

Labour & Materials Estimate - Client Copy

John Greenhalgh Joiner

Proposal: Single storey extension

1 Sussex Close, Standish

Site:

Wigan

WN1 2TN

Build Stage Summary	Labour	Material	Total £
Scaffolding		£660.83	£660.83
Enabling Works	£47.63	£18.80	£66.43
Excavations & Foundations	£747.78	£848.41	£1596.19
Drainage	£120.78	£290.38	£411.16
Foundation Masonry	£990.67	£1000.35	£1991.02
Ground Floor	£1038.41	£2567.08	£3605.49
Brickworks	£1553.98	£2303.06	£3857.04
Windows & External Doors	£218.55	£4007.60	£4226.15
Roof Carpentry	£696.21	£566.63	£1262.84
Roof Windows and Sun Tunnels	£268.98	£849.09	£1118.07
Gutters & Rainwater Pipes	£90.79	£83.65	£174.44
Roof Tiling/Slating/Thatching	£976.05	£654.27	£1630.32
Carpentry & Joinery	£207.41	£378.70	£586.11
Plastering & Insulation	£1176.79	£341.47	£1518.26
Electrical	£513.41	£451.15	£964.56
Heating	£162.19	£162.06	£324.25
Sundry Fixings & Fasteners		£188.19	£188.19
Lumps Sums, Prime Cost Sums and Provisional Sums, see detailed sections		£0.00	£0.00
Total excluding VAT.	£8809.63	£15371.72	£24181.35

We have made no allowance for the following, please ensure you take these items into account when finalising your costs;

Gas fire.

Painting and decorating excluded

Description	Abbreviation
Line only contains information in labour section.	<
Line only contains information in materials section.	>
Bag.	Bg
Box.	Bx
Day.	Dy
Each.	Ea
Half day.	Hd
Hired plant.	Hp
Hour.	Hr
Tool hire.	Ht
Load.	Ld
Lump sum.	Ls
Lineal metres.	M
Square metres.	M ²

Description	Abbreviation
Cubic metres.	M ³
Not applicable.	Na
Number.	Nr
Pack.	Pk
Pair.	Pr
Per week.	PW
Roll.	Rl
Sheet.	Sh
Builder's skip.	Sp
Unit for 10Nr (such as 10Nr/M2).	Ten
Thousand.	Th
Ton.	Tn
Unit of measurement.	UoM
Week.	Wk
Weeks.	Wks

Scaffolding	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Scaffolding by specialist, single lift.	M ²	>	>	Ls	33.427	660.83
						660.83

Enabling Works	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Demolish walls 9"/11" solid or cavity.	M ²	1.350	26.07		<	<
Remove external windows.	Nr	1.000	21.55		<	<
Load waste into skips, labour included above.	>	>	>	Sp	0.103	18.80
			47.62			18.80

Excavations & Foundations	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Excavations for cavity walls, using a mini digger.	M ³	8.220	510.24	Hp	2.000	136.89
Load waste into skips, using a mini digger.	M ³	8.220	170.08	Hp	1.000	68.45
Builders skips required for the above task.	>	>	>	Sp	1.973	360.11
Concrete foundations.	M ³	1.644	67.47	M ³	2.000	282.96
			747.79			848.41

Drainage	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Excavate drains to a max depth of 900mm, using a mini digger.	M ¹	2.400	17.88	Hp	1.000	68.45
Load waste into skips, using a mini digger.	M ³	0.531	9.89	Hp	1.000	68.45
Builders skips required for the above task.	>	>	>	Sp	0.067	12.23
Lay pipes 110mm plastic 3m lengths.	M ¹	2.400	9.93	Ea	1.000	16.10
Backfill pipes with p-gravel, including septic tank if applicable.	M ³	0.443	12.83	Bg	1.000	44.85
Backfill over with spoil, including septic tank if applicable.	M ³	0.530	16.45		<	<
Connection to existing system.	Nr	1.000	28.97	Ea	1.000	10.59
Gulleys.	Nr	1.000	24.83	Ea	1.000	27.59
Drainage collars 110mm.	>	>	>	Ea	3.000	11.98
Drainage bends 110mm.	>	>	>	Ea	3.000	30.15
			120.78			290.39

Foundation Masonry	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
65mm blue engineering brick, band to dpc.	Th	0.305	188.48	Th	0.320	216.13
65mm common brick below dpc, cavity walls.	Th	1.361	645.34	Th	1.429	320.06
Building sand 800kg bulk bag.	Tn	>	>	Ea	2.000	88.16
Ordinary portland cement 25kg bag.	Nr	>	>	Ea	12.000	54.62
Mortar plasticiser 5 litres.	Nr	>	>	Ea	2.000	10.36
Fill cavity with concrete to within 150mm of dpc level.	M ³	1.096	136.06	M ³	2.000	306.97
Polythene dpc 112.5mm wide 30m roll.	M ¹	27.400	20.79	Rl	1.000	4.06
			990.67			1000.36

Ground Floor	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Excavate and scrape out for slab.	M ²	20.868	244.68	Sp	0.392	71.55
Lay and compact MOT type 1 hardcore, delivered in bulk bags.	Tn	5.635	148.66	Ea	8.000	354.64
Sand blinding, delivered in bulk bags.	Tn	1.879	38.55	Ea	3.000	132.24
Foil faced rigid PIR insulation board 2400x1200x140mm.	M ²	20.868	146.81	Ea	8.000	466.80
Polythene membrane, blue standard duty 300mu 100m2 rolls.	M ²	20.868	48.94	Rl	1.000	48.28
Polythene vapour control layer, green tinted 125mu.	M ²	20.868	73.40	Ea	1.000	70.80
Perimeter screed upstand 12mm PIR insulation.	M ¹	17.964	40.89	Ea	1.000	12.01
Concrete floor slab 150mm thick.	M ²	20.868	244.68	M ³	4.000	485.96
Foil faced rigid PIR insulation board 2400x1200x140mm.	M ²	20.868	51.81	Ea	8.000	466.80
Asphalt floor, by specialist sub-contractor.	>	>	>	M ²	20.868	458.02
			1038.42			2567.10

Brickworks	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Steel wall starter.	Nr	6.000	62.07	Ea	6.000	116.70
Cut out vertical channel in existing wall, to maintain clear cavities.	M ¹	7.000	108.63	<	<	<
Tool hire, purchase 12" diamond cutting blade for the above saw.	>	>	>	Ea	1.000	39.95
Cavity blockwork, solid concrete 7.3N 440x215x100mm.	M ²	16.718	355.14	Ea	176.000	166.64
Cavity blockwork, aircrete 3.6N 440x215x100mm.	M ²	16.718	317.09	Ea	176.000	224.87
Building sand 800kg bulk bag.	Tn	>	>	Ea	1.000	44.08
Ordinary portland cement 25kg bag.	Nr	>	>	Ea	6.000	27.31
Mortar plasticiser 5 litres.	Nr	>	>	Ea	1.000	5.18
Lintels Steel Lintel Catnic CXL290 5200mm	Ea	1.000	11.38	Ea	1.000	1300.90
Concrete lintels over drainage.	Ea	4.000	24.28	Ea	4.000	85.83
Cavity Wall Insulation Mineral Batts 100x455x1200mm PK12	M ²	16.718	50.73	Ea	3.000	89.90
Cavity closers 100mm cavity.	M ¹	21.475	65.17	Ea	8.000	122.47
Stainless steel tie-wires.	Nr	59.000	13.43	Bx	1.000	33.21
Cavity insulation retaining disc's.	Nr	59.000	13.43	Ea	59.000	8.08
Cavity trays using 600mm wide dpm.	M ¹	7.600	57.66	RI	1.000	15.86
Cavity trays in existing walls horizontally.	M ¹	7.600	458.65	<	<	<
Weep vent sleeves.	Nr	12.000	9.10	Ea	12.000	5.48
Clear waste into skips.	M ³	0.418	7.21	Sp	0.091	16.61
			1553.97			2303.07

Windows & External Doors	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
White UPVC windows inc glass.	Nr	2.000	103.45	M ²	6.600	1410.03
White UPVC sliding patio doors inc glass.	Nr	1.000	84.06	M ²	10.200	2564.98
Window boards, MDF.	Nr	2.000	31.04	M ¹	3.000	16.91
Frame sealant.	>	>	>	Ea	3.000	15.67
			218.55			4007.59

Roof Carpentry	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Wall Plate 75x100 Treated	M ¹	6.500	33.62	M ¹	7.000	22.04
Wall plate straps.	Nr	5.000	20.69	Ea	5.000	17.74
Pole Plate 47x250 Treated	M ¹	7.600	55.04	M ¹	8.000	45.81
Rafter 47x225	M ¹	62.700	421.63	M ¹	63.000	260.88
White UPVC fascia boards.	M ¹	7.600	58.97	Ea	1.000	66.04
White UPVC soffit boards.	M ¹	7.600	55.04	Ea	1.000	88.08
White UPVC barge boards.	M ¹	6.600	51.21	Ea	1.000	66.04
			696.20			566.63

Roof Windows and Sun Tunnels	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Velux Window GGU S06	Nr	2.000	206.91	Ea	2.000	726.89
Velux Flashing EDZ S06	Nr	2.000	62.07	Ea	2.000	122.20
			268.98			849.09

Gutters & Rainwater Pipes	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Gutter plastic, half round gutter 4m length.	M ¹	7.600	39.31	Ea	2.000	26.05
Gutter plastic, gutter bracket.	Nr	13.000	20.17	Ea	13.000	13.94
Gutter plastic, outlet.	Nr	1.000	2.07	Ea	1.000	4.41
Gutter plastic, stop end.	Nr	2.000	2.07	Ea	2.000	3.86
Rain water plastic, round pipe 5.5m length.	M ¹	2.500	16.81	Ea	1.000	18.24
Rain water plastic, round pipe clip.	Nr	3.000	6.21	Ea	3.000	6.06
Rain water plastic, round offset bend.	Nr	4.000	4.14	Ea	4.000	11.09
			90.78			83.65

Roof Tiling/Slating/Thatching	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
MARLEY ETERNIT Modern concrete tile	Ea	269.000	375.70	Ea	282.000	286.31
Roofing breathable membrane 1x50m roll.	M ²	25.080	23.35	Ea	1.000	83.04
Sawn timber batten 25x38mm treated	M ³	77.748	180.98	M ³	81.636	32.59
Main roof counter battens 25x50mm.	M ³	62.700	175.14	M ³	66.000	39.15
Felt eaves support tray.	M ³	7.600	14.15	Ea	6.000	35.93
Lead flashings.	M ³	7.600	91.99	Rl	3.000	148.60
Cutting around roof windows.	Nr	2.000	93.11		<	<
Clear waste into skips.	M ³	1.254	21.62	Sp	0.157	28.66
			976.04			654.28

Carpentry & Joinery	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Skirting board, Softwood 5" moulded.	M ³	10.810	50.33	M ³	11.000	32.00
Lateral restraint straps in floors and ceilings.	Ea	4.000	20.69	Ea	4.000	18.02
Foil Faced Rigid PIR Insulation Board 2400x1200x25mm	M ²	16.653	50.25	Ea	6.000	84.74
Foil Faced Rigid PIR Insulation Board 2400x1200x100mm	M ²	16.653	86.14	Ea	6.000	243.94
			207.41			378.70

Plastering & Insulation	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Skim walls using, finishing plaster 25kg bags.	M ²	30.400	212.29	Ea	3.000	16.26
12.5mm standard plaster board, on dabs.	M ²	30.400	183.98	Sh	12.000	65.57
12.5mm standard plaster board, ceiling.	M ²	16.653	100.79	Sh	7.000	38.25
Polythene vapour control layer, green tinted 125mu.	M ²	16.653	31.59	Ea	1.000	70.80
Skim, ceilings.	M ²	16.653	116.29	Ea	2.000	10.84
Self adhesive fibre tape.	M ³	61.169	5.70	Ea	1.000	5.06
Skim beads.	M ³	22.791	63.66	Ea	11.000	14.05
External rendering, two coat.	M ²	16.718	326.89	Ea	1.000	44.08
External rendering, cement.	>	>	>	Ea	6.000	27.31
External rendering, water proofer 5 litres.	>	>	>	Ea	1.000	7.69
Render stop bead.	M ³	7.650	35.61	Ea	3.000	8.69
Render angle bead.	M ³	21.475	99.98	Ea	8.000	10.77
Dot & Dab Drywall Adhesive	>	>	>	Bg	3.000	22.11
			1176.78			341.48

Electrical	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Mains wired recessed down light fire rated.	Nr	10.000	193.98	Ea	10.000	256.56
1 gang 1 way light switch.	Nr	2.000	25.86	Ea	2.000	3.42
1.5mm twin & earth cable, 50m roll.	M ³	65.000	84.06	Ea	2.000	104.22
1.5mm cable clips.	Nr	130.000	33.62	Ea	7.000	5.83
Double plug socket.	Nr	4.000	51.73	Ea	4.000	23.68
2.5mm twin & earth cable, 50m roll	M ³	40.000	62.07	Ea	1.000	46.35
2.5mm cable clips.	Nr	40.000	10.35	Ea	2.000	1.67
External light outlets, wiring only excluding light fitting.	Nr	1.000	51.73		<	<
Metal Back Box 1Gang 16mm	>	>	>	Ea	2.000	2.58
Metal Back Box 2Gang 25mm	>	>	>	Ea	4.000	6.84
			513.40			451.15

Heating	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Supply and install radiators.	Nr	1.000	38.80	Ea	1.000	96.41
Lock-shield valves 15mm.	Nr	1.000	7.76	Ea	1.000	2.56
Thermostatic regulating valves.	Nr	1.000	9.05	Ea	1.000	11.42
15mm copper tube.	M ³	12.000	55.87	M ³	12.000	40.93
15mm copper tees.	Nr	2.000	7.76	Ea	2.000	1.41
15mm copper elbows.	Nr	4.000	12.41	Ea	4.000	2.28
15mm copper coupling.	Nr	4.000	12.41	Ea	4.000	1.28
15mm pipe clips.	Nr	15.000	7.76	Ea	15.000	2.05
15mm isolating valves.	Nr	2.000	10.35	Ea	2.000	3.72
			162.17			162.06

Sundry Fixings & Fasteners	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Nails Paslode 3.1x90mm straight galvanised 2200nr box.	Nr	>	>	Ea	1.000	52.82
Staples Paslode 25mm 2100nr box.	Nr	>	>	Ea	1.000	25.71
Anchor bolts M10x126mm.	Nr	>	>	Ea	19.000	32.73
Screws drywall 25mm 1000nr box.	Nr	>	>	Bx	1.000	6.06
Masonary plug brown 300nr pack.	Nr	>	>	Ea	1.000	3.07
Screws chippy screw 4.5x50mm 200nr box.	Nr	>	>	Bx	1.000	8.88
Screws chippy screw 4.0x25mm 200nr box.	Nr	>	>	Bx	1.000	3.90
Fixings Plain Round Head Nail Galvanised 3.35x65mm PK2.5Kg	Nr	>	>	Pack	1.000	11.70
Nails white UPVC trim pins stainless steel 3.0x50mm 100nr box.	Nr	>	>	Bx	2.000	32.37
Frame fixings 8.0x100mm each.	Nr	>	>	Ea	24.000	10.95
						188.19