		Qty	Unit	Rate	£ p
	A PRELIMINARIES/GENERAL CONDITIONS				
	A10 Project particulars				
	The build period has been assumed to be 38 weeks				
	No allowance has been made for water and electricity. This has been deemed to be provided FOC by the client.				
	All prices exclude Vat.				
	A40 Contractor's general cost items: Management and staff				
	Site administrative staff				
	Provide general site supervision/administration				
a	General foreman	7.60	week	1320.00	10,032.00
b	Cleaner	1.60	week	550.00	880.00
	A41 Contractor's general cost items: Site accommodation				
	Temporary offices and the like				
	Hire of temporary accommodation				
c	Portaloo hire	38.00	nr/wk	55.44	2,106.72
d	20` x 8` site office	38.00	nr/wk	35.64	1,354.32
e	20` x 8` storage container	38.00	nr/wk	16.50	627.00
f	Delivery of accommodation to site		item	290.40	290.40
g	Collection of accommodation from site		item	145.20	145.20
	Transport for temporary accommodation				
h	Delivery and collection of portaloo	1.00	nr	193.60	193.60
	A42 Contractor's general cost items: Services and facilities				
	Provide the following services and facilities				
	Safety, health and welfare of workpeople				
i	First aid		item	321.86	321.86
j	Allowance for PPE		item	359.48	359.48
	Rubbish disposal				
k	Skips	7.00	nr	330.00	2,310.00
	Protect the works from inclement weather				
l	Tarpaulins		item	176.00	176.00
	Small plant and tools				
m	Steelwork beam lifter	1.00	wk	100.65	100.65
	Protection				
n	allowance for protection materials and fixing		item	1152.47	1,152.47
	Signage				
o	Allowance for health & safety Signage		item	594.00	594.00

		Qty	Unit	Rate	£ p
	A PRELIMINARIES/GENERAL continued ...				
	A43 Contractor's general cost items: Mechanical plant				
	Mobile cranes				
a	35 Tonne crane	0.50	day	647.35	323.68
	A44 Contractor's general cost items: Temporary works				
	Scaffolding up to 10m high				
	Independent scaffolding				
b	Erect and subsequently dismantle	265.34	m2	26.37	6,997.02
	Heras fencing				
	2.85m panel with feet and clips				
c	hire cost per week, hired heras fencing; PROVISIONAL	456.00	nr/wk	6.05	2,758.80
d	dismantle and stack fence panels ready for collection; PROVISIONAL		item	176.00	176.00
	A54 Provisional work				
e	PC Sum: Supply of sanitaryware		item	2750.00	2,750.00
f	PC Sum: supply of floor coverings		item	5000.00	5,000.00
g	PC Sum: supply of kitchen and utility units and worktops etc.		item	13300.00	13,300.00
h	PC Sum: build warranty		item	5500.00	5,500.00
i	PC Sum: supply and plant shrubs		item	500.00	500.00
j	PC Sum: supply of radiators and towel rails		item	7920.00	7,920.00
k	PC Sum: construction retaining walls including concrete foundations; extent of work to be determined on site		item	5500.00	5,500.00
l	PC Sum: supply and install vanity units to bathrooms - PROVISIONAL		item	550.00	550.00
m	PC Sum: supply and install solar panels		item	6710.00	6,710.00
n	PC Sum: supply wardrobes		item	4675.00	4,675.00
o	PC Sum: supply and install removable panel/Louvre to water cylinder enclosure; requirements TBC		item	275.00	275.00
p	PC Sum; electric connection	1.00	nr	6650.00	6,650.00
q	PC Sum; sewer connection	1.00	nr	3640.00	3,640.00
r	PC Sum; sound testing and certification	1.00	nr	825.00	825.00

		Qty	Unit	Rate	£ p
	Collection				
	Total from Page 1 / 1			£	20,643.70
	Total from Page 1 / 2			£	74,050.49

		Qty	Unit	Rate	£ p
	D GROUNDWORK				
	D20 Excavating and filling				
	Excavating by machine				
	To reduce levels; 1.5 tonne excavator; maximum depth not exceeding				
a	1.00 m	103.78	m3	9.76	1,012.89
	Disposal				
	On site by machine				
b	in spoil heaps average 100 m from excavation using 1.5 tonne excavator and 1 tonne dumper	103.78	m3	7.32	759.67
	Excavated material; off site to tip average 15 km from site; bulking factor - 1.25				
c	loaded by grab wagon from spoil heaps	129.73	m3	40.91	5,307.25
	Filling by machine to make up levels				
	Imported hardcore				
d	exceeding 0.25 m	33.07	m3	80.65	2,667.10
	Filling by hand to make up levels				
	Imported topsoil				
e	not exceeding 0.25 m	15.10	m3	155.52	2,348.35
	Imported hardcore				
f	not exceeding 0.25 m; re-using material from piling mat	11.73	m3	41.71	489.26
	Surface treatments				
	Compacting				
g	bottom of excavation	248.34	m2	3.50	869.19
h	surface of filling	447.94	m2	1.45	649.51
	Geotextiles				
	Membranes				
i	laid over ground	10.00	m2	2.20	22.00
	D30 Piling				
	Specialist sub-contract works; PROVISIONAL COSTS subject to local ground conditions, nature of soil in which the piles will be founded and unforeseen below ground obstructions.				
j	Geobond quotation for piling and RC slab works		item	43593.00	43,593.00

		Qty	Unit	Rate	£ p
	Collection				
	Total from Page 1 / 4			£	57,718.23

		Qty	Unit	Rate	£ p
	E IN SITU CONCRETE/LARGE PRECAST CONCRETE				
	E10 Mixing/casting/curing in-situ concrete				
	Ready mixed concrete				
	Plain in situ concrete 1:2:4 - 20 mm aggregate				
a	slabs, thickness not exceeding 150 mm	2.52	m3	254.40	641.09
	E41 Worked finishes/Cutting to in situ concrete				
	Worked finishes				
	Tamping				
b	level	48.34	m2	7.92	382.85

		Qty	Unit	Rate	£ p
	Collection				
	Total from Page 1 / 6			£	1,023.94

		Qty	Unit	Rate	£ p
	F MASONRY				
	F10 Brick/Block walling				
	Class B engineering bricks in cement mortar 1:3				
	Walls, facework one side				
a	102.5 mm; red perforated; stretcher bond	10.90	m2	135.36	1,475.42
	Facing bricks in gauged mortar 1:4				
	Wall; facework one side				
b	102.5 mm thick; stretcher bond; pc supply rate for bricks £1800/1000	204.99	m2	234.91	48,154.20
	Flush bands, horizontal, width				
c	215 mm high, half brick thick; brick on edge; PC supply rate for bricks £1800/1000	21.07	m	66.02	1,391.04
	Precast concrete dense aggregate blocks to BS 6073				
	Walls, facework one side				
d	100 mm solid; in gauged mortar 1:3; below DPC level	10.90	m2	76.62	835.16
e	100 mm solid; in gauged mortar 1:4; above DPC level	228.25	m2	76.03	17,353.85
f	140 mm solid; in gauged mortar 1:4; above DPC level	49.31	m2	97.05	4,785.54
	F30 Accessories/Sundry items for brick/block/stone walling				
	Forming cavities				
	100 - 150 mm cavities in hollow walls with 225 mm wall-ties at 5 per m2 using				
g	3 mm vertical-twist ties	212.84	m2	6.86	1,460.08
	Closing cavities				
	Thermabate cavity closers				
h	130 mm cavity	71.47	m	24.17	1,727.43
	Damp proof courses				
	Polythene				
i	horizontal 100mm wide	52.63	m	1.63	85.79
j	horizontal 150mm wide	11.52	m	2.10	24.19
	Cavity trays				
	Wall weeps				
k	wall weep vent	111.00	nr	4.30	477.30
	Polythene				
l	horizontal exceeding 225 mm	34.31	m2	8.71	298.84
	Stop Ends				
m	lintel stop end	38.00	nr	5.90	224.20

		Qty	Unit	Rate	£ p
	F MASONRY continued ...				
	F30 Accessories/Sundry items for brick/block/stone walling continued ...				
	Flue linings				
	185 x 185 mm clay flue linings to BS 1181 with rebated joints				
a	straight lengths	7.88	m	112.00	882.56
b	extra for bends	2.00	nr	47.88	95.76
	Galvanised steel lintels				
	Galvanised steel standard lintels 130/100				
c	900mm	4.00	nr	88.17	352.68
d	1050mm	3.00	nr	99.45	298.35
e	1350mm	1.00	nr	131.23	131.23
f	1650mm	4.00	nr	158.42	633.68
g	2400mm	4.00	nr	310.26	1,241.04
h	2700mm	2.00	nr	349.29	698.58
	Chimney pots				
i	450mm	1.00	nr	128.54	128.54
	Chimney capping and weathering				
j	50 mm thick PCC slabs; bedded and weathered in mortar	0.30	m2	101.56	30.47
	F31 Precast concrete sills/lintels/copings/features				
	Padstones				
	Padstones bedded				
k	440 x 215 x 100 mm	6.00	nr	33.34	200.04
l	330/330 x 215 x 100 mm	2.00	nr	87.15	174.30
	Lintels				
	Prestressed lintels 65 mm x 100 mm bedded				
m	600 mm	4.00	nr	22.50	90.00
n	1200 mm	1.00	nr	32.45	32.45
	Prestressed lintels 65 mm x 140 mm bedded				
o	1200 mm	3.00	nr	40.02	120.06
	Prestressed lintels 100 mm x 215 mm bedded				
p	900 mm	2.00	nr	176.37	352.74

		Qty	Unit	Rate	£ p
	Collection				
	Total from Page 1 / 8			£	78,293.04
	Total from Page 1 / 9			£	5,462.48

		Qty	Unit	Rate	£ p
	G STRUCTURAL/CARCASSING METAL/TIMBER				
	G10 Structural steel framing				
	Framing, fabrication				
	Fabricated steelwork				
a	columns less than 40 kg/m SHS	0.03	tonne	5882.79	176.48
b	beams less than 40 kg/m	1.19	tonne	5003.53	5,954.20
	Fittings				
c	general fittings; plates, nuts, bolts etc.	0.05	tonne	7991.36	399.57
	Connections				
d	general steel connections	4.00	nr	184.54	738.16
	Surface treatments at fabrication workshop				
e	shot blasting & priming	40.18	m2	11.23	451.22
f	60 minute intumescent fire paint	40.18	m2	30.48	1,224.69
	G20 Carpentry/Timber framing/First fixing				
	Impregnated sawn softwood - SC3 Grade				
	Wall or partition members; C16 stress graded unless otherwise stated				
g	50 x 50mm	64.70	m	9.10	588.77
h	50 x 100mm per m2 @ 400 mm centres	89.20	m2	58.87	5,251.20
	Flat roof members; stress graded unless otherwise stated				
i	50 x 50mm	48.02	m	5.68	272.75
j	50 x 100mm C24	19.71	m	12.61	248.54
k	50 x 150mm C24	54.91	m	15.44	847.81
l	50 x 250mm C24	11.70	m	20.91	244.65
m	50 x 50mm angle fillets	12.74	m	8.98	114.41
n	sawn softwood firrings	39.93	m	10.04	400.90
	Pitched roof members stress graded unless otherwise stated				
o	25 x 225mm	13.22	m	19.58	258.85
p	50 x 50mm	36.49	m	6.78	247.40
q	50 x 75mm	11.05	m	9.96	110.06
r	50 x 100mm C24	85.96	m	12.63	1,085.67
s	50 x 125mm	4.10	m	13.81	56.62
t	50 x 150mm C24	51.85	m	15.80	819.23
u	50 x 175mm	18.68	m	21.22	396.39
v	50 x 200mm C24	324.78	m	20.45	6,641.75
	Extra over for;				
w	plugging and screwing; 75mm screws at 400mm centres	2.05	m	3.96	8.12

		Qty	Unit	Rate	£ p
	G STRUCTURAL/CARCASSING continued ...				
	G20 Carpentry/Timber framing/First continued ...				
	Eaves and verge boarding				
	uPVC				
a	175 x 18mm fascia board	11.00	m	14.71	161.81
b	200 x 18mm fascia board	22.64	m	16.51	373.79
c	250 x 18mm fascia board	11.00	m	19.54	214.94
d	150 x 18mm barge board	28.54	m	15.58	444.65
e	100 x 10mm soffit board	27.65	m	20.74	573.46
f	150 x 10mm vented soffit board	11.00	m	21.91	241.01
g	225 x 10mm vented soffit board	20.59	m	24.05	495.19
h	10mm tongue & groove cladding	1.72	m2	39.61	68.13
	Impregnated sawn softwood				
	Individual grounds and battens				
i	25 x 50mm	134.87	m	5.68	766.06
	Metalwork				
	Speedy joist hangers				
j	50mm	26.00	nr	7.13	185.38
k	100mm	4.00	nr	8.21	32.84
	Galvanised steel straps				
l	light duty wall plate strap; once bent; 1200 mm long	17.00	nr	10.98	186.66
m	heavy duty steel strap; once bent; 1200 mm long	15.00	nr	13.54	203.10
	Bolts & Timber Connectors including cutting holes				
n	M12 bolt with nut; 80 mm long	21.00	nr	3.08	64.68
o	M12 bolt with nut; 130 mm long	117.00	nr	6.67	780.39
	Anchor bolts				
p	M12 anchor bolt; 115 mm long	4.00	nr	13.61	54.44
	Joinery items				
	Gallows brackets				
q	750 mm x 650 mm softwood gallows bracket	2.00	nr	99.47	198.94
	G21 Installing fitted furniture				
	Wardrobes				
r	2 door wardrobes with internal shelving and hanging rail		item	374.00	374.00

		Qty	Unit	Rate	£ p
	Collection				
	Total from Page 1 / 11			£	26,537.44
	Total from Page 1 / 12			£	5,419.47

		Qty	Unit	Rate	£ p
	H CLADDING/COVERING				
	H60 Plain roof tiling				
	Plain roof tiles				
	Marley Canterbury clay plain tiles				
a	Roof coverings; to 100mm gauge on Tyvek Supro breathable membrane and fixed to 25 x 38mm impregnated softwood battens	126.53	m2	166.16	21,024.22
	Extra over for;				
b	double course at eaves	22.64	m	31.70	717.69
c	verges	28.54	m	57.08	1,629.06
d	raking abutments	2.69	m	39.63	106.60
e	valley tiles; cutting both sides	9.29	m	212.66	1,975.61
f	half round ridge tiles	14.46	m	90.33	1,306.17
	H71 Lead sheet coverings/flashings				
	Flashings, aprons				
	Code 4 lead, horizontal, 150 mm lapped joints, fixing with lead clips and wedges				
g	240 mm girth	15.68	m	53.74	842.64
	Code 4 lead, stepped, 150 mm lapped joints, fixing with lead clips and wedges				
h	240 mm girth	2.67	m	67.47	180.14
	Soakers and slates				
	Code 4 lead soakers (fixing by slater or tiler)				
i	175 x 165 mm	19.00	nr	11.89	225.91

		Qty	Unit	Rate	£ p
	Collection				
	Total from Page 1 / 14			£	28,008.06

		Qty	Unit	Rate	£ p
	J WATERPROOFING				
	J40 Flexible sheet tanking/ damp proof membranes				
	Tanking and damp proofing				
	Polythene medium weight sheet underlay lapped 150 mm at joints				
a	horizontally	81.30	m2	2.09	169.92
b	vertically	24.31	m2	2.88	70.01
	J42 Single layer Polymeric roof coverings				
	EPDM Rubber Waterproof Membrane				
c	to timber or metal decking; pitch not exceeding 5 degrees	12.30	m2	68.45	841.94
	Extra over for				
d	eaves detail to EPDM waterproof membrane	10.99	m	74.38	817.44
e	skirtings/upstands, girth not exceeding 400mm	18.70	m	114.96	2,149.75

		Qty	Unit	Rate	£ p
	Collection				
	Total from Page 1 / 16			£	4,049.05

		Qty	Unit	Rate	£ p
	K LININGS/SHEATHING/DRY PARTITIONING				
	K10 Plasterboard drylining/partitions/ceilings				
	Linings, gypsum plasterboard to BS 1230				
	Fixing with plaster dabs to masonry backgrounds				
a	12.5 mm Plain Wallboard over 300 mm wide	233.75	m2	22.67	5,299.11
b	12.5 mm Plain Wallboard not exceeding 300 mm wide	48.44	m	10.87	526.54
c	12.5 mm Moisture Resistant Board over 300 mm wide	65.09	m2	27.29	1,776.31
d	12.5 mm Moisture Resistant Board not exceeding 300 mm wide	27.52	m	12.35	339.87
	Fixing with screws to timber or steel stud framing				
e	12.5 mm Plain Wallboard over 300 mm wide	93.49	m2	21.60	2,019.38
f	12.5 mm Moisture Resistant Board over 300 mm wide	39.23	m2	26.22	1,028.61
	Fixing with screws to ceilings				
g	12.5 mm Plain Wallboard over 300 mm wide	100.29	m2	24.22	2,429.02
h	12.5 mm Moisture Resistant Board over 300 mm wide	45.54	m2	28.84	1,313.37
i	12.5 mm Moisture Resistant Board not exceeding 300 mm wide	6.00	m	13.39	80.34
j	37.5 mm Kingspan Kooltherm K18 laminated plasterboard over 300 mm wide	55.84	m2	56.71	3,166.69
k	37.5 mm Kingspan Kooltherm K18 laminated plasterboard not exceeding 300 mm wide	16.56	m	23.10	382.54
	K11 Rigid sheet flooring/sheathing/linings/casings				
	Sheet linings and casings				
	OSB board				
l	18mm OSB3 board to walls	52.27	m2	30.39	1,588.49
	K20 Timber board flooring/sheathing/linings/casings				
	Roof decking				
	OSB3				
m	18mm OSB3 exceeding 300 mm wide	12.30	m2	26.98	331.85
n	18mm OSB3 not exceeding 300 mm wide	5.93	m	15.51	91.97

		Qty	Unit	Rate	£ p
	Collection				
	Total from Page 1 / 18			£	20,374.10

		Qty	Unit	Rate	£ p
	L WINDOWS/DOORS/STAIRS				
	L10 Windows/rooflights/screens/louvres				
	uPVC Windows and doors				
	Supply of windows				
a	Castle Windows quotation		item	21116.59	21,116.59
	Installation of windows				
b	install windows to prepared openings		item	1865.88	1,865.88
	Roof windows				
	Supply of roof windows				
c	Supply Velux roof windows to site		item	3645.22	3,645.22
	Installation of roof windows				
d	fix windows and flashing kits		item	1108.99	1,108.99
	Roof Lights				
	Supply and installation of roof lights				
e	The Rooflight Company quotation; supply of rooflights		item	1452.00	1,452.00
f	installation of rooflights and associated flashing		item	324.50	324.50
	L20 Doors/shutters/hatches				
	Fire doors				
	Supply of doors and doorsets				
g	budget allowance for the supply of internal fire doors; £155.20 each	9.00	nr	175.85	1,582.65
	Installation of doors				
h	hang internal fire door	9.00	nr	88.62	797.58
	uPVC Doors				
	Installation of doors				
i	install doors to prepared openings		item	880.04	880.04
	Flush doors				
	Supply of doors				
j	budget allowance for the supply of internal doors; £97.60 each	10.00	nr	110.58	1,105.80
	Installation of doors				
k	fix internal flush door	10.00	nr	77.40	774.00
	Softwood door frames and linings				
	Door lining sets				
l	32 x 140mm internal door lining with loose stops	10.00	nr	101.09	1,010.90
m	32 x 140mm softwood internal fire door lining	9.00	nr	119.61	1,076.49

		Qty	Unit	Rate	£ p
	L WINDOWS/DOORS/STAIRS continued ...				
	L30 Stairs/walkways/balustrades				
	Purpose made staircases				
	Softwood stairs; 25mm thick treads with rounded nosing's, 9mm plywood risers, 32mm thick strings. 50 x 75mm handrail with 32mm square plain balusters and 100mm square plain newel posts				
	Jeld Wen standard stair layout H; dogleg staircase with half landing or 3 winding treads at bottom, half landing three risers from top and				
a	three newel posts	2.00	nr	1594.34	3,188.68
	Newel Posts				
	Softwood				
b	94 mm x 94 mm full newel post	7.00	nr	92.92	650.44
c	44 mm x 94 mm half newel post	1.00	nr	54.96	54.96
	Newel Caps				
	Softwood				
d	100 mm x 100 mm x 50 mm	7.00	nr	17.34	121.38
e	50 mm x 100 mm x 50 mm	1.00	nr	14.47	14.47
	Balustrade				
	Softwood; 50 x 75mm handrail, 32mm square plain balusters				
f	3.00m long	3.00	nr	319.08	957.24

		Qty	Unit	Rate	£ p
	Collection				
	Total from Page 1 / 20			£	36,740.64
	Total from Page 1 / 21			£	4,987.17

		Qty	Unit	Rate	£ p
	M SURFACE FINISHES				
	M10 Cement sand/Concrete screeds/toppings				
	Cement and sand 1:3, work to floors				
	Screeded beds, level and to falls not exceeding 15 degrees from horizontal, over 300 mm wide				
a	75 mm	81.30	m2	37.30	3,032.49
	Screed reinforcement				
	Galvanised wire netting reinforcement including tying wire in beds over 300 mm wide				
b	25 mm x 20G	81.30	m2	7.18	583.73
	M20 Plastered/Rendered/Roughcast coatings				
	Retarded hemihydrate gypsum ("Thistle") plasters to BS 1191, Class B				
	3 mm board finish on walls including scrimming joints				
c	over 300 mm wide	431.56	m2	13.67	5,899.43
d	not exceeding 300 mm wide	75.96	m	6.94	527.16
	3 mm board finish on ceilings including scrimming joints				
e	over 300 mm wide	201.67	m2	15.54	3,133.95
f	not exceeding 300 mm wide	22.56	m	8.06	181.83
	Plastering sundries				
	Galvanised plaster beads				
g	thin coat angle bead	124.80	m	4.53	565.34
	M40 Stone/Concrete/Quarry/Ceramic tiling/Mosaic				
	Floor Tiles				
	Fixing with adhesive				
h	over 300 mm wide; PC Supply rate for tiles £40/m2; patio paving	37.00	m2	128.78	4,764.86
i	over 300 mm wide; supply of floor tiles by client	17.68	m2	76.75	1,356.94
	Wall Tiles				
	Fixing with adhesive				
j	over 300 mm wide; supply of wall tiles by client	43.63	m2	78.91	3,442.84
	Tiling accessories				
	Tile trim				
k	allowance for tile trim		item	327.25	327.25

		Qty	Unit	Rate	£ p
	M SURFACE FINISHES continued ...				
	M50 Rubber/Plastics/Cork/Lino/Carpet tiling/sheeting				
	Vinyl strip flooring				
	fixing with adhesive, level and to falls not exceeding 15 degrees from horizontal				
a	width exceeding 300 mm wide; fixing only; supply of floor coverings taken within PC Sums	67.83	m2	23.80	1,614.35
	M51 Edge fixed carpeting				
	Underlay				
	Latex carpet underlay to floors level and to falls not exceeding 15 degrees from horizontal on timber base				
b	exceeding 300 m wide; fixing only; supply of floor coverings taken within PC Sums	108.25	m2	14.05	1,520.91
	Fitted carpet				
	Medium duty tufted wool/nylon carpet fixed with gripper rods to floors level and to floors not exceeding 15 degrees from horizontal on timber base				
c	exceeding 300 m wide; fixing only; supply of floor coverings taken within PC Sums	108.25	m2	15.93	1,724.42
	M60 Painting/Clear finishing				
	Dulux Trade vinyl emulsion to general surfaces internally				
	One mist coat and two coats of vinyl matt emulsion paint				
d	smooth plaster exceeding 300 mm wide	589.60	m2	8.72	5,141.31
e	smooth plaster not exceeding 300 mm wide	98.52	m	4.33	426.59
	Satinwood paint to general surfaces internally				
	Knot, prime, stop and paint one undercoat and two coats of satinwood finish paint on joinery				
f	over 300 mm wide	66.31	m2	25.97	1,722.07
g	isolated surfaces, not exceeding 300 mm wide	271.12	m	8.72	2,364.17
	General decoration				
	Internally				
h	staircase and balustrade		item	1391.50	1,391.50

		Qty	Unit	Rate	£ p
	Collection				
	Total from Page 1 / 23			£	23,815.83
	Total from Page 1 / 24			£	15,905.33

		Qty	Unit	Rate	£ p
	N FURNITURE/EQUIPMENT				
	N10 General Fixtures/furniture/equipment				
	Mirrors				
	6 mm thick mirrors with polished edges, BS 952, fixing with adhesive				
a	6mm cut to size mirrors; PROVISIONAL QUANTITY	4.38	m2	219.90	963.16
	Cycle Storage				
b	Asgard metal bike shed	1.00	nr	904.60	904.60
	Water Butts				
c	Polybutt 200 litre water butt kit	1.00	nr	185.57	185.57
	Fireplaces, log burners & stoves				
	Supply & fix				
d	supply & install fireplace and hearth		item	1078.00	1,078.00
	N11 Kitchen fittings				
	Fix only kitchen fittings				
	Installation of kitchen units				
e	Install kitchen units and white goods		item	2798.40	2,798.40
	N13 Sanitary appliances/fittings				
	Fixing only equipment				
	Sinks				
f	fixing only of kitchen or utility sink: supply of sanitaryware allowed for in PC Sums.	2.00	nr	175.25	350.50
	WC's				
g	fix only WC with toilet seat; supply of sanitaryware allowed for in PC Sums.	4.00	nr	166.31	665.24
	Wash Hand Basins				
h	fix only wash hand basin and taps; supply of sanitaryware allowed for in PC Sums.	6.00	nr	123.50	741.00
	Baths				
i	fix only bath including shower mixer tap; supply of sanitaryware allowed for in PC Sums.	2.00	nr	170.07	340.14
	Shower Trays				
j	fix only low profile flat top shower tray; supply of sanitaryware allowed for in PC Sums.	2.00	nr	161.03	322.06
	Shower And Bath Screens				
k	fix only sliding shower door/screen; supply of sanitaryware allowed for in PC Sums.	2.00	nr	95.33	190.66
l	fix only bath screen; supply of sanitaryware allowed for in PC Sums.	2.00	nr	45.93	91.86

		Qty	Unit	Rate	£ p
	N FURNITURE/EQUIPMENT continued ...				
	N13 Sanitary appliances/fittings continued ...				
	Fixing only equipment continued ...				
	Thermostatic Mixing Valves				
a	fix only exposed thermostatic shower valve, riser rail and shower head; supply of sanitaryware allowed for in PC Sums.	2.00	nr	221.01	442.02

		Qty	Unit	Rate	£ p
	Collection				
	Total from Page 1 / 26			£	8,631.19
	Total from Page 1 / 27			£	442.02

		Qty	Unit	Rate	£ p
	P BUILDING FABRIC SUNDRIES				
	P10 Sundry insulation/proofing work/fire stops				
	Insulating quilts				
	Acoustic insulating quilts				
a	25 mm	73.33	m2	6.42	470.78
b	100 mm	153.81	m2	11.24	1,728.82
	Insulating boards				
	Celotex Insulation T-Break range				
c	20 mm	5.89	m2	13.83	81.46
	Kingspan Kooltherm K107 Pitched Roof Insulation				
d	100 mm	1.19	m2	67.98	80.90
e	150 mm	75.42	m2	112.88	8,513.41
	Kingspan Quadcore Roof Insulation				
f	115 mm	12.30	m2	80.58	991.13
	Kingspan Kooltherm K103 range				
g	150 mm	81.30	m2	99.13	8,059.27
	Cavity wall Insulation				
	Slab insulation to masonry walls				
h	75 mm Kingspan Kooltherm K8 cavity insulation	203.27	m2	46.67	9,486.61
	Vapour barriers				
	Vapour barriers				
i	Polythene vapour barrier	169.02	m2	3.17	535.79
	P20 Unframed isolated trims/skirtings/sundry items				
	Skirtings, picture rails, architraves and the like				
	MDF skirtings				
j	19 x 75 mm Pencil Round	154.71	m	14.80	2,289.71
	MDF Architraves				
k	19 x 44 mm Pencil Round	206.80	m	12.57	2,599.48
	Window boards				
	MDF with rounded nosing				
l	25 x 219 mm	19.51	m	27.19	530.48
	P21 Ironmongery				
	Fixing only				
	Sliding door gear				
m	hanging kit	1.00	nr	288.95	288.95
	Fixing to Softwood or Hardwood				
	Miscellaneous				
n	intumescent strip	45.00	m	7.35	330.75

		Qty	Unit	Rate	£ p
	P BUILDING FABRIC SUNDRIES continued ...				
	P21 Ironmongery continued ...				
	Fixing to Softwood or Hardwood continued ...				
	Generally				
a	supply and install ironmongery; PC supply rate for ironmongery £60 per door leaf	19.00	nr	122.58	2,329.02
	P22 Sealant joints				
	Mastic sealant				
b	pointing to external frames; 10mm bead	78.08	m	4.13	322.47
c	internal silicon pointing; 10mm bead	78.08	m	4.95	386.50
	Acoustic sealant				
d	pointing; 10mm bead	154.71	m	4.21	651.33
	P30 Trenches/Pipeways/Pits for buried engineering services				
	Excavate by machine				
	Trenches to receive service pipes, cables etc, grade bottom, fill in and compact and remove surplus - earthwork support not included - average depth not exceeding				
e	1.00 m	16.00	m	18.91	302.56
	Ducts				
	PVCU ducts				
f	63mm flexi duct	16.00	m	8.27	132.32
g	54 mm BT ducting	16.00	m	7.25	116.00

		Qty	Unit	Rate	£ p
	Collection				
	Total from Page 1 / 29			£	35,987.54
	Total from Page 1 / 30			£	4,240.20

		Qty	Unit	Rate	£ p
	Q PAVING/PLANTING/FENCING/SITE FURNITURE				
	Q10 Kerbs/Edgings/Channels/paving accessories				
	Timber edgings				
	Fixed with timber pegs at 1000mm centres				
a	25 x 150mm	16.30	m	7.47	121.76
	Q23 Gravel/Hoggin/Woodchip roads/pavings				
	Pavings				
	Gravel, to falls and crossfalls and to slopes not exceeding 15 degrees from horizontal, thickness:-				
b	50 mm	10.00	m2	9.39	93.90
	Bark mulch as dressing to planting beds, thickness:-				
c	75 mm thick	35.48	m2	11.73	416.18
	Q25 Slab/Brick/Sett/Cobble pavings				
	Brick Paviours				
	Marshalls Drivesett Argent Priora brick paviours; on 50 mm sharp sand bed, work to paved areas over 300 mm wide				
d	half bond pattern	34.47	m2	114.29	3,939.58
	Q30 Seeding/Turfing				
	Turfing				
	Lay turf to general surfaces, roll and water in using				
e	imported turf	65.18	m2	13.20	860.38
	Q40 Fencing				
	Close Boarded Fencing				
	Sawn softwood close boarded fence to BS 1722 Part 5, consisting of 100 x 100 mm timber posts at about 2700 mm centres, three arris rails morticed into post both ends				
f	1800 mm high	1.00	m	124.56	124.56
	Gates				
	Impregnated softwood featheredge board gates				
g	900 x 1800mm gate with lockable ironmongery set	1.00	nr	312.73	312.73
	Q53 Hard & soft landscaping works generally				
	Railway sleeper walls and edgings				
	Treated softwood; 1200 x 200 x 100 mm				
h	200 mm; 1 sleeper high	45.00	m	18.26	821.70

		Qty	Unit	Rate	£ p
	Collection				
	Total from Page 1 / 32			£	6,690.78

		Qty	Unit	Rate	£ p
	R DISPOSAL SYSTEMS				
	R10 Rainwater pipework/gutters				
	Unplasticised PVC rainwater pipework to BS 4576				
	68 mm pipework				
a	fixed with brackets plugged to walls	35.92	m	21.25	763.30
	Extra for				
b	branches	1.00	nr	17.35	17.35
c	228mm offset swan-neck	10.00	nr	29.62	296.20
	Unplasticised PVC gutterwork to BS 4576				
	112 mm half round gutters				
d	jointed and fixed with support and union brackets screwed to timber	34.56	m	18.55	641.09
	Extra for				
e	angles	3.00	nr	18.01	54.03
f	stopped ends	12.00	nr	15.55	186.60
g	outlets	10.00	nr	16.85	168.50
	R11 Foul drainage above ground				
	Unplasticised PVC				
	100 mm pipes				
h	stub SVP stack	1.00	nr	120.81	120.81
i	two storey SVP stack	1.00	nr	431.26	431.26
j	three storey SVP stack	1.00	nr	566.49	566.49
	Residential installations				
k	allowance for above ground waste installations per bathroom	4.00	nr	178.49	713.96
l	allowance for above ground waste installations per kitchen or utility room	2.00	nr	111.10	222.20
	R12 Drainage below ground				
	Excavation by machine				
	Trenches for drain pipes not exceeding 200 mm nominal size, grading bottoms, earthwork support and backfilling with excavated material; average depth				
m	0.75 m	54.68	m	17.82	974.40
n	1.00 m	38.75	m	22.94	888.93
	Disposal of material arising from drainage excavations				
	On site by machine				
o	in spoil heaps average 100 m from excavation using 1.5 tonne excavator and 1 tonne dumper	12.61	m3	7.32	92.31

		Qty	Unit	Rate	£ p
	R DISPOSAL SYSTEMS continued ...				
	R12 Drainage below ground continued ...				
	Disposal of material arising from continued ...				
	Excavated material; off site to tip average 15 km from site; bulking factor - 1.25				
a	loaded by grab wagon from spoil heaps	15.76	m3	45.00	709.20
	Imported granular material				
	150 mm beds and side filling to half height of pipes				
b	450 mm wide to 100 mm pipes	93.43	m	30.20	2,821.59
	Unplasticised PVC pipes and fittings to BS 4660				
	110 mm pipes				
c	in trenches	93.43	m	12.74	1,190.30
	Extra for				
d	short radius bends	9.00	nr	14.15	127.35
e	long radius bends	3.00	nr	27.30	81.90
f	single junction	4.00	nr	20.78	83.12
g	slip coupler	12.00	nr	7.36	88.32
h	rocker pipes; 1.0m long	2.00	nr	26.13	52.26
	Accessories				
i	bottle gully	7.00	nr	105.94	741.58
j	back inlet bottle gully	1.00	nr	122.22	122.22
	Surface drainage systems				
	ACO Drain channel with galvanised steel lockable grating				
k	set in ground, bedded and haunched in concrete	12.50	m	128.78	1,609.75
l	extra for end cap	4.00	nr	9.13	36.52
m	extra for drain union	12.00	nr	12.55	150.60
	Manholes				
	Excavate pits by machine, maximum depth not exceeding				
n	2.00 m	2.71	m3	49.84	135.07
	Disposal of spoil on site by machine				
o	in spoil heaps average 100 m from excavation using 1.5 tonne excavator and 1 tonne dumper; rate includes excavator and operator	2.71	m3	7.32	19.84
	Disposal of spoil arising from manhole and soakaway excavation				
p	loaded by grab wagon from spoil heaps	3.39	m3	45.00	152.55

		Qty	Unit	Rate	£ p
	R DISPOSAL SYSTEMS continued ...				
	R12 Drainage below ground continued ...				
	Manholes continued ...				
	Unplasticised PVC inspection chambers; set on 150mm concrete bed, depth to invert up to;				
a	1035 mm; 450mm diameter	4.00	nr	339.43	1,357.72
	Soakaways				
	Modular soakaway crates				
b	Graf rain bloc stormwater attenuation crates	1.00	m3	289.29	289.29
	Testing drains				
	Water test				
c	100 mm drains	93.43	m	3.76	351.30

		Qty	Unit	Rate	£ p
	Collection				
	Total from Page 1 / 34			£	6,137.42
	Total from Page 1 / 35			£	8,122.16
	Total from Page 1 / 36			£	1,998.31

		Qty	Unit	Rate	£ p
	S PIPED SUPPLY SYSTEMS				
	S10 Cold Water				
	Medium density polyethylene to BS 6572 - blue				
	Pipes jointed with compression fittings and laid in trench				
a	32 mm	16.00	m	9.08	145.28
	Cold water service points				
b	15mm copper service point with isolating valve and tap connector	12.00	nr	279.32	3,351.84
c	15mm copper service point to boiler or hot water cylinder	1.00	nr	252.76	252.76
d	22mm copper service point with isolating valve and tap connector	2.00	nr	338.49	676.98
e	15mm copper service point with isolating valve and external bib tap	1.00	nr	309.60	309.60
	General fittings				
f	22 mm Scalemaster Magnetic Gold limescale reducer	1.00	nr	57.64	57.64
	S11 Hot water				
	Steel indirect cylinders				
	Stainless steel indirect cylinders to BS 1565 Class B with 5 bosses and immersion heater boss				
g	Heatrae Megaflo Eco 250 litre cylinder	1.00	nr	1940.53	1,940.53
	Hot water service point				
h	15mm copper service point with isolating valve and tap connector	8.00	nr	279.32	2,234.56
i	22mm copper service point with isolating valve and tap connector	2.00	nr	338.49	676.98
j	15mm copper service point to boiler or hot water cylinder	1.00	nr	252.76	252.76
	S32 Natural gas				
	Gas service point - ALL PROVISIONAL				
k	15mm copper service point to cookers and fires	1.00	nr	334.91	334.91
	Gas connections - ALL PROVISIONAL				
l	cooker connection	1.00	nr	79.01	79.01
m	meter connection	1.00	nr	176.00	176.00
	Medium density polyethylene to BS 6572 - ALL PROVISIONAL				
	Pipes jointed with compression fittings and laid in trench				
n	25 mm	16.00	m	18.17	290.72

		Qty	Unit	Rate	£ p
	Collection				
	Total from Page 1 / 38			£	10,779.57

		Qty	Unit	Rate	£ p
	T MECHANICAL HEATING/COOLING/REFRIGERATION SYSTEMS				
	T14 Heat pumps				
	Air heat pumps				
	Fully installed				
a	Vaillant Arotherm Plus 12 KW	1.00	nr	6806.49	6,806.49
	T31 Low temperature hot water heating				
	Central heating points				
	Copper pipework and fittings; includes chasing out background, cutting mortices and making good finishes; radiators, towel rails and TVR's taken elsewhere				
b	central heating service point; flow and return	18.00	nr	686.97	12,365.46

		Qty	Unit	Rate	£ p
	Collection				
	Total from Page 1 / 40			£	19,171.95

		Qty	Unit	Rate	£ p
	U VENTILATION/AIR CONDITIONING SYSTEMS				
	U95 Composite items				
	Mechanical extraction				
a	external vented extract fans		item	1439.42	1,439.42

		Qty	Unit	Rate	£ p
	Collection				
	Total from Page 1 / 42			£	1,439.42

		Qty	Unit	Rate	£ p
	V ELECTRICAL SUPPLY/POWER LIGHTING SYSTEMS				
	V90 Electrical installations (small scale)				
	Residential installations				
	Distribution, power, lighting and protection				
a	South East installations	191.90	m2	59.87	11,489.05

		Qty	Unit	Rate	£ p
	Collection				
	Total from Page 1 / 44			£	11,489.05

Job Name Goes Here

	Qty	Unit	Rate	£ p
Summary				
A PRELIMINARIES/GENERAL ... Page 1 / 3			£	94,694.19
D GROUNDWORK Page 1 / 5			£	57,718.23
E IN SITU CONCRETE/LARGE ... Page 1 / 7			£	1,023.94
F MASONRY Page 1 / 10			£	83,755.52
G STRUCTURAL/CARCASSING ... Page 1 / 13			£	31,956.91
H CLADDING/COVERING Page 1 / 15			£	28,008.06
J WATERPROOFING Page 1 / 17			£	4,049.05
K LININGS/SHEATHING/DRY ... Page 1 / 19			£	20,374.10
L WINDOWS/DOORS/STAIRS Page 1 / 22			£	41,727.81
M SURFACE FINISHES Page 1 / 25			£	39,721.16
N FURNITURE/EQUIPMENT Page 1 / 28			£	9,073.21
P BUILDING FABRIC SUNDRIES Page 1 / 31			£	40,227.73
Q PAVING/PLANTING/FENCING/SITE ... Page 1 / 33			£	6,690.78
R DISPOSAL SYSTEMS Page 1 / 37			£	16,257.88
S PIPED SUPPLY SYSTEMS Page 1 / 39			£	10,779.57
T MECHANICAL ... Page 1 / 41			£	19,171.95
U VENTILATION/AIR CONDITIONING ... Page 1 / 43			£	1,439.42
V ELECTRICAL SUPPLY/POWER ... Page 1 / 45			£	11,489.05

Your Company Name Here — Total for Bill £ 518,158.58