

Builders Estimate to Building Regs					NOTES	
		Qty	Unit	Rate	£	p
	<p>NOTES</p> <p>The build period has been assumed to be 8 weeks</p> <p>No allowance has been made for water and electricity. This has been deemed to be provided FOC by the client.</p> <p>No allowance has been made for external hard & soft landscaping works.</p> <p>No allowance has been made for floor coverings</p> <p>No allowance has been made for the supply and installation of kitchen units, worktops or associated white goods.</p> <p>Decoration has been allowed for to areas of new work only</p> <p>All prices exclude Vat.</p>					
Estimating Service					Page 1 / 1	
To Collection £					0 00	

Builders Estimate to Building Regs					NOTES	
		Qty	Unit	Rate	£	p
	Collection					
	Total from Page 1 / 1			£	0	00
Estimating Service					To Summary £	0 00

Builders Estimate to Building Regs				SITE SERVICES		
		Qty	Unit	Rate	£	p
	SITE SERVICES					
	Site administrative staff					
	Provide general site supervision/administration					
a	General foreman	1.60	week	1610.00	2,576	00
b	Cleaner	0.40	week	1035.00	414	00
	Provide the following services and facilities					
	Rubbish disposal					
c	Skips	2.00	nr	327.00	654	00
	Small plant and tools					
d	Steelwork beam lifter	1.00	wk	138.21	138	21
	Pumps					
	Concrete pumps					
e	Hire of concrete pump	0.50	day	599.99	300	00
f	Allowance for pump primer and wash out box		item	178.22	178	22
	Scaffolding up to 10m high					
	Independent scaffolding					
g	Erect and subsequently dismantle	44.64	m ²	29.30	1,307	95
<div> <div>Estimating Service</div> <div>Page 2 / 1</div> <div>To Collection £</div> </div>					5,568	38

Builders Estimate to Building Regs					SITE SERVICES	
		Qty	Unit	Rate	£	p
	Collection					
	Total from Page 2 / 1			£	5,568	38
Estimating Service					5,568	38

Builders Estimate to Building Regs		ENABLING WORKS				
		Qty	Unit	Rate	£	p
	ENABLING WORKS					
	Pulling down - including removal of debris					
	Demolish external brick/blockwork walls in cement mortar; disposal of debris off-site					
a	2 x 102.5 mm thick skins forming cavity wall; plastered 1 side	9.50	m ²	65.07	618	17
b	215mm brickwork walls	3.00	m ²	52.94	158	82
	Demolishing parts of timber structures					
	Softwood studded partitions; dispose of debris off-site					
c	plasterboard finish	4.54	m ²	25.70	116	68
	Removing fittings and fixtures					
	Doors including frame; dispose of debris off-site or set aside for re-use					
d	pair of French doors	1.00	nr	65.82	65	82
	Windows; dispose of debris off-site or set aside for re-use					
e	casement window	2.05	m ²	55.75	114	29
	Removing plumbing and engineering installations					
	Miscellaneous plumbing items					
f	strip out redundant plumbing & heating system		item	254.72	254	72
	Miscellaneous electrical items					
g	strip out redundant electrical system		item	191.18	191	18
Estimating Service		Page 3 / 1		To Collection £	1,519	68

Builders Estimate to Building Regs				ENABLING WORKS		
		Qty	Unit	Rate	£	p
	Collection					
	Total from Page 3 / 1			£	1,519	68

		Qty	Unit	Rate	£	p
	FOUNDATIONS, FOOTINGS & GROUND FLOOR					
	Foundations					
	Excavating by machine					
a	Foundations; disposal of excavated material by skip		item	4611.70	4,611	70
	Heave Protection					
b	Cordek Claymaster; 50 mm thick	6.65	m ²	10.66	70	89
	Footings					
	Cavity walls; 100mm inner skin, 150mm cavity, 100mm outer skin; 675mm high					
	Add for footings in excess of 675mm high					
c	masonry below DPC		item	3662.08	3,662	08
	Solid walls: class B Engineering bricks; 675mm high					
d	225mm thick	0.79	m	161.31	127	43
	Solid walls: dense concrete blocks; 450mm high					
e	100mm thick	6.50	m	36.55	237	58
	Floor slabs; block and beam flooring					
	Excavating by machine; 50mm concrete blinding and 200mm clear void under floor					
f	150mm thick block & beam concrete decking; disposal of excavated material by skip	17.41	m ²	207.41	3,611	01
	Extra over for					
g	periscope under floor ventilators	5.00	m	27.90	139	50
	Floor finishes; insulation, vapour barriers and screed					
	Celotex insulation					
h	100mm thick insulation with 75mm screed on vapour barrier	17.41	m ²	82.36	1,433	89
	Extra over for					
i	damp proof membrane to floors	17.41	m ²	2.05	35	69
j	damp proof membrane to upstands	18.35	m	0.80	14	68
k	perimeter insulation; 25mm thick	18.35	m	11.28	206	99
Estimating Service					Page 4 / 1	
To Collection £					14,151	44

Builders Estimate to Building Regs		FOUNDATIONS, FOOTINGS & GROUND FLOOR				
		Qty	Unit	Rate	£	p
Collection						
Total from Page 4 / 1				£	14,151	44

Builders Estimate to Building Regs		STRUCTURAL STEELWORK				
		Qty	Unit	Rate	£	p
a	STRUCTURAL STEELWORK					
	Steelwork to Structural Engineers calculations supply and install steelwork		item	4779.16	4,779	16
Estimating Service		Page 5 / 1			To Collection £	4,779 16

Builders Estimate to Building Regs		STRUCTURAL STEELWORK				
		Qty	Unit	Rate	£	p
	Collection					
	Total from Page 5 / 1			£	4,779	16
Estimating Service		Page 5 / 2			To Summary £	4,779 16

Builders Estimate to Building Regs		EXTERNAL WALLS				
		Qty	Unit	Rate	£	p
	EXTERNAL WALLS					
	Cavity walls; facing bricks with 100mm dense concrete blockwork					
a	facing bricks (PC supply rate £950/1000)	26.43	m ²	264.07	6,979	37
	Retaining walls					
	Facing brick walls					
b	215mm thick; PC Supply rate for bricks £950/1000	0.35	m ²	310.48	108	67
	Internal walls					
	Class B engineering brickwork; plasterboard, skim coat plaster and decoration to one side only					
c	100mm thick with 12.5mm moisture resistant plasterboard	5.37	m ²	235.64	1,265	39
	Extra over for					
d	wall starters	11.30	m	15.30	172	89
e	closing reveals	7.85	m	26.03	204	34
f	cavity wall insulation	26.43	m ²	39.00	1,030	77
	Lintels					
g	to suit 150mm cavity; 1650mm long	1.00	nr	173.44	173	44
	Padstones bedded					
h	215 x 100 mm (length varies)	4.00	nr	35.23	140	92
	Copings					
	400 mm once weathered and throated copings bedded					
i	straight 400mm x75mm; PC supply rate for copings £21.83/m	10.32	m	96.80	998	98
	Facework copings; brick on edge; pointing top and both sides					
j	215 mm x 102.5 mm; horizontal with nibbed creasing tiles and mortar fillets; PC supply rate for bricks £950/1000; to retaining wall	0.79	m	99.03	78	23
Estimating Service		Page 6 / 1		To Collection £		11,153 00

Builders Estimate to Building Regs			EXTERNAL WALLS			
		Qty	Unit	Rate	£	p
	Collection					
	Total from Page 6 / 1			£	11,153	00

Builders Estimate to Building Regs				ROOF STRUCTURE		
		Qty	Unit	Rate	£	p
	ROOF STRUCTURE					
	Flat roofs					
a	timber flat roof joists with 18mm OSB3 decking		item	3504.21	3,504	21
	Fascia, barge and soffit boards					
b	225mm uPVC fascia and boards	2.68	m	25.27	67	72
Estimating Service				To Collection £	3,571	93

Builders Estimate to Building Regs			ROOF STRUCTURE			
		Qty	Unit	Rate	£	p
	Collection					
	Total from Page 7 / 1			£	3,571	93

Builders Estimate to Building Regs		ROOF COVERINGS AND ROOFLIGHTS				
		Qty	Unit	Rate	£	p
	ROOF COVERINGS AND ROOFLIGHTS					
a	Flat roof waterproofing EPDM roof coverings		item	4418.85	4,418	85
b	Lead roof coverings Roof coverings and flashing		item	874.37	874	37
Estimating Service		Page 8 / 1			To Collection £	5,293 22

Builders Estimate to Building Regs		ROOF COVERINGS AND ROOFLIGHTS				
	Collection	Qty	Unit	Rate	£	p
	Total from Page 8 / 1			£	5,293	22
Estimating Service		Page 8 / 2		To Summary £	5,293	22

Builders Estimate to Building Regs			RAINWATER GOODS			
		Qty	Unit	Rate	£	p
a	RAINWATER GOODS					
	Guttering and rainwater pipes uPVC gutters and downpipes		item	223.90	223	90
Estimating Service					To Collection £	223 90

Builders Estimate to Building Regs			RAINWATER GOODS				
			Qty	Unit	Rate	£	p
	Collection						
	Total from Page 9 / 1				£	223	90
Estimating Service			Page 9 / 2			To Summary £	223 90

Builders Estimate to Building Regs		EXTERNAL DOORS AND WINDOWS				
		Qty	Unit	Rate	£	p
	EXTERNAL DOORS AND WINDOWS					
	Windows and external doors					
a	uPVC windows and external doors		item	564.70	564	70
b	Aluminium windows and external doors		item	7095.38	7,095	38
	Skylight					
c	hipped or gable ended lantern/skylight thermally broken and with Low E clear, toughened and laminated double glazed units; standard aluminium RAL matt colour finish	6.00	m ²	1116.57	6,699	42
Estimating Service		Page 10 / 1			To Collection £	14,359 50

Builders Estimate to Building Regs		EXTERNAL DOORS AND WINDOWS				
		Qty	Unit	Rate	£	p
	Collection					
	Total from Page 10 / 1			£	14,359	50

		Qty	Unit	Rate	£	p
	DRY LININGS, PLASTER & INSULATION					
	Wall linings					
	Plasterboard linings, skim coat plaster and decoration					
a	12.5mm moisture resistant plasterboard fixed to masonry backgrounds	26.43	m ²	51.17	1,352	42
b	work to reveals; 12.5mm moisture resistant plasterboard fixed to masonry backgrounds	23.15	m	29.18	675	52
	Ceiling linings					
	Plasterboard linings, skim coat plaster and decoration					
c	12.5mm moisture resistant plasterboard	19.55	m ²	54.85	1,072	32
	Extra over for					
	Plaster beads and trims					
d	thin coat angle bead	24.10	m	4.69	113	03
	Insulation					
e	quilt insulation		item	32.93	32	93
f	PIR insulation boards		item	1107.49	1,107	49
Estimating Service					To Collection £	
Page 11 / 1					4,353	71

Builders Estimate to Building Regs		DRY LININGS, PLASTER & INSULATION				
		Qty	Unit	Rate	£	p
	Collection					
	Total from Page 11 / 1			£	4,353	71

Builders Estimate to Building Regs					WOODWORK	
		Qty	Unit	Rate	£	p
	WOODWORK					
	Joinery items					
	Skirting boards; decorated					
a	19 x 119mm mdf pencil round skirting board	10.33	m	24.57	253	81
	Window boards; decorated					
b	25 x 294mm mdf window board	1.35	m	38.47	51	93
Estimating Service					To Collection £	
Page 12 / 1					305	74

Builders Estimate to Building Regs				WOODWORK		
		Qty	Unit	Rate	£	p
Collection						
Total from Page 12 / 1				£	305	74

Builders Estimate to Building Regs				PLUMBING & HEATING		
		Qty	Unit	Rate	£	p
	PLUMBING & HEATING					
	Above ground drainage					
a	bathroom and kitchen drainage		item	115.28	115	28
	Gas installations					
b	gas service points		item	412.15	412	15
	Hot and cold water installations					
c	cold water service points		item	557.18	557	18
d	hot water service points		item	278.60	278	60
Estimating Service					To Collection £	
Page 13 / 1					1,363	21

Builders Estimate to Building Regs			PLUMBING & HEATING			
		Qty	Unit	Rate	£	p
	Collection					
	Total from Page 13 / 1			£	1,363	21

Builders Estimate to Building Regs					VENTILATION	
		Qty	Unit	Rate	£	p
a	VENTILATION					
	Mechanical extraction external vented extract fans		item	274.49	274	49
Estimating Service					To Collection £	274 49

Builders Estimate to Building Regs					VENTILATION	
		Qty	Unit	Rate	£	p
Collection						
Total from Page 14 / 1				£	274	49
Estimating Service		Page 14 / 2			To Summary £	274 49

Builders Estimate to Building Regs		BUILDERS WORKS FOR HOLES, CHASES & MORTICES				
		Qty	Unit	Rate	£	p
a	BUILDERS WORKS FOR HOLES, CHASES & MORTICES builders work for service installations	17.41	m ²	19.19	334	10
Estimating Service		Page 15 / 1		To Collection £		334 10

Builders Estimate to Building Regs		BUILDERS WORKS FOR HOLES, CHASES & MORTICES				
		Qty	Unit	Rate	£	p
Collection						
Total from Page 15 / 1				£	334	10

Builders Estimate to Building Regs		PROVISIONAL COSTS				
		Qty	Unit	Rate	£	p
	PROVISIONAL COSTS					
a	PC Sum: supply and install below ground storm & foul water drainage. No layout shown on drawings, extent of work to be determined on-site.		item	1500.00	1,500	00
b	PC Sum: electrical installation, requirements TBC		item	1100.00	1,100	00
c	PC Sum: heating installation; requirements TBC		item	1500.00	1,500	00
d	PC Sum: reverse hang existing internal door		item	75.00	75	00
e	PC Sum: make good existing wall, ceiling and floor surfaces where walls have been removed		item	400.00	400	00
f	PC Sum: adaptations/removal & disposal of kitchen units and worktops if not done by others.		item	1150.00	1,150	00
Estimating Service		Page 16 / 1			To Collection £	5,725 00

Builders Estimate to Building Regs					PROVISIONAL COSTS	
		Qty	Unit	Rate	£	p
	Collection					
	Total from Page 16 / 1			£	5,725	00
Estimating Service					To Summary £	5,725 00

Builders Estimate to Building Regs

	Qty	Unit	Rate	£	p
Summary					
NOTES Page 1 / 2			£	0	00
SITE SERVICES Page 2 / 2			£	5,568	38
ENABLING WORKS Page 3 / 2			£	1,519	68
FOUNDATIONS, FOOTINGS & GROUND ... Page 4 / 2			£	14,151	44
STRUCTURAL STEELWORK Page 5 / 2			£	4,779	16
EXTERNAL WALLS Page 6 / 2			£	11,153	00
ROOF STRUCTURE Page 7 / 2			£	3,571	93
ROOF COVERINGS AND ROOFLIGHTS Page 8 / 2			£	5,293	22
RAINWATER GOODS Page 9 / 2			£	223	90
EXTERNAL DOORS AND WINDOWS Page 10 / 2			£	14,359	50
DRY LININGS, PLASTER & INSULATION Page 11 / 2			£	4,353	71
WOODWORK Page 12 / 2			£	305	74
PLUMBING & HEATING Page 13 / 2			£	1,363	21
VENTILATION Page 14 / 2			£	274	49
BUILDERS WORKS FOR HOLES, ... Page 15 / 2			£	334	10
PROVISIONAL COSTS Page 16 / 2			£	5,725	00
Estimating Service	Page S / 1	Total for Bill £		72,976	46