terraced refurbishment	dim1	dim2	dim3	dim total	unit format	pricing format	unit total	unit cost	current prices	trad. build	labour cost	build duration
excavation & site prep.												
excavator hire					daily	per day	2	£200.00		£400.00		
plant hire					weekly	per week	4	£75.00		£300.00		
takedown front& rear brickwork	6	4	0.25	12	m/3	per skip	10					
take out existing floor	27		0.2	5	m/3	per skip	5					
possible amount of brick for reclaim		2	60	2880	number					£0.00		
skips				15	m/3	per skip	3	£110.00		£330.00		
5a												
excavate900x600mm strip trench	.900.	0.600	9.7	19.4	m/3	per skip	2	£110.00	£220.00			
dpc/gas membrane				27	m/2	per m/2	27	£0.60	£16.20			
100mm. concrete	27	0.1		3	m/3	per m/3	3	£100.00	£271.00			
A142 mesh				27	m/2	per m/2	27	£2.40	£64.80			
dpc/gas membrane				27	m/2	per m/2	27	£0.60	£16.20			
100mm 'jablite' insulation				27	m/2	per m/2	27	£6.00	£162.00			
base costs										£750.20		
labour x2					days	per day	7	£250.00			£1,750.00	base
brick walls												
extension brick to wallplate	9.6	6		58	m/2							
gable				6	m/2							
bricwork to front & rear elevations	6.0	4		24	m/2							
internal block		2.4	4	10	m/2	block	0	£1.00				
brick & block totals	14			74	m/2	-4	-44	£1.00				
brick (@60 per m/2)	60			4416	number	each	4416	£0.25	£1,104			
block ot(@10 per m/2)	10			746	number	each	746	£1.00	£746			
100mm cavity closer				42	metres	per metre	42	£2.85	£119.70			
ig' cavity lintles												
900mm				2		each	2	£22.00	£44.00			
1200mm				4		each	4	£27.00	£108.00			
blockwork				82	m/2	per m/2	162	£15.00		£2,427.00		
brick laying2+1				6	number	per thsnd.	6	£450.00		£2,700.00		
wall cost										£2,121.30		brick walls
white upvc windows &doors												
1800x1300mm				4	each	per unit	2	£305.00	£610.00			
760x1800mm				per unit	per unit	per unit	2	£155.00	£310.00			
roof windows inc. Flashing				per unit	each	per unit	2					
french doors				1	each	per unit	1	£245.00	£245.00			
window & door costs										£2,590.00		
labour x2						days	7	£300.00			£2,100.00	windows & doors
interenal work & utilities												
budget kitchen excluding whitegoods										£1,500.00		trad. build
electrical installation										£1,200.00		labour cost
lift to all floors										£12.800		
75x50mm.partition walls												
head & sole plates	27		2	54	metres							
studs @ 600mm centres	27	1.7	2.4	110	metres							optional prices
220x50mm floor joists (@600mm.entres)		788	2	208	metres	per meter	208	£6.67	£1,386.67			
75x50mm. Total				164	metres	per meter	164	£1.35	£221.40			
firedoors/frames&furniture				8	number	per unit	8	135.00	£1,080.00			
internal work cost										£2,688.07		
labour x2						days	14	£300.00			£4,200.00	internal work
plastering												current trade costs
12.5mm fireline p/ brd. to partition walls	2.2	54	2	238	m/2	per m/2	238	£2.80				
12.5mm fireline p/ brd. to ceilings	79	60		139	m/2	per m/2	139	£2.80	£389.20			
9.5mm plasterboard to walls	2.4	134	2	643	m/2	per m/2	643	£1.67	£1,072.00			
wall dhesive @8 m/2 per bag	8			80	25 kg bags	per bag	80	£6.30	£506.52			
plastering total		13		769	m/2	per m/2	136	£3.20	£434.75			
multifinish plaster	10	136		14	bag	25 kg. Bags	14	£4.00	£54.40			
plstering accessories									£50.00			
plastering cost										£2,506.87		
labour x2						per day	14	£300			£4,200.00	internal work
roofing												
150x50mm. Rafters & ridge beam	94	7		101	metres	per metre	101	£3.25	£328			
11mm osb sarking				33	m/2	per m/2	33	£3.30	£108.90			
150mm pvc fascia				14	metres		14	£1.47	£20.58			
felt support tray		1.5		14	metres	each	9	£3.00	£28.00			
concrete roofing tiles @10 m/2	10				m/2	each	990	£0.75	£742.50			
25mm tile batten @3 lin m per m/2	3			99	metres	per metre	237	£3.00	£711.00			
breather membrane 'tyvec'				79	m/2	per m/2	79	£0.50	£39.50			
dry ridge	0.47			19	10 pack	per pack	2	£74.00	£148.00			
dry verge	0.45	18		40	units	each	40	£1.50	£60.00			
metal work accessories etc.									£75.00			
roofing costs										£2,262		
		.										
project total ex vat										£21,787.97	£12,250.00	
vat&10% contingiency						30%				£21,787.97	£3,675.00	
project total										£43,575.94	£15,925.00	
per m/2 cost including Roof						81				£537.97	£196.60	

build duration	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	24	35	36	37	38	39
base	1	2	3	4	5	6	7	8	9	10	11	12	13	14																									
brick walls														1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26
windows & doors																											1	2	3	4	5	6	7						
internal work														1	2	3	4	5	6	7	8	9	10	11	12	13	14												
labour x2												1	2	3	4	5	6	7	8	9	10	11	12	13	14														

project schedule- set out in logical building procedure for complete refurbishment of terraced from a 2 x3 metre storey to a 3 x2.4 metre storey with loft conversion and full height rear extension and making provision for disabled access to all floors if required with traditional building methods material prices are current from local merchant 'selco'. Labour & duration costs are estimated, shown for guidance only and dependent on sourcing & individual skills.. This schedule to be read in conjunction with the drawings