

House conversion to 3 flats

Overview

Stages

Preliminaries	£40,638.71
Demolitions	£11,099.12
Internal wall structure and lining	£37,200.26
Roof structure and coverings	£6,092.14
Internal doors and frames	£5,816.94
Drainage and pipework	£3,405.00
Heating and cooling	£11,191.93
Wiring and fuseboards	£3,065.10
Plumbed appliances	£14,663.42
Wired appliances	£17,943.59
Ceiling preparation and finishes	£885.51
Wall preparation and finishes	£14,648.50
Floor preparation and finishes	£33,285.72
Units and worktops	£18,000.00
Decoration	£28,496.14
Fixtures and fittings	£666.24
Landscaping	£2,006.41

Total Cost **£249,104.73**
Ex. VAT

Overview

Preliminaries

£40,638.71

General allowances	Specification	Qty	Labour	Materials	Total
Contingency in A Preliminaries (Provisional)	Contingency	1item			£10,000.00
Fire protection in A Preliminaries	Fire protection allowance (PC Sum £2k per flat)	3 unit	£0.00	£7,590.00	£7,590.00
First aid allowance in A Preliminaries	First aid allowance	1item	£0.00	£40.25	£40.25
General prelims allowance items in A Preliminaries	Health and Safety File allowance	1item	£0.00	£230.00	£230.00
General prelims allowance items in A Preliminaries	CDM Construction Phase Plan allowance	1item	£0.00	£253.00	£253.00
Professional fees	Specification	Qty	Labour	Materials	Total
Supply & Install Professional cleaning on project completion in A Preliminaries		1item	£815.40	£0.00	£815.40
Project management	Specification	Qty	Labour	Materials	Total
Supply & Install Project manager on site in A Preliminaries		38day	£17,236.80	£0.00	£17,236.80
Protection	Specification	Qty	Labour	Materials	Total
Rigid protection to floor in G Bathroom (refurbish) (2)	Corex	3.98m ²	£15.21	£4.35	£19.56
Rigid protection to floor in I Bathroom (refurbish) (2)	Corex	3.98m ²	£15.21	£4.35	£19.56
Rigid protection to floor in II Bathroom (refurbish)	Corex	3.98m ²	£15.21	£4.35	£19.56
Scaffolding	Specification	Qty	Labour	Materials	Total
Scaffolding (item) in A Preliminaries	Scaffold hoist; allow 6 weeks at £144/week	1item	£0.00	£993.60	£993.60
Scaffolding to elevations (m2) in A Preliminaries	Complex Scaffold	30m ²	£0.00	£1,138.50	£1,138.50
Waste disposal	Specification	Qty	Labour	Materials	Total
Skip in A Preliminaries	12 yard skip	4 unit	£0.00	£1,840.00	£1,840.00

Permissions	Specification	Qty	Labour	Materials	Total
Skip licence in A Preliminaries	Camden Skip Licence - 2 weeks	1 unit	£0.00	£66.88	£66.88

Hoarding	Specification	Qty	Labour	Materials	Total
Timber hoarding in A Preliminaries	OSB hoarding with built in door and timber lock, plm (max 2.8m high)	6m	£299.70	£75.90	£375.60

Demolitions £11,099.12

Light demolition	Specification	Qty	Labour	Materials	Total
General strip out, clearing out room of fixtures and fittings etc in G Kitchen / Living (refurbish) (2)		26.44m ²	£1,347.45	£0.00	£1,347.45
General strip out, clearing out room of fixtures and fittings etc in I Landing (refurbish) (2)		5m ²	£254.81	£0.00	£254.81
General strip out, clearing out room of fixtures and fittings etc in I Kitchen / Living (refurbish) (2)		32.6m ²	£1,661.38	£0.00	£1,661.38
General strip out, clearing out room of fixtures and fittings etc in I Bedroom (refurbish) (2)		18.76m ²	£956.06	£0.00	£956.06
General strip out, clearing out room of fixtures and fittings etc in I Bedroom (refurbish)		15.31m ²	£780.24	£0.00	£780.24
General strip out, clearing out room of fixtures and fittings etc in II Bedroom (refurbish)		12.83m ²	£653.85	£0.00	£653.85
General strip out, clearing out room of fixtures and fittings etc in G Bedroom (refurbish) (3)		19.72m ²	£1,004.98	£0.00	£1,004.98
General strip out, clearing out room of fixtures and fittings etc in G Bedroom (refurbish) (2)		13.42m ²	£683.92	£0.00	£683.92
General strip out, clearing out room of fixtures and fittings etc in G Corridor (refurbish) (2)		6m ²	£305.77	£0.00	£305.77
General strip out, clearing out room of fixtures and fittings etc in I Corridor (refurbish) (2)		6m ²	£305.77	£0.00	£305.77
General strip out, clearing out room of fixtures and fittings etc in G Bathroom (refurbish) (2)		3.98m ²	£202.83	£0.00	£202.83
General strip out, clearing out room of fixtures and fittings etc in I Bathroom (refurbish) (2)		3.98m ²	£202.83	£0.00	£202.83

Light demolition	Specification	Qty	Labour	Materials	Total
General strip out, clearing out room of fixtures and fittings etc in II Corridor (refurbish)		6m ²	£305.77	£0.00	£305.77
General strip out, clearing out room of fixtures and fittings etc in II Bathroom (refurbish)		3.98m ²	£202.83	£0.00	£202.83
General strip out, clearing out room of fixtures and fittings etc in II Kitchen / Living (refurbish)		28.27m ²	£1,440.71	£0.00	£1,440.71
General strip out, clearing out room of fixtures and fittings etc in II Landing (refurbish)		5m ²	£254.81	£0.00	£254.81
Strip out door and frame in G Ground Floor		14 unit	£535.11	£0.00	£535.11

Internal wall structure and lining

£37,200.26

Internal wall structure	Specification	Qty	Labour	Materials	Total
Plasterboard to stud wall - inner leaf in G Ground Floor	12.5mm standard gyproc plasterboard	108.63m ²	£949.56	£329.80	£1,279.36
Plasterboard to stud wall - inner leaf in G Ground Floor	12.5mm standard gyproc plasterboard	108.63m ²	£949.56	£329.80	£1,279.36
Wood sheathing to stud wall - inner leaf in G Ground Floor	18mm WBP ply sheathing	108.63m ²	£1,556.94	£1,186.78	£2,743.72
Wood sheathing to stud wall - inner leaf in G Ground Floor	18mm WBP ply sheathing	108.63m ²	£1,556.94	£1,186.78	£2,743.72
Timber stud wall / timber partition wall; 600mm centres; 3 rows of noggins in I First Floor	Timber stud wall; C16/C24 47x95mm; 600mm centres; 3 rows of noggins	108.63m ²	£3,529.06	£2,467.26	£5,996.32
Timber stud wall / timber partition wall; 600mm centres; 3 rows of noggins in G Ground Floor	Timber stud wall; C16/C24 47x95mm; 600mm centres; 3 rows of noggins	108.63m ²	£3,529.06	£2,467.26	£5,996.32
Insulation between studs in I First Floor	100mm Kingspan TW55	108.63m ²	£1,668.15	£2,889.50	£4,557.65
Insulation between studs in G Ground Floor	100mm Kingspan TW55	108.63m ²	£1,668.15	£2,889.50	£4,557.65
Wood sheathing to stud wall - outer leaf in I First Floor	18mm WBP ply sheathing	108.63m ²	£1,556.94	£1,186.78	£2,743.72
Wood sheathing to stud wall - outer leaf in I First Floor	18mm WBP ply sheathing	108.63m ²	£1,556.94	£1,186.78	£2,743.72
Plasterboard to stud wall - outer leaf in I First Floor	12.5mm standard gyproc plasterboard	108.63m ²	£949.56	£329.80	£1,279.36
Plasterboard to stud wall - outer leaf in I First Floor	12.5mm standard gyproc plasterboard	108.63m ²	£949.56	£329.80	£1,279.36

Roof structure and coverings

£6,092.14

Roof lining	Specification	Qty	Labour	Materials	Total
Battens and counter battens in R Roof	25x50 timber battens and counter battens	48m ²	£479.52	£353.28	£832.80
Roof coverings	Specification	Qty	Labour	Materials	Total
Clay tiles to roof in R Roof	Marley Clay Plain Ashdowne Roof Tile	62.399998m ²	£2,532.46	£2,726.88	£5,259.34

Internal doors and frames

£5,816.94

Internal doors	Specification	Qty	Labour	Materials	Total
Fire rated door, frame and ironmongery in II Corridor (refurbish)	FD30 fire door, frame and furniture	2 unit	£305.76	£540.50	£846.26
Single softwood door, frame, architrave, handle and lock in I Landing (refurbish) (2)	Mid spec (Direct Doors)	0 unit	£0.00	£0.00	£0.00
Single softwood door, frame, architrave, handle and lock in G Kitchen / Living (refurbish) (2)	Mid spec (Direct Doors)	1 unit	£152.88	£299.00	£451.88
Single softwood door, frame, architrave, handle and lock in G Bathroom (refurbish) (2)	Mid spec (Direct Doors)	1 unit	£152.88	£299.00	£451.88
Single softwood door, frame, architrave, handle and lock in II Bathroom (refurbish)	Mid spec (Direct Doors)	1 unit	£152.88	£299.00	£451.88
Single softwood door, frame, architrave, handle and lock in II Kitchen / Living (refurbish)	Mid spec (Direct Doors)	1 unit	£152.88	£299.00	£451.88
Single softwood door, frame, architrave, handle and lock in G Bedroom (refurbish) (3)	Mid spec (Direct Doors)	1 unit	£152.88	£299.00	£451.88
Single softwood door, frame, architrave, handle and lock in I Kitchen / Living (refurbish) (2)	Mid spec (Direct Doors)	1 unit	£152.88	£299.00	£451.88
Single softwood door, frame, architrave, handle and lock in I Bedroom (refurbish) (2)	Mid spec (Direct Doors)	1 unit	£152.88	£299.00	£451.88
Single softwood door, frame, architrave, handle and lock in I Landing (refurbish) (2)	Mid spec (Direct Doors)	0 unit	£0.00	£0.00	£0.00
Single softwood door, frame, architrave, handle and lock in I Bathroom (refurbish) (2)	Mid spec (Direct Doors)	1 unit	£152.88	£299.00	£451.88
Single softwood door, frame, architrave, handle and lock in I	Mid spec (Direct Doors)	1 unit	£152.88	£299.00	£451.88

Internal doors	Specification	Qty	Labour	Materials	Total
Corridor (refurbish) (2)					
Single softwood door, frame, architrave, handle and lock in G Bedroom (refurbish) (2)	Mid spec (Direct Doors)	1 unit	£152.88	£299.00	£451.88
Single softwood door, frame, architrave, handle and lock in II Landing (refurbish)	Mid spec (Direct Doors)	0 unit	£0.00	£0.00	£0.00
Single softwood door, frame, architrave, handle and lock in I Bedroom (refurbish)	Mid spec (Direct Doors)	1 unit	£152.88	£299.00	£451.88

Drainage and pipework £3,405.00

Hot and cold pipework	Specification	Qty	Labour	Materials	Total
Hot and cold pipes in II Second Floor	22mm copper	10m	£341.25	£115.00	£456.25
Hot and cold pipes in I First Floor	22mm copper	15.74m	£537.13	£181.01	£718.14
Hot and cold pipes in G Ground Floor	22mm copper	15.74m	£537.13	£181.01	£718.14
Waste pipework	Specification	Qty	Labour	Materials	Total
Soil pipe overground in G Ground Floor	Soil pipe	15.74m	£483.41	£90.50	£573.92
Soil pipe overground in I First Floor	Soil pipe	15.74m	£483.41	£90.50	£573.92
Soil pipe overground in II Second Floor	Soil pipe	10m	£307.13	£57.50	£364.63

Heating and cooling £11,191.93

Heating/cooling element	Specification	Qty	Labour	Materials	Total
Electric towel rail in I Bathroom (refurbish) (2)	Mid spec (PC Supply £160 each)	1 unit	£122.85	£193.20	£316.05
Electric towel rail in G Bathroom (refurbish) (2)	Mid spec (PC Supply £160 each)	1 unit	£122.85	£193.20	£316.05
Electric towel rail in II Bathroom (refurbish)	Mid spec (PC Supply £160 each)	1 unit	£122.85	£193.20	£316.05
Double panel radiator in G Bedroom (refurbish) (3)	Mid spec (PC Supply £220 each)	1 unit	£204.75	£265.65	£470.40
Double panel radiator in I Bedroom (refurbish) (2)	Mid spec (PC Supply £220 each)	1 unit	£204.75	£265.65	£470.40
Double panel radiator in G Bedroom (refurbish) (2)	Mid spec (PC Supply £220 each)	1 unit	£204.75	£265.65	£470.40

Heating/cooling element	Specification	Qty	Labour	Materials	Total
Double panel radiator in I Bedroom (refurbish)	Mid spec (PC Supply £220 each)	1 unit	£204.75	£265.65	£470.40
Double panel radiator in II Bedroom (refurbish)	Mid spec (PC Supply £220 each)	1 unit	£204.75	£265.65	£470.40

Heat source	Specification	Qty	Labour	Materials	Total
Gas combi boiler in G Ground Floor	Worcester Bosch Greenstar 42kW Combi Boiler	1 unit	£1,020.60	£2,299.99	£3,320.59
Gas combi boiler in I First Floor	Worcester Bosch Greenstar 42kW Combi Boiler	1 unit	£1,020.60	£2,299.99	£3,320.59
Gas Meter in II Second Floor	Gas meter	1 unit	£170.10	£115.00	£285.10
Gas Meter in I First Floor	Gas meter	1 unit	£170.10	£115.00	£285.10

Certification	Specification	Qty	Labour	Materials	Total
Supply & Install Gas safety certificate in II Second Floor		1 unit	£226.80	£0.00	£226.80
Supply & Install Gas safety certificate in I First Floor		1 unit	£226.80	£0.00	£226.80
Supply & Install Gas safety certificate in G Ground Floor		1 unit	£226.80	£0.00	£226.80

Wiring and fuseboards £3,065.10

Electrical certification	Specification	Qty	Labour	Materials	Total
Supply & Install Electric certification in I First Floor		1 unit	£163.80	£0.00	£163.80
Supply & Install Electric certification in G Ground Floor		1 unit	£163.80	£0.00	£163.80
Supply & Install Electric certification in I First Floor		1 unit	£163.80	£0.00	£163.80

Fuseboards	Specification	Qty	Labour	Materials	Total
Electric meter in I First Floor	Electric meter	1 unit	£122.85	£115.00	£237.85
Electric meter in II Second Floor	Electric meter	1 unit	£122.85	£115.00	£237.85

Cabling	Specification	Qty	Labour	Materials	Total
Electrical wiring installation in G Ground Floor	New wiring allowance	30m	£614.25	£172.50	£786.75
Electrical wiring installation in A Preliminaries	New wiring allowance	20m	£409.50	£115.00	£524.50
Electrical wiring installation in I First Floor	New wiring allowance	30m	£614.25	£172.50	£786.75

Shower tray	Specification	Qty	Labour	Materials	Total
Acrylic shower tray (~1-2m2) in I Bathroom (refurbish) (2)	Mid spec (Victoria Plum)	1 unit	£129.68	£171.35	£301.03
Acrylic shower tray (~1-2m2) in G Bathroom (refurbish) (2)	Mid spec (Victoria Plum)	1 unit	£129.68	£171.35	£301.03
Acrylic shower tray (~1-2m2) in II Bathroom (refurbish)	Mid spec (Victoria Plum)	1 unit	£129.68	£171.35	£301.03

Bath	Specification	Qty	Labour	Materials	Total
Bath in I Bathroom (refurbish) (2)	Mid spec (Victoria Plum)	1 unit	£119.44	£366.85	£486.29
Bath in G Bathroom (refurbish) (2)	Mid spec (Victoria Plum)	1 unit	£119.44	£366.85	£486.29
Bath in II Bathroom (refurbish)	Mid spec (Victoria Plum)	1 unit	£119.44	£366.85	£486.29

Bath tap	Specification	Qty	Labour	Materials	Total
Bath tap in I Bathroom (refurbish) (2)	Mid spec (The Bath Store)	1 unit	£27.30	£263.35	£290.65
Bath tap in G Bathroom (refurbish) (2)	Mid spec (The Bath Store)	1 unit	£27.30	£263.35	£290.65
Bath tap in II Bathroom (refurbish)	Mid spec (The Bath Store)	1 unit	£27.30	£263.35	£290.65

Bath waste	Specification	Qty	Labour	Materials	Total
Bath waste in I Bathroom (refurbish) (2)	Mid spec (Victoria Plum)	1 unit	£17.06	£63.24	£80.30
Bath waste in G Bathroom (refurbish) (2)	Mid spec (Victoria Plum)	1 unit	£17.06	£63.24	£80.30
Bath waste in II Bathroom (refurbish)	Mid spec (Victoria Plum)	1 unit	£17.06	£63.24	£80.30

Flush plate	Specification	Qty	Labour	Materials	Total
Flush plate in I Bathroom (refurbish) (2)	Mid spec (Grohe)	1 unit	£34.13	£101.03	£135.15
Flush plate in G Bathroom (refurbish) (2)	Mid spec (Grohe)	1 unit	£34.13	£101.03	£135.15
Flush plate in II Bathroom (refurbish)	Mid spec (Grohe)	1 unit	£34.13	£101.03	£135.15

Sink taps	Specification	Qty	Labour	Materials	Total
Free standing sink tap and mixer in I Kitchen / Living (refurbish) (2)	Mid spec (Grohe)	1 unit	£54.60	£310.44	£365.04
Free standing sink tap and mixer in G Kitchen / Living (refurbish) (2)	Mid spec (Grohe)	1 unit	£54.60	£310.44	£365.04
Free standing sink tap and mixer in II Kitchen / Living (refurbish)	Mid spec (Grohe)	1 unit	£54.60	£310.44	£365.04

Dishwasher	Specification	Qty	Labour	Materials	Total
Fullsize dishwasher in G Kitchen / Living (refurbish) (2)	Mid spec (Samsung)	1 unit	£68.25	£562.35	£630.60
Fullsize dishwasher in II Kitchen / Living (refurbish)	Mid spec (Samsung)	1 unit	£68.25	£562.35	£630.60
Fullsize dishwasher in I Kitchen / Living (refurbish) (2)	Mid spec (Samsung)	1 unit	£68.25	£562.35	£630.60
Shower mixer and head	Specification	Qty	Labour	Materials	Total
Integrated shower mixer and head, ceiling mounted in G Bathroom (refurbish) (2)	Mid spec (Victoria Plum)	1 unit	£85.31	£358.90	£444.22
Integrated shower mixer and head, ceiling mounted in II Bathroom (refurbish)	Mid spec (Victoria Plum)	1 unit	£85.31	£358.90	£444.22
Integrated shower mixer and head, ceiling mounted in I Bathroom (refurbish) (2)	Mid spec (Victoria Plum)	1 unit	£85.31	£358.90	£444.22
Sink	Specification	Qty	Labour	Materials	Total
Kitchen sink in II Kitchen / Living (refurbish)	Undermount stainless steel kitchen sink (Grohe)	1 unit	£100.67	£402.50	£503.17
Kitchen sink in G Kitchen / Living (refurbish) (2)	Undermount stainless steel kitchen sink (Grohe)	1 unit	£100.67	£402.50	£503.17
Kitchen sink in I Kitchen / Living (refurbish) (2)	Undermount stainless steel kitchen sink (Grohe)	1 unit	£100.67	£402.50	£503.17
Pedestal sink in I Bathroom (refurbish) (2)	Mid spec (Victoria Plum)	1 unit	£100.67	£80.49	£181.16
Pedestal sink in G Bathroom (refurbish) (2)	Mid spec (Victoria Plum)	1 unit	£100.67	£80.49	£181.16
Pedestal sink in II Bathroom (refurbish)	Mid spec (Victoria Plum)	1 unit	£100.67	£80.49	£181.16
Bathroom furniture	Specification	Qty	Labour	Materials	Total
Mastic / sealant in G Kitchen / Living (refurbish) (2)	Allowance for bathrooms and kitchens	1item	£0.00	£230.00	£230.00
Mastic / sealant in I Kitchen / Living (refurbish) (2)	Allowance for bathrooms and kitchens	1item	£0.00	£230.00	£230.00
Mastic / sealant in G Bathroom (refurbish) (2)	Allowance for bathrooms and kitchens	1item	£0.00	£230.00	£230.00
Mastic / sealant in I Bathroom (refurbish) (2)	Allowance for bathrooms and kitchens	1item	£0.00	£230.00	£230.00
Mastic / sealant in II Bathroom (refurbish)	Allowance for bathrooms and kitchens	1item	£0.00	£230.00	£230.00
Mastic / sealant in II Kitchen / Living (refurbish)	Allowance for bathrooms and kitchens	1item	£0.00	£230.00	£230.00

Toilet	Specification	Qty	Labour	Materials	Total
Pedestal toilet in II Bathroom (refurbish)	Mid spec (Victoria Plum)	1 unit	£98.96	£217.35	£316.31
Pedestal toilet in I Bathroom (refurbish) (2)	Mid spec (Victoria Plum)	1 unit	£98.96	£217.35	£316.31
Pedestal toilet in G Bathroom (refurbish) (2)	Mid spec (Victoria Plum)	1 unit	£98.96	£217.35	£316.31
Shower screen	Specification	Qty	Labour	Materials	Total
Shower screen in I Bathroom (refurbish) (2)	Mid spec (Victoria Plum)	1 unit	£85.31	£182.85	£268.16
Shower screen in G Bathroom (refurbish) (2)	Mid spec (Victoria Plum)	1 unit	£85.31	£182.85	£268.16
Shower screen in II Bathroom (refurbish)	Mid spec (Victoria Plum)	1 unit	£85.31	£182.85	£268.16
Shower waste	Specification	Qty	Labour	Materials	Total
Shower waste (acrylic tray) in II Bathroom (refurbish)	Mid spec (Victoria Plum)	1 unit	£68.25	£28.74	£96.99
Shower waste (acrylic tray) in I Bathroom (refurbish) (2)	Mid spec (Victoria Plum)	1 unit	£68.25	£28.74	£96.99
Shower waste (acrylic tray) in G Bathroom (refurbish) (2)	Mid spec (Victoria Plum)	1 unit	£68.25	£28.74	£96.99
Sink Trap	Specification	Qty	Labour	Materials	Total
Sink trap in G Bathroom (refurbish) (2)	Mid spec (The Bath Store)	1 unit	£17.06	£51.75	£68.81
Sink trap in II Bathroom (refurbish)	Mid spec (The Bath Store)	1 unit	£17.06	£51.75	£68.81
Sink trap in I Bathroom (refurbish) (2)	Mid spec (The Bath Store)	1 unit	£17.06	£51.75	£68.81
Sink waste	Specification	Qty	Labour	Materials	Total
Sink waste in II Bathroom (refurbish)	Mid spec (Victoria Plum)	1 unit	£13.65	£34.50	£48.15
Sink waste in G Kitchen / Living (refurbish) (2)	Mid spec (Victoria Plum)	1 unit	£13.65	£34.50	£48.15
Sink waste in I Bathroom (refurbish) (2)	Mid spec (Victoria Plum)	1 unit	£13.65	£34.50	£48.15
Sink waste in II Kitchen / Living (refurbish)	Mid spec (Victoria Plum)	1 unit	£13.65	£34.50	£48.15
Sink waste in I Kitchen / Living (refurbish) (2)	Mid spec (Victoria Plum)	1 unit	£13.65	£34.50	£48.15
Sink waste in G Bathroom (refurbish) (2)	Mid spec (Victoria Plum)	1 unit	£13.65	£34.50	£48.15

Water tank	Specification	Qty	Labour	Materials	Total
Water tank in I First Floor	Mid spec (PC Supply £110 each)	1 unit	£112.61	£132.82	£245.44
Water tank in G Ground Floor	Mid spec (PC Supply £110 each)	1 unit	£112.61	£132.82	£245.44

Wired appliances

£17,943.59

Ventilation	Specification	Qty	Labour	Materials	Total
Bathroom extractor fan in I Bathroom (refurbish) (2)	Mid spec (PC Supply £80 each)	1point	£81.90	£96.60	£178.50
Bathroom extractor fan in G Bathroom (refurbish) (2)	Mid spec (PC Supply £80 each)	1point	£81.90	£96.60	£178.50
Bathroom extractor fan in II Bathroom (refurbish)	Mid spec (PC Supply £80 each)	1point	£81.90	£96.60	£178.50
Ductwork and associated BWIC allowance in II Kitchen / Living (refurbish)	Ductwork and associated BWIC allowance	1item	£62.44	£115.00	£177.44
Ductwork and associated BWIC allowance in G Kitchen / Living (refurbish) (2)	Ductwork and associated BWIC allowance	1item	£62.44	£115.00	£177.44
Ductwork and associated BWIC allowance in I Kitchen / Living (refurbish) (2)	Ductwork and associated BWIC allowance	1item	£62.44	£115.00	£177.44
Vented extractor fan / cooker hood in I Kitchen / Living (refurbish) (2)	Mid spec (Bosch PC Sum £220/nr)	1point	£81.90	£278.30	£360.20
Vented extractor fan / cooker hood in G Kitchen / Living (refurbish) (2)	Mid spec (Bosch PC Sum £220/nr)	1point	£81.90	£278.30	£360.20
Vented extractor fan / cooker hood in II Kitchen / Living (refurbish)	Mid spec (Bosch PC Sum £220/nr)	1point	£81.90	£278.30	£360.20
Data points	Specification	Qty	Labour	Materials	Total
Coaxial RG6 Cable TV wiring with 1 no. double socket in G Ground Floor	Coax RG6 cable wiring with 1 no. double socket	1 unit	£81.90	£28.75	£110.65
Coaxial RG6 Cable TV wiring with 1 no. double socket in I First Floor	Coax RG6 cable wiring with 1 no. double socket	1 unit	£81.90	£28.75	£110.65
Coaxial RG6 Cable TV wiring with 1 no. double socket in II Second Floor	Coax RG6 cable wiring with 1 no. double socket	1 unit	£81.90	£28.75	£110.65
Data point in I First Floor	Mid spec (PC Supply £15 each)	2point	£163.80	£36.22	£200.03
Data point in G Ground Floor	Mid spec (PC Supply £15 each)	2point	£163.80	£36.22	£200.03
Data point in II Second Floor	Mid spec (PC Supply £15 each)	2point	£163.80	£36.22	£200.03

Data points	Specification	Qty	Labour	Materials	Total
	each)				
Doorbell	Specification	Qty	Labour	Materials	Total
Door bell in I First Floor	Mid spec (Ring or similar approved, PC Supply £89 each)	1point	£81.90	£107.47	£189.37
Door bell in G Ground Floor	Mid spec (Ring or similar approved, PC Supply £89 each)	1point	£81.90	£107.47	£189.37
Door bell in II Second Floor	Mid spec (Ring or similar approved, PC Supply £89 each)	1point	£81.90	£107.47	£189.37
Sockets	Specification	Qty	Labour	Materials	Total
Double power socket in II Landing (refurbish)	Mid spec (Hamilton)	1point	£81.90	£28.75	£110.65
Double power socket in I Landing (refurbish) (2)	Mid spec (Hamilton)	1point	£81.90	£28.75	£110.65
Shaver socket in G Bathroom (refurbish) (2)	Mid spec (PC Supply £30 each)	1point	£81.90	£36.22	£118.13
Shaver socket in II Bathroom (refurbish)	Mid spec (PC Supply £30 each)	1point	£81.90	£36.22	£118.13
Shaver socket in I Bathroom (refurbish) (2)	Mid spec (PC Supply £30 each)	1point	£81.90	£36.22	£118.13
Single power socket in G Bedroom (refurbish) (2)	Mid spec (Hamilton)	1point	£81.90	£23.00	£104.90
Single power socket in I Bedroom (refurbish)	Mid spec (Hamilton)	1point	£81.90	£23.00	£104.90
Single power socket in G Corridor (refurbish) (2)	Mid spec (Hamilton)	1point	£81.90	£23.00	£104.90
Single power socket in II Bedroom (refurbish)	Mid spec (Hamilton)	1point	£81.90	£23.00	£104.90
Single power socket in G Kitchen / Living (refurbish) (2)	Mid spec (Hamilton)	1point	£81.90	£23.00	£104.90
Single power socket in II Corridor (refurbish)	Mid spec (Hamilton)	1point	£81.90	£23.00	£104.90
Single power socket in II Kitchen / Living (refurbish)	Mid spec (Hamilton)	1point	£81.90	£23.00	£104.90
Single power socket in I Kitchen / Living (refurbish) (2)	Mid spec (Hamilton)	1point	£81.90	£23.00	£104.90
Single power socket in I Corridor (refurbish) (2)	Mid spec (Hamilton)	1point	£81.90	£23.00	£104.90
Single power socket in G Bedroom (refurbish) (3)	Mid spec (Hamilton)	1point	£81.90	£23.00	£104.90
Single power socket in I Bedroom (refurbish) (2)	Mid spec (Hamilton)	1point	£81.90	£23.00	£104.90

Ceiling lights	Specification	Qty	Labour	Materials	Total
Downlight in G Bedroom (refurbish) (2)	Mid spec (PC Supply £15 each)	6point	£491.40	£108.68	£600.07
Downlight in II Kitchen / Living (refurbish)	Mid spec (PC Supply £15 each)	4point	£327.60	£72.45	£400.05
Downlight in II Bathroom (refurbish)	Mid spec (PC Supply £15 each)	4point	£327.60	£72.45	£400.05
Downlight in I Bedroom (refurbish)	Mid spec (PC Supply £15 each)	6point	£491.40	£108.68	£600.07
Downlight in I Landing (refurbish) (2)	Mid spec (PC Supply £15 each)	4point	£327.60	£72.45	£400.05
Downlight in II Bedroom (refurbish)	Mid spec (PC Supply £15 each)	6point	£491.40	£108.68	£600.07
Downlight in I Kitchen / Living (refurbish) (2)	Mid spec (PC Supply £15 each)	4point	£327.60	£72.45	£400.05
Downlight in I Corridor (refurbish) (2)	Mid spec (PC Supply £15 each)	5point	£409.50	£90.56	£500.06
Downlight in G Corridor (refurbish) (2)	Mid spec (PC Supply £15 each)	5point	£409.50	£90.56	£500.06
Downlight in I Bathroom (refurbish) (2)	Mid spec (PC Supply £15 each)	4point	£327.60	£72.45	£400.05
Downlight in II Landing (refurbish)	Mid spec (PC Supply £15 each)	4point	£327.60	£72.45	£400.05
Downlight in G Bedroom (refurbish) (3)	Mid spec (PC Supply £15 each)	6point	£491.40	£108.68	£600.07
Downlight in G Kitchen / Living (refurbish) (2)	Mid spec (PC Supply £15 each)	4point	£327.60	£72.45	£400.05
Downlight in G Bathroom (refurbish) (2)	Mid spec (PC Supply £15 each)	4point	£327.60	£72.45	£400.05
Downlight in II Corridor (refurbish)	Mid spec (PC Supply £15 each)	5point	£409.50	£90.56	£500.06
Downlight in I Bedroom (refurbish) (2)	Mid spec (PC Supply £15 each)	6point	£491.40	£108.68	£600.07
Hob	Specification	Qty	Labour	Materials	Total
Electric hob in I Kitchen / Living (refurbish) (2)	Mid spec (PC Supply £240 each)	1point	£81.90	£289.80	£371.70
Electric hob in G Kitchen / Living (refurbish) (2)	Mid spec (PC Supply £240 each)	1point	£81.90	£289.80	£371.70
Electric hob in II Kitchen / Living (refurbish)	Mid spec (PC Supply £240 each)	1point	£81.90	£289.80	£371.70

Oven	Specification	Qty	Labour	Materials	Total
Electric oven in G Kitchen / Living (refurbish) (2)	Mid spec (Belling)	1point	£122.85	£286.35	£409.20
Electric oven in II Kitchen / Living (refurbish)	Mid spec (Belling)	1point	£122.85	£286.35	£409.20
Electric oven in I Kitchen / Living (refurbish) (2)	Mid spec (Belling)	1point	£122.85	£286.35	£409.20
Switches	Specification	Qty	Labour	Materials	Total
Light switch - 1 gang in G Bedroom (refurbish) (2)	Mid spec (Hamilton)	2point	£163.80	£23.00	£186.80
Light switch - 1 gang in II Landing (refurbish)	Mid spec (Hamilton)	1point	£81.90	£11.50	£93.40
Light switch - 1 gang in I Bedroom (refurbish)	Mid spec (Hamilton)	2point	£163.80	£23.00	£186.80
Light switch - 1 gang in II Kitchen / Living (refurbish)	Mid spec (Hamilton)	2point	£163.80	£23.00	£186.80
Light switch - 1 gang in G Corridor (refurbish) (2)	Mid spec (Hamilton)	2point	£163.80	£23.00	£186.80
Light switch - 1 gang in I Kitchen / Living (refurbish) (2)	Mid spec (Hamilton)	2point	£163.80	£23.00	£186.80
Light switch - 1 gang in I Landing (refurbish) (2)	Mid spec (Hamilton)	1point	£81.90	£11.50	£93.40
Light switch - 1 gang in II Corridor (refurbish)	Mid spec (Hamilton)	2point	£163.80	£23.00	£186.80
Light switch - 1 gang in I Bathroom (refurbish) (2)	Mid spec (Hamilton)	1point	£81.90	£11.50	£93.40
Light switch - 1 gang in II Bedroom (refurbish)	Mid spec (Hamilton)	2point	£163.80	£23.00	£186.80
Light switch - 1 gang in G Bathroom (refurbish) (2)	Mid spec (Hamilton)	1point	£81.90	£11.50	£93.40
Light switch - 1 gang in I Corridor (refurbish) (2)	Mid spec (Hamilton)	2point	£163.80	£23.00	£186.80
Light switch - 1 gang in I Bedroom (refurbish) (2)	Mid spec (Hamilton)	2point	£163.80	£23.00	£186.80
Light switch - 1 gang in II Bathroom (refurbish)	Mid spec (Hamilton)	1point	£81.90	£11.50	£93.40
Light switch - 1 gang in G Kitchen / Living (refurbish) (2)	Mid spec (Hamilton)	2point	£163.80	£23.00	£186.80
Light switch - 1 gang in G Bedroom (refurbish) (3)	Mid spec (Hamilton)	2point	£163.80	£23.00	£186.80

Ceiling preparation and finishes

£885.51

Ceiling preparation	Specification	Qty	Labour	Materials	Total
Fill and sand ceiling / prepare ceiling for paint in I Bathroom (refurbish) (2)	Materials for fill and sand ceiling	3.98m ²	£12.43	£4.58	£17.00
Fill and sand ceiling / prepare ceiling for paint in G Corridor (refurbish) (2)	Materials for fill and sand ceiling	6m ²	£18.73	£6.90	£25.63
Fill and sand ceiling / prepare ceiling for paint in II Bathroom (refurbish)	Materials for fill and sand ceiling	3.98m ²	£12.43	£4.58	£17.00
Fill and sand ceiling / prepare ceiling for paint in I Corridor (refurbish) (2)	Materials for fill and sand ceiling	6m ²	£18.73	£6.90	£25.63
Fill and sand ceiling / prepare ceiling for paint in II Landing (refurbish)	Materials for fill and sand ceiling	5m ²	£15.61	£5.75	£21.36
Fill and sand ceiling / prepare ceiling for paint in II Corridor (refurbish)	Materials for fill and sand ceiling	6m ²	£18.73	£6.90	£25.63
Fill and sand ceiling / prepare ceiling for paint in G Bathroom (refurbish) (2)	Materials for fill and sand ceiling	3.98m ²	£12.43	£4.58	£17.00
Fill and sand ceiling / prepare ceiling for paint in II Kitchen / Living (refurbish)	3mm thistle multi-finish	28.27m ²	£88.26	£32.51	£120.77
Fill and sand ceiling / prepare ceiling for paint in I Landing (refurbish) (2)	Materials for fill and sand ceiling	5m ²	£15.61	£5.75	£21.36
Fill and sand ceiling / prepare ceiling for paint in G Bedroom (refurbish) (2)	Materials for fill and sand ceiling	13.42m ²	£41.90	£15.43	£57.33
Fill and sand ceiling / prepare ceiling for paint in I Bedroom (refurbish) (2)	Materials for fill and sand ceiling	18.76m ²	£58.57	£21.57	£80.14
Fill and sand ceiling / prepare ceiling for paint in I Bedroom (refurbish)	Materials for fill and sand ceiling	15.31m ²	£47.80	£17.61	£65.40
Fill and sand ceiling / prepare ceiling for paint in II Bedroom (refurbish)	Materials for fill and sand ceiling	12.83m ²	£40.05	£14.75	£54.81
Fill and sand ceiling / prepare ceiling for paint in G Kitchen / Living (refurbish) (2)	3mm thistle multi-finish	26.44m ²	£82.54	£30.41	£112.95
Fill and sand ceiling / prepare ceiling for paint in I Kitchen / Living (refurbish) (2)	3mm thistle multi-finish	32.6m ²	£101.77	£37.49	£139.26
Fill and sand ceiling / prepare ceiling for paint in G Bedroom (refurbish) (3)	Materials for fill and sand ceiling	19.72m ²	£61.56	£22.68	£84.24

Wall preparation and finishes

£14,648.50

Internal wall finishes	Specification	Qty	Labour	Materials	Total
Ceramic tiles to walls, excluding adhesive and grout in II Bathroom (refurbish)	Mid spec (PC Sum £60/m2)	8.768001m ²	£383.22	£665.49	£1,048.71
Ceramic tiles to walls, excluding adhesive and grout in G Kitchen / Living (refurbish) (2)	Mid spec (PC Sum £60/m2)	6m ²	£262.24	£455.40	£717.64
Ceramic tiles to walls, excluding adhesive and grout in II Kitchen / Living (refurbish)	Mid spec (PC Sum £60/m2)	6m ²	£262.24	£455.40	£717.64
Ceramic tiles to walls, excluding adhesive and grout in I Bathroom (refurbish) (2)	Mid spec (PC Sum £60/m2)	8.768001m ²	£383.22	£665.49	£1,048.71
Ceramic tiles to walls, excluding adhesive and grout in I Kitchen / Living (refurbish) (2)	Mid spec (PC Sum £60/m2)	6m ²	£262.24	£455.40	£717.64
Ceramic tiles to walls, excluding adhesive and grout in G Bathroom (refurbish) (2)	Mid spec (PC Sum £60/m2)	8.768001m ²	£383.22	£665.49	£1,048.71

Internal wall preparation	Specification	Qty	Labour	Materials	Total
Decoupling membrane to walls in II Kitchen / Living (refurbish)	Schlüter®-DITRA 25 matting	6m ²	£104.90	£64.51	£169.41
Decoupling membrane to walls in II Bathroom (refurbish)	Schlüter®-DITRA 25 matting	8.768001m ²	£153.29	£94.28	£247.56
Decoupling membrane to walls in G Bathroom (refurbish) (2)	Schlüter®-DITRA 25 matting	8.768001m ²	£153.29	£94.28	£247.56
Decoupling membrane to walls in I Bathroom (refurbish) (2)	Schlüter®-DITRA 25 matting	8.768001m ²	£153.29	£94.28	£247.56
Decoupling membrane to walls in G Kitchen / Living (refurbish) (2)	Schlüter®-DITRA 25 matting	6m ²	£104.90	£64.51	£169.41
Decoupling membrane to walls in I Kitchen / Living (refurbish) (2)	Schlüter®-DITRA 25 matting	6m ²	£104.90	£64.51	£169.41
Fill and sand walls / prepare wall for decoration / prepare wall for paint in I Bedroom (refurbish) (2)	Materials for fill and sand walls	45.95m ²	£143.45	£52.84	£196.29
Fill and sand walls / prepare wall for decoration / prepare wall for paint in I Bathroom (refurbish) (2)	Materials for fill and sand walls	21.92m ²	£68.43	£25.21	£93.64
Fill and sand walls / prepare wall for decoration / prepare wall for paint in G Corridor (refurbish) (2)	Materials for fill and sand walls	31m ²	£96.78	£35.65	£132.43
Fill and sand walls / prepare wall for decoration / prepare wall for paint in I Corridor (refurbish) (2)	Materials for fill and sand walls	31m ²	£96.78	£35.65	£132.43
Fill and sand walls / prepare wall for decoration / prepare wall for paint in II Landing (refurbish)	Materials for fill and sand walls	25.2m ²	£78.67	£28.98	£107.65

Internal wall preparation	Specification	Qty	Labour	Materials	Total
Fill and sand walls / prepare wall for decoration / prepare wall for paint in I Bedroom (refurbish)	Materials for fill and sand walls	39.15m ²	£122.22	£45.02	£167.24
Fill and sand walls / prepare wall for decoration / prepare wall for paint in II Bedroom (refurbish)	Materials for fill and sand walls	36.05m ²	£112.54	£41.46	£154.00
Fill and sand walls / prepare wall for decoration / prepare wall for paint in II Bathroom (refurbish)	Materials for fill and sand walls	21.92m ²	£68.43	£25.21	£93.64
Fill and sand walls / prepare wall for decoration / prepare wall for paint in II Corridor (refurbish)	Materials for fill and sand walls	31m ²	£96.78	£35.65	£132.43
Fill and sand walls / prepare wall for decoration / prepare wall for paint in G Bedroom (refurbish) (3)	Materials for fill and sand walls	44.9m ²	£140.17	£51.64	£191.81
Fill and sand walls / prepare wall for decoration / prepare wall for paint in G Bedroom (refurbish) (2)	Materials for fill and sand walls	36.7m ²	£114.57	£42.21	£156.78
Fill and sand walls / prepare wall for decoration / prepare wall for paint in G Bathroom (refurbish) (2)	Materials for fill and sand walls	21.92m ²	£68.43	£25.21	£93.64
Fill and sand walls / prepare wall for decoration / prepare wall for paint in II Kitchen / Living (refurbish)	3mm thistle multi-finish	57.51m ²	£179.54	£66.14	£245.68
Fill and sand walls / prepare wall for decoration / prepare wall for paint in I Landing (refurbish) (2)	Materials for fill and sand walls	25.2m ²	£78.67	£28.98	£107.65
Fill and sand walls / prepare wall for decoration / prepare wall for paint in G Kitchen / Living (refurbish) (2)	3mm thistle multi-finish	55.94m ²	£174.64	£64.33	£238.97
Fill and sand walls / prepare wall for decoration / prepare wall for paint in I Kitchen / Living (refurbish) (2)	3mm thistle multi-finish	61.67m ²	£192.53	£70.92	£263.45
Tile adhesive and grouting in II Kitchen / Living (refurbish)	10mm flexible adhesive and MAPEI grouting	6m ²	£56.19	£10.35	£66.54
Tile adhesive and grouting in G Kitchen / Living (refurbish) (2)	10mm flexible adhesive and MAPEI grouting	6m ²	£56.19	£10.35	£66.54
Tile adhesive and grouting in I Kitchen / Living (refurbish) (2)	10mm flexible adhesive and MAPEI grouting	6m ²	£56.19	£10.35	£66.54
Tile adhesive and grouting in II Bathroom (refurbish)	10mm flexible adhesive and MAPEI grouting	8.768001m ²	£82.12	£15.12	£97.24
Tile adhesive and grouting in G Bathroom (refurbish) (2)	10mm flexible adhesive and MAPEI grouting	8.768001m ²	£82.12	£15.12	£97.24
Tile adhesive and grouting in I Bathroom (refurbish) (2)	10mm flexible adhesive and MAPEI grouting	8.768001m ²	£82.12	£15.12	£97.24
Tile backer board to walls in G Bathroom (refurbish) (2)	Schluter KERDI BOARD Tile Backer Board 12.5mm	8.768001m ²	£205.29	£486.01	£691.30

Internal wall preparation	Specification	Qty	Labour	Materials	Total
Tile backer board to walls in I Bathroom (refurbish) (2)	Schluter KERDI BOARD Tile Backer Board 12.5mm	8.768001m ²	£205.29	£486.01	£691.30
Tile backer board to walls in II Bathroom (refurbish)	Schluter KERDI BOARD Tile Backer Board 12.5mm	8.768001m ²	£205.29	£486.01	£691.30
Tile backer board to walls in II Kitchen / Living (refurbish)	Schluter KERDI BOARD Tile Backer Board 12.5mm	6m ²	£140.48	£332.58	£473.06
Tile backer board to walls in G Kitchen / Living (refurbish) (2)	Schluter KERDI BOARD Tile Backer Board 12.5mm	6m ²	£140.48	£332.58	£473.06
Tile backer board to walls in I Kitchen / Living (refurbish) (2)	Schluter KERDI BOARD Tile Backer Board 12.5mm	6m ²	£140.48	£332.58	£473.06

Wall decorative profile	Specification	Qty	Labour	Materials	Total
Skirting in I Landing (refurbish) (2)	Mid spec (Wickes or similar approved)	9m	£61.43	£58.99	£120.42
Skirting in II Kitchen / Living (refurbish)	Mid spec (Wickes or similar approved)	21.3m	£145.37	£139.62	£284.99
Skirting in I Corridor (refurbish) (2)	Mid spec (Wickes or similar approved)	12.4m	£84.63	£81.28	£165.91
Skirting in I Kitchen / Living (refurbish) (2)	Mid spec (Wickes or similar approved)	22.84m	£155.88	£149.72	£305.60
Skirting in G Corridor (refurbish) (2)	Mid spec (Wickes or similar approved)	12.4m	£84.63	£81.28	£165.91
Skirting in II Landing (refurbish)	Mid spec (Wickes or similar approved)	9m	£61.43	£58.99	£120.42
Skirting in II Corridor (refurbish)	Mid spec (Wickes or similar approved)	12.4m	£84.63	£81.28	£165.91
Skirting in G Kitchen / Living (refurbish) (2)	Mid spec (Wickes or similar approved)	20.72m	£141.41	£135.82	£277.23

Floor preparation and finishes £33,285.72

Floor finishes	Specification	Qty	Labour	Materials	Total
Carpet to floor in G Bedroom (refurbish) (3)	Mid spec (PC Sum £45/m2)	19.72m ²	£461.23	£1,020.51	£1,481.74
Carpet to floor in I Bedroom (refurbish) (2)	Mid spec (PC Sum £45/m2)	18.76m ²	£438.77	£970.83	£1,409.60
Carpet to floor in G Bedroom (refurbish) (2)	Mid spec (PC Sum £45/m2)	13.42m ²	£313.88	£694.48	£1,008.36
Carpet to floor in I Bedroom (refurbish)	Mid spec (PC Sum £45/m2)	15.31m ²	£358.08	£792.29	£1,150.37
Carpet to floor in II Bedroom (refurbish)	Mid spec (PC Sum £45/m2)	12.83m ²	£300.08	£663.95	£964.03
Ceramic tiles to floor, excluding adhesive and grout in I Bathroom (refurbish) (2)	Mid spec (PC Sum £60/m2)	3.98m ²	£173.95	£302.08	£476.03

Floor finishes	Specification	Qty	Labour	Materials	Total
Ceramic tiles to floor, excluding adhesive and grout in G Bathroom (refurbish) (2)	Mid spec (PC Sum £60/m2)	3.98m ²	£173.95	£302.08	£476.03
Ceramic tiles to floor, excluding adhesive and grout in II Bathroom (refurbish)	Mid spec (PC Sum £60/m2)	3.98m ²	£173.95	£302.08	£476.03
Tile adhesive and grouting to floor in G Bathroom (refurbish) (2)	10mm flexible adhesive and MAPEI grouting	3.98m ²	£37.28	£6.87	£44.14
Tile adhesive and grouting to floor in I Bathroom (refurbish) (2)	10mm flexible adhesive and MAPEI grouting	3.98m ²	£37.28	£6.87	£44.14
Tile adhesive and grouting to floor in II Bathroom (refurbish)	10mm flexible adhesive and MAPEI grouting	3.98m ²	£37.28	£6.87	£44.14
Tile skirting to floor in I Bathroom (refurbish) (2)	Mid Spec (PC Sum £10/m)	8.12m	£253.50	£102.72	£356.21
Tile skirting to floor in G Bathroom (refurbish) (2)	Mid Spec (PC Sum £10/m)	8.12m	£253.50	£102.72	£356.21
Tile skirting to floor in II Bathroom (refurbish)	Mid Spec (PC Sum £10/m)	8.12m	£253.50	£102.72	£356.21
Engineered wood to floor in II Corridor (refurbish)	Mid spec (PC Sum £80/m2)	6m ²	£372.65	£607.20	£979.85
Engineered wood to floor in G Kitchen / Living (refurbish) (2)	Mid spec (PC Sum £80/m2)	26.44m ²	£1,642.12	£2,675.73	£4,317.85
Engineered wood to floor in II Landing (refurbish)	Mid spec (PC Sum £80/m2)	5m ²	£310.54	£506.00	£816.54
Engineered wood to floor in I Corridor (refurbish) (2)	Mid spec (PC Sum £80/m2)	6m ²	£372.65	£607.20	£979.85
Engineered wood to floor in II Kitchen / Living (refurbish)	Mid spec (PC Sum £80/m2)	28.27m ²	£1,755.78	£2,860.92	£4,616.70
Engineered wood to floor in I Landing (refurbish) (2)	Mid spec (PC Sum £80/m2)	5m ²	£310.54	£506.00	£816.54
Engineered wood to floor in G Corridor (refurbish) (2)	Mid spec (PC Sum £80/m2)	6m ²	£372.65	£607.20	£979.85
Engineered wood to floor in I Kitchen / Living (refurbish) (2)	Mid spec (PC Sum £80/m2)	32.6m ²	£2,024.70	£3,299.12	£5,323.82

Floor preparation	Specification	Qty	Labour	Materials	Total
Decoupling membrane to floor in II Bathroom (refurbish)	Schlüter®-DITRA 25 matting	3.98m ²	£62.13	£42.79	£104.92
Decoupling membrane to floor in G Bathroom (refurbish) (2)	Schlüter®-DITRA 25 matting	3.98m ²	£62.13	£42.79	£104.92
Decoupling membrane to floor in I Bathroom (refurbish) (2)	Schlüter®-DITRA 25 matting	3.98m ²	£62.13	£42.79	£104.92
Flooring underlay in G Kitchen / Living (refurbish) (2)	Hush Mat 15	26.44m ²	£123.68	£620.28	£743.96
Flooring underlay in G Bedroom (refurbish) (3)	Hush Mat 15	19.72m ²	£92.25	£462.63	£554.88
Flooring underlay in I Corridor (refurbish) (2)	Hush Mat 15	6m ²	£28.07	£140.76	£168.83
Flooring underlay in I Bedroom	Hush Mat 15	18.76m ²	£87.75	£440.11	£527.86

Floor preparation	Specification	Qty	Labour	Materials	Total
(refurbish) (2)					
Flooring underlay in II Kitchen / Living (refurbish)	Hush Mat 15	28.27m ²	£132.24	£663.21	£795.45
Flooring underlay in G Bedroom (refurbish) (2)	Hush Mat 15	13.42m ²	£62.78	£314.83	£377.61
Flooring underlay in I Bedroom (refurbish)	Hush Mat 15	15.31m ²	£71.62	£359.17	£430.79
Flooring underlay in G Corridor (refurbish) (2)	Hush Mat 15	6m ²	£28.07	£140.76	£168.83
Flooring underlay in II Landing (refurbish)	Hush Mat 15	5m ²	£23.39	£117.30	£140.69
Flooring underlay in II Bedroom (refurbish)	Hush Mat 15	12.83m ²	£60.02	£300.99	£361.01
Flooring underlay in I Kitchen / Living (refurbish) (2)	Hush Mat 15	32.6m ²	£152.49	£764.80	£917.29
Flooring underlay in II Corridor (refurbish)	Hush Mat 15	6m ²	£28.07	£140.76	£168.83
Flooring underlay in I Landing (refurbish) (2)	Hush Mat 15	5m ²	£23.39	£117.30	£140.69

Units and worktops

£18,000.00

Complete Kitchen	Specification	Qty	Labour	Materials	Total
Kitchen Units and Worktops in I Kitchen / Living (refurbish) (2) (Provisional)	Mid spec (PC Supply £10,000)	1 unit			£6,000.00
Kitchen Units and Worktops in G Kitchen / Living (refurbish) (2) (Provisional)	Mid spec (PC Supply £10,000)	1 unit			£6,000.00
Kitchen Units and Worktops in II Kitchen / Living (refurbish) (Provisional)	Mid spec (PC Supply £10,000)	1 unit			£6,000.00

Decoration

£28,496.14

Paint to windows	Specification	Qty	Labour	Materials	Total
Primer, undercoat and gloss coat of paint to window board in II Bedroom (refurbish)	Mid spec (Dulux or similar approved)	1m	£11.24	£1.15	£12.39
Primer, undercoat and gloss coat of paint to window board in II Landing (refurbish)	Mid spec (Dulux or similar approved)	1m	£11.24	£1.15	£12.39
Primer, undercoat and gloss coat of paint to window board in I	Mid spec (Dulux or similar approved)	1m	£11.24	£1.15	£12.39

Paint to windows	Specification	Qty	Labour	Materials	Total
Bathroom (refurbish) (2)					
Primer, undercoat and gloss coat of paint to window board in II Corridor (refurbish)	Mid spec (Dulux or similar approved)	1m	£11.24	£1.15	£12.39
Primer, undercoat and gloss coat of paint to window board in G Kitchen / Living (refurbish) (2)	Mid spec (Dulux or similar approved)	1m	£11.24	£1.15	£12.39
Primer, undercoat and gloss coat of paint to window board in G Bathroom (refurbish) (2)	Mid spec (Dulux or similar approved)	1m	£11.24	£1.15	£12.39
Primer, undercoat and gloss coat of paint to window board in II Kitchen / Living (refurbish)	Mid spec (Dulux or similar approved)	1m	£11.24	£1.15	£12.39
Primer, undercoat and gloss coat of paint to window board in I Landing (refurbish) (2)	Mid spec (Dulux or similar approved)	1m	£11.24	£1.15	£12.39
Primer, undercoat and gloss coat of paint to window board in II Bathroom (refurbish)	Mid spec (Dulux or similar approved)	1m	£11.24	£1.15	£12.39
Primer, undercoat and gloss coat of paint to window board in I Kitchen / Living (refurbish) (2)	Mid spec (Dulux or similar approved)	1m	£11.24	£1.15	£12.39
Primer, undercoat and gloss coat of paint to window board in I Corridor (refurbish) (2)	Mid spec (Dulux or similar approved)	1m	£11.24	£1.15	£12.39
Primer, undercoat and gloss coat of paint to window board in I Bedroom (refurbish) (2)	Mid spec (Dulux or similar approved)	1m	£11.24	£1.15	£12.39
Primer, undercoat and gloss coat of paint to window board in G Bedroom (refurbish) (3)	Mid spec (Dulux or similar approved)	1m	£11.24	£1.15	£12.39
Primer, undercoat and gloss coat of paint to window board in G Bedroom (refurbish) (2)	Mid spec (Dulux or similar approved)	1m	£11.24	£1.15	£12.39
Primer, undercoat and gloss coat of paint to window board in I Bedroom (refurbish)	Mid spec (Dulux or similar approved)	1m	£11.24	£1.15	£12.39
Primer, undercoat and gloss coat of paint to window board in G Corridor (refurbish) (2)	Mid spec (Dulux or similar approved)	1m	£11.24	£1.15	£12.39
Sand back, repair and correct, apply primer and top coat to wooden window frame in G Bathroom (refurbish) (2)	Primer and top coat to window	1 unit	£249.75	£11.50	£261.25
Sand back, repair and correct, apply primer and top coat to wooden window frame in II Kitchen / Living (refurbish)	Primer and top coat to window	1 unit	£249.75	£11.50	£261.25
Sand back, repair and correct, apply primer and top coat to wooden window frame in I Bathroom (refurbish) (2)	Primer and top coat to window	1 unit	£249.75	£11.50	£261.25
Sand back, repair and correct, apply primer and top coat to	Primer and top coat to window	1 unit	£249.75	£11.50	£261.25

Paint to windows	Specification	Qty	Labour	Materials	Total
wooden window frame in II Bathroom (refurbish)					
Sand back, repair and correct, apply primer and top coat to wooden window frame in I Kitchen / Living (refurbish) (2)	Primer and top coat to window	1 unit	£249.75	£11.50	£261.25
Sand back, repair and correct, apply primer and top coat to wooden window frame in II Landing (refurbish)	Primer and top coat to window	1 unit	£249.75	£11.50	£261.25
Sand back, repair and correct, apply primer and top coat to wooden window frame in G Kitchen / Living (refurbish) (2)	Primer and top coat to window	1 unit	£249.75	£11.50	£261.25
Sand back, repair and correct, apply primer and top coat to wooden window frame in I Bedroom (refurbish) (2)	Primer and top coat to window	1 unit	£249.75	£11.50	£261.25
Sand back, repair and correct, apply primer and top coat to wooden window frame in I Bedroom (refurbish)	Primer and top coat to window	1 unit	£249.75	£11.50	£261.25
Sand back, repair and correct, apply primer and top coat to wooden window frame in II Bedroom (refurbish)	Primer and top coat to window	1 unit	£249.75	£11.50	£261.25
Sand back, repair and correct, apply primer and top coat to wooden window frame in I Landing (refurbish) (2)	Primer and top coat to window	1 unit	£249.75	£11.50	£261.25
Sand back, repair and correct, apply primer and top coat to wooden window frame in G Bedroom (refurbish) (3)	Primer and top coat to window	1 unit	£249.75	£11.50	£261.25
Sand back, repair and correct, apply primer and top coat to wooden window frame in G Bedroom (refurbish) (2)	Primer and top coat to window	1 unit	£249.75	£11.50	£261.25
Sand back, repair and correct, apply primer and top coat to wooden window frame in G Corridor (refurbish) (2)	Primer and top coat to window	1 unit	£249.75	£11.50	£261.25
Sand back, repair and correct, apply primer and top coat to wooden window frame in I Corridor (refurbish) (2)	Primer and top coat to window	1 unit	£249.75	£11.50	£261.25
Sand back, repair and correct, apply primer and top coat to wooden window frame in II Corridor (refurbish)	Primer and top coat to window	1 unit	£249.75	£11.50	£261.25
Scrape, fill and sand window board in I Kitchen / Living (refurbish) (2)	Materials for fill and sand window board	1m	£3.12	£0.38	£3.50
Scrape, fill and sand window board in G Kitchen / Living (refurbish) (2)	Materials for fill and sand window board	1m	£3.12	£0.38	£3.50

Paint to windows	Specification	Qty	Labour	Materials	Total
Scrape, fill and sand window board in I Bedroom (refurbish)	Materials for fill and sand window board	1m	£3.12	£0.38	£3.50
Scrape, fill and sand window board in II Bedroom (refurbish)	Materials for fill and sand window board	1m	£3.12	£0.38	£3.50
Scrape, fill and sand window board in G Bedroom (refurbish) (3)	Materials for fill and sand window board	1m	£3.12	£0.38	£3.50
Scrape, fill and sand window board in G Bedroom (refurbish) (2)	Materials for fill and sand window board	1m	£3.12	£0.38	£3.50
Scrape, fill and sand window board in I Bedroom (refurbish) (2)	Materials for fill and sand window board	1m	£3.12	£0.38	£3.50
Scrape, fill and sand window board in G Corridor (refurbish) (2)	Materials for fill and sand window board	1m	£3.12	£0.38	£3.50
Scrape, fill and sand window board in I Corridor (refurbish) (2)	Materials for fill and sand window board	1m	£3.12	£0.38	£3.50
Scrape, fill and sand window board in II Landing (refurbish)	Materials for fill and sand window board	1m	£3.12	£0.38	£3.50
Scrape, fill and sand window board in II Corridor (refurbish)	Materials for fill and sand window board	1m	£3.12	£0.38	£3.50
Scrape, fill and sand window board in G Bathroom (refurbish) (2)	Materials for fill and sand window board	1m	£3.12	£0.38	£3.50
Scrape, fill and sand window board in I Bathroom (refurbish) (2)	Materials for fill and sand window board	1m	£3.12	£0.38	£3.50
Scrape, fill and sand window board in I Landing (refurbish) (2)	Materials for fill and sand window board	1m	£3.12	£0.38	£3.50
Scrape, fill and sand window board in II Kitchen / Living (refurbish)	Materials for fill and sand window board	1m	£3.12	£0.38	£3.50
Scrape, fill and sand window board in II Bathroom (refurbish)	Materials for fill and sand window board	1m	£3.12	£0.38	£3.50

Paint to skirting	Specification	Qty	Labour	Materials	Total
Primer, undercoat and gloss coat to skirting in II Kitchen / Living (refurbish)	Mid spec (Dulux or similar approved)	21.3m	£339.13	£24.49	£363.62
Primer, undercoat and gloss coat to skirting in II Landing (refurbish)	Mid spec (Dulux or similar approved)	9m	£143.29	£10.35	£153.64
Primer, undercoat and gloss coat to skirting in I Corridor (refurbish) (2)	Mid spec (Dulux or similar approved)	12.4m	£197.43	£14.26	£211.69
Primer, undercoat and gloss coat to skirting in I Bedroom (refurbish) (2)	Mid spec (Dulux or similar approved)	18.38m	£292.64	£21.14	£313.78
Primer, undercoat and gloss coat to skirting in I Kitchen / Living (refurbish) (2)	Mid spec (Dulux or similar approved)	22.84m	£363.65	£26.27	£389.91
Primer, undercoat and gloss coat to skirting in I Bathroom (refurbish) (2)	Mid spec (Dulux or similar approved)	8.12m	£129.28	£9.34	£138.62
Primer, undercoat and gloss coat to skirting in G Bedroom (refurbish) (3)	Mid spec (Dulux or similar approved)	17.96m	£285.95	£20.65	£306.61

Paint to skirting	Specification	Qty	Labour	Materials	Total
Primer, undercoat and gloss coat to skirting in I Landing (refurbish) (2)	Mid spec (Dulux or similar approved)	9m	£143.29	£10.35	£153.64
Primer, undercoat and gloss coat to skirting in G Bathroom (refurbish) (2)	Mid spec (Dulux or similar approved)	8.12m	£129.28	£9.34	£138.62
Primer, undercoat and gloss coat to skirting in I Bedroom (refurbish)	Mid spec (Dulux or similar approved)	15.66m	£249.33	£18.01	£267.34
Primer, undercoat and gloss coat to skirting in G Corridor (refurbish) (2)	Mid spec (Dulux or similar approved)	12.4m	£197.43	£14.26	£211.69
Primer, undercoat and gloss coat to skirting in G Bedroom (refurbish) (2)	Mid spec (Dulux or similar approved)	14.68m	£233.73	£16.88	£250.61
Primer, undercoat and gloss coat to skirting in G Kitchen / Living (refurbish) (2)	Mid spec (Dulux or similar approved)	20.72m	£329.89	£23.83	£353.72
Primer, undercoat and gloss coat to skirting in II Bathroom (refurbish)	Mid spec (Dulux or similar approved)	8.12m	£129.28	£9.34	£138.62
Primer, undercoat and gloss coat to skirting in II Corridor (refurbish)	Mid spec (Dulux or similar approved)	12.4m	£197.43	£14.26	£211.69
Primer, undercoat and gloss coat to skirting in II Bedroom (refurbish)	Mid spec (Dulux or similar approved)	14.42m	£229.59	£16.58	£246.17
Scrape, fill and sand skirting in G Bathroom (refurbish) (2)	Materials for fill and sand skirting	8.12m	£25.35	£3.08	£28.43
Scrape, fill and sand skirting in II Kitchen / Living (refurbish)	Materials for fill and sand skirting	21.3m	£66.50	£8.08	£74.58
Scrape, fill and sand skirting in I Bathroom (refurbish) (2)	Materials for fill and sand skirting	8.12m	£25.35	£3.08	£28.43
Scrape, fill and sand skirting in I Landing (refurbish) (2)	Materials for fill and sand skirting	9m	£28.10	£3.42	£31.51
Scrape, fill and sand skirting in II Bathroom (refurbish)	Materials for fill and sand skirting	8.12m	£25.35	£3.08	£28.43
Scrape, fill and sand skirting in G Corridor (refurbish) (2)	Materials for fill and sand skirting	12.4m	£38.71	£4.71	£43.42
Scrape, fill and sand skirting in I Corridor (refurbish) (2)	Materials for fill and sand skirting	12.4m	£38.71	£4.71	£43.42
Scrape, fill and sand skirting in II Corridor (refurbish)	Materials for fill and sand skirting	12.4m	£38.71	£4.71	£43.42
Scrape, fill and sand skirting in G Kitchen / Living (refurbish) (2)	Materials for fill and sand skirting	20.72m	£64.69	£7.86	£72.55
Scrape, fill and sand skirting in I Kitchen / Living (refurbish) (2)	Materials for fill and sand skirting	22.84m	£71.30	£8.67	£79.97
Scrape, fill and sand skirting in I Bedroom (refurbish)	Materials for fill and sand skirting	15.66m	£48.89	£5.94	£54.83
Scrape, fill and sand skirting in II Bedroom (refurbish)	Materials for fill and sand skirting	14.42m	£45.02	£5.47	£50.49
Scrape, fill and sand skirting in G	Materials for fill and sand	17.96m	£56.07	£6.82	£62.88

Paint to skirting	Specification	Qty	Labour	Materials	Total
Bedroom (refurbish) (3)	skirting				
Scrape, fill and sand skirting in G Bedroom (refurbish) (2)	Materials for fill and sand skirting	14.68m	£45.83	£5.57	£51.40
Scrape, fill and sand skirting in I Bedroom (refurbish) (2)	Materials for fill and sand skirting	18.38m	£57.38	£6.98	£64.36
Scrape, fill and sand skirting in II Landing (refurbish)	Materials for fill and sand skirting	9m	£28.10	£3.42	£31.51

Paint to doors	Specification	Qty	Labour	Materials	Total
Scrape, fill and sand door in I Bedroom (refurbish)	Materials for fill and sand door (single door)	1 unit	£11.80	£4.35	£16.15
Scrape, fill and sand door in II Bedroom (refurbish)	Materials for fill and sand door (single door)	1 unit	£11.80	£4.35	£16.15
Scrape, fill and sand door in G Bedroom (refurbish) (3)	Materials for fill and sand door (single door)	1 unit	£11.80	£4.35	£16.15
Scrape, fill and sand door in G Kitchen / Living (refurbish) (2)	Materials for fill and sand door (single door)	1 unit	£11.80	£4.35	£16.15
Scrape, fill and sand door in G Bedroom (refurbish) (2)	Materials for fill and sand door (single door)	1 unit	£11.80	£4.35	£16.15
Scrape, fill and sand door in I Kitchen / Living (refurbish) (2)	Materials for fill and sand door (single door)	1 unit	£11.80	£4.35	£16.15
Scrape, fill and sand door in I Bedroom (refurbish) (2)	Materials for fill and sand door (single door)	1 unit	£11.80	£4.35	£16.15
Scrape, fill and sand door in G Bathroom (refurbish) (2)	Materials for fill and sand door (single door)	1 unit	£11.80	£4.35	£16.15
Scrape, fill and sand door in I Bathroom (refurbish) (2)	Materials for fill and sand door (single door)	1 unit	£11.80	£4.35	£16.15
Scrape, fill and sand door in II Bathroom (refurbish)	Materials for fill and sand door (single door)	1 unit	£11.80	£4.35	£16.15
Scrape, fill and sand door in II Kitchen / Living (refurbish)	Materials for fill and sand door (single door)	1 unit	£11.80	£4.35	£16.15
Primer, undercoat and gloss coat to softwood door in G Kitchen / Living (refurbish) (2)	Mid spec (Dulux or similar approved)	1 unit	£152.97	£13.80	£166.77
Primer, undercoat and gloss coat to softwood door in I Bedroom (refurbish) (2)	Mid spec (Dulux or similar approved)	1 unit	£152.97	£13.80	£166.77
Primer, undercoat and gloss coat to softwood door in G Bathroom (refurbish) (2)	Mid spec (Dulux or similar approved)	1 unit	£152.97	£13.80	£166.77
Primer, undercoat and gloss coat to softwood door in II Second Floor	Mid spec (Dulux or similar approved)	1 unit	£152.97	£13.80	£166.77
Primer, undercoat and gloss coat to softwood door in II Bedroom (refurbish)	Mid spec (Dulux or similar approved)	1 unit	£152.97	£13.80	£166.77
Primer, undercoat and gloss coat to softwood door in G Bedroom (refurbish) (3)	Mid spec (Dulux or similar approved)	1 unit	£152.97	£13.80	£166.77

Paint to doors	Specification	Qty	Labour	Materials	Total
Primer, undercoat and gloss coat to softwood door in I Bedroom (refurbish)	Mid spec (Dulux or similar approved)	1 unit	£152.97	£13.80	£166.77
Primer, undercoat and gloss coat to softwood door in II Bathroom (refurbish)	Mid spec (Dulux or similar approved)	1 unit	£152.97	£13.80	£166.77
Primer, undercoat and gloss coat to softwood door in G Bedroom (refurbish) (2)	Mid spec (Dulux or similar approved)	1 unit	£152.97	£13.80	£166.77
Primer, undercoat and gloss coat to softwood door in II Kitchen / Living (refurbish)	Mid spec (Dulux or similar approved)	1 unit	£152.97	£13.80	£166.77
Primer, undercoat and gloss coat to softwood door in I Kitchen / Living (refurbish) (2)	Mid spec (Dulux or similar approved)	1 unit	£152.97	£13.80	£166.77
Primer, undercoat and gloss coat to softwood door in II Bedroom (refurbish)	Mid spec (Dulux or similar approved)	1 unit	£152.97	£13.80	£166.77
Primer, undercoat and gloss coat to softwood door in I First Floor	Mid spec (Dulux or similar approved)	1 unit	£152.97	£13.80	£166.77
Primer, undercoat and gloss coat to softwood door in I Bathroom (refurbish) (2)	Mid spec (Dulux or similar approved)	1 unit	£152.97	£13.80	£166.77
Primer, undercoat and gloss coat to softwood door in G Ground Floor	Mid spec (Dulux or similar approved)	1 unit	£152.97	£13.80	£166.77

Paint to architraves	Specification	Qty	Labour	Materials	Total
Scrape, fill and sand architrave in II Kitchen / Living (refurbish)	Materials for fill and sand architrave (single door)	1 unit	£5.25	£1.76	£7.01
Scrape, fill and sand architrave in G Bathroom (refurbish) (2)	Materials for fill and sand architrave (single door)	1 unit	£5.25	£1.76	£7.01
Scrape, fill and sand architrave in I Bathroom (refurbish) (2)	Materials for fill and sand architrave (single door)	1 unit	£5.25	£1.76	£7.01
Scrape, fill and sand architrave in I Bedroom (refurbish)	Materials for fill and sand architrave (single door)	1 unit	£5.25	£1.76	£7.01
Scrape, fill and sand architrave in II Bedroom (refurbish)	Materials for fill and sand architrave (single door)	1 unit	£5.25	£1.76	£7.01
Scrape, fill and sand architrave in II Bathroom (refurbish)	Materials for fill and sand architrave (single door)	1 unit	£5.25	£1.76	£7.01
Scrape, fill and sand architrave in G Bedroom (refurbish) (3)	Materials for fill and sand architrave (single door)	1 unit	£5.25	£1.76	£7.01
Scrape, fill and sand architrave in G Kitchen / Living (refurbish) (2)	Materials for fill and sand architrave (single door)	1 unit	£5.25	£1.76	£7.01
Scrape, fill and sand architrave in G Bedroom (refurbish) (2)	Materials for fill and sand architrave (single door)	1 unit	£5.25	£1.76	£7.01
Scrape, fill and sand architrave in I Kitchen / Living (refurbish) (2)	Materials for fill and sand architrave (single door)	1 unit	£5.25	£1.76	£7.01
Scrape, fill and sand architrave in I Bedroom (refurbish) (2)	Materials for fill and sand architrave (single door)	1 unit	£5.25	£1.76	£7.01

Paint to architraves	Specification	Qty	Labour	Materials	Total
Primer, undercoat and gloss coat to softwood architrave in II Kitchen / Living (refurbish)	Mid spec (Dulux or similar approved)	1 unit	£46.20	£5.75	£51.95
Primer, undercoat and gloss coat to softwood architrave in II Bedroom (refurbish)	Mid spec (Dulux or similar approved)	1 unit	£46.20	£5.75	£51.95
Primer, undercoat and gloss coat to softwood architrave in II Bathroom (refurbish)	Mid spec (Dulux or similar approved)	1 unit	£46.20	£5.75	£51.95
Primer, undercoat and gloss coat to softwood architrave in I Kitchen / Living (refurbish) (2)	Mid spec (Dulux or similar approved)	1 unit	£46.20	£5.75	£51.95
Primer, undercoat and gloss coat to softwood architrave in I Bathroom (refurbish) (2)	Mid spec (Dulux or similar approved)	1 unit	£46.20	£5.75	£51.95
Primer, undercoat and gloss coat to softwood architrave in G Bedroom (refurbish) (3)	Mid spec (Dulux or similar approved)	1 unit	£46.20	£5.75	£51.95
Primer, undercoat and gloss coat to softwood architrave in I Bedroom (refurbish) (2)	Mid spec (Dulux or similar approved)	1 unit	£46.20	£5.75	£51.95
Primer, undercoat and gloss coat to softwood architrave in G Kitchen / Living (refurbish) (2)	Mid spec (Dulux or similar approved)	1 unit	£46.20	£5.75	£51.95
Primer, undercoat and gloss coat to softwood architrave in G Bedroom (refurbish) (2)	Mid spec (Dulux or similar approved)	1 unit	£46.20	£5.75	£51.95
Primer, undercoat and gloss coat to softwood architrave in I Bedroom (refurbish)	Mid spec (Dulux or similar approved)	1 unit	£46.20	£5.75	£51.95
Primer, undercoat and gloss coat to softwood architrave in G Bathroom (refurbish) (2)	Mid spec (Dulux or similar approved)	1 unit	£46.20	£5.75	£51.95
Paint to ceiling	Specification	Qty	Labour	Materials	Total
Mist coat and two coats of paint to ceiling and cornice in I Corridor (refurbish) (2)	Mid spec (Dulux or similar approved)	6m ²	£121.75	£9.45	£131.21
Mist coat and two coats of paint to ceiling and cornice in G Bathroom (refurbish) (2)	Mid spec (Dulux or similar approved)	3.98m ²	£80.76	£6.27	£87.03
Mist coat and two coats of paint to ceiling and cornice in I Kitchen / Living (refurbish) (2)	Mid spec (Dulux or similar approved)	32.6m ²	£661.53	£51.36	£712.89
Mist coat and two coats of paint to ceiling and cornice in II Bathroom (refurbish)	Mid spec (Dulux or similar approved)	3.98m ²	£80.76	£6.27	£87.03
Mist coat and two coats of paint to ceiling and cornice in G Bedroom (refurbish) (3)	Mid spec (Dulux or similar approved)	19.72m ²	£400.16	£31.07	£431.23
Mist coat and two coats of paint to ceiling and cornice in I Bedroom (refurbish) (2)	Mid spec (Dulux or similar approved)	18.76m ²	£380.68	£29.56	£410.24

Paint to ceiling	Specification	Qty	Labour	Materials	Total
Mist coat and two coats of paint to ceiling and cornice in G Corridor (refurbish) (2)	Mid spec (Dulux or similar approved)	6m ²	£121.75	£9.45	£131.21
Mist coat and two coats of paint to ceiling and cornice in II Landing (refurbish)	Mid spec (Dulux or similar approved)	5m ²	£101.46	£7.88	£109.34
Mist coat and two coats of paint to ceiling and cornice in G Kitchen / Living (refurbish) (2)	Mid spec (Dulux or similar approved)	26.44m ²	£536.53	£41.66	£578.18
Mist coat and two coats of paint to ceiling and cornice in G Bedroom (refurbish) (2)	Mid spec (Dulux or similar approved)	13.42m ²	£272.32	£21.14	£293.46
Mist coat and two coats of paint to ceiling and cornice in I Bedroom (refurbish)	Mid spec (Dulux or similar approved)	15.31m ²	£310.67	£24.12	£334.79
Mist coat and two coats of paint to ceiling and cornice in II Corridor (refurbish)	Mid spec (Dulux or similar approved)	6m ²	£121.75	£9.45	£131.21
Mist coat and two coats of paint to ceiling and cornice in II Kitchen / Living (refurbish)	Mid spec (Dulux or similar approved)	28.27m ²	£573.66	£44.54	£618.20
Mist coat and two coats of paint to ceiling and cornice in II Bedroom (refurbish)	Mid spec (Dulux or similar approved)	12.83m ²	£260.35	£20.21	£280.56
Mist coat and two coats of paint to ceiling and cornice in I Bathroom (refurbish) (2)	Mid spec (Dulux or similar approved)	3.98m ²	£80.76	£6.27	£87.03
Mist coat and two coats of paint to ceiling and cornice in I Landing (refurbish) (2)	Mid spec (Dulux or similar approved)	5m ²	£101.46	£7.88	£109.34

Paint to walls	Specification	Qty	Labour	Materials	Total
Mist coat and two coats of paint to walls in II Bathroom (refurbish)	Mid spec (Dulux or similar approved)	13.152m ²	£250.46	£20.72	£271.18
Mist coat and two coats of paint to walls in G Kitchen / Living (refurbish) (2)	Mid spec (Dulux or similar approved)	55.94m ²	£1,065.29	£88.13	£1,153.42
Mist coat and two coats of paint to walls in II Bedroom (refurbish)	Mid spec (Dulux or similar approved)	36.05m ²	£686.52	£56.80	£743.31
Mist coat and two coats of paint to walls in I Corridor (refurbish) (2)	Mid spec (Dulux or similar approved)	31m ²	£590.35	£48.84	£639.19
Mist coat and two coats of paint to walls in II Landing (refurbish)	Mid spec (Dulux or similar approved)	25.2m ²	£479.89	£39.70	£519.60
Mist coat and two coats of paint to walls in G Corridor (refurbish) (2)	Mid spec (Dulux or similar approved)	31m ²	£590.35	£48.84	£639.19
Mist coat and two coats of paint to walls in II Kitchen / Living (refurbish)	Mid spec (Dulux or similar approved)	57.51m ²	£1,095.19	£90.61	£1,185.80
Mist coat and two coats of paint to walls in I Kitchen / Living (refurbish) (2)	Mid spec (Dulux or similar approved)	61.67m ²	£1,174.41	£97.16	£1,271.57
Mist coat and two coats of paint to	Mid spec (Dulux or similar approved)	45.95m ²	£875.05	£72.39	£947.44

Paint to walls	Specification	Qty	Labour	Materials	Total
walls in I Bedroom (refurbish) (2)	approved)				
Mist coat and two coats of paint to walls in II Corridor (refurbish)	Mid spec (Dulux or similar approved)	31m ²	£590.35	£48.84	£639.19
Mist coat and two coats of paint to walls in I Bathroom (refurbish) (2)	Mid spec (Dulux or similar approved)	13.152m ²	£250.46	£20.72	£271.18
Mist coat and two coats of paint to walls in I Landing (refurbish) (2)	Mid spec (Dulux or similar approved)	25.2m ²	£479.89	£39.70	£519.60
Mist coat and two coats of paint to walls in G Bedroom (refurbish) (3)	Mid spec (Dulux or similar approved)	44.9m ²	£855.05	£70.74	£925.79
Mist coat and two coats of paint to walls in I Bedroom (refurbish)	Mid spec (Dulux or similar approved)	39.15m ²	£745.55	£61.68	£807.23
Mist coat and two coats of paint to walls in G Bathroom (refurbish) (2)	Mid spec (Dulux or similar approved)	13.152m ²	£250.46	£20.72	£271.18
Mist coat and two coats of paint to walls in G Bedroom (refurbish) (2)	Mid spec (Dulux or similar approved)	36.7m ²	£698.89	£57.82	£756.72

Fixtures and fittings

£666.24

Mirror	Specification	Qty	Labour	Materials	Total
Inset mirror in G Bathroom (refurbish) (2)	Mid spec (PC Supply £150 each)	1 unit	£40.95	£181.13	£222.08
Inset mirror in II Bathroom (refurbish)	Mid spec (PC Supply £150 each)	1 unit	£40.95	£181.13	£222.08
Inset mirror in I Bathroom (refurbish) (2)	Mid spec (PC Supply £150 each)	1 unit	£40.95	£181.13	£222.08

Landscaping

£2,006.41

Hard Landscaping	Specification	Qty	Labour	Materials	Total
Hard Landscaping in L Landscaping	Concrete paving slab (PC Supply £10/m ²)	10m ²	£368.38	£517.50	£885.88
Sub-base for external paving in L Landscaping	150mm sub base	10m ²	£93.66	£57.50	£151.16

Soft Landscaping	Specification	Qty	Labour	Materials	Total
Soft Landscaping by area in L Landscaping	Planting allowance	10m ²	£62.44	£460.00	£522.44
Turf in L Landscaping	Turf	20m ²	£101.93	£345.00	£446.93

Finishes Schedule

Builder Supplied

Task	Material	Price (£)
Acrylic shower tray (~1-2m2)	Mid spec (Victoria Plum)	171.35
Bath	Mid spec (Victoria Plum)	366.85
Bath tap	Mid spec (The Bath Store)	263.35
Bath waste	Mid spec (Victoria Plum)	63.24
Bathroom extractor fan	Mid spec (PC Supply £80 each)	96.60
Battens and counter battens	25x50 timber battens and counter battens	353.28
Carpet to floor	Mid spec (PC Sum £45/m2)	970.83
Carpet to floor	Mid spec (PC Sum £45/m2)	663.95
Carpet to floor	Mid spec (PC Sum £45/m2)	1,020.51
Carpet to floor	Mid spec (PC Sum £45/m2)	792.29
Carpet to floor	Mid spec (PC Sum £45/m2)	694.48
Ceramic tiles to floor, excluding adhesive and grout	Mid spec (PC Sum £60/m2)	302.08
Ceramic tiles to walls, excluding adhesive and grout	Mid spec (PC Sum £60/m2)	665.49
Ceramic tiles to walls, excluding adhesive and grout	Mid spec (PC Sum £60/m2)	455.40
Clay tiles to roof	Marley Clay Plain Ashdowne Roof Tile	2,726.88
Coaxial RG6 Cable TV wiring with 1 no. double socket	Coax RG6 cable wiring with 1 no. double socket	28.75
Contingency	Contingency	0.00
Data point	Mid spec (PC Supply £15 each)	36.22
Decoupling membrane to floor	Schlüter®-DITRA 25 matting	42.79
Decoupling membrane to walls	Schlüter®-DITRA 25 matting	94.28
Decoupling membrane to walls	Schlüter®-DITRA 25 matting	64.51
Door bell	Mid spec (Ring or similar approved, PC Supply £89 each)	107.47
Double power socket	Mid spec (Hamilton)	28.75
Downlight	Mid spec (PC Supply £15 each)	72.45
Downlight	Mid spec (PC Supply £15 each)	108.68
Downlight	Mid spec (PC Supply £15 each)	90.56
Ductwork and associated BWIC allowance	Ductwork and associated BWIC allowance	115.00
Electric hob	Mid spec (PC Supply £240 each)	289.80
Electric meter	Electric meter	115.00
Electric oven	Mid spec (Belling)	286.35
Electric towel rail	Mid spec (PC Supply £160 each)	193.20
Electrical wiring installation	New wiring allowance	172.50
Electrical wiring installation	New wiring allowance	115.00

Task	Material	Price (£)
Fill and sand ceiling / prepare ceiling for paint	3mm thistle multi-finish	37.49
Fill and sand ceiling / prepare ceiling for paint	3mm thistle multi-finish	32.51
Fill and sand ceiling / prepare ceiling for paint	Materials for fill and sand ceiling	17.61
Fill and sand ceiling / prepare ceiling for paint	Materials for fill and sand ceiling	6.90
Fill and sand ceiling / prepare ceiling for paint	3mm thistle multi-finish	30.41
Fill and sand ceiling / prepare ceiling for paint	Materials for fill and sand ceiling	15.43
Fill and sand ceiling / prepare ceiling for paint	Materials for fill and sand ceiling	5.75
Fill and sand ceiling / prepare ceiling for paint	Materials for fill and sand ceiling	21.57
Fill and sand ceiling / prepare ceiling for paint	Materials for fill and sand ceiling	14.75
Fill and sand ceiling / prepare ceiling for paint	Materials for fill and sand ceiling	4.58
Fill and sand ceiling / prepare ceiling for paint	Materials for fill and sand ceiling	22.68
Fill and sand walls / prepare wall for decoration / prepare wall for paint	Materials for fill and sand walls	52.84
Fill and sand walls / prepare wall for decoration / prepare wall for paint	Materials for fill and sand walls	41.46
Fill and sand walls / prepare wall for decoration / prepare wall for paint	Materials for fill and sand walls	51.64
Fill and sand walls / prepare wall for decoration / prepare wall for paint	3mm thistle multi-finish	70.92
Fill and sand walls / prepare wall for decoration / prepare wall for paint	3mm thistle multi-finish	66.14
Fill and sand walls / prepare wall for decoration / prepare wall for paint	Materials for fill and sand walls	45.02
Fill and sand walls / prepare wall for decoration / prepare wall for paint	Materials for fill and sand walls	25.21
Fill and sand walls / prepare wall for decoration / prepare wall for paint	Materials for fill and sand walls	35.65
Fill and sand walls / prepare wall for decoration / prepare wall for paint	3mm thistle multi-finish	64.33
Fill and sand walls / prepare wall for decoration / prepare wall for paint	Materials for fill and sand walls	42.21
Fill and sand walls / prepare wall for decoration / prepare wall for paint	Materials for fill and sand walls	28.98
Fire protection	Fire protection allowance (PC Sum £2k per flat)	7,590.00
Fire rated door, frame and ironmongery	FD30 fire door, frame and furniture	540.50
First aid allowance	First aid allowance	40.25
Flooring underlay	Hush Mat 15	359.17
Flooring underlay	Hush Mat 15	314.83
Flooring underlay	Hush Mat 15	117.30
Flooring underlay	Hush Mat 15	764.80
Flooring underlay	Hush Mat 15	440.11
Flooring underlay	Hush Mat 15	663.21
Flooring underlay	Hush Mat 15	300.99

Task	Material	Price (£)
Flooring underlay	Hush Mat 15	140.76
Flooring underlay	Hush Mat 15	462.63
Flooring underlay	Hush Mat 15	620.28
Flush plate	Mid spec (Grohe)	101.03
Free standing sink tap and mixer	Mid spec (Grohe)	310.44
Fullsize dishwasher	Mid spec (Samsung)	562.35
Gas combi boiler	Worcester Bosch Greenstar 42kW Combi Boiler	2,299.99
Gas Meter	Gas meter	115.00
General prelims allowance items	CDM Construction Phase Plan allowance	253.00
General prelims allowance items	Health and Safety File allowance	230.00
Hard Landscaping	Concrete paving slab (PC Supply £10/m2)	517.50
Hot and cold pipes	22mm copper	115.00
Hot and cold pipes	22mm copper	181.01
Inset mirror	Mid spec (PC Supply £150 each)	181.13
Integrated shower mixer and head, ceiling mounted	Mid spec (Victoria Plum)	358.90
Kitchen sink	Undermount stainless steel kitchen sink (Grohe)	402.50
Kitchen Units and Worktops	Mid spec (PC Supply £10,000)	11,500.00
Light switch - 1 gang	Mid spec (Hamilton)	11.50
Light switch - 1 gang	Mid spec (Hamilton)	23.00
Mastic / sealant	Allowance for bathrooms and kitchens	230.00
Pedestal sink	Mid spec (Victoria Plum)	80.49
Pedestal toilet	Mid spec (Victoria Plum)	217.35
Plasterboard to stud wall - inner leaf	12.5mm standard gyproc plasterboard	329.80
Primer, undercoat and gloss coat of paint to window board	Mid spec (Dulux or similar approved)	1.15
Primer, undercoat and gloss coat to skirting	Mid spec (Dulux or similar approved)	21.14
Primer, undercoat and gloss coat to skirting	Mid spec (Dulux or similar approved)	16.58
Primer, undercoat and gloss coat to skirting	Mid spec (Dulux or similar approved)	9.34
Primer, undercoat and gloss coat to skirting	Mid spec (Dulux or similar approved)	10.35
Primer, undercoat and gloss coat to skirting	Mid spec (Dulux or similar approved)	20.65
Primer, undercoat and gloss coat to skirting	Mid spec (Dulux or similar approved)	14.26
Primer, undercoat and gloss coat to skirting	Mid spec (Dulux or similar approved)	18.01
Primer, undercoat and gloss coat to skirting	Mid spec (Dulux or similar approved)	26.27
Primer, undercoat and gloss coat to skirting	Mid spec (Dulux or similar approved)	24.49
Primer, undercoat and gloss coat to skirting	Mid spec (Dulux or similar approved)	16.88
Primer, undercoat and gloss coat to skirting	Mid spec (Dulux or similar approved)	23.83
Rigid protection to floor	Corex	4.35
Scaffolding (item)	Scaffold hoist; allow 6 weeks at £144/week	993.60
Scaffolding to elevations (m2)	Complex Scaffold	1,138.50

Task	Material	Price (£)
Scrape, fill and sand door	Materials for fill and sand door (single door)	4.35
Shaver socket	Mid spec (PC Supply £30 each)	36.22
Shower screen	Mid spec (Victoria Plum)	182.85
Shower waste (acrylic tray)	Mid spec (Victoria Plum)	28.74
Single power socket	Mid spec (Hamilton)	23.00
Single softwood door, frame, architrave, handle and lock	Mid spec (Direct Doors)	299.00
Single softwood door, frame, architrave, handle and lock	Mid spec (Direct Doors)	0.00
Sink trap	Mid spec (The Bath Store)	51.75
Sink waste	Mid spec (Victoria Plum)	34.50
Skip	12 yard skip	1,840.00
Skip licence	Camden Skip Licence - 2 weeks	66.88
Skirting	Mid spec (Wickes or similar approved)	135.82
Skirting	Mid spec (Wickes or similar approved)	58.99
Skirting	Mid spec (Wickes or similar approved)	81.28
Skirting	Mid spec (Wickes or similar approved)	149.72
Skirting	Mid spec (Wickes or similar approved)	139.62
Soft Landscaping by area	Planting allowance	460.00
Soil pipe overground	Soil pipe	57.50
Soil pipe overground	Soil pipe	90.50
Sub-base for external paving	150mm sub base	57.50
Tile adhesive and grouting	10mm flexible adhesive and MAPEI grouting	15.12
Tile adhesive and grouting	10mm flexible adhesive and MAPEI grouting	10.35
Tile adhesive and grouting to floor	10mm flexible adhesive and MAPEI grouting	6.87
Tile backer board to walls	Schluter KERDI BOARD Tile Backer Board 12.5mm	486.01
Tile backer board to walls	Schluter KERDI BOARD Tile Backer Board 12.5mm	332.58
Tile skirting to floor	Mid Spec (PC Sum £10/m)	102.72
Timber hoarding	OSB hoarding with built in door and timber lock, plm (max 2.8m high)	75.90
Turf	Turf	345.00
Vented extractor fan / cooker hood	Mid spec (Bosch PC Sum £220/nr)	278.30
Water tank	Mid spec (PC Supply £110 each)	132.82
Double panel radiator	Mid spec (PC Supply £220 each)	265.65
Engineered wood to floor	Mid spec (PC Sum £80/m2)	506.00
Engineered wood to floor	Mid spec (PC Sum £80/m2)	607.20
Engineered wood to floor	Mid spec (PC Sum £80/m2)	3,299.12
Engineered wood to floor	Mid spec (PC Sum £80/m2)	2,860.92

Task	Material	Price (£)
Engineered wood to floor	Mid spec (PC Sum £80/m2)	2,675.73
Scrape, fill and sand architrave	Materials for fill and sand architrave (single door)	1.76
Wood sheathing to stud wall - inner leaf	18mm WBP ply sheathing	1,186.78
Scrape, fill and sand skirting	Materials for fill and sand skirting	7.86
Scrape, fill and sand skirting	Materials for fill and sand skirting	5.57
Scrape, fill and sand skirting	Materials for fill and sand skirting	4.71
Scrape, fill and sand skirting	Materials for fill and sand skirting	6.98
Scrape, fill and sand skirting	Materials for fill and sand skirting	5.47
Scrape, fill and sand skirting	Materials for fill and sand skirting	3.42
Scrape, fill and sand skirting	Materials for fill and sand skirting	8.67
Scrape, fill and sand skirting	Materials for fill and sand skirting	8.08
Scrape, fill and sand skirting	Materials for fill and sand skirting	6.82
Scrape, fill and sand skirting	Materials for fill and sand skirting	5.94
Scrape, fill and sand skirting	Materials for fill and sand skirting	3.08
Timber stud wall / timber partition wall; 600mm centres; 3 rows of noggins	Timber stud wall; C16/C24 47x95mm; 600mm centres; 3 rows of noggins	2,467.26
Insulation between studs	100mm Kingspan TW55	2,889.50
Sand back, repair and correct, apply primer and top coat to wooden window frame	Primer and top coat to window	11.50
Scrape, fill and sand window board	Materials for fill and sand window board	0.38
Wood sheathing to stud wall - outer leaf	18mm WBP ply sheathing	1,186.78
Plasterboard to stud wall - outer leaf	12.5mm standard gyproc plasterboard	329.80
Mist coat and two coats of paint to ceiling and cornice	Mid spec (Dulux or similar approved)	7.88
Mist coat and two coats of paint to ceiling and cornice	Mid spec (Dulux or similar approved)	21.14
Mist coat and two coats of paint to ceiling and cornice	Mid spec (Dulux or similar approved)	51.36
Mist coat and two coats of paint to ceiling and cornice	Mid spec (Dulux or similar approved)	44.54
Mist coat and two coats of paint to ceiling and cornice	Mid spec (Dulux or similar approved)	9.45
Mist coat and two coats of paint to ceiling and cornice	Mid spec (Dulux or similar approved)	41.66
Mist coat and two coats of paint to ceiling and cornice	Mid spec (Dulux or similar approved)	29.56
Mist coat and two coats of paint to ceiling and cornice	Mid spec (Dulux or similar approved)	20.21
Mist coat and two coats of paint to ceiling and cornice	Mid spec (Dulux or similar approved)	31.07
Mist coat and two coats of paint to ceiling and cornice	Mid spec (Dulux or similar approved)	24.12
Mist coat and two coats of paint to ceiling and cornice	Mid spec (Dulux or similar approved)	6.27
Mist coat and two coats of paint to walls	Mid spec (Dulux or similar approved)	20.72
Mist coat and two coats of paint to walls	Mid spec (Dulux or similar approved)	70.74
Mist coat and two coats of paint to walls	Mid spec (Dulux or similar approved)	48.84
Mist coat and two coats of paint to walls	Mid spec (Dulux or similar approved)	61.68
Mist coat and two coats of paint to walls	Mid spec (Dulux or similar approved)	39.70
Mist coat and two coats of paint to walls	Mid spec (Dulux or similar approved)	97.16

Task	Material	Price (£)
Mist coat and two coats of paint to walls	Mid spec (Dulux or similar approved)	90.61
Mist coat and two coats of paint to walls	Mid spec (Dulux or similar approved)	57.82
Mist coat and two coats of paint to walls	Mid spec (Dulux or similar approved)	88.13
Mist coat and two coats of paint to walls	Mid spec (Dulux or similar approved)	72.39
Mist coat and two coats of paint to walls	Mid spec (Dulux or similar approved)	56.80
Primer, undercoat and gloss coat to softwood door	Mid spec (Dulux or similar approved)	13.80
Primer, undercoat and gloss coat to softwood architrave	Mid spec (Dulux or similar approved)	5.75

Client Supplied

Task

Material

Price (£)