



QUOTE (quote version 14.0)

21/06/2023

33 Broadsands Road

Paignton TQ4 6HG

Overview

Stages

Preliminaries	£5,407.63
Demolitions	£6,280.87
Steel and structural supports	£5,745.99
Ceiling structure and lining	£707.03
External windows and doors	£5,108.18
Internal doors and frames	£1,728.00
Drainage and pipework	£810.33
Heating and cooling	£4,972.95
Plumbed appliances	£534.49
Wired appliances	£4,606.62
Ceiling preparation and finishes	£1,199.87
Wall preparation and finishes	£3,929.34
Floor preparation and finishes	£16,316.07
Units, worktops and kitchen appliances	£17,922.89
Decoration	£9,165.49
Fixtures and fittings	£30.30

Total Cost **£84,466.05**
Ex. VAT

Preliminaries

£5,407.63

1.1	Protection	Specification	Qty	Labour	Materials	Total
1.1.1	Rigid protection to floor in G Utility / WC	Corex	6.75m ²	£19.93	£7.69	£27.63
1.2	Project management	Specification	Qty	Labour	Materials	Total
1.2.1	Supply & Install Project manager on site in P Preliminaries		16day	£5,380.00	£0.00	£5,380.00

Demolitions

£6,280.87

2.1	Light demolition	Specification	Qty	Labour	Materials	Total
2.1.1	General strip out, clearing out room of fixtures and fittings etc in G Entrance Hall		11.72m ²	£461.48	£0.00	£461.48
2.1.2	General strip out, clearing out room of fixtures and fittings etc in G Kitchen / Dining room		39.26m ²	£1,545.86	£0.00	£1,545.86
2.1.3	General strip out, clearing out room of fixtures and fittings etc in G Living room		29.35m ²	£1,155.66	£0.00	£1,155.66
2.1.4	General strip out, clearing out room of fixtures and fittings etc in G Utility / WC		6.75m ²	£265.78	£0.00	£265.78
2.1.5	General strip out, clearing out room of fixtures and fittings etc in G Pantry		4.22m ²	£166.16	£0.00	£166.16
2.1.6	General strip out, clearing out room of fixtures and fittings etc in G Sun Room		20.45m ²	£805.22	£0.00	£805.22
2.1.7	General strip out, clearing out room of fixtures and fittings etc in G Utility Storage Cupboard		1.17m ²	£46.07	£0.00	£46.07
2.1.8	Strip out door and frame in G Kitchen / Dining room		1 unit	£29.53	£0.00	£29.53
2.1.9	Strip out floor covering / strip out floor finishes / strip out floor tiles in G Kitchen / Dining room		39.26m ²	£579.70	£0.00	£579.70
2.1.10	Strip out wall finishes in G Kitchen / Dining room		64.82m ²	£446.65	£0.00	£446.65

2.2	Medium demolition	Specification	Qty	Labour	Materials	Total
2.2.1	Strip out kitchen units, worktops and appliances in G Kitchen / Dining room		1item	£315.00	£0.00	£315.00
2.2.2	Strip out plasterboard lining and plaster to ceiling in G Kitchen / Dining room		39.26m ²	£463.76	£0.00	£463.76

Steel and structural supports

£5,745.99

3.1	Supporting steel	Specification	Qty	Labour	Materials	Total
3.1.1	Allowance for steel connections in G Kitchen / Dining room	Allowance for steel connections	4 unit	£0.00	£240.00	£240.00
3.1.2	Intumescent paint to steel beam in G Kitchen / Dining room	Intumescent paint	13m	£306.72	£75.97	£382.69
3.1.3	Steel beam in G Entrance Hall	203x203x86 UC	2m	£217.30	£540.55	£757.85
3.1.4	Steel beam in G Kitchen / Dining room	203x203x86 UC	5.16m	£560.63	£1,394.62	£1,955.25
3.1.5	Steel beam in G Kitchen / Dining room	203x203x86 UC	5.48m	£595.40	£1,481.11	£2,076.51
3.2	Padstones	Specification	Qty	Labour	Materials	Total
3.2.1	Concrete padstone in G Kitchen / Dining room	215x215x102mm	6 unit	£189.69	£144.00	£333.69

Ceiling structure and lining

£707.03

4.1	Ceiling lining	Specification	Qty	Labour	Materials	Total
4.1.1	Single plasterboard to ceiling in G Kitchen / Dining room	12.5mm fireline plasterboard	39.26m ²	£444.62	£262.41	£707.03

External windows and doors

£5,108.18

5.1	Windows	Specification	Qty	Labour	Materials	Total
5.1.1	Strip out existing window and replace with Hardwood casement window (1-2m2) within existing opening in G Living room	Mid spec (Slim Line or similar approved, PC Supply £790 each)	1 unit	£249.38	£1,044.00	£1,293.38
5.2	External doors	Specification	Qty	Labour	Materials	Total
5.2.1	Aluminium bifold door, handle and lock - 2-3m length in G Kitchen / Dining room	Mid spec (Slim Line) - 2-3m length (PC Supply £2100)	1 unit	£472.50	£2,772.00	£3,244.50
5.2.2	Strip out existing door and replace with new External Door within existing opening in G Entrance Hall	Solid timber door - weathershield grey (PC Supply £300 each)	1 unit	£174.30	£396.00	£570.30

Internal doors and frames

£1,728.00

6.1	Internal doors	Specification	Qty	Labour	Materials	Total
6.1.1	Single fire rated door, frame and ironmongery in G Kitchen / Dining room	Mid spec, FD30 fire rated door (PC Supply £240 each)	1 unit	£117.60	£316.80	£434.40
6.1.2	Single fire rated door, frame and ironmongery in G Living room	Mid spec, FD30 fire rated door (PC Supply £240 each)	1 unit	£117.60	£316.80	£434.40
6.1.3	Single softwood door, frame, architrave, handle and lock in G Entrance Hall	Mid spec (Direct Doors)	1 unit	£117.60	£312.00	£429.60
6.1.4	Single softwood door, frame, architrave, handle and lock in G Pantry	Mid spec (Direct Doors)	1 unit	£117.60	£312.00	£429.60

Drainage and pipework

£810.33

7.1	Hot and cold pipework	Specification	Qty	Labour	Materials	Total
7.1.1	Hot and cold pipes; copper in G Kitchen / Dining room	22mm copper	8.33m	£218.66	£119.95	£338.61
7.1.2	Hot and cold pipes; copper in G Utility / WC	22mm copper	2.96m	£77.70	£42.62	£120.32

7.2	Waste pipework	Specification	Qty	Labour	Materials	Total
7.2.1	Waste pipe overground in G Kitchen / Dining room	110mm UPVC pipe	8.33m	£109.33	£149.94	£259.27
7.2.2	Waste pipe overground in G Utility / WC	110mm UPVC pipe	2.96m	£38.85	£53.28	£92.13

Heating and cooling

£4,972.95

8.1	Heating/cooling element	Specification	Qty	Labour	Materials	Total
8.1.1	Wet underfloor heating per m2 in G Kitchen / Dining room	Pro-Warm wet underfloor heating kit and thermostat	39.26m ²	£1,030.57	£2,638.27	£3,668.85
8.1.2	Double panel radiator in G Entrance Hall	Mid spec (PC Supply £220 each)	1 unit	£157.50	£277.20	£434.70
8.1.3	Double panel radiator in G Living room	Mid spec (PC Supply £220 each)	1 unit	£157.50	£277.20	£434.70
8.1.4	Double panel radiator in G Sun Room	Mid spec (PC Supply £220 each)	1 unit	£157.50	£277.20	£434.70

Plumbed appliances

£534.49

9.1	Sink	Specification	Qty	Labour	Materials	Total
9.1.1	Pedestal sink in G Utility / WC	Mid spec (Victoria Plum)	1 unit	£77.44	£83.99	£161.43
9.2	Toilet	Specification	Qty	Labour	Materials	Total
9.2.1	Pedestal toilet in G Utility / WC	Mid spec (Victoria Plum or similar, PC Supply £190 each)	1 unit	£76.13	£250.80	£326.93
9.2.2	Toilet seat in G Utility / WC	Toilet seat (PC Supply £25 each)	1 item	£13.13	£33.00	£46.13

Wired appliances

£4,606.62

10.1	Sockets	Specification	Qty	Labour	Materials	Total
10.1.1	Double power socket in G Kitchen / Dining room	Mid spec (Hamilton or similar approved, PC Supply £25 each)	4point	£252.50	£132.00	£384.50
10.1.2	Double power socket in G Living room	Mid spec (Hamilton or similar approved, PC Supply £25 each)	2point	£126.25	£66.00	£192.25
10.1.3	Double power socket in G Utility / WC	Mid spec (Hamilton or similar approved, PC Supply £25 each)	1point	£63.13	£33.00	£96.13
10.1.4	Double power socket in G Sun Room	Mid spec (Hamilton or similar approved, PC Supply £25 each)	2point	£126.25	£66.00	£192.25
10.1.5	Single power socket in G Entrance Hall	Mid spec (Hamilton)	1point	£63.13	£24.00	£87.13
10.2	Switches	Specification	Qty	Labour	Materials	Total
10.2.1	Fused spur in G Kitchen / Dining room	Mid spec (PC Supply £15 each)	2point	£126.25	£39.60	£165.85
10.2.2	Light switch - 1 gang in G Entrance Hall	Mid spec (Hamilton, PC Supply £10 each)	2point	£126.25	£26.40	£152.65
10.2.3	Light switch - 1 gang in G Kitchen / Dining room	Mid spec (Hamilton, PC Supply £10 each)	2point	£126.25	£26.40	£152.65
10.2.4	Light switch - 1 gang in G Living room	Mid spec (Hamilton, PC Supply £10 each)	2point	£126.25	£26.40	£152.65
10.2.5	Light switch - 1 gang in G Utility / WC	Mid spec (Hamilton, PC Supply £10 each)	1point	£63.13	£13.20	£76.32
10.2.6	Light switch - 1 gang in G Sun Room	Mid spec (Hamilton, PC Supply £10 each)	2point	£126.25	£26.40	£152.65
10.2.7	Unswitched fused spur in G Kitchen / Dining room	Mid spec (PC Supply £15 each)	2point	£126.25	£39.60	£165.85
10.3	Ceiling lights	Specification	Qty	Labour	Materials	Total
10.3.1	Downlight in G Entrance Hall	Mid spec (PC Supply £15 each)	4point	£252.50	£75.60	£328.10
10.3.2	Downlight in G Kitchen / Dining room	Mid spec (PC Supply £15 each)	4point	£252.50	£75.60	£328.10
10.3.3	Downlight in G Living room	Mid spec (PC Supply £15 each)	6point	£378.75	£113.40	£492.15
10.3.4	Downlight in G Utility / WC	Mid spec (PC Supply £15 each)	4point	£252.50	£75.60	£328.10
10.3.5	Downlight in G Sun Room	Mid spec (PC Supply £15 each)	6point	£378.75	£113.40	£492.15

10.4	TV	Specification	Qty	Labour	Materials	Total
10.4.1	TV outlet (excluding aerial) in G Living room	Mid spec (PC Supply £15 each)	1point	£63.13	£19.50	£82.63
10.4.2	TV outlet (excluding aerial) in G Sun Room	Mid spec (PC Supply £15 each)	1point	£63.13	£19.50	£82.63
10.5	Ventilation	Specification	Qty	Labour	Materials	Total
10.5.1	Ductwork and associated BWIC allowance for Wired appliances in G Kitchen / Dining room	Ductwork and associated BWIC allowance	1item	£47.19	£24.00	£71.19
10.5.2	Extractor fan in G Utility / WC	Mid spec (PC Supply £80 each)	1 unit	£63.13	£100.80	£163.93
10.6	Fire alarm	Specification	Qty	Labour	Materials	Total
10.6.1	Heat detector in G Kitchen / Dining room	Mid spec (PC Supply £30 each)	1point	£63.13	£39.60	£102.72
10.7	Data points	Specification	Qty	Labour	Materials	Total
10.7.1	Data point / Ethernet socket in G Living room	Mid spec (PC Supply £15 each)	1point	£63.13	£18.90	£82.02
10.7.2	Data point / Ethernet socket in G Sun Room	Mid spec (PC Supply £15 each)	1point	£63.13	£18.90	£82.02

Ceiling preparation and finishes

£1,199.87

11.1	Ceiling preparation	Specification	Qty	Labour	Materials	Total
11.1.1	Fill and sand ceiling / prepare ceiling for paint in G Utility / WC	Materials for fill and sand ceiling	6.75m ²	£15.93	£8.10	£24.03
11.1.2	Fill and sand ceiling / prepare ceiling for paint in G Sun Room	Materials for fill and sand ceiling	20.45m ²	£48.25	£24.54	£72.79
11.1.3	Fill and sand ceiling / prepare ceiling for paint in G Utility Storage Cupboard	Materials for fill and sand ceiling	1.17m ²	£2.76	£1.40	£4.16
11.1.4	Skim to ceiling in G Entrance Hall	3mm Gypsum Thistle multi-finish	11.72m ²	£138.26	£14.06	£152.32
11.1.5	Skim to ceiling in G Kitchen / Dining room	3mm Gypsum Thistle multi-finish	39.26m ²	£463.15	£47.11	£510.26
11.1.6	Skim to ceiling in G Living room	3mm Gypsum Thistle multi-finish	29.35m ²	£346.24	£35.22	£381.46
11.1.7	Skim to ceiling in G Pantry	3mm Gypsum Thistle multi-finish	4.22m ²	£49.78	£5.06	£54.85

12.1	Internal wall preparation	Specification	Qty	Labour	Materials	Total
12.1.1	Fill and sand walls / prepare wall for decoration / prepare wall for paint in G Utility / WC	Materials for fill and sand walls	25.15m ²	£59.34	£30.18	£89.52
12.1.2	Fill and sand walls / prepare wall for decoration / prepare wall for paint in G Sun Room	Materials for fill and sand walls	44.14m ²	£104.14	£52.97	£157.11
12.1.3	Fill and sand walls / prepare wall for decoration / prepare wall for paint in G Utility Storage Cupboard	Materials for fill and sand walls	10.94m ²	£25.81	£13.13	£38.94
12.1.4	Skim to walls in G Entrance Hall	3mm Gypsum Thistle multi-finish	35.57m ²	£419.61	£42.68	£462.30
12.1.5	Skim to walls in G Kitchen / Dining room	3mm Gypsum Thistle multi-finish	64.82m ²	£764.67	£77.78	£842.46
12.1.6	Skim to walls in G Living room	3mm Gypsum Thistle multi-finish	56.59m ²	£667.59	£67.91	£735.49
12.1.7	Skim to walls in G Pantry	3mm Gypsum Thistle multi-finish	20.66m ²	£243.72	£24.79	£268.52
12.1.8	Tile adhesive and grouting to walls in G Kitchen / Dining room	10mm flexible adhesive and MAPEI grouting	6m ²	£42.47	£10.80	£53.27
12.1.9	Tile adhesive and grouting to walls in G Utility / WC	10mm flexible adhesive and MAPEI grouting	2.96m ²	£20.95	£5.33	£26.28
12.1.10	Tile adhesive and grouting to walls in G Utility / WC	10mm flexible adhesive and MAPEI grouting	2.96m ²	£20.95	£5.33	£26.28
12.1.11	Tile backer board to walls in G Utility / WC	Schluter KERDI BOARD Tile Backer Board 12.5mm	2.96m ²	£52.38	£171.21	£223.58

12.2	Internal wall finishes	Specification	Qty	Labour	Materials	Total
12.2.1	Ceramic tiles to walls, excluding adhesive and grout in G Kitchen / Dining room	Mid spec (PC Sum £60/m ²)	6m ²	£198.19	£475.20	£673.39
12.2.2	Ceramic tiles to walls, excluding adhesive and grout in G Utility / WC	Mid spec (PC Sum £60/m ²)	2.96m ²	£97.77	£234.43	£332.20

Floor preparation and finishes

£16,316.07

13.1	Floor preparation	Specification	Qty	Labour	Materials	Total
13.1.1	Decoupling membrane to floor in G Utility / WC	Schlüter®-DITRA 25 matting	6.75m ²	£79.63	£75.74	£155.36
13.1.2	Flooring underlay in G Entrance Hall	Mid spec (Wickes Wood Fibre Underlay or similar approved)	11.72m ²	£40.65	£33.33	£73.99
13.1.3	Flooring underlay in G Kitchen / Dining room	Mid spec (Wickes Wood Fibre Underlay or similar approved)	39.26m ²	£136.18	£111.66	£247.84

13.1	Floor preparation	Specification	Qty	Labour	Materials	Total
13.1.4	Flooring underlay in G Living room	Mid spec (Wickes Wood Fibre Underlay or similar approved)	29.35m ²	£101.81	£83.47	£185.28
13.1.5	Flooring underlay in G Sun Room	Mid spec (Wickes Wood Fibre Underlay or similar approved)	20.45m ²	£70.94	£58.16	£129.10
13.1.6	Self levelling compound to floor in G Pantry	3-5mm Latex Levelling Screed / Latex Floor Levelling Compound	4.22m ²	£19.91	£13.57	£33.48
13.1.7	Self levelling compound to floor in G Utility Storage Cupboard	3-5mm Latex Levelling Screed / Latex Floor Levelling Compound	1.17m ²	£5.52	£3.76	£9.28
13.2	Floor finishes	Specification	Qty	Labour	Materials	Total
13.2.1	Ceramic tiles to floor, excluding adhesive and grout in G Utility / WC	Mid spec (PC Sum £60/m ²)	6.75m ²	£222.96	£534.60	£757.56
13.2.2	Skirting in G Entrance Hall	Mid spec (Wickes or similar approved)	14.82m	£77.81	£101.37	£179.17
13.2.3	Skirting in G Kitchen / Dining room	Mid spec (Wickes or similar approved)	27.009m	£141.80	£184.74	£326.54
13.2.4	Skirting in G Living room	Mid spec (Wickes or similar approved)	23.58m	£123.80	£161.29	£285.08
13.2.5	Skirting in G Pantry	Mid spec (Wickes or similar approved)	8.61m	£45.20	£58.89	£104.09
13.2.6	Skirting in G Sun Room	Mid spec (Wickes or similar approved)	18.39m	£96.55	£125.79	£222.34
13.2.7	Skirting in G Utility Storage Cupboard	Mid spec (Wickes or similar approved)	4.56m	£23.94	£31.19	£55.13
13.2.8	Tile adhesive and grouting to floor in G Utility / WC	10mm flexible adhesive and MAPEI grouting	6.75m ²	£47.78	£12.15	£59.93
13.2.9	Tile skirting to floor in G Utility / WC	Mid Spec (PC Sum £18/m)	10.48m	£247.26	£251.52	£498.78
13.2.10	Vinyl flooring / vinyl tile in G Pantry	Vinyl flooring (PC Sum £25/m ²)	4.22m ²	£14.64	£139.26	£153.90
13.2.11	Vinyl flooring / vinyl tile in G Utility Storage Cupboard	Vinyl flooring (PC Sum £25/m ²)	1.17m ²	£4.06	£38.61	£42.67
13.2.12	Engineered wood to floor in G Entrance Hall	Mid spec (PC Supply £60/m ²)	11.72m ²	£559.92	£928.22	£1,488.15
13.2.13	Engineered wood to floor in G Kitchen / Dining room	Mid spec (PC Supply £60/m ²)	39.26m ²	£1,875.65	£3,109.39	£4,985.04
13.2.14	Engineered wood to floor in G Living room	Mid spec (PC Supply £60/m ²)	29.35m ²	£1,402.20	£2,324.52	£3,726.72
13.2.15	Engineered wood to floor in G Sun Room	Mid spec (PC Supply £60/m ²)	20.45m ²	£977.00	£1,619.64	£2,596.64

Units, worktops and kitchen appliances

£17,922.89

14.1	Base cabinets	Specification	Qty	Labour	Materials	Total
14.1.1	Base cabinet in G Kitchen / Dining room	Mid spec (Howdens, PC Supply £500/cabinet)	9.1516 unit	£843.21	£6,040.06	£6,883.26
14.1.2	Base cabinet in G Utility / WC	Mid spec (Howdens, PC Supply £500/cabinet)	1 unit	£92.14	£660.00	£752.14
14.2	Wall cabinets	Specification	Qty	Labour	Materials	Total
14.2.1	Wall cabinet in G Kitchen / Dining room	Mid spec (Howdens, PC Supply £300/cabinet)	9.1516 unit	£744.71	£3,624.03	£4,368.74
14.3	Worktops	Specification	Qty	Labour	Materials	Total
14.3.1	Wooden worktop / Laminate worktop in G Kitchen / Dining room	Mid spec (PC Supply £120/m)	5.48m	£283.38	£868.03	£1,151.42
14.3.2	Wooden worktop / Laminate worktop in G Utility / WC	Mid spec (PC Supply £120/m)	1m	£19.69	£158.40	£178.09
14.4	Complete Kitchen	Specification	Qty	Labour	Materials	Total
14.4.1	Formation of opening in wall/ceiling for vent, including supply and installation of vent for kitchen in G Kitchen / Dining room	Fixed Louvre Wall Vent (£5/unit allowance)	1 unit	£23.59	£6.60	£30.19
14.5	Kitchen appliances	Specification	Qty	Labour	Materials	Total
14.5.1	Electric hob in G Kitchen / Dining room	Mid spec (PC Supply £240 each)	1point	£63.13	£302.40	£365.52
14.5.2	Electric oven in G Kitchen / Dining room	Mid spec (Belling or similar, PC Supply £230)	1point	£94.69	£303.60	£398.29
14.5.3	Fridge/freezer in G Kitchen / Dining room	Mid Spec (PC Supply £300 each)	1 unit	£31.56	£504.00	£535.56
14.5.4	Fullsize dishwasher in G Kitchen / Dining room	Mid spec (Samsung or similar, PC Supply £490)	1 unit	£52.50	£646.80	£699.30
14.5.5	Plumbed in washing machine in G Kitchen / Dining room	Mid spec (Samsung, PC Supply £300)	1 unit	£39.38	£396.00	£435.38
14.5.6	Vented extractor fan / cooker hood in G Kitchen / Dining room	Mid spec (Bosch PC Sum £220/nr)	1point	£63.13	£290.40	£353.52

14.6	Kitchen sink	Specification	Qty	Labour	Materials	Total
14.6.1	Kitchen sink in G Kitchen / Dining room	Undermount stainless steel kitchen sink (Grohe)	1 unit	£77.44	£420.00	£497.44
14.6.2	Kitchen sink in G Utility / WC	Undermount stainless steel kitchen sink (Grohe)	1 unit	£77.44	£420.00	£497.44
14.7	Kitchen sink waste	Specification	Qty	Labour	Materials	Total
14.7.1	Kitchen sink waste in G Kitchen / Dining room	Mid spec (Victoria Plum)	1 unit	£10.50	£36.00	£46.50
14.7.2	Kitchen sink waste in G Utility / WC	Mid spec (Victoria Plum)	1 unit	£10.50	£36.00	£46.50
14.8	Kitchen tap	Specification	Qty	Labour	Materials	Total
14.8.1	Kitchen tap in G Kitchen / Dining room	Mid spec (PC Supply £100 each)	1 unit	£42.00	£132.00	£174.00
14.8.2	Kitchen tap in G Utility / WC	Mid spec (PC Supply £100 each)	1 unit	£42.00	£132.00	£174.00
14.9	Sundry items	Specification	Qty	Labour	Materials	Total
14.9.1	Mastic / sealant to kitchens in G Kitchen / Dining room	Allowance for kitchens	1item	£0.00	£132.00	£132.00
14.9.2	Mastic / sealant to kitchens in G Utility / WC	Allowance for kitchens	1item	£0.00	£132.00	£132.00
14.9.3	Allowance for BWIC / Builders Work in Connection with services for pipework to kitchen in G Kitchen / Dining room	Allowance for BWIC with services / Builders Work in Connection with services per point	1 unit	£11.80	£24.00	£35.80
14.9.4	Allowance for BWIC / Builders Work in Connection with services for pipework to kitchen in G Utility / WC	Allowance for BWIC with services / Builders Work in Connection with services per point	1 unit	£11.80	£24.00	£35.80

Decoration

£9,165.49

15.1	Paint to ceiling	Specification	Qty	Labour	Materials	Total
15.1.1	Mist coat and two coats of paint to ceiling in G Entrance Hall	Mid spec (Dulux or similar approved); white	11.72m ²	£176.97	£19.27	£196.24
15.1.2	Mist coat and two coats of paint to ceiling in G Kitchen / Dining room	Mid spec (Dulux or similar approved); white	39.26m ²	£592.83	£64.54	£657.37
15.1.3	Mist coat and two coats of paint to ceiling in G Living room	Mid spec (Dulux or similar approved); white	29.35m ²	£443.18	£48.25	£491.44
15.1.4	Mist coat and two coats of paint to ceiling in G Sun Room	Mid spec (Dulux or similar approved); white	20.45m ²	£308.80	£33.62	£342.41

15.1	Paint to ceiling	Specification	Qty	Labour	Materials	Total
15.1.5	Mist coat and two coats of paint to ceiling and cornice in G Utility / WC	Mid spec (Dulux or similar approved); white	6.75m ²	£103.52	£11.10	£114.61
15.1.6	Mist coat and two coats of paint to ceiling and cornice in G Pantry	Mid spec (Dulux or similar approved); white	4.22m ²	£64.72	£6.94	£71.66
15.1.7	Mist coat and two coats of paint to ceiling and cornice in G Utility Storage Cupboard	Mid spec (Dulux or similar approved); white	1.17m ²	£17.94	£1.92	£19.87
15.2	Paint to walls	Specification	Qty	Labour	Materials	Total
15.2.1	Mist coat and two coats of paint to walls in G Entrance Hall	Mid spec (Dulux or similar approved); white	35.57m ²	£511.93	£58.48	£570.41
15.2.2	Mist coat and two coats of paint to walls in G Kitchen / Dining room	Mid spec (Dulux or similar approved); white	64.82m ²	£932.90	£106.56	£1,039.47
15.2.3	Mist coat and two coats of paint to walls in G Living room	Mid spec (Dulux or similar approved); white	56.59m ²	£814.45	£93.03	£907.49
15.2.4	Mist coat and two coats of paint to walls in G Utility / WC	Mid spec (Dulux or similar approved); white	25.15m ²	£361.96	£41.35	£403.31
15.2.5	Mist coat and two coats of paint to walls in G Pantry	Mid spec (Dulux or similar approved); white	20.66m ²	£297.34	£33.97	£331.31
15.2.6	Mist coat and two coats of paint to walls in G Sun Room	Mid spec (Dulux or similar approved); white	44.14m ²	£635.27	£72.57	£707.84
15.2.7	Mist coat and two coats of paint to walls in G Utility Storage Cupboard	Mid spec (Dulux or similar approved); white	10.94m ²	£157.45	£17.99	£175.44
15.3	Paint to skirting	Specification	Qty	Labour	Materials	Total
15.3.1	Primer, undercoat and gloss coat to skirting in G Entrance Hall	Mid spec (Dulux or similar approved)	14.82m	£178.33	£17.78	£196.11
15.3.2	Primer, undercoat and gloss coat to skirting in G Kitchen / Dining room	Mid spec (Dulux or similar approved)	27.009m	£324.99	£32.41	£357.41
15.3.3	Primer, undercoat and gloss coat to skirting in G Living room	Mid spec (Dulux or similar approved)	23.58m	£283.73	£28.30	£312.03
15.3.4	Primer, undercoat and gloss coat to skirting in G Pantry	Mid spec (Dulux or similar approved)	8.61m	£103.60	£10.33	£113.93
15.3.5	Primer, undercoat and gloss coat to skirting in G Sun Room	Mid spec (Dulux or similar approved)	18.39m	£221.28	£22.07	£243.35
15.3.6	Scrape, fill and sand skirting in G Sun Room	Materials for fill and sand skirting	18.39m	£43.39	£7.28	£50.67

15.4	Paint to doors	Specification	Qty	Labour	Materials	Total
15.4.1	Scrape, fill and sand door in G Utility / WC	Materials for fill and sand door (single door)	1 unit	£8.92	£4.54	£13.45
15.4.2	Scrape, fill and sand door in G Sun Room	Materials for fill and sand door (single door)	1 unit	£8.92	£4.54	£13.45
15.4.3	Scrape, fill and sand door in G Utility Storage Cupboard	Materials for fill and sand door (single door)	1 unit	£8.92	£4.54	£13.45
15.4.4	Primer, undercoat and gloss coat to softwood door in G Entrance Hall	Mid spec (Dulux or similar approved)	1 unit	£115.61	£14.40	£130.01
15.4.5	Primer, undercoat and gloss coat to softwood door in G Kitchen / Dining room	Mid spec (Dulux or similar approved)	1 unit	£115.61	£14.40	£130.01
15.4.6	Primer, undercoat and gloss coat to softwood door in G Living room	Mid spec (Dulux or similar approved)	1 unit	£115.61	£14.40	£130.01
15.4.7	Primer, undercoat and gloss coat to softwood door in G Utility / WC	Mid spec (Dulux or similar approved)	1 unit	£115.61	£14.40	£130.01
15.4.8	Primer, undercoat and gloss coat to softwood door in G Pantry	Mid spec (Dulux or similar approved)	1 unit	£115.61	£14.40	£130.01
15.4.9	Primer, undercoat and gloss coat to softwood door in G Sun Room	Mid spec (Dulux or similar approved)	1 unit	£115.61	£14.40	£130.01
15.4.10	Primer, undercoat and gloss coat to softwood door in G Utility Storage Cupboard	Mid spec (Dulux or similar approved)	1 unit	£115.61	£14.40	£130.01
15.5	Paint to architraves	Specification	Qty	Labour	Materials	Total
15.5.1	Scrape, fill and sand architrave in G Utility / WC	Materials for fill and sand architrave (single door)	1 unit	£3.97	£1.84	£5.81
15.5.2	Scrape, fill and sand architrave in G Sun Room	Materials for fill and sand architrave (single door)	1 unit	£3.97	£1.84	£5.81
15.5.3	Scrape, fill and sand architrave in G Utility Storage Cupboard	Materials for fill and sand architrave (single door)	1 unit	£3.97	£1.84	£5.81
15.5.4	Primer, undercoat and gloss coat to softwood architrave in G Entrance Hall	Mid spec (Dulux or similar approved)	1 unit	£34.92	£6.00	£40.92
15.5.5	Primer, undercoat and gloss coat to softwood architrave in G Kitchen / Dining room	Mid spec (Dulux or similar approved)	1 unit	£34.92	£6.00	£40.92
15.5.6	Primer, undercoat and gloss coat to softwood architrave in G Living room	Mid spec (Dulux or similar approved)	1 unit	£34.92	£6.00	£40.92
15.5.7	Primer, undercoat and gloss coat to softwood architrave in G Utility / WC	Mid spec (Dulux or similar approved)	1 unit	£34.92	£6.00	£40.92
15.5.8	Primer, undercoat and gloss coat to softwood architrave in G Pantry	Mid spec (Dulux or similar approved)	1 unit	£34.92	£6.00	£40.92

15.5	Paint to architraves	Specification	Qty	Labour	Materials	Total
15.5.9	Primer, undercoat and gloss coat to softwood architrave in G Sun Room	Mid spec (Dulux or similar approved)	1 unit	£34.92	£6.00	£40.92
15.5.10	Primer, undercoat and gloss coat to softwood architrave in G Utility Storage Cupboard	Mid spec (Dulux or similar approved)	1 unit	£34.92	£6.00	£40.92

15.6	Paint to windows	Specification	Qty	Labour	Materials	Total
15.6.1	Primer, undercoat and gloss coat to window board in G Kitchen / Dining room	Mid spec (Dulux or similar approved)	2m	£16.99	£2.40	£19.39
15.6.2	Primer, undercoat and gloss coat to window board in G Utility / WC	Mid spec (Dulux or similar approved)	1m	£8.49	£1.20	£9.69
15.6.3	Primer, undercoat and gloss coat to window board in G Sun Room	Mid spec (Dulux or similar approved)	1m	£8.49	£1.20	£9.69
15.6.4	Sand back, repair and correct, apply primer and top coat to wooden window frame in G Utility / WC	Primer and top coat to window	1 unit	£188.75	£12.00	£200.75
15.6.5	Sand back, repair and correct, apply primer and top coat to wooden window frame in G Sun Room	Primer and top coat to window	1 unit	£188.75	£12.00	£200.75
15.6.6	Scrape, fill and sand window board in G Utility / WC	Materials for fill and sand window board	1m	£2.36	£0.40	£2.76
15.6.7	Scrape, fill and sand window board in G Sun Room	Materials for fill and sand window board	1m	£2.36	£0.40	£2.76
15.6.8	Primer, undercoat and gloss coat to window in G Kitchen / Dining room	Mid spec (Dulux or similar approved)	1 unit	£148.64	£14.40	£163.04

Fixtures and fittings £30.30

16.1	Furniture, fixtures & equipment	Specification	Qty	Labour	Materials	Total
16.1.1	Coat rail / coat rack in G Entrance Hall	Mid spec (PC Supply £15 each)	1 unit	£10.50	£19.80	£30.30

Finishes Schedule

Builder Supplied

Task	Material	Price (£)
Mastic / sealant to kitchens	Allowance for kitchens	132.00
Allowance for BWIC / Builders Work in Connection with services for pipework to kitchen	Allowance for BWIC with services / Builders Work in Connection with services per point	24.00
Allowance for steel connections	Allowance for steel connections	240.00
Aluminium bifold door, handle and lock - 2-3m length	Mid spec (Slim Line) - 2-3m length (PC Supply £2100)	2,772.00
Base cabinet	Mid spec (Howdens, PC Supply £500/cabinet)	660.00
Base cabinet	Mid spec (Howdens, PC Supply £500/cabinet)	6,040.06
Ceramic tiles to floor, excluding adhesive and grout	Mid spec (PC Sum £60/m2)	534.60
Ceramic tiles to walls, excluding adhesive and grout	Mid spec (PC Sum £60/m2)	234.43
Ceramic tiles to walls, excluding adhesive and grout	Mid spec (PC Sum £60/m2)	475.20
Coat rail / coat rack	Mid spec (PC Supply £15 each)	19.80
Concrete padstone	215x215x102mm	144.00
Data point / Ethernet socket	Mid spec (PC Supply £15 each)	18.90
Decoupling membrane to floor	Schlüter®-DITRA 25 matting	75.74
Double power socket	Mid spec (Hamilton or similar approved, PC Supply £25 each)	33.00
Double power socket	Mid spec (Hamilton or similar approved, PC Supply £25 each)	66.00
Double power socket	Mid spec (Hamilton or similar approved, PC Supply £25 each)	132.00
Downlight	Mid spec (PC Supply £15 each)	75.60
Downlight	Mid spec (PC Supply £15 each)	113.40
Ductwork and associated BWIC allowance for Wired appliances	Ductwork and associated BWIC allowance	24.00
Electric hob	Mid spec (PC Supply £240 each)	302.40
Electric oven	Mid spec (Belling or similar, PC Supply £230)	303.60
Extractor fan	Mid spec (PC Supply £80 each)	100.80
Fill and sand ceiling / prepare ceiling for paint	Materials for fill and sand ceiling	1.40
Fill and sand ceiling / prepare ceiling for paint	Materials for fill and sand ceiling	8.10
Fill and sand ceiling / prepare ceiling for paint	Materials for fill and sand ceiling	24.54
Fill and sand walls / prepare wall for decoration / prepare wall for paint	Materials for fill and sand walls	13.13
Fill and sand walls / prepare wall for decoration / prepare wall for paint	Materials for fill and sand walls	30.18
Fill and sand walls / prepare wall for decoration / prepare wall for paint	Materials for fill and sand walls	52.97

Task	Material	Price (£)
Flooring underlay	Mid spec (Wickes Wood Fibre Underlay or similar approved)	33.33
Flooring underlay	Mid spec (Wickes Wood Fibre Underlay or similar approved)	58.16
Flooring underlay	Mid spec (Wickes Wood Fibre Underlay or similar approved)	83.47
Flooring underlay	Mid spec (Wickes Wood Fibre Underlay or similar approved)	111.66
Formation of opening in wall/ceiling for vent, including supply and installation of vent for kitchen	Fixed Louvre Wall Vent (£5/unit allowance)	6.60
Fridge/freezer	Mid Spec (PC Supply £300 each)	504.00
Fullsize dishwasher	Mid spec (Samsung or similar, PC Supply £490)	646.80
Fused spur	Mid spec (PC Supply £15 each)	39.60
Heat detector	Mid spec (PC Supply £30 each)	39.60
Hot and cold pipes; copper	22mm copper	42.62
Hot and cold pipes; copper	22mm copper	119.95
Intumescent paint to steel beam	Intumescent paint	75.97
Kitchen sink	Undermount stainless steel kitchen sink (Grohe)	420.00
Kitchen sink waste	Mid spec (Victoria Plum)	36.00
Kitchen tap	Mid spec (PC Supply £100 each)	132.00
Light switch - 1 gang	Mid spec (Hamilton, PC Supply £10 each)	13.20
Light switch - 1 gang	Mid spec (Hamilton, PC Supply £10 each)	26.40
Pedestal sink	Mid spec (Victoria Plum)	83.99
Pedestal toilet	Mid spec (Victoria Plum or similar, PC Supply £190 each)	250.80
Plumbed in washing machine	Mid spec (Samsung, PC Supply £300)	396.00
Primer, undercoat and gloss coat to skirting	Mid spec (Dulux or similar approved)	10.33
Primer, undercoat and gloss coat to skirting	Mid spec (Dulux or similar approved)	17.78
Primer, undercoat and gloss coat to skirting	Mid spec (Dulux or similar approved)	22.07
Primer, undercoat and gloss coat to skirting	Mid spec (Dulux or similar approved)	28.30
Primer, undercoat and gloss coat to skirting	Mid spec (Dulux or similar approved)	32.41
Primer, undercoat and gloss coat to window board	Mid spec (Dulux or similar approved)	1.20
Primer, undercoat and gloss coat to window board	Mid spec (Dulux or similar approved)	2.40
Rigid protection to floor	Corex	7.69
Scrape, fill and sand door	Materials for fill and sand door (single door)	4.54
Self levelling compound to floor	3-5mm Latex Levelling Screed / Latex Floor Levelling Compound	3.76
Self levelling compound to floor	3-5mm Latex Levelling Screed / Latex Floor Levelling Compound	13.57
Single fire rated door, frame and ironmongery	Mid spec, FD30 fire rated door (PC Supply £240 each)	316.80

Task	Material	Price (£)
Single plasterboard to ceiling	12.5mm fireline plasterboard	262.41
Single power socket	Mid spec (Hamilton)	24.00
Single softwood door, frame, architrave, handle and lock	Mid spec (Direct Doors)	312.00
Skim to ceiling	3mm Gypsum Thistle multi-finish	5.06
Skim to ceiling	3mm Gypsum Thistle multi-finish	14.06
Skim to ceiling	3mm Gypsum Thistle multi-finish	35.22
Skim to ceiling	3mm Gypsum Thistle multi-finish	47.11
Skim to walls	3mm Gypsum Thistle multi-finish	24.79
Skim to walls	3mm Gypsum Thistle multi-finish	42.68
Skim to walls	3mm Gypsum Thistle multi-finish	67.91
Skim to walls	3mm Gypsum Thistle multi-finish	77.78
Skirting	Mid spec (Wickes or similar approved)	31.19
Skirting	Mid spec (Wickes or similar approved)	58.89
Skirting	Mid spec (Wickes or similar approved)	101.37
Skirting	Mid spec (Wickes or similar approved)	125.79
Skirting	Mid spec (Wickes or similar approved)	161.29
Skirting	Mid spec (Wickes or similar approved)	184.74
Steel beam	203x203x86 UC	540.55
Steel beam	203x203x86 UC	1,394.62
Steel beam	203x203x86 UC	1,481.11
Strip out existing door and replace with new External Door within existing opening	Solid timber door - weathershield grey (PC Supply £300 each)	396.00
Strip out existing window and replace with Hardwood casement window (1-2m2) within existing opening	Mid spec (Slim Line or similar approved, PC Supply £790 each)	1,044.00
Tile adhesive and grouting to floor	10mm flexible adhesive and MAPEI grouting	12.15
Tile adhesive and grouting to walls	10mm flexible adhesive and MAPEI grouting	5.33
Tile adhesive and grouting to walls	10mm flexible adhesive and MAPEI grouting	10.80
Tile backer board to walls	Schluter KERDI BOARD Tile Backer Board 12.5mm	171.21
Tile skirting to floor	Mid Spec (PC Sum £18/m)	251.52
Toilet seat	Toilet seat (PC Supply £25 each)	33.00
TV outlet (excluding aerial)	Mid spec (PC Supply £15 each)	19.50
Unswitched fused spur	Mid spec (PC Supply £15 each)	39.60
Vented extractor fan / cooker hood	Mid spec (Bosch PC Sum £220/nr)	290.40
Vinyl flooring / vinyl tile	Vinyl flooring (PC Sum £25/m2)	38.61
Vinyl flooring / vinyl tile	Vinyl flooring (PC Sum £25/m2)	139.26
Wall cabinet	Mid spec (Howdens, PC Supply £300/cabinet)	3,624.03
Waste pipe overground	110mm UPVC pipe	53.28
Waste pipe overground	110mm UPVC pipe	149.94
Wet underfloor heating per m2	Pro-Warm wet underfloor heating kit and	2,638.27

Task	Material	Price (£)
	thermostat	
Wooden worktop / Laminate worktop	Mid spec (PC Supply £120/m)	158.40
Wooden worktop / Laminate worktop	Mid spec (PC Supply £120/m)	868.03
Double panel radiator	Mid spec (PC Supply £220 each)	277.20
Engineered wood to floor	Mid spec (PC Supply £60/m2)	928.22
Engineered wood to floor	Mid spec (PC Supply £60/m2)	1,619.64
Engineered wood to floor	Mid spec (PC Supply £60/m2)	2,324.52
Engineered wood to floor	Mid spec (PC Supply £60/m2)	3,109.39
Scrape, fill and sand architrave	Materials for fill and sand architrave (single door)	1.84
Scrape, fill and sand skirting	Materials for fill and sand skirting	7.28
Sand back, repair and correct, apply primer and top coat to wooden window frame	Primer and top coat to window	12.00
Scrape, fill and sand window board	Materials for fill and sand window board	0.40
Mist coat and two coats of paint to ceiling	Mid spec (Dulux or similar approved); white	19.27
Mist coat and two coats of paint to ceiling	Mid spec (Dulux or similar approved); white	33.62
Mist coat and two coats of paint to ceiling	Mid spec (Dulux or similar approved); white	48.25
Mist coat and two coats of paint to ceiling	Mid spec (Dulux or similar approved); white	64.54
Mist coat and two coats of paint to ceiling and cornice	Mid spec (Dulux or similar approved); white	1.92
Mist coat and two coats of paint to ceiling and cornice	Mid spec (Dulux or similar approved); white	6.94
Mist coat and two coats of paint to ceiling and cornice	Mid spec (Dulux or similar approved); white	11.10
Mist coat and two coats of paint to walls	Mid spec (Dulux or similar approved); white	17.99
Mist coat and two coats of paint to walls	Mid spec (Dulux or similar approved); white	33.97
Mist coat and two coats of paint to walls	Mid spec (Dulux or similar approved); white	41.35
Mist coat and two coats of paint to walls	Mid spec (Dulux or similar approved); white	58.48
Mist coat and two coats of paint to walls	Mid spec (Dulux or similar approved); white	72.57
Mist coat and two coats of paint to walls	Mid spec (Dulux or similar approved); white	93.03
Mist coat and two coats of paint to walls	Mid spec (Dulux or similar approved); white	106.56
Primer, undercoat and gloss coat to softwood door	Mid spec (Dulux or similar approved)	14.40
Primer, undercoat and gloss coat to softwood architrave	Mid spec (Dulux or similar approved)	6.00
Primer, undercoat and gloss coat to window	Mid spec (Dulux or similar approved)	14.40

Client Supplied

Task

Material

Price (£)

The figures quoted in this cost report are approximate and purely to be considered as part of a feasibility study or can also be used as a template to enter exact component sizes/m² with your contractor to create an accurate pricing model.