

Mr Smith  
Lodge Way House  
Lodge Way  
Northampton  
NN5 7UG

Travis Perkins  
Cornerstone House  
Unit J, Pentagon Park, iO Centre  
Barn Way  
Lodge Farm  
Northampton  
NN5 7UW

23rd August 2022

Estimate:123H-001

Dear Mr Smith,

Thank you for giving Travis Perkins the opportunity to produce an estimate for your forthcoming project, using our estimating department. As a leading UK builders' merchant we are pleased to offer you the benefits of our knowledge and expertise to help make your project a complete success.

Please take time to look through the attached estimate and take particular note of the limitations and exclusions notes. The estimate is broken down by build stage to help make costing more comprehensible. Where applicable we have separated labour and material cost, which will assist you with the task of project planning and cost control.

The local Travis Perkins branch has been passed details of your project. The team in the branch can finalise the preliminary material costs provided in the estimate and assist with all your building materials requirements together with any tools and equipment hire needed for your project. Your local branch assigned to the project is

**Branch - NORTHAMPTON HARVEY REEVES TP**  
**HARVEY REEVES ROAD**  
**NORTHAMPTON**  
**NN5 5JR**  
**Tel: 01604 752333**

We recommend you make contact with the branch so you can make any changes you require such as products or labour rate, which also provides you with the opportunity to check all the items included are as you expected. On completion the branch will confirm all the prices for you and print off your updated detailed estimate.

If you are happy with the detailed estimate, the branch can also supply a quotation on any materials from an individual item to the whole project.

Please note that the final price for your project will depend on the terms agreed between you and the trades and services engaged by you. Whilst we can supply the building materials you need for the project, we do not ourselves carry out the building work.

We wish you every success with your project and look forward to working with you

Yours sincerely,



J. Tear  
Head of Technical & Estimating Services

# How we calculated your estimate...

## Material Costs

The material costs within your estimate are based on regional prices typically paid by a general builder buying materials in moderation through the Travis Perkins network. Where Travis Perkins suppliers can supply specialist materials not stocked in our branches, where available and upon your acceptance of your submitted plans being shared, we will include quotations from specialist suppliers to make your estimate as accurate as possible. Where appropriate, your estimate will include provisional costs for items unspecified or to be designed, such as Kitchens and Bathrooms. Delivery costs will not be included in our estimate due to the variances in material requirements and unknown distances between supplier and site. Quotations supplied by Travis Perkins are provided on the basis of our terms and conditions of sale, a copy of which is available at your local branch or upon request from the Travis Perkins Estimating Team. If you have a Travis Perkins Trade / Cash account, where applicable your template prices will be applied to your estimate. Material costs are not fixed, as such are subject to price increases without prior notification.

## Labour Costs

Labour rates are based on a combination of generic national rates and a guide from local trades in your area. If you would like to customise your labour rates, you can submit these alongside your request. Labour rates are regularly checked but can vary, we strongly recommend that the estimate is fully checked according to your local labour market and project requirements. Labour costs can also be customised in your final estimate free of charge upon request. Travis Perkins reserves the right to change labour rates or remove labour inclusion from estimates without prior notification.

## Labour Hours

This is the unit of measurement used to qualify the time taken to perform a given task. For the purposes of this estimate, and as we have not visited your site, Travis Perkins will assume that the principal builder is qualified and professional.

## Limitations

Travis Perkins will not have detailed knowledge of the site's topography and, therefore, unless accurate engineering layouts are provided, we will not be able to provide estimates for most external works.

Travis Perkins can only work from drawings and specifications provided, and may have to assume certain build methods and materials, if not detailed in the information submitted with your request. While every effort is made to provide an accurate estimate, it is your responsibility to check that the types and quantities of any materials you purchase are suitable for your project.

Our service will provide provisional basic costs inclusions for areas of the build subject to additional design for standard items. E.g Kitchens, Bathrooms, Stairs, Roof Lanterns, Block & Beam floors, Trusses, Engineered Floors.

## Exclusions

Where items require bespoke design / engineering / manufacturing we will not include for these items, examples of such exclusions are as follows: Basement formers, Piling, Timber frame SIPs, manufactured roof finishes - zinc, aluminium & thatch, staircases, conservatories / glazed orangery, oak framing, bespoke windows and doors. As noted within the limitations, most external works are excluded from the estimate. Internal finishes will be paint in main areas walls and ceilings where applicable, finished floor covering will be excluded unless details provided upon request. Please note we are unable to price for carpet. The Travis Perkins Estimating Service forms no part of the planning process and excludes, permits, indemnities, legal/contracts, all associated fees and Insurances required for your project.

Any additional limitations and exclusions to your specific project from those listed in the service outline will be confirmed to you in writing prior to payment for the service and noted within your final estimate.

## Estimating Units of Measure (UOM) definition

EA - Each, BX - Box, LN - Length, M - Meter, PK - Pack, RL - Roll, BG - Bag, SH - Sheet(s), M2 - Square Meters, M3, Cubic Meters, TH - Thousand, HU - Hundred.

**TRAVIS PERKINS GROUP SALE  
TERMS (GOODS AND SERVICES)  
APRIL 2018**

Your attention is in particular drawn to terms 4 and 9.

If you are a consumer (as defined by the Consumer Transactions (Restrictions on Statements) Order 1976) we recognise that you may have additional rights under statute if we fail to carry out our obligations to you and for the return of defective goods and confirm your statutory rights are not affected by these terms.

**1. Definitions and Interpretations**

1.1 In these terms "we" or "us" means the member company of the Travis Perkins Plc Group specified in the contract for the sale of goods and/or services to you; "you" means the person, firm or company who purchases the goods and/or services from us; and "our" and "your" shall be construed accordingly and "contract" means any order which has been accepted by us.

1.2 References to any statutory provision shall include (i) any subordinate legislation made under it (ii) any provision which it has modified or re-enacted and (iii) any provision which subsequently supersedes it or re-enacts it.

**2. Application of Terms**

2.1 These terms apply to all sales of goods and/or services by us to the exclusion of all other terms (including any which you purport to apply) unless expressly agreed in writing in advance by one of our Directors.

2.2 Each order or acceptance of a quotation for goods and/or services by you shall be deemed to be an offer by you to buy goods and/or services subject to these terms. No order or acceptance of a quotation by you shall be deemed to be accepted by us until written confirmation of order is issued by us or (if earlier) we begin to process your order. We shall be entitled to withdraw any quotation at any time (whether or not already accepted by you).

2.3 You acknowledge that you have not relied on any statement or representation made or given on our behalf. Any estimate of quantities needed, advice as to the suitability of any goods for a particular purpose and any plan or measurement given by us is given for guidance only (based on your information) and without liability on our part. No allowance is made by us for additional materials, wastage or installation. You must satisfy yourself that all goods and/or services ordered are correct.

2.4 Any typographical error or clerical omission in any sales literature, quotation, price list or other document issued by us may be corrected without liability on our part.

2.5 Information about how we use and store your personal information, and your rights, can be found on our credit account application form and/or in the Privacy Policy available on our website and as updated from time to time.

**3. Description of Goods**

3.1 The quantity and description of the goods are set out in our quotation or confirmation of order. We may supply goods in either metric or imperial sizes in the nearest equivalent measure and goods may be charged in metric allowing for conversion.

3.2 All samples, drawings, descriptive matter, specifications and advertising are issued or published for the sole purpose of giving an approximate idea of the described goods. They shall not form part of the contract and this is not a sale by sample. Each order shall be considered a separate order and we are unable to guarantee that further orders for the same goods will match the previous order.

3.3 Where fine or special tolerances are required in the goods supplied beyond those generally accepted in the building trade, no liability shall attach to us unless such tolerances are notified in writing to us at the time of order and we have acknowledged in writing that we are prepared to accept such order.

**4. Delivery of Goods**

4.1 Unless otherwise agreed by us, delivery of the goods shall take place at our place of business. Delivery shall occur when you take possession of the goods at our premises or (where we agree to deliver) when the goods are ready for unloading at the delivery address.

4.2 Any dates and times we specify for delivery of the goods are an estimate. We shall not be liable to you if we do not deliver on or at any particular date or time. Time for delivery shall not be made of the essence by notice.

4.3 If you fail to accept delivery of any goods when they are ready for delivery, or we are unable to deliver the goods because you have not provided appropriate instructions, documents or consents, we shall be entitled to immediate full payment and risk in the goods shall pass to you. We may store such goods until delivery and you shall be liable for all related costs and expenses arising from such non delivery including transport and storage costs. If you fail to accept delivery of the goods within 6 months of the date of contract, we may sell or dispose of those goods (whether or not you have paid for them). Storage or disposal costs shall be recoverable from you. Any net proceeds of any sale shall be held on trust for you.

4.4 We will deliver to site provided that there is a suitable road to the point where delivery is requested. If no such road exists, delivery will be made to the nearest point at which, in the driver's opinion, the vehicle can safely and lawfully unload. Except where we use a vehicle-mounted crane/fork truck, you shall be responsible for safely and lawfully unloading the goods and shall provide all necessary labour and equipment. We may charge you an additional fee if you delay in taking delivery of the goods when tendered. If any goods, packaging or container has been delivered and deposited, whether on the public highway or elsewhere, you shall be responsible for all steps that need to be taken for the protection of persons or property in relation to such goods, packaging or containers and shall indemnify us in respect of all or any costs, claims, losses or expenses which we may incur as a result of such delivery.

4.5 We shall not be liable for any shortages in quantity delivered unless you give written notice to us of such shortages within two working days of delivery. In any event our liability shall be limited to making good the shortfall or (at our option) issuing a credit note or refund at the pro rata contract rate against any invoice raised for such goods.

4.6 We may deliver the goods by separate instalments. Each instalment shall be a separate contract and

cancellation or termination of one instalment shall not entitle you to cancel any other instalment.

4.7 Any query about delivery shall be made as soon as possible and in any event within 28 days of the date when the goods would in the ordinary course of events have been delivered else the goods shall be deemed to have been delivered in accordance with the contract. We are not obliged to provide proof of delivery and / or collection after a period of 28 days.

4.8 We shall not be responsible for taking back any non-chargeable packaging/pallets.

4.9 The cost of any testing of the goods that we deem is necessary whether or not in your presence, will be charged to you, unless prior written agreement has been obtained from us. If you (or your representative) delay in attending such tests, after seven days' notice of the place and time of such tests, the tests will proceed in your absence and shall be deemed to have been carried out in your presence.

**5. Risk and Ownership of Goods**

5.1 The goods are at your risk from the time of delivery or deemed delivery.

5.2 Ownership of the goods shall not pass to you until we have received in full (in cleared funds) all sums due to us in respect of the goods and all other sums which are or become due to us from you on any account or (if later) the time of delivery.

5.3 Until ownership of the goods has passed to you, you shall hold the goods on a fiduciary basis as our bailee and store the goods (at no cost to us) in satisfactory condition and in such a way that they remain readily identifiable as our property and you shall tell us immediately where the goods are situated.

5.4 Subject to 5.5, you may resell the goods before ownership has passed to you provided that any sale shall be effected in the ordinary course of your business at full market value and you shall deal as principal; you shall hold all proceeds of sale on trust for us and assign to us all rights and claims which you may have against your customer arising from such sales until full payment is made.

5.5 Your right to possession of, and authority to sell, the goods shall terminate immediately (and you shall immediately deliver the goods to us (at your cost and risk) if we notify you to such effect or on the happening of any event set out in 10.3(a)-(i) (whichever is earlier) and you shall immediately notify us in writing upon the happening of any such event.

5.6 You grant to us and our agents an irrevocable licence at any time to enter any premises (with and without vehicles) where the goods are or may be stored in order to inspect them or, where your right to possession has terminated, to recover them.

5.7 Where we are unable to determine whether any goods are the goods in respect of which your right to possession has terminated, you shall be deemed to have sold all goods of the kind sold by you to you in the order in which they were invoiced to you.

**6. Provision of Services**

6.1 Where the goods supplied include services by us, our agents or subcontractors, you shall (where necessary) allow us safe and reasonable access to the site within our normal working hours to carry out the services.

6.2 The price quoted for such services assumes that: (a) the site is ready and suitable for the services to commence at the agreed time;

(b) the services are to be carried out within our normal working hours;

(c) suitable site access is available at all times; and (d) adequate mechanical lifting equipment is provided by you in the event that the services are to be carried out above ground level. If any of these assumptions proves incorrect, we shall be entitled to vary the price.

6.3 You shall provide a safe environment and all necessary consents, information, and resources for us, our agents and subcontractors to carry out the services.

6.4 In relation to any installation services, you are responsible for insuring the goods (whether before or after installation) and shall notify your insurers that we will be carrying out such services on site. You must protect carpets, furniture and all other items.

6.5 Any dates and times we specify for commencement and completion of the services are an estimate. We shall not be liable if we do not carry out the services on or at any particular date or time. Time for performance shall not be made of the essence by notice.

6.6 If we provide design services, all copyright and other intellectual property rights created, developed or used shall remain the sole property of us or our licensors.

**7. Price and Additional Charges**

7.1 Unless we otherwise agree in writing, the price payable for the goods and/or services shall be the price applicable on the date of delivery or deemed delivery for goods and the date the services are carried out for services.

7.2 The price for the goods and/or services shall be exclusive of any value added tax, which shall be payable by you at the rate applicable at the tax point.

7.3 We may at any time after acceptance of an order, but prior to delivery, revise the price payable for the goods and/or services to take account of increases in costs including, without limitation, costs of any goods or materials, carriage, labour or overheads, the increase or imposition of any tax duty or other levy and variation in exchange rate.

7.4 Unless we otherwise agree in writing, we may charge you the cost of delivering the goods to you.

7.5 We may charge for any special packaging to cover the cost of labour and materials. We will charge for pallets, crates and cases but these charges will be credited in full if such items are returned to us carriage paid and in good condition within seven days of delivery. Where we agree to collect such pallets, crates and cases, you shall make such items available for collection on request.

**8. Payment and Interest**

8.1 Payment for goods and/or services supplied during a month on a credit account shall be due and paid in full in one payment not later than the last day of the month following the month of delivery or deemed delivery of the goods and/or services. If you default in making payment, the entire balance of your account shall be payable immediately and we may charge interest, together with costs and expenses in accordance with 8.4.

8.2 For non credit account purchases, payment shall be with the order or, at our discretion, on delivery or deemed delivery.

8.3 Time for payment shall be of the essence. You shall make all payments in pounds sterling and in full without any deduction.

8.4 If you fail to pay us any sum due (and whether or not any part of your account is subject to query), we may, in addition to our rights under 10.3, appropriate any payment made by you to such of the goods and/or services (or such goods or services supplied under any other contract between you and us) as we may think fit; and you shall be liable to pay us interest on such sum at the annual rate of 4% above the base lending rate from time to time of the Royal Bank of Scotland Plc, accruing on a daily basis, or, at our option, interest in accordance with the Late Payment of Commercial Debts (Interest) Act 1998 (as amended and supplemented by the Late Payment of Commercial Debts Regulations 2002) from the due date for payment until payment is made in full, whether before or after any judgment, together with all costs and expenses incurred by us in recovering sums due or exercising our rights under this provision, including our debt recovery fees at a rate of 6% of the total amount outstanding.

8.5 Credit accounts are opened at our discretion and are subject to satisfactory references. We will set a maximum amount of credit allowable upon each account and withdraw credit facilities at any time without explanation. Payments made to an account may at our discretion restore your ability to borrow again (in which case it shall be up to the limit). You agree that we may obtain, retain, and provide to third parties, references as to your financial standing. Any change in the constitution of your organisation must be notified to us in writing prior to it occurring in order that credit facilities to the reconstituted organisation may be put in place, subject always to our discretion and our confirmation in writing. Until new credit facilities are agreed, the existing entity and any new entity shall be jointly and severally liable for any debt due to us.

**9. Liability**

9.1 If any goods or services are defective due to defective workmanship or material, we shall (at our option) repair or replace such goods (or the defective part) or rectify the defective service or refund the price of such defective goods or services at the pro rata contract rate provided that:

(a) you give us written notice of the defect within seven days of the date of delivery or completion of the services or, in the case of a defect which is not discoverable upon reasonable examination, within seven days of the time when you discover or ought to have discovered the defect (and in any event within twelve months from the date of delivery or completion of the services);

(b) we are given a reasonable opportunity after receiving notice to examine such goods and/or services (in situ) and (if asked to do so by us) you return such goods to our place of business for the examination to take place there;

(c) you do not make any further use of such goods after giving such notice;

(d) the defect is not due to wilful damage, negligence (other than ours), fair wear and tear, alteration or repair of such goods without our prior written consent or incorrect storage, application, movement, installation, commissioning, use or maintenance of the goods (other than by us); and

(e) the defect is not due to any act or omission of you, your agents or contractors.

9.2 Our entire liability for defective goods and services is set out in 9.1 and in particular we shall not be responsible for either the cost of removing the goods from any place where they are installed or fixed (or making good the place after removal) or for the cost of installing or fixing any repaired or replacement goods unless due to our defective service.

9.3 On request, we will provide information about any manufacturer's guarantee offered and available to you in respect of the goods but we are not legally responsible for any obligation under manufacturer's guarantees. Where the goods contain a warranty or guarantee offered by us please refer to the special conditions applicable on our website or available upon request.

9.4 Save as expressly set out in these terms, all warranties and other terms implied by statute or common law (save for the term implied as to title) are, to the fullest extent permitted by law, excluded from the contract.

9.5 Our total liability in contract, tort (including negligence or breach of statutory duty), misrepresentation, restitution or otherwise, arising in connection with the performance or contemplated performance of the contract shall be limited to the contract price.

9.6 We shall not be liable to you for any pure economic loss, loss of profit, loss of business, depletion of goodwill or loss of anticipated savings, in each case whether direct, indirect or consequential, or any other indirect losses whatsoever and howsoever caused.

9.7 Nothing in these terms excludes or limits our liability for (a) death or personal injury caused by our negligence, (b) fraud or fraudulent misrepresentation; and (c) any other matter which it would be illegal for us to exclude.

9.8 Where goods are manufactured in compliance with any designs, specifications or drawings supplied by you or your customer, you shall indemnify us against all proceedings, costs, claims, losses or demands in respect of any infringement or alleged infringement of any intellectual property rights whatsoever of third parties in any part of the world.

**10. Cancellations and Returns**

10.1 We may, at our discretion, accept or reject the cancellation of any contract or the return of any goods not required. Any such cancellation or return shall be on such terms as we specify and in particular we may charge you a handling fee and all costs incurred on cancelled Orders.

10.2 Where you are a "consumer" under a "distance contract" (both as defined in the Consumer Contracts (Information, Cancellation & Additional Charges) Regulations 2013) you may cancel a contract within fourteen days after the date

the goods are delivered. You must return the goods to the branch from which they were delivered or request us to collect the goods, at your cost. This term shall not apply to any goods specially obtained or made for you or which are liable to deteriorate or expire rapidly. Any refund will only include standard delivery charges (where relevant).

10.3 We shall be entitled to cancel or suspend a contract if you fail to pay us any sum due pursuant to the contract (whether or not any part of your account is subject to query) or any of the following events occurs or we believe is likely to occur:

(a) you have a bankruptcy order made against you or make an arrangement or composition with your creditors, or otherwise take a benefit for the relief of insolvent debtors; or

(b) you convene a meeting of creditors or enter into liquidation; or

(c) you have a receiver and/or manager, administrator or administrative receiver appointed over your undertakings or any part; or

(d) a resolution is passed or a petition presented to any court for your winding-up or for the granting of an administration order in your respect, or any proceedings are commenced relating to your insolvency or possible insolvency; or

(e) you suffer or allow any execution, whether legal or equitable, to be levied on your property or obtained against you; or

(f) you are unable to pay your debts within the meaning of section 123 of the Insolvency Act 1986 or you cease to trade; or

(g) any event similar to the above occurs; or

(h) you fail to observe or perform any of your obligations under the contract or any other contract between us and you; or

(i) you encumber or in any way charge any of the goods.

**11. Health and Safety**

Certain goods supplied by us could, if incorrectly used, give rise to risks to health and safety. Information in respect of such goods is available from us. You undertake that you will ensure compliance by your employees, agents and customers with any instructions given by us or the manufacturer or our supplier and will take any other steps or precautions, having regard to the nature of the goods, as are necessary to preserve the health and safety of any person handling, using or disposing of them.

**12. Waste**

You will be responsible for the disposal of any waste arising from the goods and will comply with all applicable laws, regulations and waste management licences relating to such waste, including the appropriate disposal by you of any goods marked with a crossed out wheellie bin symbol, save where you are a consumer and it is our responsibility at law. You will indemnify us against all costs, claims, liabilities and expenses arising from any breach by you of this provision.

**13. Force Majeure**

We may defer the date of delivery, cancel the contract or reduce the volume of the goods and/or services ordered by you (without liability to you) if we are unable to deliver or supply due to any cause beyond our reasonable control (including the acts or omissions of our suppliers and subcontractors).

**14. Export / Overseas Contracts (if applicable)**

In relation to goods sold outside the UK, the Channel Islands and the Isle of Man, risk in the goods shall pass to you when they leave our premises. Shipping and insurance shall be payable by you but will be managed by us unless otherwise agreed. You are responsible at your own expense for obtaining any licence and complying with any export or import regulations in force within the UK and any country for which the goods are destined. Certain goods imported from the United States of America by us are subject to specific restrictions. We reserve the right not to supply certain customers or countries and to require from you full details of the end use and final destination of the goods.

**15. Compliance with Bribery Legislation**

You agree that you will not, in connection with the goods or services to be supplied under this contract, bribe or attempt to bribe us, or any of our employees, agents or affiliates nor cause us to be in violation of any applicable bribery or anti money laundering laws. We may terminate the contract in the event of your breach of this clause. You shall indemnify us against all liabilities, costs, expenses, damages, claims, demands and losses suffered or incurred by us arising out of or in connection with any breach of this clause, whether or not the contract has been terminated.

**16. General**

16.1 Any notices given pursuant to or in relation to the contract shall be in writing and addressed to the party concerned at its principal place of business or last known address. Any notice shall be deemed delivered two days after posting or on the next working day after fax transmission.

16.2 Any provision of the contract found to be invalid or unenforceable shall, to such extent, be deemed severable and the remaining provisions of the contract shall continue in full force and effect.

16.3 Failure or delay by us in enforcing any contract term shall not be construed as a waiver of any of our rights under the contract.

16.4 You shall not be entitled to assign or subcontract any of your rights or obligations under the contract.

16.5 Save for any member company of the Travis Perkins plc Group who shall be entitled to enforce any provision of the contract, no person who is not a party to the contract shall have a right to enforce any term of the contract which expressly or by implication confers a benefit on that person.

16.6 Any dispute or claim arising in connection with the contract shall be governed by English law and the parties submit to the exclusive jurisdiction of the English courts, save that if you are domiciled in Scotland (within the meaning of the Civil Jurisdiction and Judgments Act 1982) then the contract shall be construed in accordance with Scottish law and shall be subject to the exclusive jurisdiction of the Scottish courts.

The customer and any person tendering for this project, or any part of it, is responsible for ensuring that all required works and materials are covered by the estimate, and for ascertaining the prices at which work and materials will actually be available.

## Limitations

Where applicable, the following default items have been used:

1. PC Sums are a guide only. For a full quotation on these elements please contact your local branch.
2. All waste service prices where included within the estimate must be checked with TP Waste Management Solutions (0844 892 1873) before turning into a customer quote. The following information is required for an accurate waste quote : site, postcode, waste type, container size and location of container ( on / off road ).
3. Sub-Group items are specialist items which your local branch can provide a price for, the enclosure of these items within the estimate are for take-off purposes only (stage 1), Your local branch will provide the price during stage 2 to complete the estimate. Until this is complete, no allowance has been made for materials or labour.
4. Where applicable, generic plant / hire items and rates are included with your estimate as a guide only. Plant items will change depending on your task / site requirements. Your local Travis Perkins Hire Team can assist with plant selection and provide quotations once your actual site requirements are established.

## Exclusions

Please note that no allowance has been made for the following:

1. VAT is not included on the estimate.
2. Builders profit margin is not included in the estimate.
3. Materials / Plant delivery, fuel, wear, loss / damage waiver, insurance is not included in the estimate.

## Enclosures

1. Please note that you can change all the labour rates at your local branch.
2. Please note that you can change most items at your local branch.

## E&OE

Travis Perkins reserve the right to change the output and or format of estimates at any time.

Cost Breakdown	Labour	Materials	Total
Demolition and Alterations	£2,380.33	£.00	£2,380.33
Groundwork	£2,281.82	£2,962.39	£5,244.21
Brickwork	£7,508.89	£11,651.30	£19,160.19
Other floors	£558.50	£2,485.48	£3,043.98
Roof Construction	£692.25	£1,246.47	£1,938.72
Roof Coverings	£655.32	£1,130.41	£1,785.73
External Doors and Windows	£100.00	£7,381.35	£7,481.35
Carpentry	£383.25	£2,724.55	£3,107.80
Plumbing	£2,041.48	£4,124.08	£6,165.56
Heating	£2,620.52	£1,892.57	£4,513.09
Electrical	£2,140.50	£938.63	£3,079.13
Plasterwork	£1,288.50	£1,682.56	£2,971.06
Joinery	£479.25	£12,731.41	£13,210.66
Painting	£1,243.66	£749.68	£1,993.34
Drainage	£761.25	£1,833.06	£2,594.31
Preliminaries	£.00	£6,590.32	£6,590.32
Total	£25,135.52	£60,124.26	£85,259.78
Contingency (10.00%)	£2,513.55	£6,012.43	£8,525.98
Grand Total	£27,649.07	£66,136.69	£93,785.76

Priced By Date Priced Estimator  
15/08/2022

Our Ref Extension

Client Mr Smith  
Address Lodge Way House  
Lodge Way  
Northampton  
NN5 7UG

Site Address Lodge Way  
NN5 7UG

Project Extension

Labour			Demolition and Alterations	Materials		
Desc	Hrs	Sub Total		UOM	Qty	Sub Total
Ground worker	18.36	£459.00	Demolition Of Removal of Screed 20.4m2	M2	21	£.00
Ground worker	11.78	£294.50	Demolition Of Ground Area Clearance PC SUM Days 1m2	EA	1	£.00
Bricklayer	4.49	£140.31	Demolition Of Single Leaf Wall 6.24m2	M2	7	£.00
Bricklayer	2.82	£88.12	Demolition Of Single Leaf Wall 3.91m2	M2	4	£.00
Bricklayer	8.28	£258.75	Demolition Of Double Leaf Wall 5.75m2	M2	6	£.00
Bricklayer	9.68	£302.50	Demolition Of Double Leaf Wall 6.72m2	M2	7	£.00
Bricklayer	4.31	£134.69	Demolition Of Double Leaf Wall 2.99m2	M2	3	£.00
Joiner	0.74	£18.50	Remove External Single Door & Window	EA	1	£.00
Joiner	0.55	£13.75	Remove External Patio Doors & Frame	EA	1	£.00
Joiner	0.6	£15.00	Remove Window Up to 1m2 1 Quantity	EA	1	£.00
Joiner	1.6	£40.00	Remove Window 1m2 to 2m2 2 Quantity	EA	2	£.00
Joiner	0.36	£9.00	Remove Internal Door & Lining X1	EA	1	£.00
Plumber	14	£392.00	Remove Relocate Existing Boiler X1	EA	1	£.00
Plumber	7.65	£214.20	Remove Kitchen X1	EA	1	£.00
		£2,380.33	<b>Total</b>	£.00		

**Enclosures:**

Demolition & Alterations priced for, this price can change depending on site variants and environment.

Due to lack of existing plans and details, only basic demolition has been allowed for.

Labour			Groundwork	Materials		
Desc	Hrs	Sub Total		UOM	Qty	Sub Total
Ground worker	24.81	£620.25	Excavate External Foundation 7.656M3 With JCB	M3	8	£.00
Ground worker	2.8	£70.00	Fill External Trench Fill Foundation With Concrete 4.356M3	M3	5	£.00
	0	£.00	Ready Mix Concrete To Foundations	M3	5	£700.00
Bricklayer	0.48	£15.00	Service Lintel 900Lx150Hx100w	EA	2	£44.56
Bricklayer	10.16	£317.50	100mm Red Engineering Brick Below DPC	EA	363	£221.43
Bricklayer	5.98	£186.88	100mm 7N Concrete Block Below DPC	EA	61	£122.61
	0	£.00	Building Sand - Mortar	BG	1	£58.18
	0	£.00	Cement - Mortar	BG	4	£25.88
	0	£.00	Hydrated Lime - Mortar	BG	3	£52.77
	0	£.00	Mortar Plasticiser	EA	1	£4.53
Bricklayer	0.47	£14.69	Wall Ties 76-100	EA	28	£4.76
Bricklayer	2	£62.50	Hyload 100mm DPC	RL	2	£50.74
Bricklayer	3	£93.75	Weak Mix Concrete Cavity Fill Below DPC - Ballast	BG	1	£58.18
	0	£.00	Weak Mix Concrete Cavity Fill Below DPC - Cement	BG	8	£45.12
Ground worker	0.14	£3.50	Peep Weep Vents to Cavity - DPC Level	EA	14	£8.82
Ground worker	4.7	£117.50	1200 Gauge Damp Proof Membrane To Concrete Slab	RL	1	£39.85
Ground worker	1.43	£35.75	500 Gauge Vapour Check Layer To Concrete Slab	EA	1	£101.09
	0	£.00	Damp Proof Membrane Jointing Tape	EA	4	£66.24
	0	£.00	Damp Proof Membrane Fixing Tape	EA	2	£5.06
	0	£.00	Ready Mixed Concrete - Floor Slab	M3	2	£280.00
Ground worker	1.12	£28.00	Fill Floor Slab With Concrete 2M3	M3	2	£.00
Ground worker	1.38	£34.50	80mm Kingspan K103 to Floor Slab	SH	6	£734.40
	0	£.00	Insulation Tape 100mm	EA	1	£8.79
Ground worker	1	£25.00	Blinding Sand To Concrete Slab	BG	1	£57.03
Ground worker	2.16	£54.00	Hardcore To Concrete Slab	BG	3	£187.26
Ground worker	0.88	£22.00	25mm Insulation Upstands To Perimeter	SH	1	£56.53
Ground worker	0.56	£14.00	12mm Expansion Joint For Concrete Slab	LN	7	£28.56
Ground worker	22.68	£567.00	Excavate Concrete Floor Slab With JCB 7M3	M3	7	£.00
		£2,281.82	Total	£2,962.39		

Enclosures: Due to lack of details we have included basic generic materials allowance to groundworks for estimating purposes only. Please ensure all materials meet both design and structural requirements.

Labour			Brickwork	Materials		
Desc	Hrs	Sub Total		UOM	Qty	Sub Total
Bricklayer	114.69	£3,584.06	100mm Facing Brick	EA	4,096	£3,891.20
Bricklayer	68.8	£2,150.00	100mm Medium Density Block 3.6N	EA	702	£1,853.28
	0	£.00	Building Sand - Mortar	BG	6	£349.08
	0	£.00	Cement - Mortar	BG	40	£258.80
	0	£.00	Mortar Plasticiser	EA	1	£4.53
Bricklayer	6.66	£208.13	Cavity Wall Insulation - Kingspan WT-01	SH	138	£3,673.56
Bricklayer	0.04	£1.25	Cavity Wall Insulation - Rockwool Cavity Batts WT-02	PK	1	£123.79
Bricklayer	0.17	£5.31	Brickwork - Corbels	EA	8	£7.60
Bricklayer	3.1	£96.88	Brickwork - Decorative Panel	EA	66	£62.70
Bricklayer	2.4	£75.00	Wall Starter Kit 2400mm	EA	8	£113.60
Bricklayer	26.65	£832.81	Insulation Retaining Discs	BG	6	£139.74
Bricklayer	6	£187.50	225mm Type 4 Wall Tie Box 250	BX	2	£83.38
Bricklayer	1.12	£35.00	Supreme 300X140X102mm Padstone	EA	4	£70.56
Bricklayer	1.8	£56.25	100mm Cavity Closer To Windows	EA	6	£67.26
Bricklayer	2.58	£80.63	Window Frame Ties	EA	43	£31.82
Joiner	1.08	£27.00	Horizontal Cavity Tray Over Window Openings	EA	9	£112.50
Joiner	0.4	£10.00	Horizontal Cavity Tray Left Hand Stop End	EA	4	£8.68
Joiner	0.4	£10.00	Horizontal Cavity Tray Right Hand Stop End	EA	4	£9.64
Joiner	0.36	£9.00	Buff Weep Vent Over Window Openings	EA	18	£9.72
Bricklayer	0.7	£21.87	Brick Soldier Header	EA	35	£33.25
Bricklayer	0.12	£3.75	Catnic Standard Duty Cavity 90-105 1200	EA	1	£87.36
Bricklayer	0.21	£6.56	Catnic Standard Duty Cavity 90-105 2100	EA	1	£156.36
Bricklayer	0.21	£6.56	Catnic Standard Duty Cavity 90-105 2100	EA	1	£156.36
Bricklayer	0.09	£2.81	Catnic Standard Duty Cavity 90-105 900	EA	1	£65.55
Bricklayer	1.5	£46.88	100mm Cavity Closer To Doors	EA	5	£55.90
Bricklayer	0.28	£8.75	Door Frame Ties	EA	46	£34.04
Joiner	0.84	£21.00	Horizontal Cavity Tray Over Door Openings	EA	7	£87.50
Joiner	0.2	£5.00	Horizontal Cavity Tray Left Hand Stop End	EA	2	£4.34
Joiner	0.2	£5.00	Horizontal Cavity Tray Right Hand Stop End	EA	2	£4.82
Bricklayer	0.26	£8.13	Buff Weep Vent Over Door Openings	EA	13	£7.02
Bricklayer	0.12	£3.75	Catnic Standard Duty Cavity 90-105 1200	EA	1	£87.36
		£7,508.89	Total	£11,651.30		

Exclusions: Please note Steels and associated items have been excluded from the estimate - please obtain a quote from a specialist.

Enclosures: Generic Facing brick used for estimating purposes £950.00th allowance. Please amend to your specific brick type required with your local branch. Carriage charges, Off load charges may be applicable which have not been allowed for within the estimate.

Please note for estimating purposes we have included Catnic Lintels due to system restrictions. Please check lintels meet both design and structural requirements.

Labour			Other floors	Materials		
Desc	Hrs	Sub Total		UOM	Qty	Sub Total
Joiner	1.52	£38.00	Joist Strap 1500mm	EA	8	£68.24
	0	£.00	Restraint Strap Fixings	EA	1	£15.43
Joiner	9.6	£240.00	Floor Joists 47x200 C24 (16 x 3m)	M	48	£713.76
Joiner	2.52	£63.00	1 Row Of Floor Joist Strutting 38x38x200d	M	6	£21.66
Joiner	2.4	£60.00	47x200 C24 Single Floor Joist Fixing	EA	24	£134.64
Joiner	0.4	£10.00	47x200 C24 Double Floor Joist Fixing	EA	4	£60.84
	0	£.00	Joist Hanger Nails - 2.5kg	EA	1	£15.43
Joiner	3.51	£87.75	Egger Protect 22mm - Chipboard Flooring	SH	13	£284.18
	0	£.00	Egger D4 Adhesive	EA	3	£47.01
	0	£.00	Egger Premium Tape	EA	2	£28.76
	0	£.00	65mm Annular Rink Shank Nails To Chipboard	EA	1	£23.87
Joiner	2.39	£59.75	200mm Full Fill Floor Joist Insualtion To Floor Joists	SH	6	£1,071.66
		£558.50	<b>Total</b>	£2,485.48		

Labour			Roof Construction	Materials		
Desc	Hrs	Sub Total		UOM	Qty	Sub Total
Joiner	0.66	£16.50	175mm UPVC Fascia	EA	3	£128.94
Joiner	0.78	£19.50	225mm UPVC Soffit	EA	3	£179.94
	0	£.00	Soffit Ventilator	EA	14	£36.54
Joiner	0.73	£18.25	Ridge Board C16 47X200	M	4	£21.40
Joiner	0.98	£24.50	Wall Plate C16 47X100	M	7	£18.76
Joiner	0.73	£18.25	47mm X 100mm Softwood Triangular Fillet	M	7	£26.67
Joiner	1.04	£26.00	Gable Noggins C16 38X100	M	8	£44.40
Joiner	0.69	£17.25	Timber Strutting C16 47X200	M	4	£21.40
Joiner	0.84	£21.00	Wall Plate Strap 1200mm	EA	6	£43.92
Joiner	0.56	£14.00	Gable Strap 1200mm	EA	4	£29.28
	0	£.00	Twisted Strap Nails	EA	1	£15.43
	0	£.00	Twisted Strap Screws To Masonary	BX	1	£8.38
	0	£.00	Twisted Strap Screws Wall Plug	EA	1	£3.25
Joiner	1.56	£39.00	M12X150 Bolt Nut & Washer	PK	4	£76.80
	0	£.00	M12 Square Plate Washer	PK	4	£9.28
	0	£.00	Timber Toothed Connectors	PK	2	£10.64
Joiner	1.2	£30.00	50mm Rafter To Wallplate Connector	EA	21	£21.84
Joiner	1.2	£30.00	50mm Rafter To Ridge Connector	EA	21	£132.30
Joiner	16.72	£418.00	Rafters C16 47X200 21x3.7m	M	78	£417.30
		£692.25	<b>Total</b>	£1,246.47		

Enclosures: Due to lack of details / design provided, please ensure the roof construction materials included meet both design and structural requirements as the estimated price included may not be representative of the actual costs involved.



Labour			Roof Coverings	Materials		
Desc	Hrs	Sub Total		UOM	Qty	Sub Total
Rofer	0.96	£26.88	Ridge Tile Antique Brown	EA	8	£34.32
Rofer	11	£308.00	Marley Double Roman Brown Concrete Interlocking Roof Tiles	EA	250	£390.00
Rofer	1	£28.00	Roof Felt Easy Trim Ultra Breather Membrane	RL	1	£86.16
Rofer	3.95	£110.60	Roof Battens 25X38mm	M	79	£101.91
	0	£.00	Roof Tile / Batten Fixing	EA	3	£21.42
Rofer	3.28	£91.84	Lead Stepped Flashing Code 4 450mm	RL	2	£203.36
	0	£.00	Eaves Protection 3 In 1	EA	7	£53.90
	0	£.00	Rafter Roll Ventilator 400 centres 6M	EA	2	£13.18
	0	£.00	UPVC Fascia Joint	EA	2	£9.86
	0	£.00	UPVC Soffit Joint	EA	2	£14.20
	0	£.00	UPVC Fascia Fixings	EA	1	£26.32
Joiner	3.6	£90.00	Soffit Batten	EA	18	£152.10
	0	£.00	Fascia Batten Fixings	BX	1	£10.00
	0	£.00	Fascia Batten Fixing Plugs	EA	1	£3.10
	0	£.00	Fascia Sealant	EA	1	£10.58
		£655.32	Total	£1,130.41		
Enclosures: Please check roof coverings and materials, basic allowances for estimating purposes only due to lack of details and specification.						

Labour			External Doors and Windows	Materials		
Desc	Hrs	Sub Total		UOM	Qty	Sub Total
	0	£.00	UPVC PC Sum 1000X900mm PC Sum Estimating Guide Only	EA	1	£102.92
	0	£.00	UPVC PC Sum 1150X1765mm PC Sum Estimating Guide Only	EA	1	£378.24
	0	£.00	UPVC PC Sum 1000X1765mm PC Sum Estimating Guide Only	EA	1	£284.06
	0	£.00	UPVC PC Sum 1200X600mm PC Sum Estimating Guide Only	EA	1	£82.33
	0	£.00	Dow Corning Silicone To Windows	EA	4	£42.32
	0	£.00	Crystal BiFold Aluminuim Door	EA	1	£5,328.00
	0	£.00	Crystal UPVC Single Utility Door	EA	1	£440.00
Joiner	2	£50.00	Centre Pivot Velux Rooflight WhitePainted MK04-780X980	EA	2	£596.40
Joiner	2	£50.00	MK04-780X980ConcreteFlashing	EA	2	£127.08
		£100.00	Total	£7,381.35		
Enclosures: Windows and door sizes are included as a nearest match sizes to those detailed						

Labour			Carpentry	Materials		
Desc	Hrs	Sub Total		UOM	Qty	Sub Total
Joiner	4.4	£110.00	Stud Wall 47x100	M	44	£135.96
Joiner	2.38	£59.50	Stud Wall 47x150	M	17	£78.88
	0	£.00	Timber Studwork Nails	EA	1	£68.70
Joiner	1.55	£38.75	100mm ISO APR To Stud Walls	PK	1	£144.82
Joiner	0.6	£15.00	140mm Rockwool Flexi To Stud Walls	PK	2	£102.00
Joiner	1.93	£48.25	200mm Window Board	M	7	£99.12
Joiner	0.72	£18.00	Window Board Tie	EA	18	£11.16
Joiner	3.75	£93.75	150mm Kingsan K107 To Pitched Roof	SH	9	£1,763.28
	0	£.00	Insulation Tape to PU boards	EA	1	£8.79
	0	£.00	C24 47X100mm Studs for Pocket Door System	M	19	£79.42
	0	£.00	R/Wool Flexi for Pocket Door System Insulation	PK	1	£87.43
	0	£.00	Firecase Screws To Steel Encasement	BX	1	£109.71
	0	£.00	C16 47X100 Stud Timber in Dining Area	M	7	£35.28
£383.25			<b>Total</b>	£2,724.55		

Labour			Plumbing	Materials		
Desc	Hrs	Sub Total		UOM	Qty	Sub Total
Plumber	2.72	£76.16	Roundline Roundline White 4M Gutter	EA	2	£30.54
Plumber	1.8	£50.40	Roundline White 5.5M Downpipe	EA	2	£44.98
Plumber	0.3	£8.40	Roundline White Running Outlet	EA	2	£10.92
Plumber	0.1	£2.80	Roundline White Gutter Union Clip	EA	1	£3.61
Plumber	1.1	£30.80	Roundline White Gutter Support Bracket	EA	11	£12.98
Plumber	0.3	£8.40	Roundline White Stop End External	EA	3	£6.66
Plumber	1.7	£47.60	Roundline White Downpipe Pipe Bracket	EA	17	£34.68
Plumber	0.3	£8.40	Roundline White Offset Bend	EA	2	£5.82
Plumber	0.3	£8.40	Roundline White Offset Spigot	EA	2	£7.82
Plumber	0.48	£13.44	Universal Rain Water Gulley	EA	2	£36.56
Plumber	0.48	£13.44	Raindwater Pipe Adaptor to drainage run	EA	2	£13.14
Plumber	0.24	£6.72	Back Inlet Gulley	EA	1	£50.92
	0	£.00	En-Suite	EA	1	£3,000.00
	0	£.00	3M Aluminium Flexi Duct	EA	4	£40.88
	0	£.00	Self Closing Vent - Brown	EA	4	£12.60
	0	£.00	Duct Clips	EA	4	£14.88
Plumber	24.2	£677.60	15mm Copper Pipe	M	55	£158.95
Plumber	2.2	£61.60	15mm 90 Degree Elbow	EA	4	£3.20
Plumber	0.5	£14.00	Cistern Valve	EA	1	£.02
Plumber	2.6	£72.80	Tees 15mm	EA	4	£6.84
Plumber	0.65	£18.20	Stop Valves 15mm	EA	1	£2.99
Plumber	2.4	£67.20	15mm Tap Connector	EA	4	£16.20
Plumber	0.3	£8.40	Cistern Connector	EA	1	£1.88
Plumber	3.4	£95.20	32mm 90 Degree Elbow	EA	4	£5.60
Plumber	1.9	£53.20	40mm 90 Degree Elbow	EA	2	£3.54
Plumber	0.8	£22.40	110mm Single Branch	EA	2	£43.42
Plumber	0.35	£9.80	Air Admittance Valve	EA	1	£39.51
Plumber	2.4	£67.20	110mm Waste Pipe	EA	2	£52.34
Plumber	5	£140.00	15mm Pipe Insulation	LN	25	£80.50
	0	£.00	15mm Plastic Clips	EA	55	£8.25
Plumber	0.8	£22.40	32mm Waste Pipe	EA	1	£7.26
Plumber	0.85	£23.80	40mm Waste Pipe	EA	1	£8.99
	0	£.00	32mm Waste Pipe Bracket	EA	7	£2.66
	0	£.00	40mm Waste Pipe Bracket	EA	7	£2.38
Plumber	0.4	£11.20	32mm Waste Pipe Double Socket	EA	1	£1.15
Plumber	0.4	£11.20	40mm Waste Pipe Double Socket	EA	1	£1.26
Plumber	3.4	£95.20	32mm Waste Pipe Tee	EA	4	£5.04
Plumber	1.9	£53.20	40mm Waste Pipe Tee	EA	2	£2.14
Plumber	0.4	£11.20	Pan Connector	EA	1	£11.52
Plumber	0.8	£22.40	Toilet Pipe Bend	EA	2	£29.24
Plumber	1	£28.00	Washbasin Bends	EA	2	£6.22
Plumber	0.45	£12.60	Washbasin Traps	EA	1	£7.37
Plumber	0.45	£12.60	Shower Bottle Trap	EA	1	£17.49
Plumber	0.8	£22.40	Soil & Vent Pipe	EA	2	£52.34
	0	£.00	Soil & Vent Brackets	EA	5	£12.80
Plumber	0.52	£14.56	Socket Bossed Pipe	EA	1	£9.01
Plumber	0.45	£12.60	Pipe Flash	EA	1	£52.21
Plumber	0.3	£8.40	Balloon Grating	EA	1	£3.99
Plumber	0.25	£7.00	32mm Soil & Vent Boss	EA	1	£7.26
Plumber	0.28	£7.84	40mm Soil & Vent Boss	EA	1	£8.99
Plumber	0.45	£12.60	Soil & Vent Branch	EA	1	£21.71
Plumber	1.65	£46.20	25x50mm SVP Boxing (M)	M	15	£27.90

Plumber	0.55	£15.40	12mm Plywood Boxing (SH)	SH	1	£20.47
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Labour			Plumbing	Materials		
Desc	Hrs	Sub Total		UOM	Qty	Sub Total
Plumber	0.29	£8.12	Boxing Insulation 70mm (5.76m2)	PK	1	£54.45
		£2,041.48	<b>Total</b>	£4,124.08		

Enclosures: Plumbing - Basic allowances included for estimating purposes due to lack of details and specification.  
PC cost added for new En-Suite; this can vary depending on the specification (Estimating Purposes Only)

Labour			Heating	Materials		
Desc	Hrs	Sub Total		UOM	Qty	Sub Total
	0	£.00	Underfloor Heating Price Guide	EA	1	£796.95
Plumber	15.84	£443.52	15mm Copper Pipe	M	36	£104.04
	0	£.00	15mm Copper Pipe Clip	EA	36	£4.68
Plumber	6	£168.00	15mm Couplings	EA	20	£60.40
Plumber	5.5	£154.00	15mm Elbows	EA	10	£8.00
Plumber	6.5	£182.00	15mm Tees	EA	10	£17.10
Plumber	25.5	£714.00	22mm Copper Pipe	M	50	£289.00
Plumber	3.5	£98.00	22mm Coupling	EA	10	£14.20
Plumber	6.5	£182.00	22mm Elbow	EA	10	£19.50
Plumber	7.5	£210.00	22mm Tees	EA	10	£36.30
Plumber	7.5	£210.00	22mm To 15mm Reducers	EA	10	£15.90
Plumber	1.4	£39.20	Column Rad Valves	EA	4	£85.36
	0	£.00	22mm Plastic Clips	EA	7	£13.44
Plumber	0.35	£9.80	Towel Rail Valve	PR	1	£18.21
Plumber	1.5	£42.00	Towel Rail 286W	EA	1	£37.49
Plumber	6	£168.00	600x400 Radiator	EA	4	£372.00
		£2,620.52	<b>Total</b>	£1,892.57		

Enclosures: Heating - Basic allowance included for estimating purposes due to lack of details and specification.  
PC cost added for new Underfloor Heating; this can vary dependant on the specification (Estimating Purposes Only)

Labour			Electrical	Materials		
Desc	Hrs	Sub Total		UOM	Qty	Sub Total
Electrician	3	£75.00	Double Socket With USB Outlet	EA	2	£22.08
	0	£.00	Euro Module Socket Outlet 13A White Unswitched	EA	5	£8.95
	0	£.00	Ceiling Pendant	EA	5	£6.15
Electrician	16.8	£420.00	1.5mm 3 Core Cable	EA	4	£109.96
Electrician	14.85	£371.25	Light Switch	EA	11	£12.65
	0	£.00	Flush Mounting Box (Single)	EA	11	£5.61
Electrician	9.13	£228.25	13Amp Double Socket	EA	11	£15.18
Electrician	24	£600.00	2.5mm 3 Core Cable	EA	5	£199.90
	0	£.00	Flush Mounting Box (Double)	EA	11	£6.71
	0	£.00	1.5mm 3 Core Cable Clips	EA	9	£7.56
	0	£.00	2.5mm 3 Core Cable Clips	EA	12	£10.08
Electrician	6.36	£159.00	Extractor Fan	EA	4	£85.80
Electrician	0.8	£20.00	Shaver Socket	EA	1	£32.72
Electrician	2.25	£56.25	Shower Cable	M	15	£74.25
Electrician	0.3	£7.50	Earth Clip (Wet)	EA	1	£1.40
Electrician	0.82	£20.50	Aerial TV Point	EA	2	£219.52
Electrician	3.16	£79.00	Smoke Alarm	EA	2	£94.68
Electrician	1.75	£43.75	TV Coaxial Cable	M	25	£4.00
Electrician	0.3	£7.50	Earth Clamp (Dry)	EA	1	£1.09
Electrician	2.1	£52.50	Recess Light	EA	6	£20.34
£2,140.50			Total	£938.63		
Enclosures: Electrics - Basic allowance included for estimating purposes due to lack of details and specification.						

Labour			Plasterwork	Materials		
Desc	Hrs	Sub Total		UOM	Qty	Sub Total
Plasterer	6.75	£168.75	12.5mm Standard Plasterboard To Masonry Wall	SH	15	£121.20
Plasterer	4.5	£112.50	12.5mm Moisture Resistant Plasterboard To Masonry Walls	SH	10	£189.80
	0	£.00	Dri Wall Adhesive For Plasterboard To Masonary Walls	BG	9	£98.37
Plasterer	10.63	£265.75	Skim Coat Finish To Masonary Wall Plaster	BG	10	£79.60
	0	£.00	Fibre Tape To Masonary Plasterboard	EA	1	£4.21
Plasterer	2.45	£61.25	12.5mm Standard Plasterboard To Stud Walls	SH	7	£56.56
Plasterer	1.4	£35.00	12.5mm Moisture Resistant Board To Stud Walls	SH	4	£75.92
	0	£.00	Plasterboard To Stud Walls - Screws	BX	1	£11.80
Plasterer	2.48	£62.00	Skim Coat Finish To Stud Wall Plaster	BG	3	£23.88
	0	£.00	Fibre Tape To Stud Plasterboard	EA	1	£4.21
Plasterer	1.56	£39.00	Plasterboard Bead To Window Edges	EA	6	£20.34
Plasterer	4.86	£121.50	32.5 Kingspan K118 To Pitched Roof	SH	9	£809.46
Plasterer	7.75	£193.75	Pitched Roof Ceiling Skim Coat	BG	4	£31.84
	0	£.00	Pitched Roof Plasterboard Screws	BX	1	£24.95
	0	£.00	Fibre Tape To Pitched Roof Ceilings	EA	1	£4.21
Plasterer	2	£50.00	12.5mm Standard Plasterboard To Floor Joists SE	SH	4	£32.32
Plasterer	1.03	£25.75	12.5mm Moisture Resistant Board To Floor Joists	SH	2	£37.96
Plasterer	5.09	£127.25	Timber Floor Joist Ceiling Skim Coat	BG	3	£23.88
	0	£.00	Floor Joist Plasterboard Screws	BX	1	£14.28
	0	£.00	Thistle Fibre Tape To Floor Joist Plasterboard Ceilings	EA	1	£4.21
Plasterer	1.04	£26.00	Plasterboard Bead To Door Edges	EA	4	£13.56
		£1,288.50	<b>Total</b>	£1,682.56		



Labour			Painting	Materials		
Desc	Hrs	Sub Total		UOM	Qty	Sub Total
Painter/ Decorator	2.8	£61.60	Skirting Board Gloss - Masonary Walls	EA	1	£38.81
Painter/ Decorator	5.6	£123.20	Skirting Board Undercoat - Masonary Walls	EA	1	£47.52
Painter/ Decorator	2.8	£61.60	Skirting Board Primer - Masonary Walls	EA	1	£37.05
Painter/ Decorator	15.18	£333.96	Masonary Walls - 10 Litre Matt Emulsion	EA	2	£84.34
	0	£.00	Masonary Walls - Paint Roller	EA	1	£5.78
	0	£.00	Masonary Walls - Paint Brush Kit	EA	1	£14.81
Painter/ Decorator	1.2	£26.40	Skirting Board Gloss - Stud Walls	EA	1	£38.81
Painter/ Decorator	2.4	£52.80	Skirting Board Undercoat - Stud Walls	EA	1	£47.52
Painter/ Decorator	1.2	£26.40	Skirting Board Primer - Stud Walls	EA	1	£37.05
Painter/ Decorator	4.13	£90.86	Stud Walls - 10 Litre Matt Emulsion	EA	1	£42.17
	0	£.00	Stud Walls - Paint Roller	EA	1	£5.78
	0	£.00	Stud Walls - Paint Brush Kit	EA	1	£14.81
Painter/ Decorator	4.61	£101.42	Undercoat For Door Lining & Architrave	EA	1	£47.52
Painter/ Decorator	2.3	£50.60	Gloss For Door Lining & Architrave	EA	1	£38.81
Painter/ Decorator	1.36	£29.92	Door Primer	EA	1	£37.05
Painter/ Decorator	1.36	£29.92	Undercoat For Doors	EA	1	£47.52
Painter/ Decorator	1.36	£29.92	Gloss For Doors	EA	1	£38.81
Painter/ Decorator	6.25	£137.50	Flat Roof Ceiling - 10 Litre Matt Emulsion	EA	1	£42.17
	0	£.00	Flat Roof Ceiling - Paint Roller	EA	1	£5.78
	0	£.00	Flat Roof Ceiling - Paint Brush Kit	EA	1	£14.81
Painter/ Decorator	3.98	£87.56	Flat Roof Ceiling - 10 Litre Matt Emulsion	EA	1	£42.17
	0	£.00	Flat Roof Ceiling - Paint Roller	EA	1	£5.78
	0	£.00	Flat Roof Ceiling - Paint Brush Kit	EA	1	£14.81
£1,243.66		Total		£749.68		



Labour			Preliminaries	Materials		
Desc	Hrs	Sub Total		UOM	Qty	Sub Total
	0	£.00	Scaffolding	EA	1	£1,048.32
	0	£.00	Small Tools Allowance	EA	1	£400.00
	0	£.00	Steel Trestles	EA	1	£588.00
	0	£.00	Banded Scaffold Boards 3.9M Board	EA	1	£300.00
	0	£.00	Acrow Prop 6.6FT - 11FT	EA	1	£210.00
	0	£.00	Trench Props	EA	1	£140.00
	0	£.00	Demolition Pick	EA	1	£67.00
	0	£.00	Heavy Duty Demolition Pick	EA	1	£75.00
	0	£.00	Rubbish Chute	EA	1	£192.00
	0	£.00	Security Fence 3.1MX1.8M	EA	1	£616.00
	0	£.00	Portable Toilet	EA	1	£420.00
	0	£.00	Mini Excavator 1.5 T	EA	1	£306.00
	0	£.00	Heavy Duty Breaker	EA	1	£83.00
	0	£.00	Site Cement Mixer (Domestic Extension)	EA	1	£217.00
	0	£.00	Plate Compactor	EA	1	£58.00
	0	£.00	Access Tower 1.8X5.2M	EA	1	£123.00
	0	£.00	Forklift (Tele Handler) 7M	EA	1	£694.00
	0	£.00	Vacuum Cleaner - Light Duty	EA	1	£93.00
	0	£.00	Skips	EA	4	£960.00
		£.00	<b>Total</b>			<b>£6,590.32</b>

**Limitations:**

Due to lack of details some assumptions have been made on prelims for the project.  
Basic prelims allowance only for estimating purposes. Please amend accordingly to meet site requirements.

**Labour prices used:**

Ground worker £25 p/h  
Bricklayer £31.25 p/h  
Joiner £25 p/h  
Plasterer £25 p/h  
Plumber £28 p/h  
Roofer £28 p/h  
Painter/Decorator £22 p/h  
Electrician £25 p/h

**Exclusions:** Please note all External works and finishes have been excluded.  
Please note Internal finishes have been excluded.

**Enclosures:** Due to the changes within building regulations this year (2022) please ensure with your architect that all U-Values are met to meet the required U-Values within your project.

Supplier ordered specialist materials may be subject to additional haulage and ordering charges which are not included within the estimate. Please confirm these with your local branch/supplier.

Please ensure all Insulation materials are checked and meet both design and building regulation requirements.

Please be aware that due to current market volatility, we are experiencing unprecedented levels of rising commodity prices, currency fluctuations and unavoidable operating costs.

The prices estimated above could be subject to change, please discuss your full requirements and confirm your intended quotation / order dates with your local branch.