	£367.50	£316.80	£684.30
7.1.4	Boxing to pipework / beam / column (length of room) in Middle Floor (2)	Timber stud structure with MR plasterboard	20m	£735.00	£633.60	£1,368.60
7.1.5	Boxing to pipework / beam / column (width of room) in G Ground Floor	Timber stud structure with MR plasterboard	10m	£367.50	£316.80	£684.30
7.1.6	Boxing to pipework / beam / column (width of room) in Middle Floor (2)	Timber stud structure with MR plasterboard	12m	£441.00	£380.16	£821.16
7.1.7	Timber stud wall / timber partition wall to internal wall; 600mm centres; 3 rows of noggins in G Ground Floor	Timber stud wall; C16/C24 47x95mm; 600mm centres; 3 rows of noggins	160.22m ²	£4,003.90	£2,357.16	£6,361.05
7.1.8	Timber stud wall / timber partition wall to internal wall; 600mm centres; 3 rows of noggins in Middle Floor (2)	Timber stud wall; C16/C24 47x95mm; 600mm centres; 3 rows of noggins	146.88m ²	£3,670.53	£2,160.90	£5,831.43
7.2	Internal wall lining	Specification	Qty	Labour	Materials	Total
7.2.1	Plasterboard to stud wall - inner leaf in G Ground Floor	12.5mm standard gyproc plasterboard	160.22m ²	£1,512.08	£642.16	£2,154.24
7.2.2	Plasterboard to stud wall - inner leaf in Middle Floor (2)	12.5mm standard gyproc plasterboard	146.88m ²	£1,386.18	£588.70	£1,974.88
7.2.3	Plasterboard to stud wall - outer leaf in G Ground Floor	12.5mm standard gyproc plasterboard	160.22m ²	£1,512.08	£642.16	£2,154.24
7.2.4	Plasterboard to stud wall - outer leaf in Middle Floor (2)	12.5mm standard gyproc plasterboard	146.88m ²	£1,386.18	£588.70	£1,974.88

7.3	Internal wall insulation	Specification	Qty	Labour	Materials	Total
7.3.1	Insulation between studs; internal wall in G Ground Floor	100mm Rockwool RWA45 Semi-Rigid Acoustic Insulation Slab	160.22m ²	£1,701.09	£1,249.72	£2,950.80
7.3.2	Insulation between studs; internal wall in Middle Floor (2)	100mm Rockwool RWA45 Semi-Rigid Acoustic Insulation Slab	146.88m ²	£1,559.45	£1,145.66	£2,705.12

Roof structure and coverings

£50,400.44

8.1	Roof structure	Specification	Qty	Labour	Materials	Total
8.1.1	Timber flat roof structure in G Garage with flat roof	47x200 C24 joists @400 c/c, struts and hangers	15m ²	£315.00	£642.60	£957.60
8.1.2	Timber pitched roof structure in R Pitched roof	75x145mm sawn treated timber	80m ²	£3,150.00	£2,112.00	£5,262.00
8.1.3	Timber pitched roof structure in R Pitched roof (2)	75x145mm sawn treated timber	80m ²	£3,150.00	£2,112.00	£5,262.00
8.1.4	Wood sheathing to roof in R Pitched roof	18mm Structural Hardwood Plywood Sheet	104m ²	£1,146.60	£1,422.72	£2,569.32
8.1.5	Wood sheathing to roof in R Pitched roof (2)	18mm Structural Hardwood Plywood Sheet	104m ²	£1,146.60	£1,422.72	£2,569.32
8.2	Roof lining	Specification	Qty	Labour	Materials	Total
8.2.1	Breather membrane in R Pitched roof	Tyvek Supro breather membrane	104m ²	£269.91	£124.80	£394.71
8.2.2	Breather membrane in G Garage with flat roof	Tyvek Supro breather membrane	15m ²	£38.93	£18.00	£56.93
8.2.3	Breather membrane in R Pitched roof (2)	Tyvek Supro breather membrane	104m ²	£269.91	£124.80	£394.71
8.2.4	Timber battens in R Pitched roof	38x38mm timber battens	104m ²	£491.40	£748.80	£1,240.20
8.2.5	Timber battens in G Garage with flat roof	38x38mm timber battens	15m ²	£70.88	£108.00	£178.88
8.2.6	Timber battens in R Pitched roof (2)	38x38mm timber battens	104m ²	£491.40	£748.80	£1,240.20
8.3	Roof vapour barrier	Specification	Qty	Labour	Materials	Total
8.3.1	Roof vapour control layer in G Garage with flat roof	Pro clima intello plus VCL	15m ²	£38.93	£54.00	£92.93

8.4	Roof coverings	Specification	Qty	Labour	Materials	Total
8.4.1	Cement tiles to roof in R Pitched roof	Mid spec (PC Supply £22/m2)	104m ²	£3,189.88	£3,020.16	£6,210.04
8.4.2	Cement tiles to roof in R Pitched roof (2)	Mid spec (PC Supply £22/m2)	104m ²	£3,189.88	£3,020.16	£6,210.04
8.4.3	GRP to flat roof in G Garage with flat roof	Glass fibre based roofing membrane	15m ²	£530.86	£540.00	£1,070.86
8.4.4	Ridge tiles; butt jointed; bedding and pointing in natural coloured mortar (1:3) in R Pitched roof	Concrete/cement ridge tile (PC Supply £15/m)	10m	£125.05	£198.00	£323.05
8.4.5	Ridge tiles; butt jointed; bedding and pointing in natural coloured mortar (1:3) in R Pitched roof (2)	Concrete/cement ridge tile (PC Supply £15/m)	10m	£125.05	£198.00	£323.05
8.4.6	Sand and cement to tiled verge (labour included within tile to roof task) in R Pitched roof	Sand and cement to tiled verge	104m ²	£0.00	£249.60	£249.60
8.4.7	Sand and cement to tiled verge (labour included within tile to roof task) in R Pitched roof (2)	Sand and cement to tiled verge	104m ²	£0.00	£249.60	£249.60
8.5	Bargeboards	Specification	Qty	Labour	Materials	Total
8.5.1	Bargeboard in R Pitched roof	Mid spec (PC Supply £9/m)	20.8m	£225.74	£247.10	£472.85
8.5.2	Bargeboard in R Pitched roof (2)	Mid spec (PC Supply £9/m)	20.8m	£225.74	£247.10	£472.85
8.6	Roof insulation	Specification	Qty	Labour	Materials	Total
8.6.1	Insulation to roof between rafters in R Pitched roof	140mm Kingspan Thermaroof TR26 Flat Roof Insulation Board	80m ²	£849.38	£4,023.36	£4,872.74
8.6.2	Insulation to roof between rafters in R Pitched roof (2)	140mm Kingspan Thermaroof TR26 Flat Roof Insulation Board	80m ²	£849.38	£4,023.36	£4,872.74
8.7	Flashing	Specification	Qty	Labour	Materials	Total
8.7.1	Lead flashing in R Pitched roof	Lead Code 4 - 300mm Roofing Lead Flashing Roll	18m	£169.88	£317.52	£487.39
8.7.2	Lead flashing in R Pitched roof (2)	Lead Code 4 - 300mm Roofing Lead Flashing Roll	18m	£169.88	£317.52	£487.39

8.8	Fascias	Specification	Qty	Labour	Materials	Total
8.8.1	Fascia in G Garage with flat roof	Mid spec (PC Supply £10/m)	58.53m	£635.23	£772.60	£1,407.83
8.8.2	Soffit and fascia system in R Pitched roof	Mid spec (PC Supply £20/m)	20m	£707.81	£528.00	£1,235.81
8.8.3	Soffit and fascia system in R Pitched roof (2)	Mid spec (PC Supply £20/m)	20m	£707.81	£528.00	£1,235.81

Ceiling structure and lining

£5,213.22

9.1	Ceiling lining	Specification	Qty	Labour	Materials	Total
9.1.1	Single plasterboard to ceiling in G Ground Floor	12.5mm standard gyproc plasterboard	100m ²	£1,132.50	£400.80	£1,533.30
9.1.2	Single plasterboard to ceiling in Middle Floor (2)	12.5mm standard gyproc plasterboard	240m ²	£2,718.00	£961.92	£3,679.92

External windows and doors

£17,727.44

10.1	Windows	Specification	Qty	Labour	Materials	Total
10.1.1	Hardwood casement window (0-1m ²) in Bathroom	Mid spec (Slim Line or similar approved, PC Supply £600 each)	1 unit	£183.75	£804.00	£987.75
10.1.2	Hardwood casement window (0-1m ²) in Dressing Room / Walk in closet	Mid spec (Slim Line or similar approved, PC Supply £600 each)	1 unit	£183.75	£804.00	£987.75
10.1.3	Hardwood casement window (0-1m ²) in WC	Mid spec (Slim Line or similar approved, PC Supply £600 each)	1 unit	£183.75	£804.00	£987.75
10.1.4	Hardwood casement window (1-2m ²) in Study / Office	Mid spec (Slim Line or similar approved, PC Supply £790 each)	1 unit	£196.88	£1,044.00	£1,240.88
10.1.5	Hardwood casement window (1-2m ²) in Bedroom	Mid spec (Slim Line or similar approved, PC Supply £790 each)	1 unit	£196.88	£1,044.00	£1,240.88
10.1.6	Hardwood casement window (1-2m ²) in Bedroom (2)	Mid spec (Slim Line or similar approved, PC Supply £790 each)	1 unit	£196.88	£1,044.00	£1,240.88
10.1.7	Hardwood casement window (1-2m ²) in Bedroom (3)	Mid spec (Slim Line or similar approved, PC Supply £790 each)	1 unit	£196.88	£1,044.00	£1,240.88
10.1.8	Hardwood casement window (1-2m ²) in Gym	Mid spec (Slim Line or similar approved, PC Supply £790 each)	1 unit	£196.88	£1,044.00	£1,240.88
10.1.9	Hardwood casement window (1-2m ²) in Kitchen / Living /	Mid spec (Slim Line or similar approved, PC Supply £790 each)	1 unit	£196.88	£1,044.00	£1,240.88

10.1	Windows	Specification	Qty	Labour	Materials	Total
	Dining	Supply £790 each)				
10.1.10	Rooflight (1-2m2) in Kitchen / Living / Dining	Mid spec (PC Supply £1000)	1 unit	£235.94	£1,320.00	£1,555.94
10.2	External doors	Specification	Qty	Labour	Materials	Total
10.2.1	Aluminium bifold door, handle and lock - 2-3m length in Kitchen / Living / Dining	Mid spec (Slim Line) - 2-3m length (PC Supply £2100)	1 unit	£472.50	£2,772.00	£3,244.50
10.2.2	External Door (single) in Entrance Hall	Solid timber door - weathershield grey (PC Supply £300 each)	1 unit	£121.80	£396.00	£517.80
10.3	Window furniture	Specification	Qty	Labour	Materials	Total
10.3.1	Window board in Bathroom	Timber window board	1m	£21.00	£15.84	£36.84
10.3.2	Window board in Bedroom	Timber window board	1m	£21.00	£15.84	£36.84
10.3.3	Window board in Bedroom (2)	Timber window board	1m	£21.00	£15.84	£36.84
10.3.4	Window board in Bedroom (3)	Timber window board	1m	£21.00	£15.84	£36.84
10.3.5	Window board in Dressing Room / Walk in closet	Timber window board	1m	£21.00	£15.84	£36.84
10.3.6	Window board in Gym	Timber window board	1m	£21.00	£15.84	£36.84
10.3.7	Window board in Kitchen / Living / Dining	Timber window board	2m	£42.00	£31.68	£73.68
10.3.8	Window board in WC	Timber window board	1m	£21.00	£15.84	£36.84
10.3.9	Window board in Study / Office	Timber window board	2m	£42.00	£31.68	£73.68
10.4	Sundry items	Specification	Qty	Labour	Materials	Total
10.4.1	Cavity closers around windows and doors in Bathroom	100mm thick Kingspan Thermabate Cavity Closer	4m	£46.24	£32.40	£78.64
10.4.2	Cavity closers around windows and doors in Bedroom	100mm thick Kingspan Thermabate Cavity Closer	6m	£69.37	£48.60	£117.97
10.4.3	Cavity closers around windows and doors in Bedroom (2)	100mm thick Kingspan Thermabate Cavity Closer	6m	£69.37	£48.60	£117.97
10.4.4	Cavity closers around windows and doors in Bedroom (3)	100mm thick Kingspan Thermabate Cavity Closer	6m	£69.37	£48.60	£117.97
10.4.5	Cavity closers around windows and doors in Dressing Room / Walk in closet	100mm thick Kingspan Thermabate Cavity Closer	4m	£46.24	£32.40	£78.64
10.4.6	Cavity closers around windows and doors in Entrance Hall	100mm thick Kingspan Thermabate Cavity Closer	6m	£69.37	£48.60	£117.97
10.4.7	Cavity closers around windows and doors in Gym	100mm thick Kingspan Thermabate Cavity Closer	6m	£69.37	£48.60	£117.97

10.4	Sundry items	Specification	Qty	Labour	Materials	Total
10.4.8	Cavity closers around windows and doors in Kitchen / Living / Dining	100mm thick Kingspan Thermabate Cavity Closer	22m	£254.34	£178.20	£432.54
10.4.9	Cavity closers around windows and doors in WC	100mm thick Kingspan Thermabate Cavity Closer	4m	£46.24	£32.40	£78.64
10.4.10	Cavity closers around windows and doors in Study / Office	100mm thick Kingspan Thermabate Cavity Closer	6m	£69.37	£48.60	£117.97
10.4.11	Cavity tray over structural opening in WC	Manthorpe Horizontal Cavity Tray	1m	£4.72	£7.55	£12.27
10.4.12	Cavity tray over structural opening in Study / Office	Manthorpe Horizontal Cavity Tray	2m	£9.44	£15.10	£24.53
10.4.13	Cavity tray over structural opening in Bathroom	Manthorpe Horizontal Cavity Tray	1m	£4.72	£7.55	£12.27
10.4.14	Cavity tray over structural opening in Bedroom	Manthorpe Horizontal Cavity Tray	1m	£4.72	£7.55	£12.27
10.4.15	Cavity tray over structural opening in Bedroom (2)	Manthorpe Horizontal Cavity Tray	1m	£4.72	£7.55	£12.27
10.4.16	Cavity tray over structural opening in Bedroom (3)	Manthorpe Horizontal Cavity Tray	1m	£4.72	£7.55	£12.27
10.4.17	Cavity tray over structural opening in Dressing Room / Walk in closet	Manthorpe Horizontal Cavity Tray	1m	£4.72	£7.55	£12.27
10.4.18	Cavity tray over structural opening in Entrance Hall	Manthorpe Horizontal Cavity Tray	1m	£4.72	£7.55	£12.27
10.4.19	Cavity tray over structural opening in Gym	Manthorpe Horizontal Cavity Tray	1m	£4.72	£7.55	£12.27
10.4.20	Cavity tray over structural opening in Kitchen / Living / Dining	Manthorpe Horizontal Cavity Tray	5m	£23.59	£37.74	£61.33
10.4.21	Cavity tray weep ends (2nr allowance) per structural opening in Bathroom	Cavity tray; weep ends (2nr allowance)	1 unit	£2.36	£0.84	£3.20
10.4.22	Cavity tray weep ends (2nr allowance) per structural opening in Bedroom	Cavity tray; weep ends (2nr allowance)	1 unit	£2.36	£0.84	£3.20
10.4.23	Cavity tray weep ends (2nr allowance) per structural opening in Bedroom (2)	Cavity tray; weep ends (2nr allowance)	1 unit	£2.36	£0.84	£3.20
10.4.24	Cavity tray weep ends (2nr allowance) per structural opening in Bedroom (3)	Cavity tray; weep ends (2nr allowance)	1 unit	£2.36	£0.84	£3.20
10.4.25	Cavity tray weep ends (2nr allowance) per structural opening in Dressing Room / Walk in closet	Cavity tray; weep ends (2nr allowance)	1 unit	£2.36	£0.84	£3.20
10.4.26	Cavity tray weep ends (2nr allowance) per structural opening in Entrance Hall	Cavity tray; weep ends (2nr allowance)	1 unit	£2.36	£0.84	£3.20
10.4.27	Cavity tray weep ends (2nr allowance) per structural	Cavity tray; weep ends (2nr allowance)	1 unit	£2.36	£0.84	£3.20

10.4	Sundry items	Specification	Qty	Labour	Materials	Total
	opening in Gym					
10.4.28	Cavity tray weep ends (2nr allowance) per structural opening in Kitchen / Living / Dining	Cavity tray; weep ends (2nr allowance)	2 unit	£4.72	£1.68	£6.40
10.4.29	Cavity tray weep ends (2nr allowance) per structural opening in WC	Cavity tray; weep ends (2nr allowance)	1 unit	£2.36	£0.84	£3.20
10.4.30	Cavity tray weep ends (2nr allowance) per structural opening in Study / Office	Cavity tray; weep ends (2nr allowance)	1 unit	£2.36	£0.84	£3.20

Internal doors and frames

£4,963.20

11.1	Internal doors	Specification	Qty	Labour	Materials	Total
11.1.1	Single fire rated door, frame, architrave and ironmongery in Bedroom	Mid spec, FD30 fire rated door (PC Supply £240 each)	1 unit	£117.60	£316.80	£434.40
11.1.2	Single fire rated door, frame, architrave and ironmongery in Bedroom (2)	Mid spec, FD30 fire rated door (PC Supply £240 each)	1 unit	£117.60	£316.80	£434.40
11.1.3	Single fire rated door, frame, architrave and ironmongery in Bedroom (3)	Mid spec, FD30 fire rated door (PC Supply £240 each)	1 unit	£117.60	£316.80	£434.40
11.1.4	Single fire rated door, frame, architrave and ironmongery in Kitchen / Living / Dining	Mid spec, FD30 fire rated door (PC Supply £240 each)	1 unit	£117.60	£316.80	£434.40
11.1.5	Single softwood door, frame, architrave, handle and lock in Bathroom	Mid spec (Direct Doors, PC Supply £260)	1 unit	£117.60	£343.20	£460.80
11.1.6	Single softwood door, frame, architrave, handle and lock in Boiler Cupboard	Mid spec (Direct Doors, PC Supply £260)	1 unit	£117.60	£343.20	£460.80
11.1.7	Single softwood door, frame, architrave, handle and lock in Dressing Room / Walk in closet	Mid spec (Direct Doors, PC Supply £260)	1 unit	£117.60	£343.20	£460.80
11.1.8	Single softwood door, frame, architrave, handle and lock in Entrance Hall	Mid spec (Direct Doors, PC Supply £260)	1 unit	£117.60	£343.20	£460.80
11.1.9	Single softwood door, frame, architrave, handle and lock in Gym	Mid spec (Direct Doors, PC Supply £260)	1 unit	£117.60	£343.20	£460.80
11.1.10	Single softwood door, frame, architrave, handle and lock in WC	Mid spec (Direct Doors, PC Supply £260)	1 unit	£117.60	£343.20	£460.80
11.1.11	Single softwood door, frame, architrave, handle and lock in Study / Office	Mid spec (Direct Doors, PC Supply £260)	1 unit	£117.60	£343.20	£460.80

12.1	Hot and cold pipework	Specification	Qty	Labour	Materials	Total
12.1.1	Hot and cold pipes; copper in G Ground Floor	22mm copper	10m	£262.50	£144.00	£406.50
12.1.2	Hot and cold pipes; copper in Bathroom	22mm copper	11.24m	£295.05	£161.86	£456.91
12.1.3	Hot and cold pipes; copper in Middle Floor (2)	22mm copper	20m	£525.00	£288.00	£813.00
12.1.4	Hot and cold pipes; copper in Boiler Cupboard	22mm copper	7.56m	£198.45	£108.86	£307.31
12.1.5	Hot and cold pipes; copper in WC	22mm copper	1.97m	£51.71	£28.37	£80.08
12.1.6	Hot and cold pipes; copper in Kitchen / Living / Dining	22mm copper	6m	£157.50	£86.40	£243.90
12.2	Waste pipework	Specification	Qty	Labour	Materials	Total
12.2.1	Soil pipe overground in Middle Floor (2)	Soil pipe	20m	£472.50	£120.00	£592.50
12.2.2	Soil pipe underground, trench by machine in G Ground Floor	110mm uPVC pipe with gravel fill	20m	£1,463.44	£576.00	£2,039.44
12.2.3	Waste pipe overground in G Ground Floor	110mm UPVC pipe	10m	£131.25	£180.00	£311.25
12.2.4	Waste pipe overground in Bathroom	110mm UPVC pipe	11.24m	£147.52	£202.32	£349.84
12.2.5	Waste pipe overground in Middle Floor (2)	110mm UPVC pipe	20m	£262.50	£360.00	£622.50
12.2.6	Waste pipe overground in Kitchen / Living / Dining	110mm UPVC pipe	6m	£78.75	£108.00	£186.75
12.2.7	Waste pipe overground in WC	110mm UPVC pipe	1.97m	£25.86	£35.46	£61.32
12.3	Rainwater drainage	Specification	Qty	Labour	Materials	Total
12.3.1	Downpipe in G Garage with flat roof	68mm uPVC downpipe	3m	£53.09	£108.00	£161.09
12.3.2	Hopper in G Garage with flat roof	uPVC hopper	1 unit	£17.70	£27.60	£45.30
12.3.3	uPVC gutter in G Garage with flat roof	112mm half round uPVC gutter	16m	£283.13	£288.00	£571.13
12.4	Access points	Specification	Qty	Labour	Materials	Total
12.4.1	Brick manhole; 750x450mm; 1000mm depth in G Ground Floor	Brick manhole; 750x450mm; 1000mm depth; incl. excavation; 150 concrete bed; 215 class B engineering brick walls; 100 clayware main channel; concrete benching; step irons and cast iron manhole cover	1 unit	£481.31	£679.24	£1,160.55
12.4.2	Cleaning and tests to new drainage in G Ground Floor	Allowance for cleaning and tests to new drainage	1item	£0.00	£600.00	£600.00

12.4	Access points	Specification	Qty	Labour	Materials	Total
12.4.3	Inspection Chamber in G Ground Floor	Polypropylene inspection chamber	2 unit	£312.38	£324.00	£636.38

Heating and cooling

£20,430.49

13.1	Heat source	Specification	Qty	Labour	Materials	Total
13.1.1	Gas combi boiler in Boiler Cupboard	Worcester Bosch Greenstar 30i Gas/LPG Combi Boiler	1 unit	£756.56	£1,360.80	£2,117.36

13.2	Pipework	Specification	Qty	Labour	Materials	Total
13.2.1	Flue in Gym	Flue and associated ductwork	4m	£336.25	£144.00	£480.25
13.2.2	Gas pipes in Middle Floor (2)	22mm copper	40m	£1,008.75	£384.00	£1,392.75

13.3	Heating/cooling element	Specification	Qty	Labour	Materials	Total
13.3.1	Air conditioning unit in Gym	Mid spec (PC Supply £2400 each)	1 unit	£1,260.00	£3,024.00	£4,284.00
13.3.2	Electric towel rail in Bathroom	Mid spec (PC Supply £160 each)	1 unit	£94.69	£201.60	£296.29
13.3.3	Electric towel rail in WC	Mid spec (PC Supply £160 each)	1 unit	£94.69	£201.60	£296.29
13.3.4	Wet underfloor heating - 5m2 kit in WC	LoPro®Max OneZone® underfloor heating - 5m2 kit	1item	£131.25	£859.20	£990.45
13.3.5	Wet underfloor heating per m2 in Bathroom	Pro-Warm wet underfloor heating kit and thermostat	50.58m ²	£1,327.73	£3,398.98	£4,726.70
13.3.6	Wet underfloor heating per m2 in Kitchen / Living / Dining	Pro-Warm wet underfloor heating kit and thermostat	30m ²	£787.50	£2,016.00	£2,803.50
13.3.7	Double panel radiator in Bedroom	Mid spec (PC Supply £220 each)	1 unit	£157.50	£277.20	£434.70
13.3.8	Double panel radiator in Bedroom (2)	Mid spec (PC Supply £220 each)	1 unit	£157.50	£277.20	£434.70
13.3.9	Double panel radiator in Bedroom (3)	Mid spec (PC Supply £220 each)	1 unit	£157.50	£277.20	£434.70
13.3.10	Double panel radiator in Dressing Room / Walk in closet	Mid spec (PC Supply £220 each)	1 unit	£157.50	£277.20	£434.70
13.3.11	Double panel radiator in Entrance Hall	Mid spec (PC Supply £220 each)	1 unit	£157.50	£277.20	£434.70
13.3.12	Double panel radiator in Gym	Mid spec (PC Supply £220 each)	1 unit	£157.50	£277.20	£434.70
13.3.13	Double panel radiator in Study / Office	Mid spec (PC Supply £220 each)	1 unit	£157.50	£277.20	£434.70

14.1	Cabling	Specification	Qty	Labour	Materials	Total
14.1.1	Electrical wiring installation in G Ground Floor	New wiring allowance	296.7m	£2,341.15	£217.18	£2,558.33
14.1.2	Electrical wiring installation in G Garage with flat roof	New wiring allowance	58.53m	£461.84	£42.84	£504.68
14.1.3	Electrical wiring installation in Middle Floor (2)	New wiring allowance	272m	£2,146.25	£199.10	£2,345.35
14.2	Fuseboards	Specification	Qty	Labour	Materials	Total
14.2.1	Fuseboard / consumer unit in G Ground Floor	12-module fuseboard	1 unit	£505.00	£75.60	£580.60
14.3	Electrical certification	Specification	Qty	Labour	Materials	Total
14.3.1	Supply & Install Electrical certification in G Ground Floor		1 unit	£126.25	£0.00	£126.25
14.3.2	Supply & Install Electrical certification in G Garage with flat roof		1 unit	£126.25	£0.00	£126.25
14.3.3	Supply & Install Electrical certification in Middle Floor (2)		1 unit	£126.25	£0.00	£126.25

Stairs, balustrades and lifts

£1,459.50

15.1	Stairs	Specification	Qty	Labour	Materials	Total
15.1.1	Straight staircase in Landing incl. stairs	Prefabricated Pine Straight Staircase, MDF treads and risers, with prime undercoat and gloss	1item	£1,039.50	£420.00	£1,459.50

Plumbed appliances

£4,422.98

16.1	Shower tray	Specification	Qty	Labour	Materials	Total
16.1.1	Acrylic shower tray (~1-2m2) in Bathroom	Mid spec (Victoria Plum or similar, PC Supply £150)	1 unit	£99.75	£198.00	£297.75
16.2	Shower waste	Specification	Qty	Labour	Materials	Total
16.2.1	Shower waste (acrylic tray) in Bathroom	Mid spec (Victoria Plum)	1 unit	£52.50	£29.99	£82.49

16.3	Shower mixer and head	Specification	Qty	Labour	Materials	Total
16.3.1	Integrated shower mixer and head in Bathroom	Mid spec (Victoria Plum, PC Supply £280)	1 unit	£65.63	£369.60	£435.23
16.4	Shower screen	Specification	Qty	Labour	Materials	Total
16.4.1	Shower screen in Bathroom	Mid spec (Victoria Plum or similar, PC Supply £150 each)	1 unit	£65.63	£198.00	£263.63
16.5	Sink	Specification	Qty	Labour	Materials	Total
16.5.1	Pedestal sink in Bathroom	Mid spec (Victoria Plum)	1 unit	£77.44	£83.99	£161.43
16.5.2	Wall hung sink in WC	Mid spec (The Bath Store, PC Supply £140)	1 unit	£118.13	£176.40	£294.52
16.6	Sink taps	Specification	Qty	Labour	Materials	Total
16.6.1	Free standing sink tap and mixer in Bathroom	Mid spec (Grohe PC Supply £270)	1 unit	£42.00	£356.40	£398.40
16.6.2	Wall mounted sink tap and mixer in WC	Mid spec (Grohe PC Supply £270)	1 unit	£42.00	£356.40	£398.40
16.7	Sink waste	Specification	Qty	Labour	Materials	Total
16.7.1	Sink waste in Bathroom	Mid spec (Victoria Plum)	1 unit	£10.50	£36.00	£46.50
16.7.2	Sink waste in WC	Mid spec (Victoria Plum)	1 unit	£10.50	£36.00	£46.50
16.8	Bath	Specification	Qty	Labour	Materials	Total
16.8.1	Bath in Bathroom	Mid spec (Victoria Plum, PC Supply £320)	1 unit	£91.88	£382.80	£474.67
16.9	Bath tap	Specification	Qty	Labour	Materials	Total
16.9.1	Bath tap in Bathroom	Mid spec (The Bath Store, PC Supply £230)	1 unit	£21.00	£274.80	£295.80
16.10	Bath waste	Specification	Qty	Labour	Materials	Total
16.10.1	Bath waste in Bathroom	Mid spec (Victoria Plum)	1 unit	£13.13	£65.99	£79.11
16.11	Toilet	Specification	Qty	Labour	Materials	Total
16.11.1	Pedestal toilet in Bathroom	Mid spec (Victoria Plum or similar, PC Supply £190 each)	1 unit	£76.13	£250.80	£326.93
16.11.2	Pedestal toilet in WC	Mid spec (Victoria Plum or similar, PC Supply £190 each)	1 unit	£76.13	£250.80	£326.93
16.11.3	Toilet seat in WC	Toilet seat (PC Supply £25 each)	1item	£13.13	£33.00	£46.13

16.11	Toilet	Specification	Qty	Labour	Materials	Total
16.11.4	Toilet seat in Bathroom	Toilet seat (PC Supply £25 each)	1item	£13.13	£33.00	£46.13
16.12	Flush plate	Specification	Qty	Labour	Materials	Total
16.12.1	Flush plate in Bathroom	Mid spec (Grohe PC Supply £85)	1 unit	£26.25	£112.20	£138.45
16.13	Mastic / Sealant	Specification	Qty	Labour	Materials	Total
16.13.1	Mastic / sealant to ensuites, bathrooms and shower rooms in Bathroom	Allowance for bathrooms, ensuites and shower rooms	1item	£0.00	£132.00	£132.00
16.13.2	Mastic / sealant to ensuites, bathrooms and shower rooms in WC	Allowance for bathrooms, ensuites and shower rooms	1item	£0.00	£132.00	£132.00

Wired appliances

£8,415.69

17.1	Sockets	Specification	Qty	Labour	Materials	Total
17.1.1	Double power socket in Study / Office	Mid spec (Hamilton or similar approved, PC Supply £25 each)	2point	£126.25	£66.00	£192.25
17.1.2	Double power socket in Bedroom	Mid spec (Hamilton or similar approved, PC Supply £25 each)	4point	£252.50	£132.00	£384.50
17.1.3	Double power socket in Bedroom (2)	Mid spec (Hamilton or similar approved, PC Supply £25 each)	4point	£252.50	£132.00	£384.50
17.1.4	Double power socket in Bedroom (3)	Mid spec (Hamilton or similar approved, PC Supply £25 each)	4point	£252.50	£132.00	£384.50
17.1.5	Double power socket in Dressing Room / Walk in closet	Mid spec (Hamilton or similar approved, PC Supply £25 each)	1point	£63.13	£33.00	£96.13
17.1.6	Double power socket in Entrance Hall	Mid spec (Hamilton or similar approved, PC Supply £25 each)	1point	£63.13	£33.00	£96.13
17.1.7	Double power socket in Gym	Mid spec (Hamilton or similar approved, PC Supply £25 each)	2point	£126.25	£66.00	£192.25
17.1.8	Double power socket in Kitchen / Living / Dining	Mid spec (Hamilton or similar approved, PC Supply £25 each)	4point	£252.50	£132.00	£384.50
17.1.9	Shaver socket in Bathroom	Mid spec (PC Supply £30 each)	1point	£63.13	£37.80	£100.92
17.1.10	Shaver socket in WC	Mid spec (PC Supply £30 each)	1point	£63.13	£37.80	£100.92

17.2	Switches	Specification	Qty	Labour	Materials	Total
17.2.1	Fused spur in Kitchen / Living / Dining	Mid spec (PC Supply £15 each)	2point	£126.25	£39.60	£165.85
17.2.2	Light switch - 1 gang in Bathroom	Mid spec (Hamilton, PC Supply £10 each)	1point	£63.13	£13.20	£76.32
17.2.3	Light switch - 1 gang in Bedroom	Mid spec (Hamilton, PC Supply £10 each)	1point	£63.13	£13.20	£76.32
17.2.4	Light switch - 1 gang in Bedroom (2)	Mid spec (Hamilton, PC Supply £10 each)	1point	£63.13	£13.20	£76.32
17.2.5	Light switch - 1 gang in Bedroom (3)	Mid spec (Hamilton, PC Supply £10 each)	1point	£63.13	£13.20	£76.32
17.2.6	Light switch - 1 gang in Dressing Room / Walk in closet	Mid spec (Hamilton, PC Supply £10 each)	1point	£63.13	£13.20	£76.32
17.2.7	Light switch - 1 gang in Gym	Mid spec (Hamilton, PC Supply £10 each)	2point	£126.25	£26.40	£152.65
17.2.8	Light switch - 1 gang in Kitchen / Living / Dining	Mid spec (Hamilton, PC Supply £10 each)	2point	£126.25	£26.40	£152.65
17.2.9	Light switch - 1 gang in WC	Mid spec (Hamilton, PC Supply £10 each)	1point	£63.13	£13.20	£76.32
17.2.10	Light switch - 1 gang in Study / Office	Mid spec (Hamilton, PC Supply £10 each)	2point	£126.25	£26.40	£152.65
17.2.11	Light switch - 2 gang in Entrance Hall	Mid spec (Hamilton, PC Supply £15 each)	2point	£126.25	£39.60	£165.85
17.2.12	Unswitched fused spur in Kitchen / Living / Dining	Mid spec (PC Supply £15 each)	2 unit	£126.25	£39.60	£165.85
17.3	Ceiling lights	Specification	Qty	Labour	Materials	Total
17.3.1	Downlight in Bathroom	Mid spec (PC Supply £15 each)	4point	£252.50	£75.60	£328.10
17.3.2	Downlight in Bedroom	Mid spec (PC Supply £15 each)	6point	£378.75	£113.40	£492.15
17.3.3	Downlight in Bedroom (2)	Mid spec (PC Supply £15 each)	6point	£378.75	£113.40	£492.15
17.3.4	Downlight in Bedroom (3)	Mid spec (PC Supply £15 each)	6point	£378.75	£113.40	£492.15
17.3.5	Downlight in Dressing Room / Walk in closet	Mid spec (PC Supply £15 each)	1 unit	£63.13	£18.90	£82.02
17.3.6	Downlight in Entrance Hall	Mid spec (PC Supply £15 each)	4point	£252.50	£75.60	£328.10
17.3.7	Downlight in Gym	Mid spec (PC Supply £15 each)	6point	£378.75	£113.40	£492.15
17.3.8	Downlight in Kitchen / Living / Dining	Mid spec (PC Supply £15 each)	4point	£252.50	£75.60	£328.10
17.3.9	Downlight in Study / Office	Mid spec (PC Supply £15 each)	6point	£378.75	£113.40	£492.15
17.3.10	Downlight in WC	Mid spec (PC Supply £15 each)	4point	£252.50	£75.60	£328.10

17.4	Wall lights	Specification	Qty	Labour	Materials	Total
17.4.1	Wall light in Gym	Mid spec (PC Supply £15 each)	2point	£126.25	£37.80	£164.05
17.5	TV	Specification	Qty	Labour	Materials	Total
17.5.1	TV outlet (excluding aerial) in Study / Office	Mid spec (PC Supply £15 each)	1point	£63.13	£19.50	£82.63
17.6	Ventilation	Specification	Qty	Labour	Materials	Total
17.6.1	Bathroom extractor fan in WC	Mid spec (PC Supply £80 each)	1point	£63.13	£100.80	£163.93
17.6.2	Bathroom extractor fan in Bathroom	Mid spec (PC Supply £80 each)	1point	£63.13	£100.80	£163.93
17.6.3	Ductwork and associated BWIC allowance for Wired appliances in Kitchen / Living / Dining	Ductwork and associated BWIC allowance	1item	£47.19	£24.00	£71.19
17.7	Fire alarm	Specification	Qty	Labour	Materials	Total
17.7.1	Heat detector in Kitchen / Living / Dining	Mid spec (PC Supply £30 each)	1point	£63.13	£39.60	£102.72
17.8	Data points	Specification	Qty	Labour	Materials	Total
17.8.1	Data point / Ethernet socket in Study / Office	Mid spec (PC Supply £15 each)	1point	£63.13	£18.90	£82.02

Ceiling preparation and finishes

£7,952.95

18.1	Ceiling preparation	Specification	Qty	Labour	Materials	Total
18.1.1	Skim to ceiling in Bathroom	3mm Gypsum Thistle multi-finish	50.58m ²	£596.69	£121.39	£718.08
18.1.2	Skim to ceiling in Bedroom	3mm Gypsum Thistle multi-finish	15.75m ²	£185.80	£37.80	£223.60
18.1.3	Skim to ceiling in Bedroom (2)	3mm Gypsum Thistle multi-finish	129.18m ²	£1,523.92	£310.03	£1,833.95
18.1.4	Skim to ceiling in Bedroom (3)	3mm Gypsum Thistle multi-finish	88.1m ²	£1,039.30	£211.44	£1,250.74
18.1.5	Skim to ceiling in Boiler Cupboard	3mm Gypsum Thistle multi-finish	28.73m ²	£338.92	£68.95	£407.88
18.1.6	Skim to ceiling in Dressing Room / Walk in closet	3mm Gypsum Thistle multi-finish	55.49m ²	£654.61	£133.18	£787.78
18.1.7	Skim to ceiling in Entrance Hall	3mm Gypsum Thistle multi-finish	40.19m ²	£474.12	£96.46	£570.57
18.1.8	Skim to ceiling in Gym	3mm Gypsum Thistle	12m ²	£141.56	£28.80	£170.36

18.1	Ceiling preparation	Specification	Qty	Labour	Materials	Total
		multi-finish				
18.1.9	Skim to ceiling in Kitchen / Living / Dining	3mm Gypsum Thistle multi-finish	30m ²	£353.91	£72.00	£425.91
18.1.10	Skim to ceiling in Landing incl. stairs	3mm Gypsum Thistle multi-finish	80.86m ²	£953.90	£194.06	£1,147.96
18.1.11	Skim to ceiling in WC	3mm Gypsum Thistle multi-finish	7.88m ²	£92.96	£18.91	£111.87
18.1.12	Skim to ceiling in Study / Office	3mm Gypsum Thistle multi-finish	21.43m ²	£252.81	£51.43	£304.24

Wall preparation and finishes

£22,143.08

19.1	Internal wall preparation	Specification	Qty	Labour	Materials	Total
19.1.1	Decoupling membrane to walls in Bathroom	Schlüter®-DITRA 25 matting	30.220001m ²	£399.28	£339.07	£738.35
19.1.2	Skim to walls in Bathroom	3mm Gypsum Thistle multi-finish	75.55m ²	£891.25	£181.32	£1,072.57
19.1.3	Skim to walls in Bedroom	3mm Gypsum Thistle multi-finish	101.28m ²	£1,194.79	£243.07	£1,437.86
19.1.4	Skim to walls in Bedroom (2)	3mm Gypsum Thistle multi-finish	102.77m ²	£1,212.36	£246.65	£1,459.01
19.1.5	Skim to walls in Bedroom (3)	3mm Gypsum Thistle multi-finish	91.39m ²	£1,078.12	£219.34	£1,297.46
19.1.6	Skim to walls in Boiler Cupboard	3mm Gypsum Thistle multi-finish	40.8975m ²	£482.46	£98.15	£580.61
19.1.7	Skim to walls in Dressing Room / Walk in closet	3mm Gypsum Thistle multi-finish	75.55m ²	£891.25	£181.32	£1,072.57
19.1.8	Skim to walls in Entrance Hall	3mm Gypsum Thistle multi-finish	62.74m ²	£740.14	£150.58	£890.72
19.1.9	Skim to walls in Gym	3mm Gypsum Thistle multi-finish	123.41m ²	£1,455.85	£296.18	£1,752.03
19.1.10	Skim to walls in Landing incl. stairs	3mm Gypsum Thistle multi-finish	98.4m ²	£1,160.81	£236.16	£1,396.97
19.1.11	Skim to walls in WC	3mm Gypsum Thistle multi-finish	28.66m ²	£338.10	£68.78	£406.88
19.1.12	Skim to walls in Kitchen / Living / Dining	3mm Gypsum Thistle multi-finish	184.15m ²	£2,172.39	£441.96	£2,614.35
19.1.13	Skim to walls in Study / Office	3mm Gypsum Thistle multi-finish	53.14m ²	£626.89	£127.54	£754.43
19.1.14	Tile adhesive and grouting to walls in Bathroom	10mm flexible adhesive and MAPEI grouting	30.220001m ²	£213.90	£54.40	£268.30
19.1.15	Tile adhesive and grouting to walls in Kitchen / Living / Dining	10mm flexible adhesive and MAPEI grouting	6m ²	£42.47	£10.80	£53.27
19.1.16	Tile backer board to walls in Bathroom	Schluter KERDI BOARD Tile Backer Board 12.5mm	30.220001m ²	£534.75	£1,747.92	£2,282.67

19.2	Internal wall finishes	Specification	Qty	Labour	Materials	Total
19.2.1	Ceramic tiles to walls, excluding adhesive and grout in Bathroom	Mid spec (PC Sum £60/m2)	30.220001m ²	£998.20	£2,393.42	£3,391.63
19.2.2	Ceramic tiles to walls, excluding adhesive and grout in Kitchen / Living / Dining	Mid spec (PC Sum £60/m2)	6m ²	£198.19	£475.20	£673.39

Floor preparation and finishes

£59,580.13

20.1	Floor preparation	Specification	Qty	Labour	Materials	Total
20.1.1	Decoupling membrane to floor in Bathroom	Schlüter®-DITRA 25 matting	50.58m ²	£596.69	£567.51	£1,164.19
20.1.2	Decoupling membrane to floor in WC	Schlüter®-DITRA 25 matting	7.88m ²	£92.96	£88.41	£181.37
20.1.3	Flooring underlay in Study / Office	Mid spec (Wickes Wood Fibre Underlay or similar approved)	21.43m ²	£74.34	£60.95	£135.28
20.1.4	Flooring underlay in Landing incl. stairs	Mid spec (Wickes Wood Fibre Underlay or similar approved)	80.86m ²	£280.48	£229.97	£510.45
20.1.5	Flooring underlay in Bedroom	Mid spec (Wickes Wood Fibre Underlay or similar approved)	15.75m ²	£54.63	£44.79	£99.43
20.1.6	Flooring underlay in Bedroom (2)	Mid spec (Wickes Wood Fibre Underlay or similar approved)	129.18m ²	£448.09	£367.39	£815.48
20.1.7	Flooring underlay in Bedroom (3)	Mid spec (Wickes Wood Fibre Underlay or similar approved)	88.1m ²	£305.60	£250.56	£556.15
20.1.8	Flooring underlay in Dressing Room / Walk in closet	Mid spec (Wickes Wood Fibre Underlay or similar approved)	55.49m ²	£192.48	£157.81	£350.29
20.1.9	Flooring underlay in Entrance Hall	Mid spec (Wickes Wood Fibre Underlay or similar approved)	40.19m ²	£139.41	£114.30	£253.71
20.1.10	Flooring underlay in Kitchen / Living / Dining	Mid spec (Wickes Wood Fibre Underlay or similar approved)	30m ²	£104.06	£85.32	£189.38
20.1.11	Self levelling compound to floor in Gym	3-5mm Latex Levelling Screed / Latex Floor Levelling Compound	12m ²	£56.63	£38.59	£95.22

20.2	Floor finishes	Specification	Qty	Labour	Materials	Total
20.2.1	Carpet to floor in Bedroom	Mid spec (PC Sum £45/m2)	15.75m ²	£273.16	£850.50	£1,123.66
20.2.2	Carpet to floor in Bedroom (2)	Mid spec (PC Sum £45/m2)	129.18m ²	£2,240.47	£6,975.72	£9,216.19
20.2.3	Carpet to floor in Bedroom (3)	Mid spec (PC Sum £45/m2)	88.1m ²	£1,527.98	£4,757.40	£6,285.38
20.2.4	Carpet to floor in Landing incl. stairs	Mid spec (PC Sum £45/m2)	80.86m ²	£1,402.42	£4,366.44	£5,768.86
20.2.5	Ceramic tiles to floor, excluding adhesive and grout in WC	Mid spec (PC Sum £60/m2)	7.88m ²	£260.29	£624.10	£884.38
20.2.6	Ceramic tiles to floor, excluding adhesive and grout in Bathroom	Mid spec (PC Sum £60/m2)	50.58m ²	£1,670.72	£4,005.94	£5,676.66
20.2.7	Skirting in Bedroom	Mid spec (Wickes or similar approved)	42.2m	£221.55	£288.65	£510.20
20.2.8	Skirting in Bedroom (2)	Mid spec (Wickes or similar approved)	48.94m	£256.93	£334.75	£591.68
20.2.9	Skirting in Bedroom (3)	Mid spec (Wickes or similar approved)	38.08m	£199.92	£260.47	£460.39
20.2.10	Skirting in Dressing Room / Walk in closet	Mid spec (Wickes or similar approved)	31.48m	£165.27	£215.32	£380.59
20.2.11	Skirting in Entrance Hall	Mid spec (Wickes or similar approved)	26.14m	£137.24	£178.80	£316.03
20.2.12	Skirting in Gym	Mid spec (Wickes or similar approved)	51.42m	£269.95	£351.71	£621.67
20.2.13	Skirting in Kitchen / Living / Dining	Mid spec (Wickes or similar approved)	76.73m	£402.83	£524.83	£927.67
20.2.14	Skirting in Landing incl. stairs	Mid spec (Wickes or similar approved)	41m	£215.25	£280.44	£495.69
20.2.15	Skirting in Study / Office	Mid spec (Wickes or similar approved)	22.14m	£116.24	£151.44	£267.67
20.2.16	Tile adhesive and grouting to floor in WC	10mm flexible adhesive and MAPEI grouting	7.88m ²	£55.78	£14.18	£69.96
20.2.17	Tile adhesive and grouting to floor in Bathroom	10mm flexible adhesive and MAPEI grouting	50.58m ²	£358.01	£91.04	£449.06
20.2.18	Tile skirting to floor in Bathroom	Mid Spec (PC Sum £18/m)	31.48m	£742.73	£755.52	£1,498.25
20.2.19	Tile skirting to floor in WC	Mid Spec (PC Sum £18/m)	11.94m	£281.71	£286.56	£568.27
20.2.20	Vinyl flooring / vinyl tile in Gym	Vinyl flooring (PC Sum £25/m2)	12m ²	£41.63	£396.00	£437.63
20.2.21	Engineered wood to floor in Dressing Room / Walk in closet	Mid spec (PC Supply £60/m2)	55.49m ²	£2,651.03	£4,394.81	£7,045.84
20.2.22	Engineered wood to floor in Entrance Hall	Mid spec (PC Supply £60/m2)	40.19m ²	£1,920.08	£3,183.05	£5,103.13
20.2.23	Engineered wood to floor in Kitchen / Living / Dining	Mid spec (PC Supply £60/m2)	30m ²	£1,433.25	£2,376.00	£3,809.25

20.2	Floor finishes	Specification	Qty	Labour	Materials	Total
20.2.24	Engineered wood to floor in Study / Office	Mid spec (PC Supply £60/m2)	21.43m ²	£1,023.82	£1,697.26	£2,721.07

Units, worktops and kitchen appliances

£14,930.49

21.1	Base cabinets	Specification	Qty	Labour	Materials	Total
21.1.1	Base cabinet in Kitchen / Living / Dining	Mid spec (Howdens, PC Supply £500/cabinet)	8.349999 unit	£769.35	£5,511.00	£6,280.35
21.2	Wall cabinets	Specification	Qty	Labour	Materials	Total
21.2.1	Wall cabinet in Kitchen / Living / Dining	Mid spec (Howdens, PC Supply £300/cabinet)	8.349999 unit	£679.48	£3,306.60	£3,986.08
21.3	Worktops	Specification	Qty	Labour	Materials	Total
21.3.1	Wooden worktop / Laminate worktop in Kitchen / Living / Dining	Mid spec (PC Supply £120/m)	5m	£258.56	£792.00	£1,050.56
21.4	Complete Kitchen	Specification	Qty	Labour	Materials	Total
21.4.1	Formation of opening in wall/ceiling for vent, including supply and installation of vent for kitchen in Kitchen / Living / Dining	Fixed Louvre Wall Vent (£5/unit allowance)	1 unit	£23.59	£6.60	£30.19
21.5	Kitchen appliances	Specification	Qty	Labour	Materials	Total
21.5.1	Electric hob in Kitchen / Living / Dining	Mid spec (PC Supply £240 each)	1point	£63.13	£302.40	£365.52
21.5.2	Electric oven in Kitchen / Living / Dining	Mid spec (Belling or similar, PC Supply £230)	1point	£94.69	£303.60	£398.29
21.5.3	Fridge/freezer in Kitchen / Living / Dining	Mid Spec (PC Supply £300 each)	1 unit	£31.56	£504.00	£535.56
21.5.4	Fullsize dishwasher in Kitchen / Living / Dining	Mid spec (Samsung or similar, PC Supply £490)	1 unit	£52.50	£646.80	£699.30
21.5.5	Plumbed in washing machine in Kitchen / Living / Dining	Mid spec (Samsung, PC Supply £300)	1 unit	£39.38	£396.00	£435.38
21.5.6	Vented extractor fan / cooker hood in Kitchen / Living / Dining	Mid spec (Bosch PC Sum £220/nr)	1point	£63.13	£290.40	£353.52

21.6	Kitchen sink	Specification	Qty	Labour	Materials	Total
21.6.1	Kitchen sink in Kitchen / Living / Dining	Mid spec (PC Supply £250 each)	1 unit	£77.44	£330.00	£407.44
21.7	Kitchen sink waste	Specification	Qty	Labour	Materials	Total
21.7.1	Kitchen sink waste in Kitchen / Living / Dining	Mid spec (Victoria Plum)	1 unit	£10.50	£36.00	£46.50
21.8	Kitchen tap	Specification	Qty	Labour	Materials	Total
21.8.1	Kitchen tap in Kitchen / Living / Dining	Mid spec (PC Supply £100 each)	1 unit	£42.00	£132.00	£174.00
21.9	Sundry items	Specification	Qty	Labour	Materials	Total
21.9.1	Mastic / sealant to kitchens in Kitchen / Living / Dining	Allowance for kitchens	1item	£0.00	£132.00	£132.00
21.9.2	Allowance for BWIC / Builders Work in Connection with services for pipework to kitchen in Kitchen / Living / Dining	Allowance for BWIC with services / Builders Work in Connection with services per point	1 unit	£11.80	£24.00	£35.80

Decoration

£33,759.82

22.1	Paint to ceiling	Specification	Qty	Labour	Materials	Total
22.1.1	Mist coat and two coats of eggshell paint to ceiling in WC	Mid spec (Dulux or similar approved)	7.88m ²	£118.99	£28.08	£147.07
22.1.2	Mist coat and two coats of eggshell paint to ceiling in Bathroom	Mid spec (Dulux or similar approved)	50.58m ²	£763.76	£180.27	£944.03
22.1.3	Mist coat and two coats of paint to ceiling in Landing incl. stairs	Mid spec (Dulux or similar approved); white	80.86m ²	£1,220.99	£132.93	£1,353.92
22.1.4	Mist coat and two coats of paint to ceiling in Bedroom	Mid spec (Dulux or similar approved); white	15.75m ²	£237.82	£25.89	£263.72
22.1.5	Mist coat and two coats of paint to ceiling in Bedroom (2)	Mid spec (Dulux or similar approved); white	129.18m ²	£1,950.62	£212.37	£2,162.99
22.1.6	Mist coat and two coats of paint to ceiling in Bedroom (3)	Mid spec (Dulux or similar approved); white	88.1m ²	£1,330.31	£144.84	£1,475.15
22.1.7	Mist coat and two coats of paint to ceiling in Boiler Cupboard	Mid spec (Dulux or similar approved); white	28.73m ²	£433.82	£47.23	£481.06
22.1.8	Mist coat and two coats of paint to ceiling in Entrance Hall	Mid spec (Dulux or similar approved); white	40.19m ²	£606.87	£66.07	£672.94
22.1.9	Mist coat and two coats of paint to ceiling in Kitchen / Living / Dining	Mid spec (Dulux or similar approved); white	30m ²	£453.00	£49.32	£502.32
22.1.10	Mist coat and two coats of paint to ceiling and cornice in	Mid spec (Dulux or similar approved); white	55.49m ²	£850.99	£91.23	£942.22

22.1	Paint to ceiling	Specification	Qty	Labour	Materials	Total
	Dressing Room / Walk in closet					
22.1.11	Mist coat and two coats of paint to ceiling and cornice in Gym	Mid spec (Dulux or similar approved); white	12m ²	£184.03	£19.73	£203.76
22.1.12	Mist coat and two coats of paint to ceiling and cornice in Study / Office	Mid spec (Dulux or similar approved); white	21.43m ²	£328.65	£35.23	£363.88

22.2	Paint to walls	Specification	Qty	Labour	Materials	Total
22.2.1	Mist coat and two coats of eggshell paint to walls in Bathroom	Mid spec (Dulux or similar approved)	75.55m ²	£1,087.33	£269.26	£1,356.59
22.2.2	Mist coat and two coats of eggshell paint to walls in WC	Mid spec (Dulux or similar approved)	28.66m ²	£412.48	£102.14	£514.62
22.2.3	Mist coat and two coats of paint to walls in Study / Office	Mid spec (Dulux or similar approved); white	53.14m ²	£764.80	£87.36	£852.16
22.2.4	Mist coat and two coats of paint to walls in Landing incl. stairs	Mid spec (Dulux or similar approved); white	98.4m ²	£1,416.19	£161.77	£1,577.96
22.2.5	Mist coat and two coats of paint to walls in Bedroom	Mid spec (Dulux or similar approved); white	101.28m ²	£1,457.64	£166.50	£1,624.15
22.2.6	Mist coat and two coats of paint to walls in Bedroom (2)	Mid spec (Dulux or similar approved); white	102.77m ²	£1,479.09	£168.95	£1,648.04
22.2.7	Mist coat and two coats of paint to walls in Bedroom (3)	Mid spec (Dulux or similar approved); white	91.39m ²	£1,315.30	£150.25	£1,465.55
22.2.8	Mist coat and two coats of paint to walls in Boiler Cupboard	Mid spec (Dulux or similar approved); white	40.8975m ²	£588.60	£67.24	£655.84
22.2.9	Mist coat and two coats of paint to walls in Dressing Room / Walk in closet	Mid spec (Dulux or similar approved); white	75.55m ²	£1,087.33	£124.20	£1,211.53
22.2.10	Mist coat and two coats of paint to walls in Entrance Hall	Mid spec (Dulux or similar approved); white	62.74m ²	£902.97	£103.14	£1,006.11
22.2.11	Mist coat and two coats of paint to walls in Gym	Mid spec (Dulux or similar approved); white	123.41m ²	£1,776.14	£202.89	£1,979.03
22.2.12	Mist coat and two coats of paint to walls in Kitchen / Living / Dining	Mid spec (Dulux or similar approved); white	184.15m ²	£2,650.32	£302.74	£2,953.06

22.3	Paint to skirting	Specification	Qty	Labour	Materials	Total
22.3.1	Primer, undercoat and gloss coat to skirting in Study / Office	Mid spec (Dulux or similar approved)	22.14m	£266.41	£26.57	£292.97
22.3.2	Primer, undercoat and gloss coat to skirting in Landing incl. stairs	Mid spec (Dulux or similar approved)	41m	£493.35	£49.20	£542.55
22.3.3	Primer, undercoat and gloss coat to skirting in Kitchen / Living / Dining	Mid spec (Dulux or similar approved)	76.73m	£923.28	£92.08	£1,015.35
22.3.4	Primer, undercoat and gloss coat to skirting in Bedroom	Mid spec (Dulux or similar approved)	42.2m	£507.78	£50.64	£558.42
22.3.5	Primer, undercoat and gloss coat to skirting in Bedroom (2)	Mid spec (Dulux or similar approved)	48.94m	£588.89	£58.73	£647.61

22.3	Paint to skirting	Specification	Qty	Labour	Materials	Total
22.3.6	Primer, undercoat and gloss coat to skirting in Bedroom (3)	Mid spec (Dulux or similar approved)	38.08m	£458.21	£45.70	£503.91
22.3.7	Primer, undercoat and gloss coat to skirting in Dressing Room / Walk in closet	Mid spec (Dulux or similar approved)	31.48m	£378.79	£37.78	£416.57
22.3.8	Primer, undercoat and gloss coat to skirting in Entrance Hall	Mid spec (Dulux or similar approved)	26.14m	£314.54	£31.37	£345.91
22.3.9	Primer, undercoat and gloss coat to skirting in Gym	Mid spec (Dulux or similar approved)	51.42m	£618.73	£61.70	£680.43
22.4	Paint to doors	Specification	Qty	Labour	Materials	Total
22.4.1	Primer, undercoat and gloss coat to softwood door in Bathroom	Mid spec (Dulux or similar approved)	1 unit	£115.61	£14.40	£130.01
22.4.2	Primer, undercoat and gloss coat to softwood door in Bedroom	Mid spec (Dulux or similar approved)	1 unit	£115.61	£14.40	£130.01
22.4.3	Primer, undercoat and gloss coat to softwood door in Bedroom (2)	Mid spec (Dulux or similar approved)	1 unit	£115.61	£14.40	£130.01
22.4.4	Primer, undercoat and gloss coat to softwood door in Bedroom (3)	Mid spec (Dulux or similar approved)	1 unit	£115.61	£14.40	£130.01
22.4.5	Primer, undercoat and gloss coat to softwood door in Boiler Cupboard	Mid spec (Dulux or similar approved)	1 unit	£115.61	£14.40	£130.01
22.4.6	Primer, undercoat and gloss coat to softwood door in Dressing Room / Walk in closet	Mid spec (Dulux or similar approved)	1 unit	£115.61	£14.40	£130.01
22.4.7	Primer, undercoat and gloss coat to softwood door in Entrance Hall	Mid spec (Dulux or similar approved)	1 unit	£115.61	£14.40	£130.01
22.4.8	Primer, undercoat and gloss coat to softwood door in Gym	Mid spec (Dulux or similar approved)	1 unit	£115.61	£14.40	£130.01
22.4.9	Primer, undercoat and gloss coat to softwood door in WC	Mid spec (Dulux or similar approved)	1 unit	£115.61	£14.40	£130.01
22.4.10	Primer, undercoat and gloss coat to softwood door in Study / Office	Mid spec (Dulux or similar approved)	1 unit	£115.61	£14.40	£130.01
22.4.11	Primer, undercoat and gloss coat to softwood door in Kitchen / Living / Dining	Mid spec (Dulux or similar approved)	1 unit	£115.61	£14.40	£130.01
22.5	Paint to architraves	Specification	Qty	Labour	Materials	Total
22.5.1	Primer, undercoat and gloss coat to softwood architrave in WC	Mid spec (Dulux or similar approved)	1 unit	£34.92	£6.00	£40.92
22.5.2	Primer, undercoat and gloss coat to softwood architrave in Study / Office	Mid spec (Dulux or similar approved)	1 unit	£34.92	£6.00	£40.92
22.5.3	Primer, undercoat and gloss	Mid spec (Dulux or	1 unit	£34.92	£6.00	£40.92

22.5	Paint to architraves	Specification	Qty	Labour	Materials	Total
	coat to softwood architrave in Kitchen / Living / Dining	similar approved)				
22.5.4	Primer, undercoat and gloss coat to softwood architrave in Bathroom	Mid spec (Dulux or similar approved)	1 unit	£34.92	£6.00	£40.92
22.5.5	Primer, undercoat and gloss coat to softwood architrave in Bedroom	Mid spec (Dulux or similar approved)	1 unit	£34.92	£6.00	£40.92
22.5.6	Primer, undercoat and gloss coat to softwood architrave in Bedroom (2)	Mid spec (Dulux or similar approved)	1 unit	£34.92	£6.00	£40.92
22.5.7	Primer, undercoat and gloss coat to softwood architrave in Bedroom (3)	Mid spec (Dulux or similar approved)	1 unit	£34.92	£6.00	£40.92
22.5.8	Primer, undercoat and gloss coat to softwood architrave in Boiler Cupboard	Mid spec (Dulux or similar approved)	1 unit	£34.92	£6.00	£40.92
22.5.9	Primer, undercoat and gloss coat to softwood architrave in Dressing Room / Walk in closet	Mid spec (Dulux or similar approved)	1 unit	£34.92	£6.00	£40.92
22.5.10	Primer, undercoat and gloss coat to softwood architrave in Entrance Hall	Mid spec (Dulux or similar approved)	1 unit	£34.92	£6.00	£40.92
22.5.11	Primer, undercoat and gloss coat to softwood architrave in Gym	Mid spec (Dulux or similar approved)	1 unit	£34.92	£6.00	£40.92
22.6	Paint to windows	Specification	Qty	Labour	Materials	Total
22.6.1	Primer, undercoat and gloss coat to window board in Bathroom	Mid spec (Dulux or similar approved)	1m	£8.49	£1.20	£9.69
22.6.2	Primer, undercoat and gloss coat to window board in Kitchen / Living / Dining	Mid spec (Dulux or similar approved)	1m	£8.49	£1.20	£9.69
22.6.3	Primer, undercoat and gloss coat to window board in WC	Mid spec (Dulux or similar approved)	1m	£8.49	£1.20	£9.69
22.6.4	Primer, undercoat and gloss coat to window in Bathroom	Mid spec (Dulux or similar approved)	1 unit	£148.64	£14.40	£163.04
22.6.5	Primer, undercoat and gloss coat to window in Kitchen / Living / Dining	Mid spec (Dulux or similar approved)	1 unit	£148.64	£14.40	£163.04
22.6.6	Primer, undercoat and gloss coat to window in WC	Mid spec (Dulux or similar approved)	1 unit	£148.64	£14.40	£163.04

Fixtures and fittings

£8,479.76

23.1	Furniture, fixtures & equipment	Specification	Qty	Labour	Materials	Total
23.1.1	Coat Hook/Towel Hook in WC	Brushed stainless steel round coat hooks (£12/each PC allowance)	2 unit	£15.75	£31.68	£47.43
23.1.2	Coat Hook/Towel Hook in Bathroom	Brushed stainless steel round coat hooks (£12/each PC allowance)	2 unit	£15.75	£31.68	£47.43
23.1.3	Coat rail / coat rack in Entrance Hall	Mid spec (PC Supply £15 each)	1 unit	£10.50	£19.80	£30.30
23.1.4	Toilet brush in Bathroom	Mid spec (PC Supply £40 each)	1 unit	£7.88	£52.80	£60.67
23.1.5	Toilet brush in WC	Mid spec (PC Supply £40 each)	1 unit	£7.88	£52.80	£60.67
23.1.6	Toilet roll holder in WC	Mid spec (PC Supply £40 each)	1 unit	£7.88	£52.80	£60.67
23.1.7	Toilet roll holder in Bathroom	Mid spec (PC Supply £40 each)	1 unit	£7.88	£52.80	£60.67
23.1.8	Wardrobe 1-2m in Dressing Room / Walk in closet	Fitted wardrobe (PC Supply £1500)	2 unit	£210.00	£3,960.00	£4,170.00
23.2	Mirror	Specification	Qty	Labour	Materials	Total
23.2.1	Inset mirror in Bathroom	Mid spec (PC Supply £150 each)	1 unit	£31.50	£198.00	£229.50
23.2.2	Inset mirror in Dressing Room / Walk in closet	Mid spec (PC Supply £150 each)	1 unit	£31.50	£198.00	£229.50
23.2.3	Inset mirror in WC	Mid spec (PC Supply £150 each)	1 unit	£31.50	£198.00	£229.50
23.2.4	Mirror wall in Gym	Mirror wall (PC Supply £60/m2)	30.8525m ²	£809.88	£2,443.52	£3,253.40

Finishes Schedule

Builder Supplied

Task	Material	Price (£)
Mastic / sealant to kitchens	Allowance for kitchens	132.00
100mm Concrete block wall; external wall; plinth	100mm concrete blocks; stretcher bond; 1:3 mortar; 7N	1,208.04
150mm ready mix concrete slab	150mm concrete slab (C25 grade)	378.00
150mm ready mix concrete slab	150mm concrete slab (C25 grade)	2,520.00
600mm wide by 1000mm deep trench foundations (4-10m run)	Shuttering, concrete and mesh	30,619.44
Acrylic shower tray (~1-2m ²)	Mid spec (Victoria Plum or similar, PC Supply £150)	198.00
Additional works	Allowance for any other works required not identified in schedule	0.00
Air conditioning unit	Mid spec (PC Supply £2400 each)	3,024.00
Allowance for BWIC / Builders Work in Connection with services for pipework to kitchen	Allowance for BWIC with services / Builders Work in Connection with services per point	24.00
Allowance for steel connections	Allowance for steel connections	240.00
Allowance for steel connections	Allowance for steel connections	480.00
Aluminium bifold door, handle and lock - 2-3m length	Mid spec (Slim Line) - 2-3m length (PC Supply £2100)	2,772.00
Bargeboard	Mid spec (PC Supply £9/m)	247.10
Base cabinet	Mid spec (Howdens, PC Supply £500/cabinet)	5,511.00
Bath	Mid spec (Victoria Plum, PC Supply £320)	382.80
Bath tap	Mid spec (The Bath Store, PC Supply £230)	274.80
Bath waste	Mid spec (Victoria Plum)	65.99
Bathroom extractor fan	Mid spec (PC Supply £80 each)	100.80
Blinding	50mm sand blinding	81.00
Blinding	50mm sand blinding	540.00
Boxing to pipework / beam / column (floor to ceiling)	Timber stud structure with MR plasterboard	85.54
Boxing to pipework / beam / column (length of room)	Timber stud structure with MR plasterboard	316.80
Boxing to pipework / beam / column (length of room)	Timber stud structure with MR plasterboard	633.60
Boxing to pipework / beam / column (width of room)	Timber stud structure with MR plasterboard	316.80
Boxing to pipework / beam / column (width of room)	Timber stud structure with MR plasterboard	380.16
Breather membrane	Tyvek Supro breather membrane	18.00
Breather membrane	Tyvek Supro breather membrane	124.80
Brick manhole; 750x450mm;	Brick manhole; 750x450mm; 1000mm depth; incl. excavation; 150	679.24

Task	Material	Price (£)
1000mm depth	concrete bed; 215 class B engineering brick walls; 100 clayware main channel; concrete benching; step irons and cast iron manhole cover	
Carpet to floor	Mid spec (PC Sum £45/m2)	850.50
Carpet to floor	Mid spec (PC Sum £45/m2)	4,366.44
Carpet to floor	Mid spec (PC Sum £45/m2)	4,757.40
Carpet to floor	Mid spec (PC Sum £45/m2)	6,975.72
Cavity closers around windows and doors	100mm thick Kingspan Thermabate Cavity Closer	32.40
Cavity closers around windows and doors	100mm thick Kingspan Thermabate Cavity Closer	48.60
Cavity closers around windows and doors	100mm thick Kingspan Thermabate Cavity Closer	178.20
Cavity tray over structural opening	Manthorpe Horizontal Cavity Tray	7.55
Cavity tray over structural opening	Manthorpe Horizontal Cavity Tray	15.10
Cavity tray over structural opening	Manthorpe Horizontal Cavity Tray	37.74
Cavity tray weep ends (2nr allowance) per structural opening	Cavity tray; weep ends (2nr allowance)	0.84
Cavity tray weep ends (2nr allowance) per structural opening	Cavity tray; weep ends (2nr allowance)	1.68
Cement tiles to roof	Mid spec (PC Supply £22/m2)	3,020.16
Ceramic tiles to floor, excluding adhesive and grout	Mid spec (PC Sum £60/m2)	624.10
Ceramic tiles to floor, excluding adhesive and grout	Mid spec (PC Sum £60/m2)	4,005.94
Ceramic tiles to walls, excluding adhesive and grout	Mid spec (PC Sum £60/m2)	475.20
Ceramic tiles to walls, excluding adhesive and grout	Mid spec (PC Sum £60/m2)	2,393.42
Cleaning and tests to new drainage	Allowance for cleaning and tests to new drainage	600.00
Coat Hook/Towel Hook	Brushed stainless steel round coat hooks (£12/each PC allowance)	31.68
Coat rail / coat rack	Mid spec (PC Supply £15 each)	19.80
Concrete padstone	215x215x102mm	48.00
Concrete padstone	215x215x102mm	96.00
Damp Proof Course / DPC	DPC; 300mm width	20.37
Damp Proof Course / DPC	DPC; 300mm width	51.63
Damp proof membrane / DPM	2000 gauge (500mu) DPM	31.32
Damp proof membrane / DPM	2000 gauge (500mu) DPM	208.80
Data point / Ethernet socket	Mid spec (PC Supply £15 each)	18.90
Decoupling membrane to floor	Schlüter®-DITRA 25 matting	88.41
Decoupling membrane to floor	Schlüter®-DITRA 25 matting	567.51
Decoupling membrane to walls	Schlüter®-DITRA 25 matting	339.07
Delivery and collection of excavator	Excavator	180.00

Task	Material	Price (£)
Delivery and collection of portaloo	Portaloo delivery	66.00
Double power socket	Mid spec (Hamilton or similar approved, PC Supply £25 each)	33.00
Double power socket	Mid spec (Hamilton or similar approved, PC Supply £25 each)	33.00
Double power socket	Mid spec (Hamilton or similar approved, PC Supply £25 each)	66.00
Double power socket	Mid spec (Hamilton or similar approved, PC Supply £25 each)	132.00
Double power socket	Mid spec (Hamilton or similar approved, PC Supply £25 each)	132.00
Downlight	Mid spec (PC Supply £15 each)	18.90
Downlight	Mid spec (PC Supply £15 each)	75.60
Downlight	Mid spec (PC Supply £15 each)	113.40
Downpipe	68mm uPVC downpipe	108.00
Ductwork and associated BWIC allowance for Wired appliances	Ductwork and associated BWIC allowance	24.00
Electric hob	Mid spec (PC Supply £240 each)	302.40
Electric oven	Mid spec (Belling or similar, PC Supply £230)	303.60
Electric towel rail	Mid spec (PC Supply £160 each)	201.60
Electrical wiring installation	New wiring allowance	42.84
Electrical wiring installation	New wiring allowance	199.10
Electrical wiring installation	New wiring allowance	217.18
Engineering bricks; (100mm wide) half brick wide (inner leaf)	Class B Engineering bricks; stretcher bond; incl. 1:3 mortar	1,591.50
Engineering bricks; (100mm wide) half brick wide (outer leaf)	Class B Engineering bricks; stretcher bond; incl. 1:3 mortar	1,591.50
Excavate for substructure by hand, not exceeding 1m depth; disposal by hand n.e. 25m to skip/across site	Material removed from site to skips	0.00
Excavate for substructure by machine; not exceeding 1m depth; disposal by hand n.e. 25m to skip/across site	Material removed from site to skips	0.00
Excavate for trench foundations by machine; not exceeding 1m depth; disposal by hand n.e. 25m to skip/across site	Material removed from site to skips	0.00
Excavator	1.5T excavator; incl. insurance + fuel allowance	330.00
External Door (single)	Solid timber door - weathershield grey (PC Supply £300 each)	396.00
Fascia	Mid spec (PC Supply £10/m)	772.60
Floorboard	18mm Structural Hardwood Plywood Sheet	3,283.20
Flooring underlay	Mid spec (Wickes Wood Fibre Underlay or similar approved)	44.79
Flooring underlay	Mid spec (Wickes Wood Fibre Underlay or similar approved)	60.95
Flooring underlay	Mid spec (Wickes Wood Fibre Underlay or similar approved)	85.32
Flooring underlay	Mid spec (Wickes Wood Fibre Underlay or similar approved)	114.30
Flooring underlay	Mid spec (Wickes Wood Fibre Underlay or similar approved)	157.81
Flooring underlay	Mid spec (Wickes Wood Fibre Underlay or similar approved)	229.97

Task	Material	Price (£)
Flooring underlay	Mid spec (Wickes Wood Fibre Underlay or similar approved)	250.56
Flooring underlay	Mid spec (Wickes Wood Fibre Underlay or similar approved)	367.39
Flue	Flue and associated ductwork	144.00
Flush plate	Mid spec (Grohe PC Supply £85)	112.20
Formation of opening in wall/ceiling for vent, including supply and installation of vent for kitchen	Fixed Louvre Wall Vent (£5/unit allowance)	6.60
Free standing sink tap and mixer	Mid spec (Grohe PC Supply £270)	356.40
Fridge/freezer	Mid Spec (PC Supply £300 each)	504.00
Fullsize dishwasher	Mid spec (Samsung or similar, PC Supply £490)	646.80
Fuseboard / consumer unit	12-module fuseboard	75.60
Fused spur	Mid spec (PC Supply £15 each)	39.60
Gas combi boiler	Worcester Bosch Greenstar 30i Gas/LPG Combi Boiler	1,360.80
Gas pipes	22mm copper	384.00
GRP to flat roof	Glass fibre based roofing membrane	540.00
Hardcore fill / sub base / sub-base	250mm MOT type 1 hardcore	517.50
Hardcore fill / sub base / sub-base	250mm MOT type 1 hardcore	3,450.00
Hardwood casement window (0-1m2)	Mid spec (Slim Line or similar approved, PC Supply £600 each)	804.00
Hardwood casement window (0-1m2)	Mid spec (Slim Line or similar approved, PC Supply £600 each)	804.00
Hardwood casement window (1-2m2)	Mid spec (Slim Line or similar approved, PC Supply £790 each)	1,044.00
Heat detector	Mid spec (PC Supply £30 each)	39.60
Hopper	uPVC hopper	27.60
Hot and cold pipes; copper	22mm copper	28.37
Hot and cold pipes; copper	22mm copper	86.40
Hot and cold pipes; copper	22mm copper	108.86
Hot and cold pipes; copper	22mm copper	144.00
Hot and cold pipes; copper	22mm copper	161.86
Hot and cold pipes; copper	22mm copper	288.00
Inset mirror	Mid spec (PC Supply £150 each)	198.00
Inspection Chamber	Polypropylene inspection chamber	324.00
Insulation to concrete slab	150mm Kingspan Kooltherm K103 Floor Insulation Board	6,360.00
Insulation to roof between rafters	140mm Kingspan Therमारoof TR26 Flat Roof Insulation Board	4,023.36
Integrated shower mixer and head	Mid spec (Victoria Plum, PC Supply £280)	369.60
Intumescent paint to steel column	Intumescent paint	63.12
Intumescent paint to steel beams	Intumescent paint	58.44
Intumescent paint to steel beams	Intumescent paint	70.13
Kitchen sink	Mid spec (PC Supply £250 each)	330.00

Task	Material	Price (£)
Kitchen sink waste	Mid spec (Victoria Plum)	36.00
Kitchen tap	Mid spec (PC Supply £100 each)	132.00
Lead flashing	Lead Code 4 - 300mm Roofing Lead Flashing Roll	317.52
Light switch - 1 gang	Mid spec (Hamilton, PC Supply £10 each)	13.20
Light switch - 1 gang	Mid spec (Hamilton, PC Supply £10 each)	26.40
Light switch - 2 gang	Mid spec (Hamilton, PC Supply £15 each)	39.60
Mastic / sealant to ensuites, bathrooms and shower rooms	Allowance for bathrooms, ensuites and shower rooms	132.00
Materials lift	Geni SLA15 363kg	528.00
Mesh reinforcement to slab	A142 mesh reinforcement	216.00
Mesh reinforcement to slab	A142 mesh reinforcement	1,440.00
Mirror wall	Mirror wall (PC Supply £60/m2)	2,443.52
Mist coat and two coats of eggshell paint to ceiling	Mid spec (Dulux or similar approved)	28.08
Mist coat and two coats of eggshell paint to ceiling	Mid spec (Dulux or similar approved)	180.27
Mist coat and two coats of eggshell paint to walls	Mid spec (Dulux or similar approved)	102.14
Mist coat and two coats of eggshell paint to walls	Mid spec (Dulux or similar approved)	269.26
Pedestal sink	Mid spec (Victoria Plum)	83.99
Pedestal toilet	Mid spec (Victoria Plum or similar, PC Supply £190 each)	250.80
Perimeter insulation / Insulation to perimeter	25mm thick Kingspan Kooltherm K103 Floorboard to perimeter; n.e. 300mm height	760.15
Plasterboard to external wall (inner leaf)	12.5mm standard gyproc plasterboard	1,471.74
Plasterboard to external wall (inner leaf)	12.5mm standard gyproc plasterboard	1,605.40
Plasterboard to stud wall - inner leaf	12.5mm standard gyproc plasterboard	588.70
Plasterboard to stud wall - inner leaf	12.5mm standard gyproc plasterboard	642.16
Plumbed in washing machine	Mid spec (Samsung, PC Supply £300)	396.00
Primer, undercoat and gloss coat to skirting	Mid spec (Dulux or similar approved)	26.57
Primer, undercoat and gloss coat to skirting	Mid spec (Dulux or similar approved)	31.37
Primer, undercoat and gloss coat to skirting	Mid spec (Dulux or similar approved)	37.78
Primer, undercoat and gloss coat to skirting	Mid spec (Dulux or similar approved)	45.70
Primer, undercoat and gloss coat to skirting	Mid spec (Dulux or similar approved)	49.20
Primer, undercoat and gloss coat to skirting	Mid spec (Dulux or similar approved)	50.64
Primer, undercoat and gloss coat to skirting	Mid spec (Dulux or similar approved)	58.73

Task	Material	Price (£)
Primer, undercoat and gloss coat to skirting	Mid spec (Dulux or similar approved)	61.70
Primer, undercoat and gloss coat to skirting	Mid spec (Dulux or similar approved)	92.08
Primer, undercoat and gloss coat to window board	Mid spec (Dulux or similar approved)	1.20
Ridge tiles; butt jointed; bedding and pointing in natural coloured mortar (1:3)	Concrete/cement ridge tile (PC Supply £15/m)	198.00
Rigid protection to floor	Corex	57.66
Roof vapour control layer	Pro clima intello plus VCL	54.00
Rooflight (1-2m2)	Mid spec (PC Supply £1000)	1,320.00
Sand and cement to tiled verge (labour included within tile to roof task)	Sand and cement to tiled verge	249.60
Scaffold; mobile tower weekly hire	Mobile tower; including erection and dismantling	240.00
Scaffolding to elevations (m2)	Simple Scaffold	7,490.88
Scaffolding to elevations (m2)	Simple Scaffold	8,171.22
Screed to floor	65mm screed	2,184.00
Self levelling compound to floor	3-5mm Latex Levelling Screed / Latex Floor Levelling Compound	38.59
Shaver socket	Mid spec (PC Supply £30 each)	37.80
Shower screen	Mid spec (Victoria Plum or similar, PC Supply £150 each)	198.00
Shower waste (acrylic tray)	Mid spec (Victoria Plum)	29.99
Single fire rated door, frame, architrave and ironmongery	Mid spec, FD30 fire rated door (PC Supply £240 each)	316.80
Single plasterboard to ceiling	12.5mm standard gyproc plasterboard	400.80
Single plasterboard to ceiling	12.5mm standard gyproc plasterboard	961.92
Single softwood door, frame, architrave, handle and lock	Mid spec (Direct Doors, PC Supply £260)	343.20
Single steel lintel	Catnic CG90/100	52.93
Single steel lintel	Catnic CG90/100	105.86
Single steel lintel	Catnic CG90/100	158.80
Sink waste	Mid spec (Victoria Plum)	36.00
Site set up	Site set up, portaloos, temporary electrical and plumbing, hoardings, office/canteen etc.	2,400.00
Skim to ceiling	3mm Gypsum Thistle multi-finish	18.91
Skim to ceiling	3mm Gypsum Thistle multi-finish	28.80
Skim to ceiling	3mm Gypsum Thistle multi-finish	37.80
Skim to ceiling	3mm Gypsum Thistle multi-finish	51.43
Skim to ceiling	3mm Gypsum Thistle multi-finish	68.95
Skim to ceiling	3mm Gypsum Thistle multi-finish	72.00
Skim to ceiling	3mm Gypsum Thistle multi-finish	96.46
Skim to ceiling	3mm Gypsum Thistle multi-finish	121.39

Task	Material	Price (£)
Skim to ceiling	3mm Gypsum Thistle multi-finish	133.18
Skim to ceiling	3mm Gypsum Thistle multi-finish	194.06
Skim to ceiling	3mm Gypsum Thistle multi-finish	211.44
Skim to ceiling	3mm Gypsum Thistle multi-finish	310.03
Skim to walls	3mm Gypsum Thistle multi-finish	68.78
Skim to walls	3mm Gypsum Thistle multi-finish	98.15
Skim to walls	3mm Gypsum Thistle multi-finish	127.54
Skim to walls	3mm Gypsum Thistle multi-finish	150.58
Skim to walls	3mm Gypsum Thistle multi-finish	181.32
Skim to walls	3mm Gypsum Thistle multi-finish	219.34
Skim to walls	3mm Gypsum Thistle multi-finish	236.16
Skim to walls	3mm Gypsum Thistle multi-finish	243.07
Skim to walls	3mm Gypsum Thistle multi-finish	246.65
Skim to walls	3mm Gypsum Thistle multi-finish	296.18
Skim to walls	3mm Gypsum Thistle multi-finish	441.96
Skip	8 yard skip	720.00
Skip	8 yard skip	1,440.00
Skirting	Mid spec (Wickes or similar approved)	151.44
Skirting	Mid spec (Wickes or similar approved)	178.80
Skirting	Mid spec (Wickes or similar approved)	215.32
Skirting	Mid spec (Wickes or similar approved)	260.47
Skirting	Mid spec (Wickes or similar approved)	280.44
Skirting	Mid spec (Wickes or similar approved)	288.65
Skirting	Mid spec (Wickes or similar approved)	334.75
Skirting	Mid spec (Wickes or similar approved)	351.71
Skirting	Mid spec (Wickes or similar approved)	524.83
Soffit and fascia system	Mid spec (PC Supply £20/m)	528.00
Soil pipe overground	Soil pipe	120.00
Soil pipe underground, trench by machine	110mm uPVC pipe with gravel fill	576.00
Steel beam	203x203x86 UC	3,243.31
Steel column	203x203x86 UC	2,918.98
Straight staircase	Prefabricated Pine Straight Staircase, MDF treads and risers, with prime undercoat and gloss	420.00
Tile adhesive and grouting to floor	10mm flexible adhesive and MAPEI grouting	14.18
Tile adhesive and grouting to floor	10mm flexible adhesive and MAPEI grouting	91.04
Tile adhesive and grouting to walls	10mm flexible adhesive and MAPEI grouting	10.80
Tile adhesive and grouting to walls	10mm flexible adhesive and MAPEI grouting	54.40
Tile backer board to walls	Schluter KERDI BOARD Tile Backer Board 12.5mm	1,747.92

Task	Material	Price (£)
Tile skirting to floor	Mid Spec (PC Sum £18/m)	286.56
Tile skirting to floor	Mid Spec (PC Sum £18/m)	755.52
Timber battens	38x38mm timber battens	108.00
Timber battens	38x38mm timber battens	748.80
Timber flat roof structure	47x200 C24 joists @400 c/c, struts and hangers	642.60
Timber floor structure	75x200 C24 joists @400 cts, struts and hangers	5,184.00
Timber hoarding	OSB hoarding with built in door and timber lock, plm (max 2.8m high)	489.56
Timber pitched roof structure	75x145mm sawn treated timber	2,112.00
Timber stud wall to external wall / timber partition wall to external wall; 400mm centres; 3 rows of noggins	Timber stud wall; C16/C24 47x95mm; 400mm centres; 3 rows of noggins	10,403.51
Timber stud wall to external wall / timber partition wall to external wall; 400mm centres; 3 rows of noggins	Timber stud wall; C16/C24 47x95mm; 400mm centres; 3 rows of noggins	11,348.38
Toilet brush	Mid spec (PC Supply £40 each)	52.80
Toilet roll holder	Mid spec (PC Supply £40 each)	52.80
Toilet seat	Toilet seat (PC Supply £25 each)	33.00
TV outlet (excluding aerial)	Mid spec (PC Supply £15 each)	19.50
Unswitched fused spur	Mid spec (PC Supply £15 each)	39.60
uPVC gutter	112mm half round uPVC gutter	288.00
Vapour control layer to floor	Vapour barrier type 230	276.00
Vented extractor fan / cooker hood	Mid spec (Bosch PC Sum £220/nr)	290.40
Vinyl flooring / vinyl tile	Vinyl flooring (PC Sum £25/m2)	396.00
Wall cabinet	Mid spec (Howdens, PC Supply £300/cabinet)	3,306.60
Wall hung sink	Mid spec (The Bath Store, PC Supply £140)	176.40
Wall light	Mid spec (PC Supply £15 each)	37.80
Wall mounted sink tap and mixer	Mid spec (Grohe PC Supply £270)	356.40
Wall ties / frame ties - timber to brick/block	Helical Timber Frame Wall Tie; 100-125mm cavity; 5nr/m2	2,071.01
Wall ties / frame ties - timber to brick/block	Helical Timber Frame Wall Tie; 100-125mm cavity; 5nr/m2	2,259.10
Wardrobe 1-2m	Fitted wardrobe (PC Supply £1500)	3,960.00
Waste pipe overground	110mm UPVC pipe	35.46
Waste pipe overground	110mm UPVC pipe	108.00
Waste pipe overground	110mm UPVC pipe	180.00
Waste pipe overground	110mm UPVC pipe	202.32
Waste pipe overground	110mm UPVC pipe	360.00
Weak mix concrete between cavity below DPC / Lean mix concrete between cavity below DPC	Weak mix concrete between cavity below DPC; 100mm thick cavity; 500mm height allowance	1,370.75
Wet underfloor heating - 5m2 kit	LoPro®Max OneZone® underfloor heating - 5m2 kit	859.20

Task	Material	Price (£)
Wet underfloor heating per m2	Pro-Warm wet underfloor heating kit and thermostat	2,016.00
Wet underfloor heating per m2	Pro-Warm wet underfloor heating kit and thermostat	3,398.98
Window board	Timber window board	15.84
Window board	Timber window board	31.68
Wood sheathing to roof	18mm Structural Hardwood Plywood Sheet	1,422.72
Wooden worktop / Laminate worktop	Mid spec (PC Supply £120/m)	792.00
100mm Concrete block wall; external wall	100mm concrete blocks; stretcher bond; 1:3 mortar; 7N	4,289.57
Double panel radiator	Mid spec (PC Supply £220 each)	277.20
Engineered wood to floor	Mid spec (PC Supply £60/m2)	1,697.26
Engineered wood to floor	Mid spec (PC Supply £60/m2)	2,376.00
Engineered wood to floor	Mid spec (PC Supply £60/m2)	3,183.05
Engineered wood to floor	Mid spec (PC Supply £60/m2)	4,394.81
Cavity wall insulation to external wall	150mm Celotex XR4150 General Purpose PIR Insulation Board	8,720.27
Cavity wall insulation to external wall	150mm Celotex XR4150 General Purpose PIR Insulation Board	9,512.26
Portaloos weekly hire	Portaloos	259.20
Timber stud wall / timber partition wall to internal wall; 600mm centres; 3 rows of noggins	Timber stud wall; C16/C24 47x95mm; 600mm centres; 3 rows of noggins	2,160.90
Timber stud wall / timber partition wall to internal wall; 600mm centres; 3 rows of noggins	Timber stud wall; C16/C24 47x95mm; 600mm centres; 3 rows of noggins	2,357.16
Wall ties to external wall	Stainless steel wall ties; 76-100mm cavity; 4nr/m2	144.12
Insulation between studs; internal wall	100mm Rockwool RWA45 Semi-Rigid Acoustic Insulation Slab	1,145.66
Insulation between studs; internal wall	100mm Rockwool RWA45 Semi-Rigid Acoustic Insulation Slab	1,249.72
Half brick wide brick wall (100mm wide)	Facing bricks @ PC Sum £60/m2; stretcher bond; incl. 1:3 mortar	13,236.59
Half brick wide brick wall (100mm wide)	Facing bricks @ PC Sum £60/m2; stretcher bond; incl. 1:3 mortar	30,756.67
Plasterboard to stud wall - outer leaf	12.5mm standard gyproc plasterboard	588.70
Plasterboard to stud wall - outer leaf	12.5mm standard gyproc plasterboard	642.16
Mist coat and two coats of paint to ceiling	Mid spec (Dulux or similar approved); white	25.89
Mist coat and two coats of paint to ceiling	Mid spec (Dulux or similar approved); white	47.23
Mist coat and two coats of paint to ceiling	Mid spec (Dulux or similar approved); white	49.32
Mist coat and two coats of paint to ceiling	Mid spec (Dulux or similar approved); white	66.07
Mist coat and two coats of paint to ceiling	Mid spec (Dulux or similar approved); white	132.93
Mist coat and two coats of paint to ceiling	Mid spec (Dulux or similar approved); white	144.84

Task	Material	Price (£)
Mist coat and two coats of paint to ceiling	Mid spec (Dulux or similar approved); white	212.37
Mist coat and two coats of paint to ceiling and cornice	Mid spec (Dulux or similar approved); white	19.73
Mist coat and two coats of paint to ceiling and cornice	Mid spec (Dulux or similar approved); white	35.23
Mist coat and two coats of paint to ceiling and cornice	Mid spec (Dulux or similar approved); white	91.23
Mist coat and two coats of paint to walls	Mid spec (Dulux or similar approved); white	67.24
Mist coat and two coats of paint to walls	Mid spec (Dulux or similar approved); white	87.36
Mist coat and two coats of paint to walls	Mid spec (Dulux or similar approved); white	103.14
Mist coat and two coats of paint to walls	Mid spec (Dulux or similar approved); white	124.20
Mist coat and two coats of paint to walls	Mid spec (Dulux or similar approved); white	150.25
Mist coat and two coats of paint to walls	Mid spec (Dulux or similar approved); white	161.77
Mist coat and two coats of paint to walls	Mid spec (Dulux or similar approved); white	166.50
Mist coat and two coats of paint to walls	Mid spec (Dulux or similar approved); white	168.95
Mist coat and two coats of paint to walls	Mid spec (Dulux or similar approved); white	202.89
Mist coat and two coats of paint to walls	Mid spec (Dulux or similar approved); white	302.74
Primer, undercoat and gloss coat to softwood door	Mid spec (Dulux or similar approved)	14.40
Primer, undercoat and gloss coat to softwood architrave	Mid spec (Dulux or similar approved)	6.00
Primer, undercoat and gloss coat to window	Mid spec (Dulux or similar approved)	14.40

Client Supplied

Task

Material

Price (£)