

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

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

Builders Estimate to Building Regs							SITE SERVICES	
		Qty	Unit	Rate	£	p		
SITE SERVICES								
Site administrative staff								
a	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		
Estimating Service		Page 2 / 1			To Collection £	5,568	38	

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

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				
Collection	Total from Page 3 / 1	Qty	Unit	Rate	£	p
				£	1,519	68

Builders Estimate to Building Regs		FOUNDATIONS, FOOTINGS & GROUND FLOOR				
		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					
c	Add for footings in excess of 675mm high		item	3662.08	3,662	08
	masonry below DPC					
	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

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

Builders Estimate to Building Regs		STRUCTURAL STEELWORK				
a	STRUCTURAL STEELWORK Steelwork to Structural Engineers calculations supply and install steelwork	Qty	Unit	Rate	£	p
			item	4779.16	4,779	16

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

Builders Estimate to Building Regs						EXTERNAL WALLS	
		Qty	Unit	Rate	£	p	
	EXTERNAL WALLS						
a	Cavity walls; facing bricks with 100mm dense concrete blockwork facing bricks (PC supply rate £950/1000)	26.43	m ²	264.07	6,979	37	
b	Retaining walls Facing brick walls 215mm thick; PC Supply rate for bricks £950/1000	0.35	m ²	310.48	108	67	
c	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	
d	Extra over for 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	
g	Lintels to suit 150mm cavity; 1650mm long	1.00	nr	173.44	173	44	
h	Padstones bedded 215 x 100 mm (length varies)	4.00	nr	35.23	140	92	
i	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	
j	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	

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

Builders Estimate to Building Regs		ROOF STRUCTURE				
		Qty	Unit	Rate	£	p
ROOF STRUCTURE						
a	Flat roofs					
a	timber flat roof joists with 18mm OSB3 decking		item	3504.21	3,504	21
b	Fascia, barge and soffit boards					
b	225mm uPVC fascia and boards	2.68	m	25.27	67	72
Estimating Service		Page 7 / 1			To Collection £	3,571 93

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

		Qty	Unit	Rate	£	p
ROOF COVERINGS AND ROOFLIGHTS						
a	Flat roof waterproofing					
	EPDM roof coverings		item	4418.85	4,418	85
a	Lead roof coverings					
b	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
				£	5,293	22
	Total from Page 8 / 1					

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

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

		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
c	Skylight 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				
Collection	Total from Page 10 / 1	Qty	Unit	Rate	£	p
				£	14,359	50

Builders Estimate to Building Regs		DRY LININGS, PLASTER & INSULATION				
		Qty	Unit	Rate	£	p
DRY LININGS, PLASTER & INSULATION						
Wall linings						
a	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						
c	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

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

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

Builders Estimate to Building Regs						WOODWORK	
		Qty	Unit	Rate	£	p	
Collection							
Total from Page 12 / 1				£	305	74	
Estimating Service				Page 12 / 2		To Summary £	
						305 74	

		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

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

VENTILATION					
	Qty	Unit	Rate	£	p
a					

Builders Estimate to Building Regs		VENTILATION			
Collection	Total from Page 14 / 1	Qty	Unit	Rate	£
				£	274 49

		Qty	Unit	Rate	£	p
	BUILDERS WORKS FOR HOLES, CHASES & MORTICES					
a	builders work for service installations	17.41	m ²	19.19	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

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	