



# MAGNITUDE

QUANTITY SURVEYORS

Example Pricing Document with Valuation and  
Cost Reconciliation Procedures

For the Construction of a single storey extension  
at

Example Address

Issue date: 27/08/2023



**Example Address**  
Extensions and Alterations

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**Example Address**  
Extensions and Alterations

Document Title	Revision	Prepared By	Checked By	Issue Date	Prepared For
Pricing Document	-	-	-	27/08/2023	CLIENT NAME

**Example Address**  
Extensions and Alterations

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**Example Address**  
Extensions and Alterations

**1.0 Pricing Summary**

This Pricing Document is for the proposed extension and alterations at Example Address. The costs are based on the design information in Section 3.0. The anticipated cost for the scheme is **£74,862.69 excluding VAT**.

Element	Total Cost (£) Excluding VAT	Contractors Comments (Add any key comments here that may be required as part of your bid)
<b>0. Facilitating Works</b>		
0. Facilitating Works	£3,320.00	
<b>1. Substructure</b>		
1.1 Substructure	£9,706.69	
<b>2. Superstructure</b>		
2.1 Frame	£942.80	
2.2 Upper Floors	£0.00	
2.3 Roof	£7,317.38	
2.4 Stairs and Ramps	£0.00	
2.5 External Walls	£8,219.87	
2.6 Windows and External Doors	£4,862.50	
2.7 Internal Walls & Partitions	£647.81	
2.8 Internal Doors	£1,043.00	
<b>3. Internal Finishes</b>		
3.1 Wall Finishes	£2,094.70	
3.2 Floor Finishes	£252.00	
3.3 Ceiling Finishes	£1,170.00	
<b>4. Fittings, Furnishings &amp; Equipment</b>		
4.1 FF&E	£0.00	
<b>5. Services</b>		
5.1 Mechanical / Electrical & Plumbing Services (MEP)	£10,065.00	
5.2 Builder's Work in Connection with MEP	£503.25	
5.3 Above Ground Drainage	£380.00	
<b>Overall Total</b>	<b>£50,525.00</b>	
<b>6. External Works</b>		
6.1 Site Works	£350.00	
6.2 Drainage	£1,978.00	
6.3 External Services	£0.00	
<b>Overall Total External Works</b>	<b>£2,328.00</b>	
<b>7. Contractor's On Costs</b>		
7.1 Preliminaries	£12,245.00	
7.2 Overheads and Profit	£9,764.70	
7.3 Contingency	£0.00	
<b>Total - Excluding VAT</b>	<b>£74,862.69</b>	

See following page for Pricing Notes, Assumptions and Exclusions

**Example Address**  
Extensions and Alterations

## 2.0 Pricing Notes, Assumptions and Exclusions

*User to note that these are generic pricing notes, assumptions and exclusions - each scheme will require reviewing and section to be adjusted as necessary.*

### 2.1 Pricing Notes

1. All costs and information contained in this report is based on the information listed in Section 3.0 Information Used
2. The costs have been prepared based on current day prices that are Q3, 2023 price levels. If the start date is delayed, pricing may be subject to change.
  - Preliminaries Costs Refer to Appendix E
  - Main Contractor's Overheads and Profit 15.0%
  - Employer Contingency Allowance Excluded
3. We have included qualifications and assumptions listed throughout the document.
4. Due current fluctuations in material prices and the current difficulty obtaining materials, certain items may have be revised / repriced at the time of ordering.
5. We have not included for any works not listed within this document.
6. Advance Payments will be required for specialist packages during the mobilisation period to allow for the necessary deposits to be placed. Contractor to confirm on packages required.

### 2.2 Assumptions

7. Refer to notes in Appendices for all assumptions, Provisional Sums and PC Sum allowances.
8. We have assumed that the contract will be a JCT Homeowners or JCT Minor Works 2016.

### 2.3 Exclusions

9. Professional/Legal Fees, Statutory Fees, Site Surveys, Monitoring Costs, Environmental Audits or Third Party Fees, Quantity Surveying Fees and Interior Design Fees.
10. Project Insurances.
11. VAT and Non-Recoverable VAT/ Capital Allowances.
12. Client Finance Costs.
13. Local Authority Charges.
14. Future inflation beyond Q3, 2023.
15. Works associated with S106 and S278 agreements.
16. Additional Security Requirements where not stated within the document.
17. Fixtures / Furnishings / Curtains.
18. All Bespoke Artwork / Paintings etc.
19. Fitted joinery / Kitchens / Utility / Sanitaryware where not included within the document.
20. Incoming Services.
21. Any cost impacts from Covid-19.
22. Any cost impacts from Brexit.
23. Any cost impacts from Russo-Ukrainian war.
24. Any works not listed in this pricing document.
25. Asbestos Removal / Testing / Disposal.
26. Lutron / Control4 / Smart Building Installations.
27. Decoration.
28. Bad Ground / Contamination / Rock / Running sand etc.
29. Foundations exceeding 1000mm deep.





**Example Address**  
Extensions and Alterations

**Appendix A - Full Cost Breakdown**

Element	Quantity	Unit	Lab Rate	Lab Total	Mat Rate	Mat Total	Sub Rate	Sub Total	Gross Rate	Total	Comments
<b>Demolition / Alterations / Facilitating works</b>											
Demolish existing Conservatory complete; including grubbing up foundations	1.00	item	£640.00	£640.00					£640.00	£640.00	
Form new openings as required; including temporary propping	1.00	nr	£440.00	£440.00	£100.00	£100.00			£540.00	£540.00	
Remove existing windows / doors and dispose off site as required	1.00	item	£160.00	£160.00					£160.00	£160.00	
Remove existing kitchen and dispose off site	1.00	nr	£160.00	£160.00					£160.00	£160.00	
Remove existing finishes / joinery / furniture as required	1.00	item	£320.00	£320.00					£320.00	£320.00	
<b>General Allowances</b>											
M&E as required at demolition stage	1.00	item					£300.00	£300.00	£300.00	£300.00	
<b>Demolition Skips</b>											
Demolition Skips as required	4.00	nr					£300.00	£1,200.00	£300.00	£1,200.00	
<b>Asbestos Survey</b>											
Excluded											Excluded
										<b>£3,320.00</b>	

**Example Address**  
Extensions and Alterations

**Appendix A - Full Cost Breakdown**

Element	Quantity	Unit	Lab Rate	Lab Total	Mat Rate	Mat Total	Sub Rate	Sub Total	Gross Rate	Total	Comments
<b>Substructure</b>											
<b>Strip Foundations - External Cavity Walls</b>											
	14.00	m									
Excavation for foundations; 600 x 1000mm	8.40	m3	£60.00	£504.00					£60.00	£504.00	
Disposal; off site	10.92	m3			£50.00	£546.00			£50.00	£546.00	
Compaction	8.40	m2	£2.00	£16.80					£2.00	£16.80	
EWS	28.00	m2	£4.00	£112.00	£3.00	£84.00			£7.00	£196.00	
Concrete fill - C35; 600 x 850mm	7.14	m3	£60.00	£428.40	£140.00	£999.60			£200.00	£1,428.00	
100mm blockwork inner skin	7.00	m2	£30.00	£210.00	£15.00	£105.00	£8.00	£56.00	£53.00	£371.00	
100mm blockwork outer skin	2.52	m2	£30.00	£75.60	£15.00	£37.80	£8.00	£20.16	£53.00	£133.56	
Facing brickwork	0.15	th	£950.00	£143.64	£840.00	£127.01	£150.00	£22.68	£1,940.00	£293.33	PC Sum £800/th Supply
Forming Cavities	7.00	m2					£8.00	£56.00	£8.00	£56.00	
Cavity fill	0.70	m3	£60.00	£42.00	£140.00	£98.00			£200.00	£140.00	
Backfill	1.00	m3	£50.00	£50.00					£50.00	£50.00	
DPC with minimum 200mm overlaps	14.00	m	£6.00	£84.00	£6.00	£84.00			£12.00	£168.00	
<b>Pad Foundations</b>											
Excavate pad foundations; 750 x 1000 x 1000mm	1.50	m3	£150.00	£225.00					£150.00	£225.00	
Disposal	1.95	m3			£50.00	£97.50			£50.00	£97.50	
EWS	7.00	m2	£4.00	£28.00	£3.00	£21.00			£7.00	£49.00	
Compaction	1.50	m2	£25.00	£37.50					£25.00	£37.50	
Concrete fill - C35	1.50	m3	£60.00	£90.00	£140.00	£210.00			£200.00	£300.00	
Reinforcement	0.14	t					£1,900.00	£256.50	£1,900.00	£256.50	
<b>Ground Floor Slab</b>											
Excavate to reduce levels; average 350mm deep	6.30	m3	£60.00	£378.00					£60.00	£378.00	
Disposal; off site	8.19	m3			£50.00	£409.50			£50.00	£409.50	
Compaction	18.00	m2	£2.00	£36.00					£2.00	£36.00	
Hardcore 150mm thick	2.70	m3	£50.00	£135.00	£50.00	£135.00			£100.00	£270.00	
Compaction	18.00	m2	£2.00	£36.00					£2.00	£36.00	
Concrete Blinding; 25mm thick	0.45	m3	£60.00	£27.00	£140.00	£63.00			£200.00	£90.00	
Sand Blinding; 50mm thick	0.90	m3	£50.00	£45.00	£55.00	£49.50			£105.00	£94.50	
1200g Visqueen	21.60	m2	£2.00	£43.20	£2.00	£43.20			£4.00	£86.40	
150mm concrete slab	2.70	m3	£60.00	£162.00	£140.00	£378.00			£200.00	£540.00	
A142 Mesh - one layer	21.60	m2	£5.00	£108.00	£3.00	£64.80			£8.00	£172.80	
Celotex insulation - 150mm	18.00	m2	£6.00	£108.00	£38.00	£684.00			£44.00	£792.00	
Perimeter insulation	14.00	m	£3.00	£42.00	£3.00	£42.00			£6.00	£84.00	
500g Visqueen	21.60	m2	£2.00	£43.20	£2.00	£43.20			£4.00	£86.40	
Screed; 65mm thick	18.00	m2					£28.00	£504.00	£28.00	£504.00	
Dowel into existing slab	1.00	item	£250.00	£250.00	£150.00	£150.00			£400.00	£400.00	
<b>Garage Slab</b>											
2000g Visqueen	10.50	m2	£2.00	£21.00	£3.00	£31.50			£5.00	£52.50	
Celotex insulation - 100mm	10.50	m2	£6.00	£63.00	£32.00	£336.00			£38.00	£399.00	
A393 Mesh - one layer	12.60	m2	£5.00	£63.00	£4.00	£50.40			£9.00	£113.40	
Screed; 65mm thick	10.50	m2					£28.00	£294.00	£28.00	£294.00	
<b>Overall Total of Substructure</b>										<b>£9,706.69</b>	





**Example Address**  
Extensions and Alterations

**Appendix A - Full Cost Breakdown**

Element	Quantity	Unit	Lab Rate	Lab Total	Mat Rate	Mat Total	Sub Rate	Sub Total	Gross Rate	Total	Comments
<b>Roof</b>											
<b>Pitched Roof Carcassing</b>											
100x75mm wallplate	5.50	m	£4.00	£22.00	£5.00	£27.50			£9.00	£49.50	
100x75mm poleplate	5.50	m	£8.00	£44.00	£8.00	£44.00			£16.00	£88.00	
Straps	6.00	nr	£6.00	£36.00	£4.00	£24.00			£10.00	£60.00	
150x50mm rafters	60.00	m	£8.00	£480.00	£6.00	£360.00			£14.00	£840.00	
Double rafters to rooflights	20.80	m	£8.00	£166.40	£6.00	£124.80			£14.00	£291.20	
150mm Celotex insulation	21.00	m2	£6.00	£126.00	£35.00	£735.00			£41.00	£861.00	
VCL	21.00	m2	£2.00	£42.00	£1.00	£21.00			£3.00	£63.00	
Fascia board - uPVC	5.50	m	£15.00	£82.50	£10.00	£55.00			£25.00	£137.50	
Barge board - uPVC	9.24	m	£15.00	£138.60	£10.00	£92.40			£25.00	£231.00	
Soffit board - uPVC	14.74	m	£20.00	£294.80	£12.00	£176.88			£32.00	£471.68	
Soffit vent	8.00	nr	£5.00	£40.00	£6.00	£48.00			£11.00	£88.00	
<b>Pitched Roof Coverings</b>											
Supply and install roof coverings; interlocking concrete roof tiles; inclusive of battens, membranes, hip tiles, ridge tiles	21.00	m2					£95.00	£1,995.00	£95.00	£1,995.00	
<b>Leadwork</b>											
Lead - abutments	5.50	m	£35.00	£192.50	£38.00	£209.00			£73.00	£401.50	
<b>Supply and Install Rooflights</b>											
Supply & install Velux rooflights - manual opening	2.00	nr	£250.00	£500.00	£400.00	£800.00			£650.00	£1,300.00	Assumed SK01 rooflights
Flashing kits	2.00	nr	£100.00	£200.00	£120.00	£240.00			£220.00	£440.00	
<b>Overall Total of Roofs</b>										<b>£7,317.38</b>	



**Example Address**  
Extensions and Alterations

**Appendix A - Full Cost Breakdown**

Element	Quantity	Unit	Lab Rate	Lab Total	Mat Rate	Mat Total	Sub Rate	Sub Total	Gross Rate	Total	Comments
<b>External Walls</b>											
<b>New External Brickwork Walls</b>											
	27.00	m2									
Facing brickwork outer skin - pc sum supply £800/thou	1.62	thou	£950.00	£1,539.00	£840.00	£1,360.80	£150.00	£243.00	£1,940.00	£3,142.80	PC Sum £800/th Supply
Forming cavities	27.00	m2					£8.00	£216.00	£8.00	£216.00	
Cavity insulation; Dritherm	27.00	m2	£8.00	£216.00	£12.00	£324.00			£20.00	£540.00	Assumed Dritherm insulation
100mm blockwork inner leaf	27.00	m2	£30.00	£810.00	£15.00	£405.00	£8.00	£216.00	£53.00	£1,431.00	
<b>Upgrade Garage Walls</b>											
MF stud Walls	27.63	m2					£25.00	£690.75	£25.00	£690.75	
75mm Celotex insulation to walls	27.63	m2	£6.00	£165.78	£28.00	£773.64			£34.00	£939.42	
<b>Accessories</b>											
DPC		inc									Included Within Substructure
Admixes / Weepholes and the like	1.00	item			£350.00	£350.00			£350.00	£350.00	
Movement Joints	1.00	item					£150.00	£150.00	£150.00	£150.00	
Cavity Closers	15.24	m	£4.00	£60.96	£6.00	£91.44			£10.00	£152.40	
Window Lintels	4.50	m					£95.00	£427.50	£95.00	£427.50	
Wallstarter kits	4.00	nr	£25.00	£100.00	£20.00	£80.00			£45.00	£180.00	
<b>Overall Total of External Walls</b>										<b>£8,219.87</b>	

**Example Address**  
Extensions and Alterations

**Appendix A - Full Cost Breakdown**

Element	Quantity	Unit	Lab Rate	Lab Total	Mat Rate	Mat Total	Sub Rate	Sub Total	Gross Rate	Total	Comments
<b>Windows and External Doors</b>											
<b>Supply and fix uPVC double glazed windows</b>											
uPVC Windows	1.40	m2					£450.00	£630.00	£450.00	£630.00	Provisional Subject to Final Specification
<b>Supply and fix aluminium sliding doors &amp; frame</b>											
Supply & install Aluminium Sliding Doors & frame	2.90	m					£900.00	£2,610.00	£900.00	£2,610.00	Provisional Subject to Final Specification
<b>Sills/Window Boards</b>											
MDF Window Boards	4.00	m	£35.00	£140.00	£25.00	£100.00			£60.00	£240.00	Excludes any reveal details
<b>Supply and fix uPVC double glazed windows</b>											
To Garage	1.05	m2					£450.00	£472.50	£450.00	£472.50	Provisional Subject to Final Specification
<b>Supply and fix uPVC door &amp; frame</b>											
Supply & install uPVC Door & frame - to Garage	1.00	nr					£850.00	£850.00	£850.00	£850.00	Provisional Subject to Final Specification
<b>Sills/Window Boards</b>											
MDF Window Boards - to Garage	1.00	m	£35.00	£35.00	£25.00	£25.00			£60.00	£60.00	Excludes any reveal details
										<b>Overall Total of Windows and External Doors</b>	
										<b>£4,862.50</b>	





**Example Address**  
Extensions and Alterations

**Appendix A - Full Cost Breakdown**

Element	Quantity	Unit	Lab Rate	Lab Total	Mat Rate	Mat Total	Sub Rate	Sub Total	Gross Rate	Total	Comments
<b>Internal Doors</b>											
<b>Double Leaf Internal Doors (To Ground Floor)</b>											
Supply and Fix; Softwood Single Door Frame	1.00	nr	£35.00	£35.00	£65.00	£65.00			£100.00	£100.00	
Supply & Fix Door	2.00	nr	£50.00	£100.00	£100.00	£200.00			£150.00	£300.00	PC Sum £100/door supply
Supply & Fix Ironmongery	2.00	nr	£35.00	£70.00	£30.00	£60.00			£65.00	£130.00	PC Sum £30/door supply
Supply & Fix Architrave	12.00	m	£5.00	£60.00	£4.00	£48.00			£9.00	£108.00	£4/m supply of architrave
<b>Single Leaf Internal Doors (To Garage)</b>											
Supply and Fix; Softwood Single Door Frame	1.00	nr	£35.00	£35.00	£65.00	£65.00			£100.00	£100.00	
Supply & Fix Door	1.00	nr	£50.00	£50.00	£100.00	£100.00			£150.00	£150.00	PC Sum £100/door supply
Supply & Fix Ironmongery	1.00	nr	£35.00	£35.00	£30.00	£30.00			£65.00	£65.00	PC Sum £30/door supply
Supply & Fix Architrave	10.00	m	£5.00	£50.00	£4.00	£40.00			£9.00	£90.00	£4/m supply of architrave
<b>Overall Total of Internal Doors</b>										<b>£1,043.00</b>	

**Example Address**  
Extensions and Alterations

**Appendix A - Full Cost Breakdown**

Element	Quantity	Unit	Lab Rate	Lab Total	Mat Rate	Mat Total	Sub Rate	Sub Total	Gross Rate	Total	Comments
<b>Wall Finishes</b>											
<b>Plastering - Ground Floor (House)</b>											
12.5mm plasterboard and skim; external walls	27.00	m2					£28.00	£756.00	£28.00	£756.00	
Plaster patching to existing walls	1.00	m2					£40.00	£40.00	£40.00	£40.00	Provisional Rate per M2
<b>Plastering - Ground Floor (Garage)</b>											
12.5mm plasterboard and skim; external walls	27.63	m2					£28.00	£773.64	£28.00	£773.64	
12.5mm plasterboard and skim; internal walls	13.40	m2					£28.00	£375.06	£28.00	£375.06	
<b>Plastering - First Floor</b>											
Excluded											Excluded
<b>Wall Tiles / Finishes - To Ground Floor</b>											
Excluded											Excluded
<b>Wall Tiles / Finishes- To First Floor</b>											
Excluded											Excluded
<b>Decoration</b>											
Excluded											Excluded
<b>Generally</b>											
Sealants / Mastic Man	1.00	item					£150.00	£150.00	£150.00	£150.00	
										<b>£2,094.70</b>	



**Example Address**  
Extensions and Alterations

**Appendix A - Full Cost Breakdown**

Element	Quantity	Unit	Lab Rate	Lab Total	Mat Rate	Mat Total	Sub Rate	Sub Total	Gross Rate	Total	Comments
<b>Ceiling Finishes</b>											
<b>Ground Floor (House)</b>											
50mm TB4000 insulated plasterboard	21.00	m2	£6.00	£126.00	£14.00	£294.00			£20.00	£420.00	
15mm Fireboard	21.00	m2	£6.00	£126.00	£7.00	£147.00			£13.00	£273.00	
Skim Finish	21.00	m2					£16.00	£336.00	£16.00	£336.00	
Plaster patching to existing ceilings	1.00	m2					£45.00	£45.00	£45.00	£45.00	Provisional Rate per M2
2layers 12.5mm plasterboard & skim steelwork - Allowance	3.20	m					£30.00	£96.00	£30.00	£96.00	
<b>Ground Floor (Garage)</b>											
None Shown and Therefore Excluded											
<b>First Floor</b>											
Excluded											
<b>Decoration</b>											
Excluded											
										£1,170.00	





















# MAGNITUDE

QUANTITY SURVEYORS

VALUATION DOCUMENT SECTION



### 1.0 Interim Payment Application Summary

The summary of this Interim Payment Application is as below:

#### Interim Application Summary

Gross Amount from Elemental Summary page:	£74,862.69
<b>Sub Total:</b>	<b>£74,862.69</b>
Less Retention (At 3%):	(£2,245.88)
<b>Sub-Total:</b>	<b>£72,616.81</b>
Less Previously Paid:	0.00
Sum Due:	<b>£72,616.81</b>
<b>Sum Due in Words:</b>	Seventy Two Thousand, Six Hundred and Sixteen Pound and Eigthy One Pence.

**Example Address**  
Extensions and Alterations

**2.0 Application Summary**

Element	Contract Sum Element Total	Completion Percentage (%)	Gross Total (£)	Contractors Comments (as required)
<b>0. Facilitating Works</b>				
0. Facilitating Works	£3,320.00	100%	£3,320.00	
<b>1. Substructure</b>				
1.1 Substructure	£9,706.69	100%	£9,706.69	
<b>2. Superstructure</b>				
2.1 Frame	£942.80	100%	£942.80	
2.2 Upper Floors	£0.00			
2.3 Roof	£7,317.38	100%	£7,317.38	
2.4 Stairs and Ramps	£0.00			
2.5 External Walls	£8,219.87	100%	£8,219.87	
2.6 Windows and External Doors	£4,862.50	100%	£4,862.50	
2.7 Internal Walls & Partitions	£647.81	100%	£647.81	
2.8 Internal Doors	£1,043.00	100%	£1,043.00	
<b>3. Internal Finishes</b>				
3.1 Wall Finishes	£2,094.70	100%	£2,094.70	
3.2 Floor Finishes	£252.00	100%	£252.00	
3.3 Ceiling Finishes	£1,170.00	100%	£1,170.00	
<b>4. Fittings, Furnishings &amp; Equipment</b>				
4.1 FF&E	£0.00			
<b>5. Services</b>				
5.1 Mechanical / Electrical & Plumbing Services (MEP)	£10,065.00	100%	£10,065.00	
5.2 Builder's Work in Connection with MEP	£503.25	100%	£503.25	
5.3 Above Ground Drainage	£380.00	100%	£380.00	
<b>Overall Total</b>	<b>£50,525.00</b>	<b>100%</b>	<b>£50,525.00</b>	
<b>6. External Works</b>				
6.1 Site Works	£350.00	100%	£350.00	
6.2 Drainage	£1,978.00	100%	£1,978.00	
6.3 External Services	£0.00			
<b>Overall Total External Works</b>	<b>£2,328.00</b>	<b>100%</b>	<b>£2,328.00</b>	
<b>7. Contractor's On Costs</b>				
7.1 Preliminaries	£12,245.00	100%	£12,245.00	
7.2 Overheads and Profit	£9,764.70	100%	£9,764.70	
7.3 Contingency	£0.00			
<b>Total - Excluding VAT</b>	<b>£74,862.69</b>	<b>100%</b>	<b>£74,862.69</b>	
<b>Post Contract</b>				
8.1 Variation / Change Register	£0.00		£0.00	
8.2 Deposits & Materials on Site	£0.00		£0.00	
8.3 Extension of Time / Loss & Expense	£0.00		£0.00	
<b>Gross Total Taken to Interim Payment Application Summary</b>			<b>£74,862.69</b>	







**Example Address**  
Extensions and Alterations

**5.0 Extension of Time / Loss & Expense**

Extension of Time / Loss & Expense									
Add / Omit	Description	Ref	Qty	Unit	Gross Rate	Total (£)	% Complete	Total Claim (£)	Contractors Comments (as required)
Add									
Add									
Add									
Add									
Add									
Add									
Add									
Add									
Add									
Add									
Add									
Add									
Add									
Add									
Add									
Add									
Add									
Add									
Add									
Add									
Add									
Add									
	<b>Overall Totals</b>					£0		£0	



**Example Address**  
Extensions and Alterations

**Appendix A - Application Breakdown for House**

Element	Quantity	Unit	Gross Rate	Total	% Complete	App - 1	App - 2	App - 3	App - 4
<b>Substructure</b>									
<b>Strip Foundations - External Cavity Walls</b>									
	14.00	m							
Excavation for foundations; 600 x 1000mm	8.40	m3	£60.00	£504.00	100%	£504.00			
Disposal; off site	10.92	m3	£50.00	£546.00	100%	£546.00			
Compaction	8.40	m2	£2.00	£16.80	100%	£16.80			
EWS	28.00	m2	£7.00	£196.00	100%	£196.00			
Concrete fill - C35; 600 x 850mm	7.14	m3	£200.00	£1,428.00	100%	£1,428.00			
100mm blockwork inner skin	7.00	m2	£53.00	£371.00	100%	£371.00			
100mm blockwork outer skin	2.52	m2	£53.00	£133.56	100%	£133.56			
Facing brickwork	0.15	th	£1,940.00	£293.33	100%	£293.33			
Forming Cavities	7.00	m2	£8.00	£56.00	100%	£56.00			
Cavity fill	0.70	m3	£200.00	£140.00	100%	£140.00			
Backfill	1.00	m3	£50.00	£50.00	100%	£50.00			
DPC with minimum 200mm overlaps	14.00	m	£12.00	£168.00	100%	£168.00			
<b>Pad Foundations</b>									
Excavate pad foundations; 750 x 1000 x 1000mm	1.50	m3	£150.00	£225.00	100%	£225.00			
Disposal	1.95	m3	£50.00	£97.50	100%	£97.50			
EWS	7.00	m2	£7.00	£49.00	100%	£49.00			
Compaction	1.50	m2	£25.00	£37.50	100%	£37.50			
Concrete fill - C35	1.50	m3	£200.00	£300.00	100%	£300.00			
Reinforcement	0.14	t	£1,900.00	£256.50	100%	£256.50			
<b>Ground Floor Slab</b>									
	18.00	m2			100%				
Excavate to reduce levels; average 350mm deep	6.30	m3	£60.00	£378.00	100%	£378.00			
Disposal; off site	8.19	m3	£50.00	£409.50	100%	£409.50			
Compaction	18.00	m2	£2.00	£36.00	100%	£36.00			
Hardcore 150mm thick	2.70	m3	£100.00	£270.00	100%	£270.00			
Compaction	18.00	m2	£2.00	£36.00	100%	£36.00			
Concrete Blinding; 25mm thick	0.45	m3	£200.00	£90.00	100%	£90.00			
Sand Blinding; 50mm thick	0.90	m3	£105.00	£94.50	100%	£94.50			
1200g Visqueen	21.60	m2	£4.00	£86.40	100%	£86.40			
150mm concrete slab	2.70	m3	£200.00	£540.00	100%	£540.00			
A142 Mesh - one layer	21.60	m2	£8.00	£172.80	100%	£172.80			
Celotex insulation - 150mm	18.00	m2	£44.00	£792.00	100%	£792.00			
Perimeter insulation	14.00	m	£6.00	£84.00	100%	£84.00			
500g Visqueen	21.60	m2	£4.00	£86.40	100%	£86.40			
Screed; 65mm thick	18.00	m2	£28.00	£504.00	100%	£504.00			
Dowel into existing slab	1.00	item	£400.00	£400.00	100%	£400.00			
<b>Garage Slab</b>									
	10.50	m2							
2000g Visqueen	10.50	m2	£5.00	£52.50	100%	£52.50			
Celotex insulation - 100mm	10.50	m2	£38.00	£399.00	100%	£399.00			
A393 Mesh - one layer	12.60	m2	£9.00	£113.40	100%	£113.40			
Screed; 65mm thick	10.50	m2	£28.00	£294.00	100%	£294.00			
<b>Overall Total of Substructure</b>				<b>£9,706.69</b>	<b>100.00%</b>	<b>£9,706.69</b>			











**Example Address**  
Extensions and Alterations

**Appendix A - Application Breakdown for House**

Element	Quantity	Unit	Gross Rate	Total	% Complete	App - 1	App - 2	App - 3	App - 4
<b>External Walls</b>									
<b>New External Brickwork Walls</b>									
	27.00	m2							
Facing brickwork outer skin - pc sum supply £800/thou	1.62	thou	£1,940.00	£3,142.80	100%	£3,142.80			
Forming cavities	27.00	m2	£8.00	£216.00	100%	£216.00			
Cavity insulation; Dritherm	27.00	m2	£20.00	£540.00	100%	£540.00			
100mm blockwork inner leaf	27.00	m2	£53.00	£1,431.00	100%	£1,431.00			
<b>Upgrade Garage Walls</b>									
MF stud Walls	27.63	m2	£25.00	£690.75	100%	£690.75			
75mm Celotex insulation to walls	27.63	m2	£34.00	£939.42	100%	£939.42			
<b>Accessories</b>									
DPC		inc							
Admixes / Weepholes and the like	1.00	item	£350.00	£350.00	100%	£350.00			
Movement Joints	1.00	item	£150.00	£150.00	100%	£150.00			
Cavity Closers	15.24	m	£10.00	£152.40	100%	£152.40			
Window Lintels	4.50	m	£95.00	£427.50	100%	£427.50			
Wallstarter kits	4.00	nr	£45.00	£180.00	100%	£180.00			
<b>Overall Total of External Walls</b>				<b>£8,219.87</b>	<b>100.00%</b>	<b>£8,219.87</b>			

**Example Address**  
Extensions and Alterations

**Appendix A - Application Breakdown for House**

Element	Quantity	Unit	Gross Rate	Total	% Complete	App - 1	App - 2	App - 3	App - 4
<b>Windows and External Doors</b>									
<b>Supply and fix uPVC double glazed windows</b>									
uPVC Windows	1.40	m2	£450.00	£630.00	100%	£630.00			
<b>Supply and fix aluminium sliding doors &amp; frame</b>									
Supply & install Aluminium Sliding Doors & frame	2.90	m	£900.00	£2,610.00	100%	£2,610.00			
<b>Sills/Window Boards</b>									
MDF Window Boards	4.00	m	£60.00	£240.00	100%	£240.00			
<b>Supply and fix uPVC double glazed windows</b>									
To Garage	1.05	m2	£450.00	£472.50	100%	£472.50			
<b>Supply and fix uPVC door &amp; frame</b>									
Supply & install uPVC Door & frame - to Garage	1.00	nr	£850.00	£850.00	100%	£850.00			
<b>Sills/Window Boards</b>									
MDF Window Boards - to Garage	1.00	m	£60.00	£60.00	100%	£60.00			
<b>Overall Total of Windows and External Doors</b>				<b>£4,862.50</b>	<b>100.00%</b>	<b>£4,862.50</b>			



**Example Address**  
Extensions and Alterations

**Appendix A - Application Breakdown for House**

Element	Quantity	Unit	Gross Rate	Total	% Complete	App - 1	App - 2	App - 3	App - 4
<b>Internal Doors</b>									
<b>Double Leaf Internal Doors (To Ground Floor)</b>									
Supply and Fix; Softwood Single Door Frame	1.00	nr	£100.00	£100.00	100%	£100.00			
Supply & Fix Door	2.00	nr	£150.00	£300.00	100%	£300.00			
Supply & Fix Ironmongery	2.00	nr	£65.00	£130.00	100%	£130.00			
Supply & Fix Architrave	12.00	m	£9.00	£108.00	100%	£108.00			
<b>Single Leaf Internal Doors (To Garage)</b>									
Supply and Fix; Softwood Single Door Frame	1.00	nr	£100.00	£100.00	100%	£100.00			
Supply & Fix Door	1.00	nr	£150.00	£150.00	100%	£150.00			
Supply & Fix Ironmongery	1.00	nr	£65.00	£65.00	100%	£65.00			
Supply & Fix Architrave	10.00	m	£9.00	£90.00	100%	£90.00			
<b>Overall Total of Internal Doors</b>				<b>£1,043.00</b>	<b>100.00%</b>	<b>£1,043.00</b>			











**Example Address**  
Extensions and Alterations

**Appendix A - Application Breakdown for House**

Element	Quantity	Unit	Gross Rate	Total	% Complete	App - 1	App - 2	App - 3	App - 4
<b>MEP</b>									
<b>Electrical Installations</b>									
Double sockets	8.00	nr	£100.00	£800.00	100%	£800.00			
Cooker Feed	1.00	nr	£150.00	£150.00	100%	£150.00			
External double sockets	1.00	nr	£120.00	£120.00	100%	£120.00			
Fused spurs	4.00	nr	£100.00	£400.00	100%	£400.00			
Down lighters	12.00	nr	£85.00	£1,020.00	100%	£1,020.00			
Pendant Light	2.00	nr	£100.00	£200.00	100%	£200.00			
External wall light (client supplied fitting)	2.00	nr	£150.00	£300.00	100%	£300.00			
Tv point	1.00	nr	£100.00	£100.00	100%	£100.00			
BT point	2.00	nr	£100.00	£200.00	100%	£200.00			
Data point	2.00	nr	£100.00	£200.00	100%	£200.00			
Earth bonding	3.00	nr	£45.00	£135.00	100%	£135.00			
Heat / Smoke / CO2 detectors	1.00	nr	£135.00	£135.00	100%	£135.00			
Extractor fan	1.00	nr	£175.00	£175.00	100%	£175.00			
Extend existing electrics as required	1.00	nr	£450.00	£450.00	100%	£450.00			
Extend existing electrics as required - to Garage	1.00	nr	£650.00	£650.00	100%	£650.00			
Test / Commission / Certificates	1.00	nr	£250.00	£250.00	100%	£250.00			
<b>Plumbing &amp; Heating</b>									
Radiators	1.00	nr	£150.00	£150.00	100%	£150.00			
Pipework	1.00	nr	£250.00	£250.00	100%	£250.00			
UFH to Extension	18.00	m2	£95.00	£1,710.00	100%	£1,710.00			
First fix	1.00	days	£320.00	£320.00	100%	£320.00			
Second fix	1.00	days	£320.00	£320.00	100%	£320.00			
Testing, commissioning as built, design works, prelims	1.00	item	£250.00	£250.00	100%	£250.00			
<b>Plumbing Installations</b>									
<b>Kitchen</b>									
Pipework	1.00	item	£250.00	£250.00	100%	£250.00			
First Fix	2.00	days	£320.00	£640.00	100%	£640.00			
Second Fix	1.00	days	£320.00	£320.00	100%	£320.00			
<b>Gas Supplies</b>									
Pipework	1.00	item	£250.00	£250.00	100%	£250.00			
First Fix	1.00	days	£320.00	£320.00	100%	£320.00			
<b>Total of MEP</b>				<b>£10,065.00</b>	<b>100.00%</b>	<b>£10,065.00</b>			















**Example Address**  
Extensions and Alterations

**Appendix E - Application Breakdown Preliminaries**

Element	Quantity	Unit	Gross Rate	Total	% Complete	App - 1	App - 2	App - 3	App - 4
<b>Preliminaries</b>									
<b>Based on a 14 week Construction Programme</b>									
<b>Mobilisation</b>									
Mobilise	1.00	item	£250.00	£250.00	100%	£250.00			
De-Mobilise	1.00	item	£350.00	£350.00	100%	£350.00			
<b>Plant Hire</b>									
Plant Hire - general equipment	14.00	wk	£100.00	£1,400.00	100%	£1,400.00			
Telehandler & Driver		exc							
Crane		exc							
<b>Hoarding (Supply &amp; install) 15m of painted hoarding</b>									
Timber framing; at 2.4m high		exc							
External grade plywood one side		exc							
Painted finish		exc							
Dismantle hoarding on completion		exc							
Blok n Mesh Fencing	1.00	item	£500.00	£500.00	100%	£500.00			
<b>Access</b>									
Scaffolding	42.00	m2	£50.00	£2,100.00	100%	£2,100.00			
Internal scaffolding		exc							
Temporary access		exc							
Fall arrest system		exc							
<b>Labour / Management / CDM / Insurance</b>									
Full time Project Manager		exc							
Full time Site Manager		exc							
Working Foreman - 0.5 days a week not working	14.00	wk	£170.00	£2,380.00	100%	£2,380.00			
Labourer - 5 days per week (general) 1 Labourer		exc							
Buyer - 1 days per week (general)		exc							
Quantity Surveyor - Vals/Project Monitoring/Variations and the like		exc							
Quantity Surveyor - Pricing Document		exc							
Setting out engineer		exc							
Considerate Contractors Scheme		exc							
CDM	3.00	visit	£350.00	£1,050.00	100%	£1,050.00			
CDM finalising health and safety file	1.00	nr	£450.00	£450.00	100%	£450.00			
PPE	14.00	wk	£15.00	£210.00	100%	£210.00			
Building Control		exc							
Project Insurances		exc							
<b>Costs Carried Forward Preliminaries</b>				<b>£8,690.00</b>					

**Example Address**  
Extensions and Alterations

**Appendix E - Application Breakdown Preliminaries**

Element	Quantity	Unit	Gross Rate	Total	% Complete	App - 1	App - 2	App - 3	App - 4
<b>Brought Forward Preliminaries</b>				<b>£8,690.00</b>					
<b>Site accommodation</b>									
Toilet	14.00	wk	£45.00	£630.00	100%	£630.00			
Canteen unit									
Stores unit									
Office unit									
Allowance for temporary set up of the above	1.00	item	£150.00	£150.00	100%	£150.00			
Dismantle on completion	1.00	item	£125.00	£125.00	100%	£125.00			
<b>Lighting / power / plumbing</b>									
Connections / set up (cabins) - electric		exc							
Connections / set up (cabins) - plumbing		exc							
Temporary site lighting		exc							
Site power & lighting		exc							
Site water consumption		exc							
Site generator		exc							
<b>Computers / IT</b>									
Mobile phones		exc							
Printing		exc							
5G Broadband		exc							
Laptops		exc							
<b>Temporary Works / security / skips</b>									
Temporary Works allowance	1.00	item	£250.00	£250.00	100%	£250.00			
Skips (1 every 2 weeks)	7.00	nr	£300.00	£2,100.00	100%	£2,100.00			
<b>Security</b>									
Site security allowance		exc							
<b>Cleaning</b>									
Builder's Clean	1.00	item	£300.00	£300.00	100%	£300.00			
<b>Overall Total of Preliminaries</b>				<b>£12,245.00</b>	<b>100%</b>	<b>£12,245.00</b>			



# MAGNITUDE

QUANTITY SURVEYORS

RECONCILIATION COVER



**Example Address**  
Extensions and Alterations

**1.0 Contractors Reconciliation of Costs Summary**

Application Nr.	Application Amount (£)	Contractor's Costs (£)	Profit (+ / -) (£)	Comments
1			£0.00	
2			£0.00	
3			£0.00	
4			£0.00	
5			£0.00	
	£0	£0	£0	

Example Address  
Extensions and Alterations

2.0 Contractor's Gross Application

Application Nr.	Application Amount (£)	Comments
1		
2		
3		
4		
5		
	£0	

**Example Address**  
Extensions and Alterations

**3.0 Contractor's List of Costs Associated with the works**

Contractor to list all associated costs with the works, labour, materials, subcontractors.

Reference	Type (Labour, Materials, Subcontractors, Other)	Description	Total (£)	Application Reference	Comments
1	Materials	Travis Perkins INV-0182	£1,000.00	1	
2	Labour	John Smith - Timesheet W.C 04/09/2023	£800.00	1	
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
			<b>£1,800</b>		



MAGNITUDE  
QUANTITY SURVEYORS



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