window &doors costs	DIM1	DIM1	DIM2	DIM3	DIM TOTAL	UNIT	PRICING FORMAT	UNIT COST	?UNITS	TOTAL UNIT COST	stage cost	?? Costs	?? Labour	project time days
authority fees			?	?										
BASE& FOUNDATIONS			pp	b regs										
erect scaffolding to front & rear	4	8		2	64	m/2	per m/2	£45.00	64			£2,880.00		
take down rear elevation inc. outrig	14.2	6	0.3		24	m3		n/a						
take out existing floors								n/a						
take down internal walls inc ch.brst.	5.5	5.9	0.10		3	m3	approx. amount brick taken down		8,000					
dpm / gas membrane	50				50	m/2	per m/2	£0.30	50	£15.00				
concrete oversite screed	32		0.75		-24.00	m3	per m/3	£100.00	2.40	£240.00				
base cost									bco check	base cost	255			
labourx2						days	per day	£250.00	7				£1,750	base
75mm. Sand blinding							provisional	?	?			£38.00		
extension														
foundation trench		10.0	0.6	0.90	5.40	m/3								
max fill concrete		10.0	0.6	0.75	4.50	m/3	per m/3	£100.00	4.50	£450.00				
brickwork to dpc	10		0.075	2	1.50	m/2								
side elevations		2	20.00		40.00	m/2								
rear elevation	33		12.4		20.65	m/2								
total brick area					101	m/2	per brick	£0.35	6039	£2,113.65				
total100mm therm. block					142	m/2	per block	£1.00	1,420	£1,420				
DPC						30 m.	roll	£6.00	2	£12.00				
100mm. cavity closer					21	m	per meter	£3.00	21.0	£63.00				
sand	6240	4400			10641	k g.s	380kg bulk bag	£38.00	4	£152.00				
cement					25.6		25kg bags	£3.00	100	£300.00				
mortar plasticiser						nr.	5ltrs	£6	2	£12.00				
cavity wall ties ins.clips 3 m/2	£35	£12			527	nr.	250 pack	£47	2	£94				
lintels														
ig 1300						2	each	£38	2	£76				
ig 700						2	each	£8.00	2	16.00				
ig 1800						1	each	£47.00	1	47.00				
`aco` drains	7.20				5	metres	per metre	£10.50	5	52.50				
s/steel starter wall	5.95		4		23.8	metres	per metre	£10.42	23.8	£247.92				
wall materials cost											£5,055.57			
brickwork 2+1						5779	per thsnd	£460	6			£2,760.00		extension
blockwork						101	per m/2	£15	101			£1,509.75		walls
insulation														
cavity wall insulation					101	m/2	per m/2	£4	101	£402.60				
170mm. floor insulation	43.5			3	-130.5	m/2	per m/2	£2.68	-130.5	-£349.74				
insulation cost											£52.86			
roofing														
straps etc, ironmongery		£32	£63									£94		
100x50mm wallplate					5	meter	per meter	£1.75	5	£8.75				
195x40mm. Rafters					40	meter	per meter	£2.80	40	£111.22				
tile to extension	5.3	4.38			23.2	m2								
tile total (10/m.2)				1.23	22	m2	per tile	£0.84	220	£184.67				
19x25mm tile batten 3m /m2					22	m2	per meter	£0.30	66	£19.72				
11mm.OSB sarking					22	m2	per m/2	£3.50	22	£76.70				
					22	m2	per roll	£48.00	1	£48.00				
eaves felt support tray					11.20	metre	per metre	£0.50	11.20	£5.60				
200x18 mm.pvc fascia		0	11.20		11	metre	per metre	£4.62	29	£132.69				
100x10 mm. Pvc soffit					8.76	metre	per metre	£1.15	8.8	£10.07				
grp soaker					11.2	metre	per metre	£5.50	11.2	£61.60				
fibrecement soffit 1.2x.15		2	4.38		9	metre	per metre	£0.30	9	£2.63				
gutter		0.3			11.2	metre	per metre	£2.00	11.2	£22.40				
roof cost									bco check	roofing	£684.04			
labour x 2						days	per day	£250.00	14				£3,500	roofing
internal works														
75x50mm. head&sole plate	18	11	34		63	metres	per metre	£0.75						
75x50mm.	2.4	0.6		63	252	metres	per metre	£0.75						
partition wall all incl. cost	34	2.4	15.0		67	m/2	per m/2	21.00	67	£1,399				
75mm acoustic insulation					67	m/2	per m/2	2.00	67					
8mm.OSB both sides					67	m/2	per m/2	6.00	67					
12.5mm. fireboard both sides					67	m/2	per m/2	5.14	67					
doors/ frames &furniture	£16	£19.30	7.40			set	per set	£42.70	4	£170.80				
fire doors/ frames &furniture	£29	£21	13.00			set	per set	£63.00	4	£252.00				
staircase					2	number	per unit	£154.00	2	£308.00				
26mm. acousticboard flooring	43.5	45		2	132	m/2	per m/2	£11.80	132	£1,557.60				
posi-joist						per floor	quote	£788.00	3	£2,364.00	£6,052			
buget kitchen ex white goods						pack	per pack	£336.00	3			£1,008.00		
bathroom suites	£300	£400				suites	per suite	£1,200.00	3			£1,600.00		
fire doors, frame &furniture	£28	£20	£48	£96	10	set	per set	£96	10	£960.00				
doors, frame &furniture	£22	£16	£7.40	£45	3	set	per set	£48.00	3	£144.00				
mdf 14.5x94mm. skirting					0.00	meter	per meter	£1.94	103.50	£200.79				
hardware accessories							provisional	?	?			£50.00		
joinery cost									bco check		£7,356.45			internal
labour x 2						days	per day	£250.00	14				£3,500	work
plastering														
12.5mm fireboard ceilings			43.5	2	-87	m2	per m/2	£3.70	-87	-£321.90				
27mm. Thermal board to existing	21.56	120			141	m/2	per m/2	£8.30	141	£1,172.13				
12.5mm. standard to extn.	33	32	5.94		59	m2	per m/2	£1.40	59	£82.68				
27mm. Thermal board to loft	6.94	6.2			43	m/2	per m/2	£8.30	65	£540.00				
12.5mm.standard	19	5.20			98.8	m/2	per m/2	£1.40	91.6	£128.24				
multifinish 10m/2 per bag					255.1	m/2	bags	£4.35	26	£110.97				
wall adhesive 5 m/2 per bag					158	m/2	bags	£6.85	32	£216.27				
plastering accessories								provisional				£75.00		
plastering costs									plastering		£455.48			
labour x2						days	per day	£250.00	7				£1,750	
windows & doors														
french doors							unit	£350.00	1	£350.00				
roof windows inc. flashing	£170	£42.00					unit	£212.00	3	£636.00				
pvc front door							unit	£250.00	1	£250.00				
1200mm.							unit	£200.00	2	£400.00				
window &doors costs							window &doors				£1,286.00			
heating & plumbing							provisional	?				£2,500.00		
electric rewire							provisional	?				£2,500.00		windows &
lacour x 2						days	per day	£250.00	7				£1,750	doors
PROJECT TOTALS										ex vat	£21,197			
PROJECT TOTALS								vat&10%contingiency		£6,359	£27,556	£10,015	£12,250	£49,821

stage cost: 1 2 3 4 5 6 7

stage costs

estimated labour cost

project durarion

variable materials cost

walls: 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 14

roofing: 1 2 3 4 5 6 7 8 9 10 11 12 13 14

windows & doors: 1 2 3 4 5 6 7

total including estimated labour cost