



FULL COST REPORT 9/26/2023

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# EXAMPLE REPORT

Exeter EX1 1QT

# Overview

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Stages	Low Benchmark	Mid Benchmark	High Benchmark
Preliminaries	£39,645.50	£43,205.60	£46,765.69
Demolitions	£1,249.76	£1,358.44	£1,467.11
Foundations and substructure	£64,572.89	£70,332.85	£76,092.82
Floor structure and lining	£33,003.10	£35,954.82	£38,906.55
Steel and structural supports	£11,439.11	£12,463.22	£13,487.34
External wall structure and lining	£182,044.50	£198,226.26	£214,408.03
Internal wall structure and lining	£27,594.44	£30,034.51	£32,474.58
Roof structure and coverings	£46,274.67	£50,400.44	£54,526.20
Ceiling structure and lining	£4,791.62	£5,213.22	£5,634.82
External windows and doors	£16,262.48	£17,727.44	£19,192.39
Internal doors and frames	£4,553.91	£4,963.20	£5,372.49
Drainage and pipework	£8,859.32	£9,645.74	£10,432.15
Heating and cooling	£18,750.95	£20,430.49	£22,110.03
Wiring and fuseboards	£5,856.52	£6,367.72	£6,878.92
Stairs, balustrades and lifts	£1,341.34	£1,459.50	£1,577.66
Plumbed appliances	£4,057.44	£4,422.98	£4,788.51
Wired appliances	£7,734.74	£8,415.69	£9,096.64
Ceiling preparation and finishes	£7,312.23	£7,952.95	£8,593.66
Wall preparation and finishes	£20,346.59	£22,143.08	£23,939.56
Floor preparation and finishes	£54,682.50	£59,580.13	£64,477.77
<b>Total Cost</b>	<b>£612,891.18</b>	<b>£667,468.34</b>	<b>£722,045.50</b>

<b>Stages</b>	<b>Low Benchmark</b>	<b>Mid Benchmark</b>	<b>High Benchmark</b>
Units, worktops and kitchen appliances	£13,693.68	£14,930.49	£16,167.31
Decoration	£31,046.82	£33,759.82	£36,472.82
Fixtures and fittings	£7,777.07	£8,479.76	£9,182.44
<b>Total Cost</b>	<b>£612,891.18</b>	<b>£667,468.34</b>	<b>£722,045.50</b>

	<b>Low Benchmark</b>	<b>Mid Benchmark</b>	<b>High Benchmark</b>
<b>Total Cost (Ex. VAT)</b>	<b>£612,891.18</b>	<b>£667,468.34</b>	<b>£722,045.50</b>

<b>Preliminaries</b>	Low Benchmark <b>£39,645.50</b>	Mid Benchmark <b>£43,205.60</b>	High Benchmark <b>£46,765.69</b>
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<b>Pricing clarifications</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£0.00</b>
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Supply & Install Pricing clarifications - Preliminaries in G   Ground Floor (1 item)	£0.00	£0.00	£0.00
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<b>Waste disposal</b>	<b>£2,640.00</b>	<b>£2,880.00</b>	<b>£3,120.00</b>
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Skip in G   Ground Floor (4 unit) Specification: 8 yard skip	£1,320.00	£1,440.00	£1,560.00
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Skip in G   Garage with flat roof (2 unit) Specification: 8 yard skip	£660.00	£720.00	£780.00
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Skip in Middle Floor (2) (2 unit) Specification: 8 yard skip	£660.00	£720.00	£780.00
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<b>Utilities</b>	<b>£298.10</b>	<b>£325.20</b>	<b>£352.30</b>
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Delivery and collection of portaloos in G   Ground Floor (1 unit) Specification: Portaloos delivery	£60.50	£66.00	£71.50
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Portaloos weekly hire in G   Ground Floor (6 weeks) Specification: Portaloos	£237.60	£259.20	£280.80
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<b>Machinery / Equipment</b>	<b>£1,419.00</b>	<b>£1,548.00</b>	<b>£1,677.00</b>
Delivery and collection of excavator in G   Ground Floor (1 unit) Specification: Excavator	£165.00	£180.00	£195.00
Delivery and collection of excavator in G   Garage with flat roof (1 unit) Specification: Excavator	£165.00	£180.00	£195.00
Excavator in G   Ground Floor (1week) Specification: 1.5T excavator; incl. insurance + fuel allowance	£302.50	£330.00	£357.50
Excavator in G   Garage with flat roof (1week) Specification: 1.5T excavator; incl. insurance + fuel allowance	£302.50	£330.00	£357.50
Materials lift in G   Ground Floor (2weeks) Specification: Geni SLA15 363kg	£484.00	£528.00	£572.00
<b>Hoarding</b>	<b>£1,736.81</b>	<b>£1,889.61</b>	<b>£2,042.41</b>
Timber hoarding in G   Ground Floor (37.0875m) Specification: OSB hoarding with built in door and timber lock, plm (max 2.8m high)	£1,736.81	£1,889.61	£2,042.41
<b>Scaffolding</b>	<b>£21,443.56</b>	<b>£23,392.98</b>	<b>£25,342.40</b>
Scaffold; mobile tower weekly hire in G   Garage with flat roof (1week) Specification: Mobile tower; including erection and dismantling	£220.00	£240.00	£260.00
Scaffolding to elevations (m2) in G   Ground Floor (400.55m²) Specification: Simple Scaffold	£7,490.28	£8,171.22	£8,852.16
Scaffolding to elevations (m2) in Middle Floor (2) (367.2m²) Specification: Simple Scaffold	£6,866.64	£7,490.88	£8,115.12
Scaffolding to elevations (m2) in Middle Floor (2) (367.2m²)	£6,866.64	£7,490.88	£8,115.12

Specification: Simple Scaffold

<b>Protection</b>	<b>£190.28</b>	<b>£207.03</b>	<b>£223.78</b>
Rigid protection to floor in Bathroom (50.58m²) Specification: Corex	£190.28	£207.03	£223.78
<b>Site set up</b>	<b>£2,200.00</b>	<b>£2,400.00</b>	<b>£2,600.00</b>
Site set up in G   Ground Floor (1 unit) Specification: Site set up, portalos, temporary electrical and plumbing, hoardings, office/canteen etc.	£2,200.00	£2,400.00	£2,600.00
<b>Project management</b>	<b>£8,558.55</b>	<b>£9,302.78</b>	<b>£10,047.00</b>
Supply & Install Project manager on site in G   Ground Floor (10days)	£3,093.50	£3,362.50	£3,631.50
Supply & Install Project manager on site in G   Garage with flat roof (1day)	£309.35	£336.25	£363.15
Supply & Install Project manager on site in Middle Floor (2) (10days)	£3,093.50	£3,362.50	£3,631.50
Supply & Install Working foreman in Middle Floor (2) (10days)	£2,062.20	£2,241.53	£2,420.85

<b>General allowances</b>	<b>£1,159.20</b>	<b>£1,260.00</b>	<b>£1,360.80</b>
Additional works in G   Ground Floor (1item) Specification: Allowance for any other works required not identified in schedule	£0.00	£0.00	£0.00
Additional works in Middle Floor (2) (1item) Specification: Allowance for any other works required not identified in schedule	£0.00	£0.00	£0.00
Supply & Install Professional cleaning on project completion in G   Ground Floor (1item)	£579.60	£630.00	£680.40
Supply & Install Professional cleaning on project completion in Middle Floor (2) (1item)	£579.60	£630.00	£680.40
<b>Demolitions</b>	Low Benchmark <b>£1,249.76</b>	Mid Benchmark <b>£1,358.44</b>	High Benchmark <b>£1,467.11</b>

<b>Light demolition</b>	<b>£1,249.76</b>	<b>£1,358.44</b>	<b>£1,467.11</b>
Clear site of bushes, scrub and undergrowth in G   Ground Floor (100m²)	£1,086.75	£1,181.25	£1,275.75
Clear site of bushes, scrub and undergrowth in G   Garage with flat roof (15m²)	£163.01	£177.19	£191.36

	Low Benchmark	Mid Benchmark	High Benchmark
<b>Foundations and substructure</b>	<b>£64,572.89</b>	<b>£70,332.85</b>	<b>£76,092.82</b>

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<b>Excavation for foundations</b>	<b>£6,762.26</b>	<b>£7,350.28</b>	<b>£7,938.30</b>
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Excavate for trench foundations by machine; not exceeding 1m depth; disposal by hand n.e. 25m to skip/across site in G   Ground Floor (148.35m <sup>3</sup> ) Specification: Material removed from site to skips	£6,762.26	£7,350.28	£7,938.30
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<b>Excavation for substructure</b>	<b>£6,088.60</b>	<b>£6,618.05</b>	<b>£7,147.49</b>
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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 (15m <sup>3</sup> ) Specification: Material removed from site to skips	£1,530.29	£1,663.36	£1,796.43
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Excavate for substructure by machine; not exceeding 1m depth; disposal by hand n.e. 25m to skip/across site in G   Ground Floor (100m <sup>3</sup> ) Specification: Material removed from site to skips	£4,558.31	£4,954.69	£5,351.06
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<b>Blinding</b>	<b>£1,068.50</b>	<b>£1,163.66</b>	<b>£1,258.82</b>
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Blinding in G   Ground Floor (100m <sup>2</sup> ) Specification: 50mm sand blinding	£929.13	£1,011.88	£1,094.63
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Blinding in G   Garage with flat roof (15m <sup>2</sup> ) Specification: 50mm sand blinding	£139.37	£151.78	£164.19
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<b>Hardcore</b>	<b>£4,585.44</b>	<b>£4,998.54</b>	<b>£5,411.66</b>
Hardcore fill / sub base / sub-base in G   Ground Floor (100m²) Specification: 250mm MOT type 1 hardcore	£3,987.34	£4,346.56	£4,705.79
Hardcore fill / sub base / sub-base in G   Garage with flat roof (15m²) Specification: 250mm MOT type 1 hardcore	£598.10	£651.98	£705.87
<b>Damp proofing</b>	<b>£494.70</b>	<b>£538.58</b>	<b>£582.46</b>
Damp proof membrane / DPM in G   Ground Floor (100m²) Specification: 2000 gauge (500mu) DPM	£430.17	£468.33	£506.49
Damp proof membrane / DPM in G   Garage with flat roof (15m²) Specification: 2000 gauge (500mu) DPM	£64.53	£70.25	£75.97
<b>Foundations</b>	<b>£45,573.39</b>	<b>£49,663.75</b>	<b>£53,754.10</b>
600mm wide by 1000mm deep trench foundations (4-10m run) in G   Ground Floor (148.35m) Specification: Shuttering, concrete and mesh	£35,796.11	£39,019.76	£42,243.41
Engineering bricks; (100mm wide) half brick wide (inner leaf) in G   Ground Floor (44.505005m²) Specification: Class B Engineering bricks; stretcher bond; incl. 1:3 mortar	£3,777.36	£4,111.60	£4,445.83
Engineering bricks; (100mm wide) half brick wide (outer leaf) in G   Ground Floor (44.505005m²) Specification: Class B Engineering bricks; stretcher bond; incl. 1:3 mortar	£3,777.36	£4,111.60	£4,445.83
Weak mix concrete between cavity below DPC / Lean mix concrete between cavity below DPC in G   Ground Floor (148.35m) Specification: Weak mix concrete between cavity below DPC;	£2,222.56	£2,420.79	£2,619.03

100mm thick cavity; 500mm height allowance

	Low Benchmark	Mid Benchmark	High Benchmark
<b>Floor structure and lining</b>	<b>£33,003.10</b>	<b>£35,954.82</b>	<b>£38,906.55</b>

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<b>Floor structure</b>	<b>£16,400.45</b>	<b>£17,861.84</b>	<b>£19,323.24</b>
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150mm ready mix concrete slab in G   Ground Floor (100m <sup>2</sup> ) Specification: 150mm concrete slab (C25 grade)	£3,026.31	£3,298.59	£3,570.88
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150mm ready mix concrete slab in G   Garage with flat roof (15m <sup>2</sup> ) Specification: 150mm concrete slab (C25 grade)	£453.95	£494.79	£535.63
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Mesh reinforcement to slab in G   Ground Floor (100m <sup>2</sup> ) Specification: A142 mesh reinforcement	£1,558.77	£1,699.53	£1,840.29
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Mesh reinforcement to slab in G   Garage with flat roof (15m <sup>2</sup> ) Specification: A142 mesh reinforcement	£233.82	£254.93	£276.04
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Timber floor structure in Middle Floor (2) (240m <sup>2</sup> ) Specification: 75x200 C24 joists @400 cts, struts and hangers	£11,127.60	£12,114.00	£13,100.40
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<b>Vapour barrier</b>	<b>£491.77</b>	<b>£535.53</b>	<b>£579.29</b>
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Vapour control layer to floor in G   Ground Floor (100m <sup>2</sup> ) Specification: Vapour barrier type 230	£491.77	£535.53	£579.29
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<b>Floor insulation</b>	<b>£7,926.97</b>	<b>£8,642.07</b>	<b>£9,357.16</b>
Insulation to concrete slab in G   Ground Floor (100m²) Specification: 150mm Kingspan Kooltherm K103 Floor Insulation Board	£6,264.13	£6,831.88	£7,399.63
Perimeter insulation / Insulation to perimeter in G   Ground Floor (148.35m) Specification: 25mm thick Kingspan Kooltherm K103 Floorboard to perimeter; n.e. 300mm height	£1,662.84	£1,810.19	£1,957.53
<b>Floor lining</b>	<b>£8,183.93</b>	<b>£8,915.39</b>	<b>£9,646.84</b>
Floorboard in Middle Floor (2) (240m²) Specification: 18mm Structural Hardwood Plywood Sheet	£5,443.92	£5,929.20	£6,414.48
Screed to floor in G   Ground Floor (100m²) Specification: 65mm screed	£2,740.01	£2,986.19	£3,232.36
	Low Benchmark	Mid Benchmark	High Benchmark
<b>Steel and structural supports</b>	<b>£11,439.11</b>	<b>£12,463.22</b>	<b>£13,487.34</b>
<b>Supporting steel</b>	<b>£9,828.01</b>	<b>£10,708.26</b>	<b>£11,588.50</b>
Allowance for steel connections in G   Ground Floor (8 unit) Specification: Allowance for steel connections	£440.00	£480.00	£520.00
Allowance for steel connections in Middle Floor (2) (4 unit) Specification: Allowance for steel connections	£220.00	£240.00	£260.00
Intumescent paint to steel column in G   Ground Floor (10.8m) Specification: Intumescent paint	£292.28	£317.93	£343.57

Intumescent paint to steel beams in G   Ground Floor (10m) Specification: Intumescent paint	£270.63	£294.38	£318.12
Intumescent paint to steel beams in Middle Floor (2) (12m) Specification: Intumescent paint	£324.76	£353.25	£381.75
Supply & Install Steel beam in G   Ground Floor (10m)	£999.57	£1,086.49	£1,173.41
Steel beam in Middle Floor (2) (12m) Specification: 203x203x86 UC	£4,172.52	£4,547.10	£4,921.68
Steel column in G   Ground Floor (10.8m) Specification: 203x203x86 UC	£3,108.25	£3,389.11	£3,669.97
<b>Padstones</b>	<b>£306.52</b>	<b>£333.69</b>	<b>£360.87</b>
Concrete padstone in G   Ground Floor (4 unit) Specification: 215x215x102mm	£204.35	£222.46	£240.58
Concrete padstone in Middle Floor (2) (2 unit) Specification: 215x215x102mm	£102.17	£111.23	£120.29
<b>Lintels</b>	<b>£1,304.58</b>	<b>£1,421.26</b>	<b>£1,537.99</b>
Single steel lintel in Bathroom (1m) Specification: Catnic CG90/100	£76.74	£83.60	£90.47
Single steel lintel in Bedroom (2m) Specification: Catnic CG90/100	£153.48	£167.21	£180.94
Single steel lintel in Bedroom (2) (2m) Specification: Catnic CG90/100	£153.48	£167.21	£180.94
Single steel lintel in Bedroom (3) (2m) Specification: Catnic CG90/100	£153.48	£167.21	£180.94
Single steel lintel in Dressing Room / Walk in closet (1m) Specification: Catnic CG90/100	£76.74	£83.60	£90.47
Single steel lintel in Entrance Hall (1m)	£76.74	£83.60	£90.47

Specification: Catnic CG90/100			
Single steel lintel in Gym (1m) Specification: Catnic CG90/100	£76.74	£83.60	£90.47
Single steel lintel in Kitchen / Living / Dining (2m) Specification: Catnic CG90/100	£153.48	£167.21	£180.94
Single steel lintel in Kitchen / Living / Dining (3m) Specification: Catnic CG90/100	£230.22	£250.81	£271.41
Single steel lintel in Study / Office (2m) Specification: Catnic CG90/100	£153.48	£167.21	£180.94
<b>External wall structure and lining</b>	Low Benchmark <b>£182,044.50</b>	Mid Benchmark <b>£198,226.26</b>	High Benchmark <b>£214,408.03</b>

<b>External wall structure</b>	<b>£151,678.40</b>	<b>£165,142.42</b>	<b>£178,606.47</b>
100mm Concrete block wall; external wall; plinth in G   Ground Floor (44.505005m²) Specification: 100mm concrete blocks; stretcher bond; 1:3 mortar; 7N	£1,812.58	£1,974.57	£2,136.57
Damp Proof Course / DPC in G   Ground Floor (148.35m) Specification: DPC; 300mm width	£691.35	£751.65	£811.96
Damp Proof Course / DPC in G   Garage with flat roof (58.53m) Specification: DPC; 300mm width	£272.76	£296.56	£320.35
Fibre cement cladding to external wall in G   Ground Floor (400.55m²)	£24,183.21	£26,286.09	£28,388.98
Timber stud wall to external wall / timber partition wall to external wall; 400mm centres; 3 rows of noggins in G   Ground Floor (400.55m²) Specification: Timber stud wall; C16/C24 47x95mm; 400mm centres; 3 rows of noggins	£21,343.17	£23,240.21	£25,137.26
Timber stud wall to external wall / timber partition wall to external	£19,566.13	£21,305.22	£23,044.32

wall; 400mm centres; 3 rows of noggins in Middle Floor (2) (367.2m <sup>2</sup> ) Specification: Timber stud wall; C16/C24 47x95mm; 400mm centres; 3 rows of noggins			
Wall ties / frame ties - timber to brick/block in G   Ground Floor (400.55m <sup>2</sup> ) Specification: Helical Timber Frame Wall Tie; 100-125mm cavity; 5nr/m2	£4,679.17	£5,094.24	£5,509.31
Wall ties / frame ties - timber to brick/block in Middle Floor (2) (367.2m <sup>2</sup> ) Specification: Helical Timber Frame Wall Tie; 100-125mm cavity; 5nr/m2	£4,289.58	£4,670.10	£5,050.61
100mm Concrete block wall; external wall in G   Garage with flat roof (158.03m <sup>2</sup> ) Specification: 100mm concrete blocks; stretcher bond; 1:3 mortar; 7N	£6,436.18	£7,011.39	£7,586.60
Wall ties to external wall in G   Garage with flat roof (158.03m <sup>2</sup> ) Specification: Stainless steel wall ties; 76-100mm cavity; 4nr/m2	£715.25	£777.97	£840.69
Half brick wide brick wall (100mm wide) in G   Garage with flat roof (158.03m <sup>2</sup> ) Specification: Facing bricks @ PC Sum £60/m2; stretcher bond; incl. 1:3 mortar	£20,366.12	£22,185.04	£24,003.97
Half brick wide brick wall (100mm wide) in Middle Floor (2) (367.2m <sup>2</sup> ) Specification: Facing bricks @ PC Sum £60/m2; stretcher bond; incl. 1:3 mortar	£47,322.90	£51,549.38	£55,775.85
<b>External wall lining</b>	<b>£9,486.71</b>	<b>£10,322.78</b>	<b>£11,158.86</b>
Plasterboard to external wall (inner leaf) in G   Ground Floor (400.55m <sup>2</sup> ) Specification: 12.5mm standard gyproc plasterboard	£4,949.40	£5,385.59	£5,821.79
Plasterboard to external wall (inner leaf) in Middle Floor (2) (367.2m <sup>2</sup> ) Specification: 12.5mm standard gyproc plasterboard	£4,537.31	£4,937.19	£5,337.07

<b>External wall insulation</b>	<b>£20,879.39</b>	<b>£22,761.05</b>	<b>£24,642.71</b>
Cavity wall insulation to external wall in G   Ground Floor (400.55m <sup>2</sup> ) Specification: 150mm Celotex XR4150 General Purpose PIR Insulation Board	£10,893.18	£11,874.88	£12,856.58
Cavity wall insulation to external wall in Middle Floor (2) (367.2m <sup>2</sup> ) Specification: 150mm Celotex XR4150 General Purpose PIR Insulation Board	£9,986.21	£10,886.17	£11,786.13
<b>Internal wall structure and lining</b>	Low Benchmark <b>£27,594.44</b>	Mid Benchmark <b>£30,034.51</b>	High Benchmark <b>£32,474.58</b>

<b>Internal wall structure</b>	<b>£14,809.60</b>	<b>£16,120.36</b>	<b>£17,431.13</b>
Boxing to pipework / beam / column (floor to ceiling) in G   Ground Floor (2.7m) Specification: Timber stud structure with MR plasterboard	£169.69	£184.76	£199.83
Boxing to pipework / beam / column (floor to ceiling) in Middle Floor (2) (2.7m) Specification: Timber stud structure with MR plasterboard	£169.69	£184.76	£199.83
Boxing to pipework / beam / column (length of room) in G   Ground Floor (10m) Specification: Timber stud structure with MR plasterboard	£628.50	£684.30	£740.10
Boxing to pipework / beam / column (length of room) in Middle Floor (2) (20m) Specification: Timber stud structure with MR plasterboard	£1,257.00	£1,368.60	£1,480.20
Boxing to pipework / beam / column (width of room) in G   Ground Floor (10m) Specification: Timber stud structure with MR plasterboard	£628.50	£684.30	£740.10
Boxing to pipework / beam / column (width of room) in Middle Floor	£754.20	£821.16	£888.12

(2) (12m)

Specification: Timber stud structure with MR plasterboard

Timber stud wall / timber partition wall to internal wall; 600mm centres; 3 rows of noggins in G   Ground Floor (160.22m <sup>2</sup> ) Specification: Timber stud wall; C16/C24 47x95mm; 600mm centres; 3 rows of noggins	£5,844.31	£6,361.05	£6,877.80
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Timber stud wall / timber partition wall to internal wall; 600mm centres; 3 rows of noggins in Middle Floor (2) (146.88m <sup>2</sup> ) Specification: Timber stud wall; C16/C24 47x95mm; 600mm centres; 3 rows of noggins	£5,357.71	£5,831.43	£6,305.15
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<b>Internal wall lining</b>	<b>£7,589.36</b>	<b>£8,258.24</b>	<b>£8,927.10</b>
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Plasterboard to stud wall - inner leaf in G   Ground Floor (160.22m <sup>2</sup> ) Specification: 12.5mm standard gyproc plasterboard	£1,979.76	£2,154.24	£2,328.72
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Plasterboard to stud wall - inner leaf in Middle Floor (2) (146.88m <sup>2</sup> ) Specification: 12.5mm standard gyproc plasterboard	£1,814.92	£1,974.88	£2,134.83
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Plasterboard to stud wall - outer leaf in G   Ground Floor (160.22m <sup>2</sup> ) Specification: 12.5mm standard gyproc plasterboard	£1,979.76	£2,154.24	£2,328.72
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Plasterboard to stud wall - outer leaf in Middle Floor (2) (146.88m <sup>2</sup> ) Specification: 12.5mm standard gyproc plasterboard	£1,814.92	£1,974.88	£2,134.83
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<b>Internal wall insulation</b>	<b>£5,195.46</b>	<b>£5,655.92</b>	<b>£6,116.37</b>
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Insulation between studs; internal wall in G   Ground Floor (160.22m <sup>2</sup> ) Specification: 100mm Rockwool RWA45 Semi-Rigid Acoustic Insulation Slab	£2,710.57	£2,950.80	£3,191.03
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Insulation between studs; internal wall in Middle Floor (2) (146.88m <sup>2</sup> ) Specification: 100mm Rockwool RWA45 Semi-Rigid Acoustic	£2,484.89	£2,705.12	£2,925.34
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Insulation Slab

	Low Benchmark	Mid Benchmark	High Benchmark
<b>Roof structure and coverings</b>	<b>£46,274.67</b>	<b>£50,400.44</b>	<b>£54,526.20</b>

<b>Roof structure</b>	<b>£15,264.91</b>	<b>£16,620.24</b>	<b>£17,975.57</b>
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Timber flat roof structure in G   Garage with flat roof (15m <sup>2</sup> ) Specification: 47x200 C24 joists @400 c/c, struts and hangers	£878.85	£957.60	£1,036.35
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Timber pitched roof structure in R   Pitched roof (80m <sup>2</sup> ) Specification: 75x145mm sawn treated timber	£4,834.00	£5,262.00	£5,690.00
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Timber pitched roof structure in R   Pitched roof (2) (80m <sup>2</sup> ) Specification: 75x145mm sawn treated timber	£4,834.00	£5,262.00	£5,690.00
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Wood sheathing to roof in R   Pitched roof (104m <sup>2</sup> ) Specification: 18mm Structural Hardwood Plywood Sheet	£2,359.03	£2,569.32	£2,779.61
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Wood sheathing to roof in R   Pitched roof (2) (104m <sup>2</sup> ) Specification: 18mm Structural Hardwood Plywood Sheet	£2,359.03	£2,569.32	£2,779.61
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<b>Roof lining</b>	<b>£3,218.95</b>	<b>£3,505.63</b>	<b>£3,792.32</b>
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Breather membrane in R   Pitched roof (104m <sup>2</sup> ) Specification: Tyvek Supro breather membrane	£362.72	£394.71	£426.71
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Breather membrane in G   Garage with flat roof (15m <sup>2</sup> ) Specification: Tyvek Supro breather membrane	£52.32	£56.93	£61.54
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Breather membrane in R   Pitched roof (2) (104m <sup>2</sup> ) Specification: Tyvek Supro breather membrane	£362.72	£394.71	£426.71
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Timber battens in R   Pitched roof (104m <sup>2</sup> ) Specification: 38x38mm timber battens	£1,138.49	£1,240.20	£1,341.91
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Timber battens in G   Garage with flat roof (15m <sup>2</sup> ) Specification: 38x38mm timber battens	£164.21	£178.88	£193.54
Timber battens in R   Pitched roof (2) (104m <sup>2</sup> ) Specification: 38x38mm timber battens	£1,138.49	£1,240.20	£1,341.91
<b>Roof vapour barrier</b>	<b>£85.32</b>	<b>£92.93</b>	<b>£100.54</b>
Roof vapour control layer in G   Garage with flat roof (15m <sup>2</sup> ) Specification: Pro clima intello plus VCL	£85.32	£92.93	£100.54
<b>Roof coverings</b>	<b>£13,440.41</b>	<b>£14,636.24</b>	<b>£15,832.05</b>
Cement tiles to roof in R   Pitched roof (104m <sup>2</sup> ) Specification: Mid spec (PC Supply £22/m <sup>2</sup> )	£5,703.17	£6,210.04	£6,716.91
Cement tiles to roof in R   Pitched roof (2) (104m <sup>2</sup> ) Specification: Mid spec (PC Supply £22/m <sup>2</sup> )	£5,703.17	£6,210.04	£6,716.91
GRP to flat roof in G   Garage with flat roof (15m <sup>2</sup> ) Specification: Glass fibre based roofing membrane	£983.39	£1,070.86	£1,158.33
Ridge tiles; butt jointed; bedding and pointing in natural coloured mortar (1:3) in R   Pitched roof (10m) Specification: Concrete/cement ridge tile (PC Supply £15/m)	£296.54	£323.05	£349.55
Ridge tiles; butt jointed; bedding and pointing in natural coloured mortar (1:3) in R   Pitched roof (2) (10m) Specification: Concrete/cement ridge tile (PC Supply £15/m)	£296.54	£323.05	£349.55
Sand and cement to tiled verge (labour included within tile to roof task) in R   Pitched roof (104m <sup>2</sup> ) Specification: Sand and cement to tiled verge	£228.80	£249.60	£270.40
Sand and cement to tiled verge (labour included within tile to roof task) in R   Pitched roof (2) (104m <sup>2</sup> ) Specification: Sand and cement to tiled verge	£228.80	£249.60	£270.40

<b>Bargeboards</b>	<b>£868.40</b>	<b>£945.70</b>	<b>£1,023.00</b>
Bargeboard in R   Pitched roof (20.8m) Specification: Mid spec (PC Supply £9/m)	£434.20	£472.85	£511.50
Bargeboard in R   Pitched roof (2) (20.8m) Specification: Mid spec (PC Supply £9/m)	£434.20	£472.85	£511.50
<b>Roof insulation</b>	<b>£8,939.02</b>	<b>£9,745.48</b>	<b>£10,551.94</b>
Insulation to roof between rafters in R   Pitched roof (80m <sup>2</sup> ) Specification: 140mm Kingspan Thermaroom TR26 Flat Roof Insulation Board	£4,469.51	£4,872.74	£5,275.97
Insulation to roof between rafters in R   Pitched roof (2) (80m <sup>2</sup> ) Specification: 140mm Kingspan Thermaroom TR26 Flat Roof Insulation Board	£4,469.51	£4,872.74	£5,275.97
<b>Flashing</b>	<b>£894.70</b>	<b>£974.78</b>	<b>£1,054.90</b>
Lead flashing in R   Pitched roof (18m) Specification: Lead Code 4 - 300mm Roofing Lead Flashing Roll	£447.35	£487.39	£527.45
Lead flashing in R   Pitched roof (2) (18m) Specification: Lead Code 4 - 300mm Roofing Lead Flashing Roll	£447.35	£487.39	£527.45

<b>Fascias</b>	<b>£3,563.01</b>	<b>£3,879.45</b>	<b>£4,195.91</b>
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Fascia in G   Garage with flat roof (58.53m) Specification: Mid spec (PC Supply £10/m)	£1,292.63	£1,407.83	£1,523.03
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Soffit and fascia system in R   Pitched roof (20m) Specification: Mid spec (PC Supply £20/m)	£1,135.19	£1,235.81	£1,336.44
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Soffit and fascia system in R   Pitched roof (2) (20m) Specification: Mid spec (PC Supply £20/m)	£1,135.19	£1,235.81	£1,336.44
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	Low Benchmark	Mid Benchmark	High Benchmark
<b>Ceiling structure and lining</b>	<b>£4,791.62</b>	<b>£5,213.22</b>	<b>£5,634.82</b>

<b>Ceiling lining</b>	<b>£4,791.62</b>	<b>£5,213.22</b>	<b>£5,634.82</b>
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Single plasterboard to ceiling in G   Ground Floor (100m²) Specification: 12.5mm standard gyproc plasterboard	£1,409.30	£1,533.30	£1,657.30
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Single plasterboard to ceiling in Middle Floor (2) (240m²) Specification: 12.5mm standard gyproc plasterboard	£3,382.32	£3,679.92	£3,977.52
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	Low Benchmark	Mid Benchmark	High Benchmark
<b>External windows and doors</b>	<b>£16,262.48</b>	<b>£17,727.44</b>	<b>£19,192.39</b>

<b>Windows</b>	<b>£10,973.99</b>	<b>£11,964.47</b>	<b>£12,954.94</b>
Hardwood casement window (0-1m2) in Bathroom (1 unit) Specification: Mid spec (Slim Line or similar approved, PC Supply £600 each)	£906.05	£987.75	£1,069.45
Hardwood casement window (0-1m2) in Dressing Room / Walk in closet (1 unit) Specification: Mid spec (Slim Line or similar approved, PC Supply £600 each)	£906.05	£987.75	£1,069.45
Hardwood casement window (0-1m2) in WC (1 unit) Specification: Mid spec (Slim Line or similar approved, PC Supply £600 each)	£906.05	£987.75	£1,069.45
Hardwood casement window (1-2m2) in Study / Office (1 unit) Specification: Mid spec (Slim Line or similar approved, PC Supply £790 each)	£1,138.13	£1,240.88	£1,343.63
Hardwood casement window (1-2m2) in Bedroom (1 unit) Specification: Mid spec (Slim Line or similar approved, PC Supply £790 each)	£1,138.13	£1,240.88	£1,343.63
Hardwood casement window (1-2m2) in Bedroom (2) (1 unit) Specification: Mid spec (Slim Line or similar approved, PC Supply £790 each)	£1,138.13	£1,240.88	£1,343.63
Hardwood casement window (1-2m2) in Bedroom (3) (1 unit) Specification: Mid spec (Slim Line or similar approved, PC Supply £790 each)	£1,138.13	£1,240.88	£1,343.63
Hardwood casement window (1-2m2) in Gym (1 unit) Specification: Mid spec (Slim Line or similar approved, PC Supply £790 each)	£1,138.13	£1,240.88	£1,343.63
Hardwood casement window (1-2m2) in Kitchen / Living / Dining (1 unit) Specification: Mid spec (Slim Line or similar approved, PC Supply £790 each)	£1,138.13	£1,240.88	£1,343.63
Rooflight (1-2m2) in Kitchen / Living / Dining (1 unit) Specification: Mid spec (PC Supply £1000)	£1,427.06	£1,555.94	£1,684.81

<b>External doors</b>	<b>£3,450.76</b>	<b>£3,762.30</b>	<b>£4,073.84</b>
Aluminium bifold door, handle and lock - 2-3m length in Kitchen / Living / Dining (1 unit) Specification: Mid spec (Slim Line) - 2-3m length (PC Supply £2100)	£2,975.70	£3,244.50	£3,513.30
External Door (single) in Entrance Hall (1 unit) Specification: Solid timber door - weathershield grey (PC Supply £300 each)	£475.06	£517.80	£560.54
<b>Window furniture</b>	<b>£372.24</b>	<b>£405.24</b>	<b>£438.24</b>
Window board in Bathroom (1m) Specification: Timber window board	£33.84	£36.84	£39.84
Window board in Bedroom (1m) Specification: Timber window board	£33.84	£36.84	£39.84
Window board in Bedroom (2) (1m) Specification: Timber window board	£33.84	£36.84	£39.84
Window board in Bedroom (3) (1m) Specification: Timber window board	£33.84	£36.84	£39.84
Window board in Dressing Room / Walk in closet (1m) Specification: Timber window board	£33.84	£36.84	£39.84
Window board in Gym (1m) Specification: Timber window board	£33.84	£36.84	£39.84
Window board in Kitchen / Living / Dining (2m) Specification: Timber window board	£67.68	£73.68	£79.68
Window board in WC (1m) Specification: Timber window board	£33.84	£36.84	£39.84
Window board in Study / Office (2m) Specification: Timber window board	£67.68	£73.68	£79.68

<b>Sundry items</b>	<b>£1,465.52</b>	<b>£1,595.50</b>	<b>£1,725.36</b>
Cavity closers around windows and doors in Bathroom (4m) Specification: 100mm thick Kingspan Thermabate Cavity Closer	£72.24	£78.64	£85.04
Cavity closers around windows and doors in Bedroom (6m) Specification: 100mm thick Kingspan Thermabate Cavity Closer	£108.37	£117.97	£127.56
Cavity closers around windows and doors in Bedroom (2) (6m) Specification: 100mm thick Kingspan Thermabate Cavity Closer	£108.37	£117.97	£127.56
Cavity closers around windows and doors in Bedroom (3) (6m) Specification: 100mm thick Kingspan Thermabate Cavity Closer	£108.37	£117.97	£127.56
Cavity closers around windows and doors in Dressing Room / Walk in closet (4m) Specification: 100mm thick Kingspan Thermabate Cavity Closer	£72.24	£78.64	£85.04
Cavity closers around windows and doors in Entrance Hall (6m) Specification: 100mm thick Kingspan Thermabate Cavity Closer	£108.37	£117.97	£127.56
Cavity closers around windows and doors in Gym (6m) Specification: 100mm thick Kingspan Thermabate Cavity Closer	£108.37	£117.97	£127.56
Cavity closers around windows and doors in Kitchen / Living / Dining (22m) Specification: 100mm thick Kingspan Thermabate Cavity Closer	£397.34	£432.54	£467.74
Cavity closers around windows and doors in WC (4m) Specification: 100mm thick Kingspan Thermabate Cavity Closer	£72.24	£78.64	£85.04
Cavity closers around windows and doors in Study / Office (6m) Specification: 100mm thick Kingspan Thermabate Cavity Closer	£108.37	£117.97	£127.56
Cavity tray over structural opening in WC (1m) Specification: Manthorpe Horizontal Cavity Tray	£11.26	£12.27	£13.27
Cavity tray over structural opening in Study / Office (2m) Specification: Manthorpe Horizontal Cavity Tray	£22.52	£24.53	£26.55
Cavity tray over structural opening in Bathroom (1m) Specification: Manthorpe Horizontal Cavity Tray	£11.26	£12.27	£13.27
Cavity tray over structural opening in Bedroom (1m) Specification: Manthorpe Horizontal Cavity Tray	£11.26	£12.27	£13.27

Cavity tray over structural opening in Bedroom (2) (1m) Specification: Manthorpe Horizontal Cavity Tray	£11.26	£12.27	£13.27
Cavity tray over structural opening in Bedroom (3) (1m) Specification: Manthorpe Horizontal Cavity Tray	£11.26	£12.27	£13.27
Cavity tray over structural opening in Dressing Room / Walk in closet (1m) Specification: Manthorpe Horizontal Cavity Tray	£11.26	£12.27	£13.27
Cavity tray over structural opening in Entrance Hall (1m) Specification: Manthorpe Horizontal Cavity Tray	£11.26	£12.27	£13.27
Cavity tray over structural opening in Gym (1m) Specification: Manthorpe Horizontal Cavity Tray	£11.26	£12.27	£13.27
Cavity tray over structural opening in Kitchen / Living / Dining (5m) Specification: Manthorpe Horizontal Cavity Tray	£56.30	£61.33	£66.37
Cavity tray weep ends (2nr allowance) per structural opening in Bathroom (1 unit) Specification: Cavity tray; weep ends (2nr allowance)	£2.94	£3.20	£3.46
Cavity tray weep ends (2nr allowance) per structural opening in Bedroom (1 unit) Specification: Cavity tray; weep ends (2nr allowance)	£2.94	£3.20	£3.46
Cavity tray weep ends (2nr allowance) per structural opening in Bedroom (2) (1 unit) Specification: Cavity tray; weep ends (2nr allowance)	£2.94	£3.20	£3.46
Cavity tray weep ends (2nr allowance) per structural opening in Bedroom (3) (1 unit) Specification: Cavity tray; weep ends (2nr allowance)	£2.94	£3.20	£3.46
Cavity tray weep ends (2nr allowance) per structural opening in Dressing Room / Walk in closet (1 unit) Specification: Cavity tray; weep ends (2nr allowance)	£2.94	£3.20	£3.46
Cavity tray weep ends (2nr allowance) per structural opening in Entrance Hall (1 unit) Specification: Cavity tray; weep ends (2nr allowance)	£2.94	£3.20	£3.46
Cavity tray weep ends (2nr allowance) per structural opening in Gym (1 unit) Specification: Cavity tray; weep ends (2nr allowance)	£2.94	£3.20	£3.46
Cavity tray weep ends (2nr allowance) per structural opening in	£5.88	£6.40	£6.92



Kitchen / Living / Dining (2 unit)  
Specification: Cavity tray; weep ends (2nr allowance)

Cavity tray weep ends (2nr allowance) per structural opening in WC (1 unit) Specification: Cavity tray; weep ends (2nr allowance)	£2.94	£3.20	£3.46
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Cavity tray weep ends (2nr allowance) per structural opening in Study / Office (1 unit) Specification: Cavity tray; weep ends (2nr allowance)	£2.94	£3.20	£3.46
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	Low Benchmark	Mid Benchmark	High Benchmark
<b>Internal doors and frames</b>	<b>£4,553.91</b>	<b>£4,963.20</b>	<b>£5,372.49</b>

<b>Internal doors</b>	<b>£4,553.89</b>	<b>£4,963.20</b>	<b>£5,372.51</b>
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Single fire rated door, frame, architrave and ironmongery in Bedroom (1 unit) Specification: Mid spec, FD30 fire rated door (PC Supply £240 each)	£398.59	£434.40	£470.21
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Single fire rated door, frame, architrave and ironmongery in Bedroom (2) (1 unit) Specification: Mid spec, FD30 fire rated door (PC Supply £240 each)	£398.59	£434.40	£470.21
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Single fire rated door, frame, architrave and ironmongery in Bedroom (3) (1 unit) Specification: Mid spec, FD30 fire rated door (PC Supply £240 each)	£398.59	£434.40	£470.21
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Single fire rated door, frame, architrave and ironmongery in Kitchen / Living / Dining (1 unit) Specification: Mid spec, FD30 fire rated door (PC Supply £240 each)	£398.59	£434.40	£470.21
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Single softwood door, frame, architrave, handle and lock in Bathroom (1 unit) Specification: Mid spec (Direct Doors, PC Supply £260)	£422.79	£460.80	£498.81
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Single softwood door, frame, architrave, handle and lock in Boiler Cupboard (1 unit) Specification: Mid spec (Direct Doors, PC Supply £260)	£422.79	£460.80	£498.81
Single softwood door, frame, architrave, handle and lock in Dressing Room / Walk in closet (1 unit) Specification: Mid spec (Direct Doors, PC Supply £260)	£422.79	£460.80	£498.81
Single softwood door, frame, architrave, handle and lock in Entrance Hall (1 unit) Specification: Mid spec (Direct Doors, PC Supply £260)	£422.79	£460.80	£498.81
Single softwood door, frame, architrave, handle and lock in Gym (1 unit) Specification: Mid spec (Direct Doors, PC Supply £260)	£422.79	£460.80	£498.81
Single softwood door, frame, architrave, handle and lock in WC (1 unit) Specification: Mid spec (Direct Doors, PC Supply £260)	£422.79	£460.80	£498.81
Single softwood door, frame, architrave, handle and lock in Study / Office (1 unit) Specification: Mid spec (Direct Doors, PC Supply £260)	£422.79	£460.80	£498.81
<b>Drainage and pipework</b>	<b>Low Benchmark £8,859.32</b>	<b>Mid Benchmark £9,645.74</b>	<b>High Benchmark £10,432.15</b>

<b>Hot and cold pipework</b>	<b>£2,120.36</b>	<b>£2,307.70</b>	<b>£2,495.04</b>
Hot and cold pipes; copper in G   Ground Floor (10m) Specification: 22mm copper	£373.50	£406.50	£439.50
Hot and cold pipes; copper in Bathroom (11.24m) Specification: 22mm copper	£419.81	£456.91	£494.00
Hot and cold pipes; copper in Middle Floor (2) (20m) Specification: 22mm copper	£747.00	£813.00	£879.00
Hot and cold pipes; copper in Boiler Cupboard (7.56m) Specification: 22mm copper	£282.37	£307.31	£332.26

Hot and cold pipes; copper in WC (1.97m) Specification: 22mm copper	£73.58	£80.08	£86.58
Hot and cold pipes; copper in Kitchen / Living / Dining (6m) Specification: 22mm copper	£224.10	£243.90	£263.70
<b>Waste pipework</b>	<b>£3,825.23</b>	<b>£4,163.60</b>	<b>£4,501.96</b>
Soil pipe overground in Middle Floor (2) (20m) Specification: Soil pipe	£544.70	£592.50	£640.30
Soil pipe underground, trench by machine in G   Ground Floor (20m) Specification: 110mm uPVC pipe with gravel fill	£1,874.36	£2,039.44	£2,204.51
Waste pipe overground in G   Ground Floor (10m) Specification: 110mm UPVC pipe	£285.75	£311.25	£336.75
Waste pipe overground in Bathroom (11.24m) Specification: 110mm UPVC pipe	£321.18	£349.84	£378.51
Waste pipe overground in Middle Floor (2) (20m) Specification: 110mm UPVC pipe	£571.50	£622.50	£673.50
Waste pipe overground in Kitchen / Living / Dining (6m) Specification: 110mm UPVC pipe	£171.45	£186.75	£202.05
Waste pipe overground in WC (1.97m) Specification: 110mm UPVC pipe	£56.29	£61.32	£66.34
<b>Rainwater drainage</b>	<b>£713.90</b>	<b>£777.52</b>	<b>£841.11</b>
Downpipe in G   Garage with flat roof (3m) Specification: 68mm uPVC downpipe	£147.84	£161.09	£174.33
Hopper in G   Garage with flat roof (1 unit) Specification: uPVC hopper	£41.58	£45.30	£49.01
uPVC gutter in G   Garage with flat roof (16m) Specification: 112mm half round uPVC gutter	£524.48	£571.13	£617.77

<b>Access points</b>	<b>£2,199.83</b>	<b>£2,396.93</b>	<b>£2,594.03</b>
Brick manhole; 750x450mm; 1000mm depth in G   Ground Floor (1 unit) Specification: 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	£1,065.44	£1,160.55	£1,255.66
Cleaning and tests to new drainage in G   Ground Floor (1item) Specification: Allowance for cleaning and tests to new drainage	£550.00	£600.00	£650.00
Inspection Chamber in G   Ground Floor (2 unit) Specification: Polypropylene inspection chamber	£584.39	£636.38	£688.37
<b>Heating and cooling</b>	<b>£18,750.95</b>	<b>£20,430.49</b>	<b>£22,110.03</b>
	Low Benchmark	Mid Benchmark	High Benchmark
<b>Heat source</b>	<b>£1,943.44</b>	<b>£2,117.36</b>	<b>£2,291.29</b>
Gas combi boiler in Boiler Cupboard (1 unit) Specification: Worcester Bosch Greenstar 30i Gas/LPG Combi Boiler	£1,943.44	£2,117.36	£2,291.29
<b>Pipework</b>	<b>£1,721.40</b>	<b>£1,873.00</b>	<b>£2,024.60</b>
Flue in Gym (4m) Specification: Flue and associated ductwork	£441.35	£480.25	£519.15
Gas pipes in Middle Floor (2) (40m) Specification: 22mm copper	£1,280.05	£1,392.75	£1,505.45

<b>Heating/cooling element</b>	<b>£15,086.11</b>	<b>£16,440.13</b>	<b>£17,794.14</b>
Air conditioning unit in Gym (1 unit) Specification: Mid spec (PC Supply £2400 each)	£3,931.20	£4,284.00	£4,636.80
Electric towel rail in Bathroom (1 unit) Specification: Mid spec (PC Supply £160 each)	£271.91	£296.29	£320.66
Electric towel rail in WC (1 unit) Specification: Mid spec (PC Supply £160 each)	£271.91	£296.29	£320.66
Wet underfloor heating - 5m2 kit in WC (1item) Specification: LoPro®Max OneZone® underfloor heating - 5m2 kit	£908.35	£990.45	£1,072.55
Wet underfloor heating per m2 in Bathroom (50.58m <sup>2</sup> ) Specification: Pro-Warm wet underfloor heating kit and thermostat	£4,337.24	£4,726.70	£5,116.17
Wet underfloor heating per m2 in Kitchen / Living / Dining (30m <sup>2</sup> ) Specification: Pro-Warm wet underfloor heating kit and thermostat	£2,572.50	£2,803.50	£3,034.50
Double panel radiator in Bedroom (1 unit) Specification: Mid spec (PC Supply £220 each)	£399.00	£434.70	£470.40
Double panel radiator in Bedroom (2) (1 unit) Specification: Mid spec (PC Supply £220 each)	£399.00	£434.70	£470.40
Double panel radiator in Bedroom (3) (1 unit) Specification: Mid spec (PC Supply £220 each)	£399.00	£434.70	£470.40
Double panel radiator in Dressing Room / Walk in closet (1 unit) Specification: Mid spec (PC Supply £220 each)	£399.00	£434.70	£470.40
Double panel radiator in Entrance Hall (1 unit) Specification: Mid spec (PC Supply £220 each)	£399.00	£434.70	£470.40
Double panel radiator in Gym (1 unit) Specification: Mid spec (PC Supply £220 each)	£399.00	£434.70	£470.40
Double panel radiator in Study / Office (1 unit) Specification: Mid spec (PC Supply £220 each)	£399.00	£434.70	£470.40

	Low Benchmark	Mid Benchmark	High Benchmark
<b>Wiring and fuseboards</b>	<b>£5,856.52</b>	<b>£6,367.72</b>	<b>£6,878.92</b>

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<b>Cabling</b>	<b>£4,974.16</b>	<b>£5,408.36</b>	<b>£5,842.57</b>
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Electrical wiring installation in G   Ground Floor (296.7m) Specification: New wiring allowance	£2,352.94	£2,558.33	£2,763.72
Electrical wiring installation in G   Garage with flat roof (58.53m) Specification: New wiring allowance	£464.16	£504.68	£545.20
Electrical wiring installation in Middle Floor (2) (272m) Specification: New wiring allowance	£2,157.06	£2,345.35	£2,533.65

<b>Fuseboards</b>	<b>£533.90</b>	<b>£580.60</b>	<b>£627.30</b>
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Fuseboard / consumer unit in G   Ground Floor (1 unit) Specification: 12-module fuseboard	£533.90	£580.60	£627.30
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<b>Electrical certification</b>	<b>£348.45</b>	<b>£378.75</b>	<b>£409.05</b>
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Supply & Install Electrical certification in G   Ground Floor (1 unit)	£116.15	£126.25	£136.35
Supply & Install Electrical certification in G   Garage with flat roof (1 unit)	£116.15	£126.25	£136.35
Supply & Install Electrical certification in Middle Floor (2) (1 unit)	£116.15	£126.25	£136.35

	Low Benchmark	Mid Benchmark	High Benchmark
<b>Stairs, balustrades and lifts</b>	<b>£1,341.34</b>	<b>£1,459.50</b>	<b>£1,577.66</b>

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<b>Stairs</b>	<b>£1,341.34</b>	<b>£1,459.50</b>	<b>£1,577.66</b>
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Straight staircase in Landing incl. stairs (1item) Specification: Prefabricated Pine Straight Staircase, MDF treads and risers, with prime undercoat and gloss	£1,341.34	£1,459.50	£1,577.66
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	Low Benchmark	Mid Benchmark	High Benchmark
<b>Plumbed appliances</b>	<b>£4,057.44</b>	<b>£4,422.98</b>	<b>£4,788.51</b>

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<b>Shower tray</b>	<b>£273.27</b>	<b>£297.75</b>	<b>£322.23</b>
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Acrylic shower tray (~1-2m2) in Bathroom (1 unit) Specification: Mid spec (Victoria Plum or similar, PC Supply £150)	£273.27	£297.75	£322.23
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<b>Shower waste</b>	<b>£75.79</b>	<b>£82.49</b>	<b>£89.19</b>
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Shower waste (acrylic tray) in Bathroom (1 unit) Specification: Mid spec (Victoria Plum)	£75.79	£82.49	£89.19
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<b>Shower mixer and head</b>	<b>£399.17</b>	<b>£435.23</b>	<b>£471.27</b>
Integrated shower mixer and head in Bathroom (1 unit) Specification: Mid spec (Victoria Plum, PC Supply £280)	£399.17	£435.23	£471.27
<b>Shower screen</b>	<b>£241.88</b>	<b>£263.63</b>	<b>£285.38</b>
Shower screen in Bathroom (1 unit) Specification: Mid spec (Victoria Plum or similar, PC Supply £150 each)	£241.88	£263.63	£285.38
<b>Sink</b>	<b>£418.61</b>	<b>£455.95</b>	<b>£493.30</b>
Pedestal sink in Bathroom (1 unit) Specification: Mid spec (Victoria Plum)	£148.23	£161.43	£174.62
Wall hung sink in WC (1 unit) Specification: Mid spec (The Bath Store, PC Supply £140)	£270.38	£294.52	£318.68
<b>Sink taps</b>	<b>£730.68</b>	<b>£796.80</b>	<b>£862.92</b>
Free standing sink tap and mixer in Bathroom (1 unit) Specification: Mid spec (Grohe PC Supply £270)	£365.34	£398.40	£431.46
Wall mounted sink tap and mixer in WC (1 unit) Specification: Mid spec (Grohe PC Supply £270)	£365.34	£398.40	£431.46



<b>Sink waste</b>	<b>£85.32</b>	<b>£93.00</b>	<b>£100.68</b>
Sink waste in Bathroom (1 unit) Specification: Mid spec (Victoria Plum)	£42.66	£46.50	£50.34
Sink waste in WC (1 unit) Specification: Mid spec (Victoria Plum)	£42.66	£46.50	£50.34
<b>Bath</b>	<b>£435.42</b>	<b>£474.67</b>	<b>£513.93</b>
Bath in Bathroom (1 unit) Specification: Mid spec (Victoria Plum, PC Supply £320)	£435.42	£474.67	£513.93
<b>Bath tap</b>	<b>£271.22</b>	<b>£295.80</b>	<b>£320.38</b>
Bath tap in Bathroom (1 unit) Specification: Mid spec (The Bath Store, PC Supply £230)	£271.22	£295.80	£320.38
<b>Bath waste</b>	<b>£72.56</b>	<b>£79.11</b>	<b>£85.66</b>
Bath waste in Bathroom (1 unit) Specification: Mid spec (Victoria Plum)	£72.56	£79.11	£85.66

<b>Toilet</b>	<b>£684.50</b>	<b>£746.12</b>	<b>£807.70</b>
Pedestal toilet in Bathroom (1 unit) Specification: Mid spec (Victoria Plum or similar, PC Supply £190 each)	£299.93	£326.93	£353.92
Pedestal toilet in WC (1 unit) Specification: Mid spec (Victoria Plum or similar, PC Supply £190 each)	£299.93	£326.93	£353.92
Toilet seat in WC (1item) Specification: Toilet seat (PC Supply £25 each)	£42.32	£46.13	£49.93
Toilet seat in Bathroom (1item) Specification: Toilet seat (PC Supply £25 each)	£42.32	£46.13	£49.93
<b>Flush plate</b>	<b>£127.00</b>	<b>£138.45</b>	<b>£149.90</b>
Flush plate in Bathroom (1 unit) Specification: Mid spec (Grohe PC Supply £85)	£127.00	£138.45	£149.90
<b>Mastic / Sealant</b>	<b>£242.00</b>	<b>£264.00</b>	<b>£286.00</b>
Mastic / sealant to ensuites, bathrooms and shower rooms in Bathroom (1item) Specification: Allowance for bathrooms, ensuites and shower rooms	£121.00	£132.00	£143.00
Mastic / sealant to ensuites, bathrooms and shower rooms in WC (1item) Specification: Allowance for bathrooms, ensuites and shower rooms	£121.00	£132.00	£143.00

## Wired appliances

Low Benchmark  
£7,734.74

Mid Benchmark  
£8,415.69

High Benchmark  
£9,096.64

<b>Sockets</b>	<b>£2,128.62</b>	<b>£2,316.60</b>	<b>£2,504.62</b>
Double power socket in Study / Office (2points) Specification: Mid spec (Hamilton or similar approved, PC Supply £25 each)	£176.65	£192.25	£207.85
Double power socket in Bedroom (4points) Specification: Mid spec (Hamilton or similar approved, PC Supply £25 each)	£353.30	£384.50	£415.70
Double power socket in Bedroom (2) (4points) Specification: Mid spec (Hamilton or similar approved, PC Supply £25 each)	£353.30	£384.50	£415.70
Double power socket in Bedroom (3) (4points) Specification: Mid spec (Hamilton or similar approved, PC Supply £25 each)	£353.30	£384.50	£415.70
Double power socket in Dressing Room / Walk in closet (1point) Specification: Mid spec (Hamilton or similar approved, PC Supply £25 each)	£88.33	£96.13	£103.93
Double power socket in Entrance Hall (1point) Specification: Mid spec (Hamilton or similar approved, PC Supply £25 each)	£88.33	£96.13	£103.93
Double power socket in Gym (2points) Specification: Mid spec (Hamilton or similar approved, PC Supply £25 each)	£176.65	£192.25	£207.85
Double power socket in Kitchen / Living / Dining (4points) Specification: Mid spec (Hamilton or similar approved, PC Supply £25 each)	£353.30	£384.50	£415.70
Shaver socket in Bathroom (1point) Specification: Mid spec (PC Supply £30 each)	£92.73	£100.92	£109.13
Shaver socket in WC (1point) Specification: Mid spec (PC Supply £30 each)	£92.73	£100.92	£109.13

<b>Switches</b>	<b>£1,299.48</b>	<b>£1,413.42</b>	<b>£1,527.48</b>
Fused spur in Kitchen / Living / Dining (2points) Specification: Mid spec (PC Supply £15 each)	£152.45	£165.85	£179.25
Light switch - 1 gang in Bathroom (1point) Specification: Mid spec (Hamilton, PC Supply £10 each)	£70.18	£76.32	£82.48
Light switch - 1 gang in Bedroom (1point) Specification: Mid spec (Hamilton, PC Supply £10 each)	£70.18	£76.32	£82.48
Light switch - 1 gang in Bedroom (2) (1point) Specification: Mid spec (Hamilton, PC Supply £10 each)	£70.18	£76.32	£82.48
Light switch - 1 gang in Bedroom (3) (1point) Specification: Mid spec (Hamilton, PC Supply £10 each)	£70.18	£76.32	£82.48
Light switch - 1 gang in Dressing Room / Walk in closet (1point) Specification: Mid spec (Hamilton, PC Supply £10 each)	£70.18	£76.32	£82.48
Light switch - 1 gang in Gym (2points) Specification: Mid spec (Hamilton, PC Supply £10 each)	£140.35	£152.65	£164.95
Light switch - 1 gang in Kitchen / Living / Dining (2points) Specification: Mid spec (Hamilton, PC Supply £10 each)	£140.35	£152.65	£164.95
Light switch - 1 gang in WC (1point) Specification: Mid spec (Hamilton, PC Supply £10 each)	£70.18	£76.32	£82.48
Light switch - 1 gang in Study / Office (2points) Specification: Mid spec (Hamilton, PC Supply £10 each)	£140.35	£152.65	£164.95
Light switch - 2 gang in Entrance Hall (2points) Specification: Mid spec (Hamilton, PC Supply £15 each)	£152.45	£165.85	£179.25
Unswitched fused spur in Kitchen / Living / Dining (2 unit) Specification: Mid spec (PC Supply £15 each)	£152.45	£165.85	£179.25

<b>Ceiling lights</b>	<b>£3,543.80</b>	<b>£3,855.17</b>	<b>£4,166.55</b>
Downlight in Bathroom (4points) Specification: Mid spec (PC Supply £15 each)	£301.60	£328.10	£354.60
Downlight in Bedroom (6points) Specification: Mid spec (PC Supply £15 each)	£452.40	£492.15	£531.90
Downlight in Bedroom (2) (6points) Specification: Mid spec (PC Supply £15 each)	£452.40	£492.15	£531.90
Downlight in Bedroom (3) (6points) Specification: Mid spec (PC Supply £15 each)	£452.40	£492.15	£531.90
Downlight in Dressing Room / Walk in closet (1 unit) Specification: Mid spec (PC Supply £15 each)	£75.40	£82.02	£88.65
Downlight in Entrance Hall (4points) Specification: Mid spec (PC Supply £15 each)	£301.60	£328.10	£354.60
Downlight in Gym (6points) Specification: Mid spec (PC Supply £15 each)	£452.40	£492.15	£531.90
Downlight in Kitchen / Living / Dining (4points) Specification: Mid spec (PC Supply £15 each)	£301.60	£328.10	£354.60
Downlight in Study / Office (6points) Specification: Mid spec (PC Supply £15 each)	£452.40	£492.15	£531.90
Downlight in WC (4points) Specification: Mid spec (PC Supply £15 each)	£301.60	£328.10	£354.60
<b>Wall lights</b>	<b>£150.80</b>	<b>£164.05</b>	<b>£177.30</b>
Wall light in Gym (2points) Specification: Mid spec (PC Supply £15 each)	£150.80	£164.05	£177.30

<b>TV</b>	<b>£75.95</b>	<b>£82.63</b>	<b>£89.30</b>
TV outlet (excluding aerial) in Study / Office (1point) Specification: Mid spec (PC Supply £15 each)	£75.95	£82.63	£89.30
<b>Ventilation</b>	<b>£366.37</b>	<b>£399.05</b>	<b>£431.72</b>
Bathroom extractor fan in WC (1point) Specification: Mid spec (PC Supply £80 each)	£150.48	£163.93	£177.38
Bathroom extractor fan in Bathroom (1point) Specification: Mid spec (PC Supply £80 each)	£150.48	£163.93	£177.38
Ductwork and associated BWIC allowance for Wired appliances in Kitchen / Living / Dining (1item) Specification: Ductwork and associated BWIC allowance	£65.41	£71.19	£76.96
<b>Fire alarm</b>	<b>£94.38</b>	<b>£102.72</b>	<b>£111.08</b>
Heat detector in Kitchen / Living / Dining (1point) Specification: Mid spec (PC Supply £30 each)	£94.38	£102.72	£111.08
<b>Data points</b>	<b>£75.40</b>	<b>£82.02</b>	<b>£88.65</b>
Data point / Ethernet socket in Study / Office (1point) Specification: Mid spec (PC Supply £15 each)	£75.40	£82.02	£88.65

	Low Benchmark	Mid Benchmark	High Benchmark
Ceiling preparation and finishes	£7,312.23	£7,952.95	£8,593.66

<b>Ceiling preparation</b>	<b>£7,312.25</b>	<b>£7,952.94</b>	<b>£8,593.66</b>
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Skim to ceiling in Bathroom (50.58m <sup>2</sup> ) Specification: 3mm Gypsum Thistle multi-finish	£660.23	£718.08	£775.93
Skim to ceiling in Bedroom (15.75m <sup>2</sup> ) Specification: 3mm Gypsum Thistle multi-finish	£205.59	£223.60	£241.61
Skim to ceiling in Bedroom (2) (129.18m <sup>2</sup> ) Specification: 3mm Gypsum Thistle multi-finish	£1,686.20	£1,833.95	£1,981.70
Skim to ceiling in Bedroom (3) (88.1m <sup>2</sup> ) Specification: 3mm Gypsum Thistle multi-finish	£1,149.98	£1,250.74	£1,351.51
Skim to ceiling in Boiler Cupboard (28.73m <sup>2</sup> ) Specification: 3mm Gypsum Thistle multi-finish	£375.02	£407.88	£440.74
Skim to ceiling in Dressing Room / Walk in closet (55.49m <sup>2</sup> ) Specification: 3mm Gypsum Thistle multi-finish	£724.32	£787.78	£851.25
Skim to ceiling in Entrance Hall (40.19m <sup>2</sup> ) Specification: 3mm Gypsum Thistle multi-finish	£524.61	£570.57	£616.54
Skim to ceiling in Gym (12m <sup>2</sup> ) Specification: 3mm Gypsum Thistle multi-finish	£156.64	£170.36	£184.09
Skim to ceiling in Kitchen / Living / Dining (30m <sup>2</sup> ) Specification: 3mm Gypsum Thistle multi-finish	£391.59	£425.91	£460.22
Skim to ceiling in Landing incl. stairs (80.86m <sup>2</sup> ) Specification: 3mm Gypsum Thistle multi-finish	£1,055.48	£1,147.96	£1,240.44
Skim to ceiling in WC (7.88m <sup>2</sup> ) Specification: 3mm Gypsum Thistle multi-finish	£102.86	£111.87	£120.88
Skim to ceiling in Study / Office (21.43m <sup>2</sup> ) Specification: 3mm Gypsum Thistle multi-finish	£279.73	£304.24	£328.75

Wall preparation and finishes	Low Benchmark £20,346.59	Mid Benchmark £22,143.08	High Benchmark £23,939.56
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<b>Internal wall preparation</b>	<b>£16,616.33</b>	<b>£18,078.05</b>	<b>£19,539.79</b>
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Decoupling membrane to walls in Bathroom (30.220001m <sup>2</sup> ) Specification: Schlüter®-DITRA 25 matting	£678.15	£738.35	£798.55
Skim to walls in Bathroom (75.55m <sup>2</sup> ) Specification: 3mm Gypsum Thistle multi-finish	£986.16	£1,072.57	£1,158.98
Skim to walls in Bedroom (101.28m <sup>2</sup> ) Specification: 3mm Gypsum Thistle multi-finish	£1,322.02	£1,437.86	£1,553.70
Skim to walls in Bedroom (2) (102.77m <sup>2</sup> ) Specification: 3mm Gypsum Thistle multi-finish	£1,341.47	£1,459.01	£1,576.56
Skim to walls in Bedroom (3) (91.39m <sup>2</sup> ) Specification: 3mm Gypsum Thistle multi-finish	£1,192.93	£1,297.45	£1,401.98
Skim to walls in Boiler Cupboard (40.8975m <sup>2</sup> ) Specification: 3mm Gypsum Thistle multi-finish	£533.84	£580.62	£627.39
Skim to walls in Dressing Room / Walk in closet (75.55m <sup>2</sup> ) Specification: 3mm Gypsum Thistle multi-finish	£986.16	£1,072.57	£1,158.98
Skim to walls in Entrance Hall (62.74m <sup>2</sup> ) Specification: 3mm Gypsum Thistle multi-finish	£818.95	£890.71	£962.47
Skim to walls in Gym (123.41m <sup>2</sup> ) Specification: 3mm Gypsum Thistle multi-finish	£1,610.89	£1,752.04	£1,893.19
Skim to walls in Landing incl. stairs (98.4m <sup>2</sup> ) Specification: 3mm Gypsum Thistle multi-finish	£1,284.43	£1,396.97	£1,509.52
Skim to walls in WC (28.66m <sup>2</sup> ) Specification: 3mm Gypsum Thistle multi-finish	£374.10	£406.88	£439.66
Skim to walls in Kitchen / Living / Dining (184.15m <sup>2</sup> ) Specification: 3mm Gypsum Thistle multi-finish	£2,403.73	£2,614.35	£2,824.98
Skim to walls in Study / Office (53.14m <sup>2</sup> ) Specification: 3mm Gypsum Thistle multi-finish	£693.64	£754.42	£815.20



Tile adhesive and grouting to walls in Bathroom (30.220001m <sup>2</sup> ) Specification: 10mm flexible adhesive and MAPEI grouting	£246.65	£268.30	£289.94
Tile adhesive and grouting to walls in Kitchen / Living / Dining (6m <sup>2</sup> ) Specification: 10mm flexible adhesive and MAPEI grouting	£48.97	£53.27	£57.57
Tile backer board to walls in Bathroom (30.220001m <sup>2</sup> ) Specification: Schluter KERDI BOARD Tile Backer Board 12.5mm	£2,094.24	£2,282.68	£2,471.12
<b>Internal wall finishes</b>	<b>£3,730.25</b>	<b>£4,065.02</b>	<b>£4,399.78</b>
Ceramic tiles to walls, excluding adhesive and grout in Bathroom (30.220001m <sup>2</sup> ) Specification: Mid spec (PC Sum £60/m <sup>2</sup> )	£3,112.32	£3,391.63	£3,670.94
Ceramic tiles to walls, excluding adhesive and grout in Kitchen / Living / Dining (6m <sup>2</sup> ) Specification: Mid spec (PC Sum £60/m <sup>2</sup> )	£617.93	£673.39	£728.84
<b>Floor preparation and finishes</b>	<b>£54,682.50</b>	<b>£59,580.13</b>	<b>£64,477.77</b>
	Low Benchmark	Mid Benchmark	High Benchmark
<b>Floor preparation</b>	<b>£3,996.21</b>	<b>£4,350.95</b>	<b>£4,705.72</b>
Decoupling membrane to floor in Bathroom (50.58m <sup>2</sup> ) Specification: Schlüter®-DITRA 25 matting	£1,069.17	£1,164.19	£1,259.22
Decoupling membrane to floor in WC (7.88m <sup>2</sup> ) Specification: Schlüter®-DITRA 25 matting	£166.57	£181.37	£196.18
Flooring underlay in Study / Office (21.43m <sup>2</sup> ) Specification: Mid spec (Wickes Wood Fibre Underlay or similar approved)	£124.26	£135.28	£146.31
Flooring underlay in Landing incl. stairs (80.86m <sup>2</sup> )	£468.85	£510.45	£552.05

Specification: Mid spec (Wickes Wood Fibre Underlay or similar approved)			
Flooring underlay in Bedroom (15.75m <sup>2</sup> ) Specification: Mid spec (Wickes Wood Fibre Underlay or similar approved)	£91.32	£99.43	£107.53
Flooring underlay in Bedroom (2) (129.18m <sup>2</sup> ) Specification: Mid spec (Wickes Wood Fibre Underlay or similar approved)	£749.02	£815.48	£881.94
Flooring underlay in Bedroom (3) (88.1m <sup>2</sup> ) Specification: Mid spec (Wickes Wood Fibre Underlay or similar approved)	£510.83	£556.15	£601.48
Flooring underlay in Dressing Room / Walk in closet (55.49m <sup>2</sup> ) Specification: Mid spec (Wickes Wood Fibre Underlay or similar approved)	£321.74	£350.29	£378.84
Flooring underlay in Entrance Hall (40.19m <sup>2</sup> ) Specification: Mid spec (Wickes Wood Fibre Underlay or similar approved)	£233.03	£253.71	£274.39
Flooring underlay in Kitchen / Living / Dining (30m <sup>2</sup> ) Specification: Mid spec (Wickes Wood Fibre Underlay or similar approved)	£173.95	£189.38	£204.82
Self levelling compound to floor in Gym (12m <sup>2</sup> ) Specification: 3-5mm Latex Levelling Screed / Latex Floor Levelling Compound	£87.47	£95.22	£102.96
<b>Floor finishes</b>	<b>£50,686.30</b>	<b>£55,229.18</b>	<b>£59,772.04</b>
Carpet to floor in Bedroom (15.75m <sup>2</sup> ) Specification: Mid spec (PC Sum £45/m <sup>2</sup> )	£1,030.94	£1,123.66	£1,216.39
Carpet to floor in Bedroom (2) (129.18m <sup>2</sup> ) Specification: Mid spec (PC Sum £45/m <sup>2</sup> )	£8,455.64	£9,216.19	£9,976.73
Carpet to floor in Bedroom (3) (88.1m <sup>2</sup> ) Specification: Mid spec (PC Sum £45/m <sup>2</sup> )	£5,766.70	£6,285.38	£6,804.07
Carpet to floor in Landing incl. stairs (80.86m <sup>2</sup> ) Specification: Mid spec (PC Sum £45/m <sup>2</sup> )	£5,292.79	£5,768.86	£6,244.92

Ceramic tiles to floor, excluding adhesive and grout in WC (7.88m <sup>2</sup> ) Specification: Mid spec (PC Sum £60/m <sup>2</sup> )	£811.55	£884.38	£957.21
Ceramic tiles to floor, excluding adhesive and grout in Bathroom (50.58m <sup>2</sup> ) Specification: Mid spec (PC Sum £60/m <sup>2</sup> )	£5,209.17	£5,676.66	£6,144.14
Skirting in Bedroom (42.2m) Specification: Mid spec (Wickes or similar approved)	£468.42	£510.20	£551.98
Skirting in Bedroom (2) (48.94m) Specification: Mid spec (Wickes or similar approved)	£543.23	£591.68	£640.14
Skirting in Bedroom (3) (38.08m) Specification: Mid spec (Wickes or similar approved)	£422.69	£460.39	£498.09
Skirting in Dressing Room / Walk in closet (31.48m) Specification: Mid spec (Wickes or similar approved)	£349.43	£380.59	£411.76
Skirting in Entrance Hall (26.14m) Specification: Mid spec (Wickes or similar approved)	£290.15	£316.03	£341.91
Skirting in Gym (51.42m) Specification: Mid spec (Wickes or similar approved)	£570.76	£621.67	£672.57
Skirting in Kitchen / Living / Dining (76.73m) Specification: Mid spec (Wickes or similar approved)	£851.70	£927.67	£1,003.63
Skirting in Landing incl. stairs (41m) Specification: Mid spec (Wickes or similar approved)	£455.10	£495.69	£536.28
Skirting in Study / Office (22.14m) Specification: Mid spec (Wickes or similar approved)	£245.75	£267.67	£289.59
Tile adhesive and grouting to floor in WC (7.88m <sup>2</sup> ) Specification: 10mm flexible adhesive and MAPEI grouting	£64.32	£69.96	£75.60
Tile adhesive and grouting to floor in Bathroom (50.58m <sup>2</sup> ) Specification: 10mm flexible adhesive and MAPEI grouting	£412.83	£449.06	£485.28
Tile skirting to floor in Bathroom (31.48m) Specification: Mid Spec (PC Sum £18/m)	£1,375.87	£1,498.25	£1,620.63
Tile skirting to floor in WC (11.94m) Specification: Mid Spec (PC Sum £18/m)	£521.85	£568.27	£614.69
Vinyl flooring / vinyl tile in Gym (12m <sup>2</sup> ) Specification: Vinyl flooring (PC Sum £25/m <sup>2</sup> )	£401.29	£437.63	£473.95

Engineered wood to floor in Dressing Room / Walk in closet (55.49m <sup>2</sup> ) Specification: Mid spec (PC Supply £60/m <sup>2</sup> )	£6,467.53	£7,045.84	£7,624.16
Engineered wood to floor in Entrance Hall (40.19m <sup>2</sup> ) Specification: Mid spec (PC Supply £60/m <sup>2</sup> )	£4,684.27	£5,103.13	£5,521.99
Engineered wood to floor in Kitchen / Living / Dining (30m <sup>2</sup> ) Specification: Mid spec (PC Supply £60/m <sup>2</sup> )	£3,496.59	£3,809.25	£4,121.91
Engineered wood to floor in Study / Office (21.43m <sup>2</sup> ) Specification: Mid spec (PC Supply £60/m <sup>2</sup> )	£2,497.73	£2,721.07	£2,944.42
<b>Units, worktops and kitchen appliances</b>	Low Benchmark <b>£13,693.68</b>	Mid Benchmark <b>£14,930.49</b>	High Benchmark <b>£16,167.31</b>

<b>Base cabinets</b>	<b>£5,759.55</b>	<b>£6,280.35</b>	<b>£6,801.15</b>
Base cabinet in Kitchen / Living / Dining (8.349999 unit) Specification: Mid spec (Howdens, PC Supply £500/cabinet)	£5,759.55	£6,280.35	£6,801.15
<b>Wall cabinets</b>	<b>£3,656.17</b>	<b>£3,986.08</b>	<b>£4,315.99</b>
Wall cabinet in Kitchen / Living / Dining (8.349999 unit) Specification: Mid spec (Howdens, PC Supply £300/cabinet)	£3,656.17	£3,986.08	£4,315.99

<b>Worktops</b>	<b>£963.88</b>	<b>£1,050.56</b>	<b>£1,137.25</b>
Wooden worktop / Laminate worktop in Kitchen / Living / Dining (5m) Specification: Mid spec (PC Supply £120/m)	£963.88	£1,050.56	£1,137.25
<b>Complete Kitchen</b>	<b>£27.76</b>	<b>£30.19</b>	<b>£32.63</b>
Formation of opening in wall/ceiling for vent, including supply and installation of vent for kitchen in Kitchen / Living / Dining (1 unit) Specification: Fixed Louvre Wall Vent (£5/unit allowance)	£27.76	£30.19	£32.63
<b>Kitchen appliances</b>	<b>£2,556.43</b>	<b>£2,787.57</b>	<b>£3,018.74</b>
Electric hob in Kitchen / Living / Dining (1point) Specification: Mid spec (PC Supply £240 each)	£335.28	£365.52	£395.78
Electric oven in Kitchen / Living / Dining (1point) Specification: Mid spec (Belling or similar, PC Supply £230)	£365.41	£398.29	£431.16
Fridge/freezer in Kitchen / Living / Dining (1 unit) Specification: Mid Spec (PC Supply £300 each)	£491.04	£535.56	£580.09
Fullsize dishwasher in Kitchen / Living / Dining (1 unit) Specification: Mid spec (Samsung or similar, PC Supply £490)	£641.20	£699.30	£757.40
Plumbed in washing machine in Kitchen / Living / Dining (1 unit) Specification: Mid spec (Samsung, PC Supply £300)	£399.22	£435.38	£471.53
Vented extractor fan / cooker hood in Kitchen / Living / Dining (1point) Specification: Mid spec (Bosch PC Sum £220/nr)	£324.28	£353.52	£382.78

<b>Kitchen sink</b>	<b>£373.74</b>	<b>£407.44</b>	<b>£441.13</b>
Kitchen sink in Kitchen / Living / Dining (1 unit) Specification: Mid spec (PC Supply £250 each)	£373.74	£407.44	£441.13
<b>Kitchen sink waste</b>	<b>£42.66</b>	<b>£46.50</b>	<b>£50.34</b>
Kitchen sink waste in Kitchen / Living / Dining (1 unit) Specification: Mid spec (Victoria Plum)	£42.66	£46.50	£50.34
<b>Kitchen tap</b>	<b>£159.64</b>	<b>£174.00</b>	<b>£188.36</b>
Kitchen tap in Kitchen / Living / Dining (1 unit) Specification: Mid spec (PC Supply £100 each)	£159.64	£174.00	£188.36
<b>Sundry items</b>	<b>£153.85</b>	<b>£167.80</b>	<b>£181.74</b>
Mastic / sealant to kitchens in Kitchen / Living / Dining (1item) Specification: Allowance for kitchens	£121.00	£132.00	£143.00
Allowance for BWIC / Builders Work in Connection with services for pipework to kitchen in Kitchen / Living / Dining (1 unit) Specification: Allowance for BWIC with services / Builders Work in Connection with services per point	£32.85	£35.80	£38.74

Decoration	Low Benchmark £31,046.82	Mid Benchmark £33,759.82	High Benchmark £36,472.82
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<b>Paint to ceiling</b>	<b>£8,748.54</b>	<b>£9,513.06</b>	<b>£10,277.55</b>
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Mist coat and two coats of eggshell paint to ceiling in WC (7.88m <sup>2</sup> ) Specification: Mid spec (Dulux or similar approved)	£135.21	£147.07	£158.93
Mist coat and two coats of eggshell paint to ceiling in Bathroom (50.58m <sup>2</sup> ) Specification: Mid spec (Dulux or similar approved)	£867.90	£944.03	£1,020.15
Mist coat and two coats of paint to ceiling in Landing incl. stairs (80.86m <sup>2</sup> ) Specification: Mid spec (Dulux or similar approved); white	£1,245.16	£1,353.92	£1,462.68
Mist coat and two coats of paint to ceiling in Bedroom (15.75m <sup>2</sup> ) Specification: Mid spec (Dulux or similar approved); white	£242.53	£263.72	£284.90
Mist coat and two coats of paint to ceiling in Bedroom (2) (129.18m <sup>2</sup> ) Specification: Mid spec (Dulux or similar approved); white	£1,989.24	£2,162.99	£2,336.74
Mist coat and two coats of paint to ceiling in Bedroom (3) (88.1m <sup>2</sup> ) Specification: Mid spec (Dulux or similar approved); white	£1,356.65	£1,475.15	£1,593.64
Mist coat and two coats of paint to ceiling in Boiler Cupboard (28.73m <sup>2</sup> ) Specification: Mid spec (Dulux or similar approved); white	£442.41	£481.06	£519.70
Mist coat and two coats of paint to ceiling in Entrance Hall (40.19m <sup>2</sup> ) Specification: Mid spec (Dulux or similar approved); white	£618.89	£672.94	£727.00
Mist coat and two coats of paint to ceiling in Kitchen / Living / Dining (30m <sup>2</sup> ) Specification: Mid spec (Dulux or similar approved); white	£461.97	£502.32	£542.67
Mist coat and two coats of paint to ceiling and cornice in Dressing Room / Walk in closet (55.49m <sup>2</sup> ) Specification: Mid spec (Dulux or similar approved); white	£866.54	£942.22	£1,017.90
Mist coat and two coats of paint to ceiling and cornice in Gym	£187.39	£203.76	£220.13

(12m <sup>2</sup> ) Specification: Mid spec (Dulux or similar approved); white			
Mist coat and two coats of paint to ceiling and cornice in Study / Office (21.43m <sup>2</sup> ) Specification: Mid spec (Dulux or similar approved); white	£334.65	£363.88	£393.11
<b>Paint to walls</b>	<b>£15,490.72</b>	<b>£16,844.64</b>	<b>£18,198.56</b>
Mist coat and two coats of eggshell paint to walls in Bathroom (75.55m <sup>2</sup> ) Specification: Mid spec (Dulux or similar approved)	£1,247.17	£1,356.59	£1,466.01
Mist coat and two coats of eggshell paint to walls in WC (28.66m <sup>2</sup> ) Specification: Mid spec (Dulux or similar approved)	£473.11	£514.62	£556.13
Mist coat and two coats of paint to walls in Study / Office (53.14m <sup>2</sup> ) Specification: Mid spec (Dulux or similar approved); white	£783.70	£852.16	£920.63
Mist coat and two coats of paint to walls in Landing incl. stairs (98.4m <sup>2</sup> ) Specification: Mid spec (Dulux or similar approved); white	£1,451.18	£1,577.96	£1,704.74
Mist coat and two coats of paint to walls in Bedroom (101.28m <sup>2</sup> ) Specification: Mid spec (Dulux or similar approved); white	£1,493.66	£1,624.15	£1,754.63
Mist coat and two coats of paint to walls in Bedroom (2) (102.77m <sup>2</sup> ) Specification: Mid spec (Dulux or similar approved); white	£1,515.63	£1,648.04	£1,780.45
Mist coat and two coats of paint to walls in Bedroom (3) (91.39m <sup>2</sup> ) Specification: Mid spec (Dulux or similar approved); white	£1,347.80	£1,465.55	£1,583.29
Mist coat and two coats of paint to walls in Boiler Cupboard (40.8975m <sup>2</sup> ) Specification: Mid spec (Dulux or similar approved); white	£603.15	£655.84	£708.53
Mist coat and two coats of paint to walls in Dressing Room / Walk in closet (75.55m <sup>2</sup> ) Specification: Mid spec (Dulux or similar approved); white	£1,114.20	£1,211.53	£1,308.87
Mist coat and two coats of paint to walls in Entrance Hall (62.74m <sup>2</sup> ) Specification: Mid spec (Dulux or similar approved); white	£925.28	£1,006.11	£1,086.94
Mist coat and two coats of paint to walls in Gym (123.41m <sup>2</sup> )	£1,820.03	£1,979.03	£2,138.02



Specification: Mid spec (Dulux or similar approved); white			
Mist coat and two coats of paint to walls in Kitchen / Living / Dining (184.15m²) Specification: Mid spec (Dulux or similar approved); white	£2,715.81	£2,953.06	£3,190.32
<b>Paint to skirting</b>	<b>£4,601.92</b>	<b>£5,003.72</b>	<b>£5,405.53</b>
Primer, undercoat and gloss coat to skirting in Study / Office (22.14m) Specification: Mid spec (Dulux or similar approved)	£269.45	£292.97	£316.50
Primer, undercoat and gloss coat to skirting in Landing incl. stairs (41m) Specification: Mid spec (Dulux or similar approved)	£498.98	£542.55	£586.11
Primer, undercoat and gloss coat to skirting in Kitchen / Living / Dining (76.73m) Specification: Mid spec (Dulux or similar approved)	£933.82	£1,015.35	£1,096.89
Primer, undercoat and gloss coat to skirting in Bedroom (42.2m) Specification: Mid spec (Dulux or similar approved)	£513.58	£558.42	£603.27
Primer, undercoat and gloss coat to skirting in Bedroom (2) (48.94m) Specification: Mid spec (Dulux or similar approved)	£595.61	£647.61	£699.62
Primer, undercoat and gloss coat to skirting in Bedroom (3) (38.08m) Specification: Mid spec (Dulux or similar approved)	£463.44	£503.91	£544.37
Primer, undercoat and gloss coat to skirting in Dressing Room / Walk in closet (31.48m) Specification: Mid spec (Dulux or similar approved)	£383.12	£416.57	£450.02
Primer, undercoat and gloss coat to skirting in Entrance Hall (26.14m) Specification: Mid spec (Dulux or similar approved)	£318.13	£345.91	£373.68
Primer, undercoat and gloss coat to skirting in Gym (51.42m) Specification: Mid spec (Dulux or similar approved)	£625.79	£680.43	£735.07

<b>Paint to doors</b>	<b>£1,315.16</b>	<b>£1,430.11</b>	<b>£1,545.06</b>
Primer, undercoat and gloss coat to softwood door in Bathroom (1 unit) Specification: Mid spec (Dulux or similar approved)	£119.56	£130.01	£140.46
Primer, undercoat and gloss coat to softwood door in Bedroom (1 unit) Specification: Mid spec (Dulux or similar approved)	£119.56	£130.01	£140.46
Primer, undercoat and gloss coat to softwood door in Bedroom (2) (1 unit) Specification: Mid spec (Dulux or similar approved)	£119.56	£130.01	£140.46
Primer, undercoat and gloss coat to softwood door in Bedroom (3) (1 unit) Specification: Mid spec (Dulux or similar approved)	£119.56	£130.01	£140.46
Primer, undercoat and gloss coat to softwood door in Boiler Cupboard (1 unit) Specification: Mid spec (Dulux or similar approved)	£119.56	£130.01	£140.46
Primer, undercoat and gloss coat to softwood door in Dressing Room / Walk in closet (1 unit) Specification: Mid spec (Dulux or similar approved)	£119.56	£130.01	£140.46
Primer, undercoat and gloss coat to softwood door in Entrance Hall (1 unit) Specification: Mid spec (Dulux or similar approved)	£119.56	£130.01	£140.46
Primer, undercoat and gloss coat to softwood door in Gym (1 unit) Specification: Mid spec (Dulux or similar approved)	£119.56	£130.01	£140.46
Primer, undercoat and gloss coat to softwood door in WC (1 unit) Specification: Mid spec (Dulux or similar approved)	£119.56	£130.01	£140.46
Primer, undercoat and gloss coat to softwood door in Study / Office (1 unit) Specification: Mid spec (Dulux or similar approved)	£119.56	£130.01	£140.46
Primer, undercoat and gloss coat to softwood door in Kitchen / Living / Dining (1 unit) Specification: Mid spec (Dulux or similar approved)	£119.56	£130.01	£140.46

<b>Paint to architraves</b>	<b>£413.93</b>	<b>£450.12</b>	<b>£486.31</b>
Primer, undercoat and gloss coat to softwood architrave in WC (1 unit) Specification: Mid spec (Dulux or similar approved)	£37.63	£40.92	£44.21
Primer, undercoat and gloss coat to softwood architrave in Study / Office (1 unit) Specification: Mid spec (Dulux or similar approved)	£37.63	£40.92	£44.21
Primer, undercoat and gloss coat to softwood architrave in Kitchen / Living / Dining (1 unit) Specification: Mid spec (Dulux or similar approved)	£37.63	£40.92	£44.21
Primer, undercoat and gloss coat to softwood architrave in Bathroom (1 unit) Specification: Mid spec (Dulux or similar approved)	£37.63	£40.92	£44.21
Primer, undercoat and gloss coat to softwood architrave in Bedroom (1 unit) Specification: Mid spec (Dulux or similar approved)	£37.63	£40.92	£44.21
Primer, undercoat and gloss coat to softwood architrave in Bedroom (2) (1 unit) Specification: Mid spec (Dulux or similar approved)	£37.63	£40.92	£44.21
Primer, undercoat and gloss coat to softwood architrave in Bedroom (3) (1 unit) Specification: Mid spec (Dulux or similar approved)	£37.63	£40.92	£44.21
Primer, undercoat and gloss coat to softwood architrave in Boiler Cupboard (1 unit) Specification: Mid spec (Dulux or similar approved)	£37.63	£40.92	£44.21
Primer, undercoat and gloss coat to softwood architrave in Dressing Room / Walk in closet (1 unit) Specification: Mid spec (Dulux or similar approved)	£37.63	£40.92	£44.21
Primer, undercoat and gloss coat to softwood architrave in Entrance Hall (1 unit) Specification: Mid spec (Dulux or similar approved)	£37.63	£40.92	£44.21
Primer, undercoat and gloss coat to softwood architrave in Gym (1 unit) Specification: Mid spec (Dulux or similar approved)	£37.63	£40.92	£44.21

<b>Paint to windows</b>	<b>£476.58</b>	<b>£518.19</b>	<b>£559.80</b>
Primer, undercoat and gloss coat to window board in Bathroom (1m) Specification: Mid spec (Dulux or similar approved)	£8.91	£9.69	£10.47
Primer, undercoat and gloss coat to window board in Kitchen / Living / Dining (1m) Specification: Mid spec (Dulux or similar approved)	£8.91	£9.69	£10.47
Primer, undercoat and gloss coat to window board in WC (1m) Specification: Mid spec (Dulux or similar approved)	£8.91	£9.69	£10.47
Primer, undercoat and gloss coat to window in Bathroom (1 unit) Specification: Mid spec (Dulux or similar approved)	£149.95	£163.04	£176.13
Primer, undercoat and gloss coat to window in Kitchen / Living / Dining (1 unit) Specification: Mid spec (Dulux or similar approved)	£149.95	£163.04	£176.13
Primer, undercoat and gloss coat to window in WC (1 unit) Specification: Mid spec (Dulux or similar approved)	£149.95	£163.04	£176.13
<b>Fixtures and fittings</b>	<b>Low Benchmark £7,777.07</b>	<b>Mid Benchmark £8,479.76</b>	<b>High Benchmark £9,182.44</b>

<b>Furniture, fixtures &amp; equipment</b>	<b>£4,160.67</b>	<b>£4,537.84</b>	<b>£4,915.09</b>
Coat Hook/Towel Hook in WC (2 unit) Specification: Brushed stainless steel round coat hooks (£12/each PC allowance)	£43.53	£47.43	£51.33
Coat Hook/Towel Hook in Bathroom (2 unit) Specification: Brushed stainless steel round coat hooks (£12/each PC allowance)	£43.53	£47.43	£51.33
Coat rail / coat rack in Entrance Hall (1 unit)	£27.81	£30.30	£32.79

Specification: Mid spec (PC Supply £15 each)			
Toilet brush in Bathroom (1 unit) Specification: Mid spec (PC Supply £40 each)	£55.65	£60.67	£65.71
Toilet brush in WC (1 unit) Specification: Mid spec (PC Supply £40 each)	£55.65	£60.67	£65.71
Toilet roll holder in WC (1 unit) Specification: Mid spec (PC Supply £40 each)	£55.65	£60.67	£65.71
Toilet roll holder in Bathroom (1 unit) Specification: Mid spec (PC Supply £40 each)	£55.65	£60.67	£65.71
Wardrobe 1-2m in Dressing Room / Walk in closet (2 unit) Specification: Fitted wardrobe (PC Supply £1500)	£3,823.20	£4,170.00	£4,516.80

<b>Mirror</b>	<b>£3,616.42</b>	<b>£3,941.90</b>	<b>£4,267.37</b>
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Inset mirror in Bathroom (1 unit) Specification: Mid spec (PC Supply £150 each)	£210.48	£229.50	£248.52
Inset mirror in Dressing Room / Walk in closet (1 unit) Specification: Mid spec (PC Supply £150 each)	£210.48	£229.50	£248.52
Inset mirror in WC (1 unit) Specification: Mid spec (PC Supply £150 each)	£210.48	£229.50	£248.52
Mirror wall in Gym (30.8525m <sup>2</sup> ) Specification: Mirror wall (PC Supply £60/m <sup>2</sup> )	£2,984.98	£3,253.40	£3,521.81

# Finishes Schedule

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## Builder Supplied

Task	Material	Price (£)
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## Client Supplied

Task	Material	Price (£)
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