

Quantities & Rates - Section 1

Demolitions & Removals

Site clearance (£)	Qty: 1.00	Rate:5000.00
	Price:	5,000.00
Remove topsoil & set aside (£)	Qty: 1.00	Rate:0.00
	Price:	0.00
Form openings (m2)	Qty: 0.00	Rate:40.80
	Price:	0.00
Remove blockwork internal wall (m2)	Qty: 0.00	Rate:29.75
	Price:	0.00
Remove external wall (m2)	Qty: 42.00	Rate:59.50
	Price:	2,499.00
Remove partitions (m2)	Qty: 0.00	Rate:12.75
	Price:	0.00
	Summary:	7,499.00

Excavation

Foundations	Qty: 33.00	Rate:114.75
	Price:	3,786.75
Oversite	Qty: 195.00	Rate:23.80
	Price:	4,641.00
Drainage foul & surface water	Qty: 150.00	Rate:23.80
	Price:	3,570.00
Form soakaway (rainwater drainage)	Qty: 4.00	Rate:297.50
	Price:	1,190.00
Drain connection to existing chamber	Qty: 0.00	Rate:297.50
	Price:	0.00
	Summary:	13,187.75

Quantities & Rates - Section 2

Sub-structure Works & Drainage

Concrete to foundations	Qty: 33.00	Rate:97.75
	Price:	3,225.75
Concrete to oversite	Qty: 195.00	Rate:25.50
	Price:	4,972.50
Sub-terra blockwork	Qty: 33.00	Rate:55.25
	Price:	1,823.25
Oversite insulation @ 100mm celotex ground floor structure	Qty: 195.00	Rate:27.20
	Price:	5,304.00
Radon sump (only in risk areas)	Qty: 2.00	Rate:123.25
	Price:	246.50
Stone for oversite @ 100mm depth ground floor structure	Qty: 195.00	Rate:21.25
	Price:	4,143.75
Drainage pipe @ 110mm diameter	Qty: 150.00	Rate:17.00
	Price:	2,550.00
Chambers	Qty: 5.00	Rate:102.00
	Price:	510.00
Pipe fittings	Qty: 37.50	Rate:17.00
	Price:	637.50
Block & beam to 1st Floor (extra over)	Qty: 0.00	Rate:27.20
	Price:	0.00
	Summary:	23,413.25

Masonry

Blockwork to form external walls @100mm	Qty: 30.00	Rate:55.25
	Price:	1,657.50
Stonework	Qty: 30.00	Rate:148.75
	Price:	4,462.50
Brickwork	Qty: 0.00	Rate:114.75
	Price:	0.00
Blockwork (to form internal dividing walls) length in meters	Qty: 0.00	Rate:136.00
	Price:	0.00
Screed @ 65mm depth ground floor structure	Qty: 195.00	Rate:38.25
	Price:	7,458.75
Lintels	Qty: 21.00	Rate:157.25
	Price:	3,302.25
Insulation (wall cavity) @ 100mm	Qty: 30.00	Rate:23.80
	Price:	714.00
Padstones & jamb to receive steel beams	Qty: 0.00	Rate:153.00
	Price:	0.00
Re-pointing	Qty: 110.00	Rate:55.25
	Price:	6,077.50
External blockwork to be rendered	Qty: 0.00	Rate:55.25
	Price:	0.00
Fireplace & chimney (£)	Qty: 1.00	Rate:9000.00
	Price:	9,000.00
	Summary:	32,672.50

Quantities & Rates - Section 3

Timber Frame

Total Face Area	Qty: 35.00	Rate:105.00
	Price:	3,675.00
Timber Cladding	Qty: 35.00	Rate:75.00
	Price:	2,625.00
Frame Insulation	Qty: 35.00	Rate:45.00
	Price:	1,575.00
	Summary:	7,875.12

Structural Carcassing Steel/Timber

Timber floor structure	Qty: 75.00	Rate:38.25
	Price:	2,868.75
Chipboard flooring	Qty: 75.00	Rate:23.80
	Price:	1,785.00
Steel beams	Qty: 0.00	Rate:361.25
	Price:	0.00
Insulation	Qty: 75.00	Rate:12.75
	Price:	956.25
Stud partition (to form internal dividing walls) length in meters	Qty: 75.00	Rate:59.50
	Price:	4,462.50
Partition insulation	Qty: 75.00	Rate:42.50
	Price:	3,187.50
	Summary:	13,260.00

Quantities & Rates - Section 4

Roof Structure & Covering

Timber (sq meterage of roof area)	Qty: 300.00	Rate:55.25
	Price:	16,575.00
Insulation	Qty: 418.00	Rate:27.20
	Price:	11,369.60
Felt & Batten	Qty: 418.00	Rate:13.60
	Price:	5,684.80
Roof finishes slate (sq meterage)	Qty: 300.00	Rate:72.25
	Price:	21,675.00
Roof finishes tiles (sq meterage)	Qty: 0.00	Rate:55.25
	Price:	0.00
Leadwork to abutments & valleys (Length in meters)	Qty: 6.00	Rate:76.50
	Price:	459.00
Facia length	Qty: 88.00	Rate:21.25
	Price:	1,870.00
Flat roof	Qty: 0.00	Rate:119.00
	Price:	0.00
Zinc	Qty: 0.00	Rate:119.00
	Price:	0.00
	Summary:	57,633.40

Windows & Doors

Windows - Large	Qty: 9.00	Rate:1575.00
	Price:	14,175.00
Windows - Medium	Qty: 30.00	Rate:850.00
	Price:	25,500.00
Windows - Small	Qty: 0.00	Rate:595.00
	Price:	0.00
External doors & frame	Qty: 4.00	Rate:807.50
	Price:	3,230.00
Internal doors	Qty: 14.00	Rate:233.75
	Price:	3,272.50
Velux	Qty: 3.00	Rate:722.50
	Price:	2,167.50
Ironmongery per external door (pc sum)	Qty: 4.00	Rate:114.75
	Price:	459.00
Ironmongery per internal door (pc sum)	Qty: 14.00	Rate:72.25
	Price:	1,011.50
Glazing per window (standard double glazed units)	Qty: 39.00	Rate:93.50
	Price:	3,646.50
Ironmongery per window (pc sum)	Qty: 39.00	Rate:38.25
	Price:	1,491.75
	Summary:	54,953.74

Quantities & Rates - Section 5

Joinery

Skirting	Qty: 308.40	Rate:12.75
	Price:	3,932.10
Door lining / architrave setts	Qty: 14.00	Rate:55.25
	Price:	773.50
Staircase supply (pc sum)	Qty: 1.00	Rate:3250.00
	Price:	3,250.00
Staircase fitting	Qty: 1.00	Rate:1000.00
	Price:	1,000.00
Oak Frame	Qty: 0.00	Rate:382.50
	Price:	0.00
Cupboards/Wardrobes	Qty: 1.00	Rate:0.00
	Price:	0.00
Boxing-in	Qty: 1.00	Rate:750.00
	Price:	750.00
	Summary:	9,705.60

Sundry Items, plant hire etc

Toilet hire	Qty: 40.00	Rate:34.00
	Price:	1,360.00
Storage hire	Qty: 40.00	Rate:21.25
	Price:	850.00
Digger hire	Qty: 6.00	Rate:276.25
	Price:	1,657.50
Dumper hire	Qty: 6.00	Rate:182.75
	Price:	1,096.50
Fencing	Qty: 0.00	Rate:2.55
	Price:	0.00
Scaffolding	Qty: 300.00	Rate:29.75
	Price:	8,925.00
	Summary:	13,889.00

Quantities & Rates - Section 6

Surface Finishes

Floor tiles (incl. adhesive & grout)	Qty: 195.00	Rate:32.30
	Price:	6,298.50
Floor tiles fitting	Qty: 195.00	Rate:29.75
	Price:	5,801.25
Wall tiles (inc adhesive & grout)	Qty: 38.00	Rate:32.30
	Price:	1,227.40
Wall tiles fitting	Qty: 38.00	Rate:29.75
	Price:	1,130.50
Decoupling floor matting	Qty: 195.00	Rate:20.40
	Price:	3,978.00
Timber floor supply	Qty: 0.00	Rate:38.25
	Price:	0.00
Timber floor fitting	Qty: 0.00	Rate:29.75
	Price:	0.00
Rendering to exterior walls	Qty: 0.00	Rate:29.75
	Price:	0.00
Plastering	Qty: 1022.08	Rate:29.75
	Price:	30,406.88
Plastering adjustment, pitch ceilings, existing walls & making good.	Qty: 50.00	Rate:29.75
	Price:	1,487.50
	Summary:	50,330.03

Painting & Decorating

Emulsion to walls & ceilings	Qty: 1022.08	Rate:8.50
	Price:	8,687.68
Gloss to skirting	Qty: 308.40	Rate:10.20
	Price:	3,145.68
Gloss to architrave & frame	Qty: 14.00	Rate:34.00
	Price:	476.00
Rendering masonry paint	Qty: 0.00	Rate:17.00
	Price:	0.00
Facia decoration	Qty: 88.00	Rate:12.75
	Price:	1,122.00
Joinery Decoration	Qty: 1.00	Rate:0.00
	Price:	0.00
	Summary:	13,431.36

Quantities & Rates - Section 7

Sanitary Ware, Plumbing & Kitchen Supply

Bathroom plumbing (including H & C services & waste connections)	Qty: 5.00	Rate:807.50
	Price:	4,037.50
Kitchen plumbing (including H & C services & waste connections)	Qty: 2.00	Rate:722.50
	Price:	1,445.00
Utility plumbing (including H & C services & waste connections)	Qty: 1.00	Rate:637.50
	Price:	637.50
Cloakroom plumbing (including H & C services & waste connections)	Qty: 1.00	Rate:552.50
	Price:	552.50
Toilet pan & cistern	Qty: 5.00	Rate:382.50
	Price:	1,912.50
Basin pedestal & taps	Qty: 5.00	Rate:212.50
	Price:	1,062.50
Bath & taps	Qty: 1.00	Rate:722.50
	Price:	722.50
Shower tray & screen	Qty: 3.00	Rate:786.25
	Price:	2,358.75
Shower valve & head	Qty: 3.00	Rate:361.25
	Price:	1,083.75
Bathroom cabinets	Qty: 2.00	Rate:191.25
	Price:	382.50
Kitchen	Qty: 1.00	Rate:17000.00
	Price:	17,000.00
Utility	Qty: 1.00	Rate:1500.00
	Price:	1,500.00
	Summary:	32,695.00

Electrical Works

Lights	Qty: 133.00	Rate:63.75
	Price:	8,478.75
Switches	Qty: 34.00	Rate:63.75
	Price:	2,167.50
Sockets	Qty: 86.00	Rate:63.75
	Price:	5,482.50
Extraction	Qty: 8.00	Rate:191.25
	Price:	1,530.00
Smoke Detections	Qty: 7.00	Rate:140.25
	Price:	981.75
BT/TV point	Qty: 8.00	Rate:68.00
	Price:	544.00
Consumer Unit	Qty: 2.00	Rate:637.50
	Price:	1,275.00
Test & Certification	Qty: 1.00	Rate:191.25
	Price:	191.25
	Summary:	20,650.75

Quantities & Rates - Section 8

Heating

Underfloor heating	Qty: 234.25	Rate:42.50
	Price:	9,955.63
Radiators	Qty: 9.00	Rate:255.00
	Price:	2,295.00
Boiler	Qty: 1.00	Rate:3400.00
	Price:	3,400.00
Megaflow immersion	Qty: 1.00	Rate:2125.00
	Price:	2,125.00
Heating/hot water control systems	Qty: 1.00	Rate:297.50
	Price:	297.50
	Summary:	18,073.13

Rainwater Goods

Gutter	Qty: 88.00	Rate:21.25
	Price:	1,870.00
Downpipe (per drop)	Qty: 8.00	Rate:97.75
	Price:	782.00
	Summary:	2,652.00

External Works

Re-instate topsoil	Qty: 1.00	Rate:0.00
	Price:	0.00
Re-instate drive & pathways	Qty: 1.00	Rate:0.00
	Price:	0.00
New drive & pathways	Qty: 1.00	Rate:0.00
	Price:	0.00
Garden walling	Qty: 1.00	Rate:0.00
	Price:	0.00
Planters	Qty: 1.00	Rate:0.00
	Price:	0.00
Patio	Qty: 1.00	Rate:0.00
	Price:	0.00
General making good	Qty: 1.00	Rate:500.00
	Price:	500.00
	Summary:	500.00

Quantities & Rates - Section 9

Professional Fees & Main Services Connections

Design fees	Qty: 1.00	Rate:4500.00
	Price:	4,500.00
Building control fees	Qty: 1.00	Rate:2500.00
	Price:	2,500.00
Structural engineer fees	Qty: 1.00	Rate:0.00
	Price:	0.00
Mains Water	Qty: 1.00	Rate:0.00
	Price:	0.00
Mains Gas	Qty: 1.00	Rate:0.00
	Price:	0.00
Mains foul drainage	Qty: 1.00	Rate:3875.00
	Price:	3,875.00
Mains Electricity	Qty: 1.00	Rate:33000.00
	Price:	33,000.00
Disconnection of services (plumbing, electrics & gas)	Qty: 1.00	Rate:250.00
	Price:	250.00
Project Insurance (£)	Qty: 1.00	Rate:0.00
	Price:	0.00
	Summary:	44,125.00

Summary

Summary

Demolitions	7,499.00
Excavation	13,187.75
Sub Structure Works & Drainage	23,413.25
Masonry	32,672.50
Timber Frame	7,875.12
Structural Carcassing Steel/Timber	13,260.00
Roof structure & covering	57,633.40
Windows & Doors.	54,953.74
Joinery	9,705.60
Sundry Items, Plant hire etc.	13,889.00
Surface Finishes	50,330.03
Painting & Decorating	13,431.36
Sanitary Ware, Plumbing & Kitchen supply	32,695.00
Electrical Works	20,650.75
Heating	18,073.13
Rainwater Goods	2,652.00
External Works	500.00
Professional Fees & Main Services connections	44,125.00
	Summary: 416,546.63

Allowances

Provisional Sums

Ironmongery per external door	4.00	
		Price: 459.00
Ironmongery per internal door	14.00	
		Price: 1,011.50
Ironmongery per window	39.00	
		Price: 1,491.75
Staircase supply	1.00	
		Price: 3,250.00
Floor tiles supply	195.00	
		Price: 6,298.50
Wall tiles supply	38.00	
		Price: 1,227.40
Timber floor supply	0.00	
		Price: 0.00
Sanitaryware	19.00	
		Price: 7,522.50
Kitchen	17,000.00	
		Price: 17,000.00
Utility	1,500.00	
		Price: 1,500.00
		Allowances: 39,760.65

Balance

Balance £ 416,546.63

Contingencies, Dayworks Labour & Materials

Customer Contingency	2.50	
		Price: 10,413.67
Contractor's Dayworks Labour % miscellaneous expenditure	1.00	
		Price: 4,165.47
Contractor's Dayworks Materials % miscellaneous expenditure	1.00	
		Price: 4,165.47

Total £ 18,744.60

Contract Sum Before Variations

Balance £ 435,291.23

Variations

Variations

#	Variation	Date	Additions (+)	Omissions (-)	Price
1.	Oak screen (main)	15/12/18	3000.00		3000.00
2.	Oak screen (rear)	15/12/18	2000.00		2000.00
3.	owl box	15/12/18	850.00		850.00
4.	biodisc unit	15/12/18	3750.00		3750.00
5.	biodisc installation	15/12/18	1500.00		1500.00
6.	new oak posts (8)	15/12/18	2800.00		2800.00
7.	Oak Barn doors (2 large)	15/12/18	5000.00		5000.00
8.	Glass balustrade	15/12/18	1500.00		1500.00
9.	external works	in progress	62727.64	0.00	62727.64
10.	roof truss repair plate	22/2/19	520.60	0.00	520.60
11.	contingency return	22/3/19	0.00	-10401.00	-10401.00
12.	add. revised design	11/5/19	500759.00		500759.00
13.	omit. original design	11/5/19	0.00	-455168.00	-455168.00
14.	garage/store	11/5/19	47996.00		47996.00
15.	omit. site clearance	11/5/19	0.00	-5000.00	-5000.00
16.	addition velux	6/7/19	2166.00	0.00	2166.00
17.	Wall re-build	complete	13949.00	0.00	13949.00
18.	SNDC fees	complete	902.00	0.00	902.00
19.	roof purlin replacement	complete	4836.00	0.00	4836.00
20.	windows and doors	in progress	87909.15	0.00	87909.15

#	Variation	Date	Additions (+)	Omissions (-)	Price
21.	remove roof lights	complete	660.00	0.00	660.00
22.	additional radiator	8/4/20	225.00		225.00
23.	underground oil tank	complete	4364.00	0.00	4364.00
24.	Farm water treatment	complete	13605.39	0.00	13605.39
25.	Bathrooms	complete	1186.00	0.00	1186.00
26.	kitchen gable repairs	complete	385.00	0.00	385.00
27.	Floor-Wall Tiling	complete	30924.29	0.00	30924.29
28.	light fittings	complete	5363.00	0.00	5363.00
29.	omit mains electricity	23/6/20	0.00	-33000.00	-33000.00
30.	omit kitchen	23/6/20	0.00	-17000.00	-17000.00
31.	omit utility	23/6/20	0.00	-1500.00	-1500.00
32.	omit windows	23/6/20	0.00	-54953.00	-54953.00
33.	Staircase / balustrade		9949.60	0.00	9949.60
34.	omit floor tiles	24/7/20	0.00	-6298.00	-6298.00
35.	omit floor tiles fitting	24/7/20	0.00	-5801.00	-5801.00
36.	omit wall tiles	24/7/20	0.00	-1227.00	-1227.00
37.	omit wall tile fitting	24/7/20	0.00	-1130.00	-1130.00
38.	omit staircase supply	24/7/20	0.00	-3250.00	-3250.00
39.	omit staircase fitting	24/7/20	0.00	-1000.00	-1000.00
40.	omit glass balustrade	24/7/20	0.00	-1500.00	-1500.00
SUMMARY					235,091.75

#	Variation	Date	Additions (+)	Omissions (-)	Price
41.	Kitchen Utility		23488.58	0.00	23488.58
42.	final items		150.00	0.00	150.00
43.	omit radon sumps		0.00	-246.50	-246.50
44.	EPC fee		100.00		100.00
SUMMARY					235,091.75

Balance before Variations	£ 435,291.23
Variations	£ 235,091.75
Adjusted contract total	£ 670,382.98
VAT 5.00%	£ 33,519.15
Total	£ 703,902.13
Current Payments	- £ 703,900.00
Remaining Balance To Pay	£ 2.13

Payments

Payments

Payment	Date	Rate	Amount
transfer	04/05/2021		703900.00
SUMMARY			703,900.00

Summary

Total Quote £ 670,382.98

Total Floor Area (m2) 297.34

Project £/m2 2,254.60

Project £/SqFt 209.73

Room Dimensions

Room Dimensions

Ground Floor

Room	Width	Length	Walls	Skirting	Radiators	Underfloor Heating	Floor Tiles	Wall Tiles	Timber
Kitchen 1	9.00	5.00	2.35	28.00	0.00	Yes	Yes	0.00	No
Bed 1	4.00	4.30	2.35	16.60	0.00	Yes	Yes	0.00	No
en suite 1	3.00	2.40	2.35	10.80	0.00	Yes	Yes	12.00	No
Bed 2	4.00	4.30	2.35	16.60	0.00	Yes	Yes	0.00	No
en suite 2	3.00	2.40	2.35	10.80	0.00	Yes	Yes	12.00	No
corridor	13.50	1.50	2.35	30.00	0.00	Yes	Yes	0.00	No
utility	4.00	3.00	2.35	14.00	0.00	Yes	Yes	0.00	No
wc	4.00	1.50	2.35	11.00	0.00	Yes	Yes	0.00	No
hallway	4.00	5.00	2.35	18.00	0.00	Yes	Yes	0.00	No
Kitchen 2	5.50	3.70	2.35	18.40	0.00	Yes	Yes	0.00	No
Dining	5.50	3.70	2.35	18.40	0.00	Yes	Yes	0.00	No
Snug	5.50	6.00	2.35	23.00	0.00	Yes	Yes	0.00	No
external	0.00	0.00	2.35	0.00	0.00	No	No	0.00	No

1st Floor

Room	Width	Length	Walls	Skirting	Radiators	Underfloor Heating	Floor Tiles	Wall Tiles	Timber
Master bed	4.00	3.70	2.35	15.40	2.00	No	No	0.00	No
en suite	2.00	2.00	2.35	8.00	1.00	Yes	Yes	10.00	No
Open study	3.70	3.70	2.35	14.80	1.00	No	No	0.00	No
bed 2	3.00	3.00	2.35	12.00	1.00	No	No	0.00	No
bathroom	3.00	1.50	2.35	9.00	1.00	Yes	Yes	4.00	No
landing	7.00	1.30	2.35	16.60	1.00	No	No	0.00	No
bed 3	3.00	5.50	2.35	17.00	2.00	No	No	0.00	No

Summary

Total Width	Total Length	Total Radiators	Total Floor tiles	Total Wall tiles	Total Timber flooring	Total Skirting	Total ceiling & floor	Total Wall area	Total Plastering	Underfloor Heating
90.70	63.50	9.00	234.25	38.00	0.00	308.40	297.34	724.74	1,022.08	234.25

Electrical Outlets

Electrical Outlets

Ground Floor

Room	Lights	Switches	Sockets	Extraction	Smoke detection	Bt / tv	Consumer unit	Test & certification
Kitchen 1	26	4	18	1	1	1	0	0
Bed 1	2	2	4	0	0	1	0	0
en suite 1	2	1	1	1	0	0	0	0
Bed 2	2	2	4	0	0	1	0	0
en suite 2	2	1	1	1	0	0	0	0
corridor	2	1	1	0	1	0	0	0
utility	4	1	6	1	1	0	1	1
wc	1	1	1	1	0	0	0	0
hallway	4	2	2	0	0	0	0	0
Kitchen 2	16	2	16	1	1	1	1	0
Dining	12	1	4	0	0	0	0	0
Snug	12	2	6	0	1	1	0	0
external	16	2	2	0	0	0	0	0

1st Floor

Room	Lights	Switches	Sockets	Extraction	Smoke detection	Bt / tv	Consumer unit	Test & certification
Master bed	7	2	4	0	0	1	0	0
en suite	3	2	1	1	0	0	0	0
Open study	6	1	6	0	1	0	0	0
bed 2	4	2	4	0	0	1	0	0
bathroom	2	1	1	1	0	0	0	0
landing	6	2	0	0	1	0	0	0
bed 3	4	2	4	0	0	1	0	0

Summary

Total Lights	Total Switches	Total Sockets	Total Extraction	Total Smoke	Total Tv	Total Consumer units	Total Tests
133.00	34.00	86.00	8.00	7.00	8.00	2.00	1.00