

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





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Document Title

Pricing Document

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repared By	Checked By	Issue Date	Prepared For

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27/08/2023 CLIENT NAME

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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 commen
0.Facilitating Works		
0. Facilitating Works	£3,320.00	
1. Substructure		
1.1 Substructure	£9,706.69	
2. Superstructure		
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	
3. Internal Finishes		
3.1 Wall Finishes	£2,094.70	
3.2 Floor Finishes	£252.00	
3.3 Ceiling Finishes	£1,170.00	
4. Fittings, Furnishings & Equipment		
4.1 FF&E	£0.00	
5. Services		
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	
Overall Total	£50,525.00	
6. External Works		
6.1 Site Works	£350.00	
6.2 Drainage	£1,978.00	
6.3 External Services	£0.00	
Overall Total External Works	£2,328.00	
7. Contractor's On Costs		
7.1 Preliminaries	£12,245.00	
7.2 Overheads and Profit	£9,764.70	
7.3 Contingency	£0.00	
Total - Excluding VAT	£74,862.69	

See following page for Pricing Notes, Assumptions and Exclusions

nts here that may be required as part of your bid)

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 15.0%
- Main Contractor's Overheads and Profit Excluded
- Employer Contingency Allowance
- 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.

3.0 Information Used

User to note that these are generic drawings - each scheme will require reviewing and section to be adjusted as necessary.

Owner	Reference	Name
Architects Drawings		
Example Architect	100	Plans & Elevations
Example Architect	100	Plans & Elevations - Garage
Example Architect	100	Foundation Plan
Example Architect	201	Ground Floor Plan & Drainage
Example Architect	400	Ground Floor Plan
Example Architect	300	Section
Example Architect	301	Detail
Example Architect	400	Garage Details
Structural Engineer		
Example Structural Engineer	100	Ground Floor Plan
Example Structural Engineer	300	Section
Landscape Architect		
Example Landscape Architect	100	External Works Plan
Mechanical and Electrical Consultant		
Example Mechanical and Electrical Consultant	100	Ground Floor Plan
Other		
List		

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Element	Quantity	Unit	Lab Rate	Lab Total	Mat Rate	Mat Total	Sub Rate	Sub Total	Gross Rate	Total	Comments
Demolition / Alterations / Facilitating works											
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	
General Allowances											
M&E as required at demolition stage	1.00) item					£300.00	£300.00	£300.00	£300.00	
Demolition Skips											
Demolition Skips as required	4.00) nr					£300.00	£1,200.00	£300.00	£1,200.00	
Asbestos Survey											
Excluded										Excluded	
Overall Total of Facilitating Works										£3,320.00	

Element	Quantity Unit	Lab Rate	Lab Total	Mat Rate	Mat Total	Sub Rate	Sub Total	Gross Rate	Total	Comments
Substructure										
Strip Foundations - External Cavity Walls	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		PC Sum £800/th Supply
Forming Cavities	7.00 m2	2000.00	2140.04	2040.00	2121.01	£8.00	£56.00	£8.00	£56.00	
•	0.70 m3	£60.00	£42.00	£140.00	£98.00	20.00	200.00	£200.00	£140.00	
Cavity fill Backfill	1.00 m3	£50.00	£42.00 £50.00	2140.00	290.00			£200.00	£140.00 £50.00	
				CC 00	CO 4 OO					
DPC with minimum 200mm overlaps	14.00 m	£6.00	£84.00	£6.00	£84.00			£12.00	£168.00	
ad Foundations										
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	
Ground Floor Slab	18.00 m2									
Excavate to reduce levels; average 350mm deep	6.30 m3	£60.00	£378.00					£60.00	£378.00	
Disposal; off site	8.19 m3	200.00	2010.00	£50.00	£409.50			£50.00	£409.50	
Compaction	18.00 m2	£2.00	£36.00	200.00	2409.00			£2.00	£36.00	
Hardcore 150mm thick	2.70 m3	£50.00	£135.00	£50.00	£135.00			£100.00	£30.00 £270.00	
				£30.00	£135.00					
Compaction	18.00 m2	£2.00	£36.00	C1 40,00	00 000			£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	
arage Slab	10.50 m2									
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	20.00	200.00	24.00	200.40	£28.00	£294.00	£28.00	£294.00	
	10.50 112					220.00	2294.00	£20.00	2294.00	

Element	Quantity	Unit	Lab Rate	Lab Total	Mat Rate	Mat Total	Sub Rate	Sub Total	Gross Rate	Total	Comments
F											
Frame											
Structural Steelwork - Provisional Sum Subject to Structural Engineers Details											
FF-B1 - 35kg/m allowance pending SE details	0.11		£3,000.00	£336.00					£6,000.00		35kg/m allowance; Provisional Sum
15% fixtures and fittings	0.02		£3,000.00						£6,000.00	£100.80	
Provisional allowance for Padstones	2.00	nr	£35.00	£70.00	£50.00	£100.00			£85.00	£170.00	
Overall Total of Frame										£942.80	

Element	Quantity	Unit	Lab Rate	Lab Total	Mat Rate	Mat Total	Sub Rate	Sub Total	Gross Rate	Total	Comments
Upper Floors											
No works included to Upper Floors											
Overall Total of Upper Floors											

Element	Quantity Unit	Lab Rate	Lab Total	Mat Rate	Mat Total	Sub Rate	Sub Total	Gross Rate	Total	Comments
Roof										
Pitched Roof Carcassing										
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	
			2.0.00		210100					
Pitched Roof Coverings										
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	
Leadwork										
Lead - abutments	5.50 m	£35.00	£192.50	£38.00	£209.00			£73.00	£401.50	
Supply and Install Rooflights										
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	
		2.00.00	2200.00	2.20.00	~				21.0.00	
Overall Total of Roofs									67 217 20	
									£7,317.38	

Element	Quantity	Unit	Lab Rate	Lab Total	Mat Rate	Mat Total	Sub Rate	Sub Total	Gross Rate	Total	Comments
Stairs and Ramps											
No works included to Stairs and Ramps											
Overall Total of Stairs and Ramps											

Iement	Quantity Unit	Lab Rate	Lab Total	Mat Rate	Mat Total	Sub Rate	Sub Total	Gross Rate	Total	Comments
ternal Walls										
ew External Brickwork Walls	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		£216.00	
Cavity insulation; Dritherm	27.00 m2	£8.00	£216.00		£324.00			£20.00		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	
pgrade Garage Walls										
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	
ccessories										
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	
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	
verall Total of External Walls									£8,219.87	

Element	Quantity	Unit	Lab Rate	Lab Total	Mat Rate	Mat Total	Sub Rate	Sub Total	Gross Rate	Total	Comments
Windows and External Doors											
Supply and fix uPVC double glazed windows uPVC Windows	1.40	1 m2					£450.00	£630.00	£450.00	6630.00	Provisional Subject to Final Specification
	1.40	1112					£450.00	2030.00	2450.00	2030.00	
Supply and fix aluminium sliding doors & frame	2.90	\ m					£900.00	£2,610.00	£900.00	£2 610 00	Browinianal Subject to Final Specification
Supply & install Aluminium Sliding Doors & frame	2.90	/ 111					£900.00	£2,010.00	2900.00	£2,010.00	Provisional Subject to Final Specification
Sills/Window Boards	(0400.00					
MDF Window Boards	4.00) m	£35.00	£140.00	£25.00	£100.00			£60.00	£240.00	Excludes any reveal details
Supply and fix uPVC double glazed windows											
To Garage	1.05	i m2					£450.00	£472.50	£450.00	£472.50	Provisional Subject to Final Specification
Supply and fix uPVC door & frame											
Supply & install uPVC Door & frame - to Garage	1.00) nr					£850.00	£850.00	£850.00	£850.00	Provisional Subject to Final Specification
Sills/Window Boards											
MDF Window Boards - to Garage	1.00) m	£35.00	£35.00	£25.00	£25.00			£60.00	£60.00	Excludes any reveal details
									_		
									_		
									_		
Overall Total of Windows and External Doors										£4,862.50	

Appendix A - Full Cost Breakdown

Element	Quantity	Unit	Lab Rate	Lab Total	Mat Rate	Mat Total	Sub Rate	Sub Total	Gross Ra
Internal Walls and Partitions									
Provisional Allowance									
Plywood Pattressing for Fixtures and Finishing's		item					£150.00	£150.00	
Fixings	1.00	item			£250.00	£250.00			£250
Garage Internal Walls									
MF stud Walls	6.70	m2					£25.00	£167.44	£25
50mm acoustic insulation	6.70	m2	£6.00	£40.19	£6.00	£40.19			£12
Overall Tetal of Internal Walls									

Overall Total of Internal Walls

Rate	Total	Comments
50.00	£150.00	
50.00	£250.00	
25.00	£167.44	
12.00	£80.37	
	£647.81	

lement	Quantity	Unit	Lab Rate	Lab Total	Mat Rate	Mat Total	Sub Rate	Sub Total	Gross Rate	Total	Comments
ernal Doors											
uble Leaf Internal Doors (To Ground Floor)											
Supply and Fix; Softwood Single Door Frame	1.00		£35.00	£35.00		£65.00			£100.00	£100.00	
Supply & Fix Door	2.00		£50.00	£100.00	£100.00	£200.00			£150.00		PC Sum £100/door supply
Supply & Fix Ironmongery	2.00		£35.00	£70.00	£30.00	£60.00			£65.00		PC Sum £30/door supply
upply & Fix Architrave	12.00	m	£5.00	£60.00	£4.00	£48.00			£9.00	£108.00	£4/m supply of architrave
ngle Leaf Internal Doors (To Garage)											
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		£50.00	£50.00		£100.00			£150.00		PC Sum £100/door supply
Supply & Fix Ironmongery	1.00		£35.00	£35.00		£30.00			£65.00		PC Sum £30/door supply
Supply & Fix Architrave	10.00		£5.00	£50.00		£40.00			£9.00		£4/m supply of architrave
erall Total of Internal Doors										£1,043.00	

Element	Quantity	Unit	Lab Rate	Lab Total	Mat Rate	Mat Total	Sub Rate	Sub Total	Gross Rate	Total	Comments
Wall Finishes											
Plastering - Ground Floor (House)											
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			Provisional Rate per M2
Plastering - Ground Floor (Garage)											
12.5mm plasterboard and skim; external walls	27.63	8 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	
Plastering - First Floor											
Excluded										Excluded	
Wall Tiles / Finishes - To Ground Floor											
Excluded										Excluded	
Wall Tiles / Finishes- To First Floor											
Excluded										Excluded	
Decoration											
Excluded										Excluded	
Generally											
Sealants / Mastic Man	1.00) item					£150.00	£150.00	£150.00	£150.00	
Overall Total of Wall Finishes										£2,094.70	

Element	Quantity	Unit	Lab Rate	Lab Total	Mat Rate	Mat Total	Sub Rate	Sub Total	Gross Rate	Total	Comments
Floor Finishes											
Tiling - To Ground Floor											
Excluded										Excluded	
Tiling - To First Floor											
Excluded										Excluded	
Timber Flooring - To Ground Floor											
Excluded										Excluded	
Timber Flooring - To First Floor											
Excluded										Excluded	
Carpets - To Ground Floor											
Excluded										Excluded	
Carpets - To First Floor											
Excluded										Excluded	
Skirting Boards											
MDF Skirting Boards - House MDF Skirting Boards - Garage	10.00 18.00		£5.00 £5.00						£9.00 £9.00	£90.00	£4/m supply of skirting £4/m supply of skirting
	10.00		20.00	230.00	24.00	212.00			23.00	2102.00	
Accessories Excluded										Excluded	
Excluded										Excluded	
Decoration										European de al	
Excluded										Excluded	
Overall Total of Floor Finishes										£252.00	

Element	Quantity	Unit	Lab Rate	Lab Total	Mat Rate	Mat Total	Sub Rate	Sub Total	Gross Rate	Total	Comments
Ceiling Finishes											
Ground Floor (House)											
50mm TB4000 insulated plasterboard	21.00		£6.00	£126.00	£14.00	£294.00			£20.00	£420.00	
15mm Fireboard	21.00		£6.00	£126.00	£7.00	£147.00			£13.00	£273.00	
Skim Finish	21.00						£16.00	£336.00		£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	
Ground Floor (Garage)											
None Shown and Therefore Excluded											
First Floor											
Excluded										Excluded	
Decoration											
Excluded										Excluded	
Overall Total of Ceiling Finishes										£1,170.00	

Element	Quantity	Unit	Lab Rate	Lab Total	Mat Rate	Mat Total	Sub Rate	Sub Total	Gross Rate	Total	Comments
Fixtures, Fittings and Equipment											
Kitchen											
Excluded										Excluded	
Utility											
Excluded										Excluded	
Sanitaryware - To Ground Floor											
Excluded										Excluded	
Sanitaryware - To First Floor											
Excluded										Excluded	
Joinery - Bespoke Joinery / Wardrobes / Cupboards	etc										
Excluded										Excluded	
Overall Total of Fixtures, Fittings & Equipment											

Element	Quantity	Unit	Lab Rate	Lab Total	Mat Rate	Mat Total	Sub Rate	Sub Total	Gross Rate	Total	Comments
ИЕР											Section is provisional subject to final specification
ectrical Installations											
	0.00						0400.00	0000.00	0400.00	0000.00	Anne al sta allere dita Orana an
Double sockets	8.00						£100.00	£800.00			4nr sockets allowed to Garage
Cooker Feed	1.00						£150.00	£150.00		£150.00	
External double sockets	1.00						£120.00	£120.00		£120.00	
Fused spurs	4.00						£100.00	£400.00		£400.00	
Down lighters	12.00						£85.00	£1,020.00		£1,020.00	
Pendant Light	2.00						£100.00	£200.00			2nr sockets allowed to Garage
External wall light (client supplied fitting)	2.00						£150.00	£300.00		£300.00	
Tv point	1.00						£100.00	£100.00		£100.00	
BT point	2.00						£100.00	£200.00	£100.00		1nr sockets allowed to Garage
Data point	2.00						£100.00	£200.00	£100.00	£200.00	1nr sockets allowed to Garage
Earth bonding	3.00						£45.00	£135.00		£135.00	
Heat / Smoke / CO2 detectors	1.00						£135.00	£135.00	£135.00	£135.00	
Extractor fan	1.00	nr					£175.00	£175.00	£175.00	£175.00	
Extend existing electrics as required	1.00	nr					£450.00	£450.00	£450.00	£450.00	
Extend existing electrics as required - to Garage	1.00	nr					£650.00	£650.00	£650.00	£650.00	
Test / Commission / Certificates	1.00	nr					£250.00	£250.00	£250.00	£250.00	
Plumbing & Heating											
Radiators	1.00	nr					£150.00	£150.00	£150.00	£150.00	PC Sum £150/Supply
Pipework	1.00						£250.00	£250.00		£250.00	
UFH to Extension	18.00						£95.00	£1,710.00		£1,710.00	
First fix		days	£320.00	£320.00					£320.00	£320.00	
Second fix		days	£320.00						£320.00	£320.00	
Testing, commissioning as builts, design works,			2020100	2020100							
prelims	1.00	item					£250.00	£250.00	£250.00	£250.00	
Plumbing Installations											
Kitchen											
Pipework	1.00	item			£250.00	£250.00			£250.00	£250.00	
First Fix		days	£320.00	£640.00					£320.00	£640.00	
Second Fix		days	£320.00						£320.00	£320.00	
Gas Supplies											
Pipework	1.00	item			£250.00	£250.00			£250.00	£250.00	
First Fix		days	£320.00	£320.00		2200.00			£320.00	£320.00	
	1.00	uays	2020.00	2020.00					2020.00	2020.00	
Total of MEP										£10,065.00	

Element	Quantity	Unit	Lab Rate	Lab Total	Mat Rate	Mat Total	Sub Rate	Sub Total	Gross Ra
BWIC									
Provisional Allowance for BWIC	1.00	item					£503.25	£503.25	£503
Total of BWIC									

Rate	Total	Comments
03.25	£503.25	5% of M+E works
	-0500.05	
	£503.25	

Element	Quantity	Unit	Lab Rate	Lab Total	Mat Rate	Mat Total	Sub Rate	Sub Total	Gross Rate	Total	Comments
Above Ground Drainage											
To Pitched Roofs											
uPVC Downpipes	2.50	m	£15.00	£37.50	£15.00	£37.50			£30.00	£75.00	
uPVC Gutters	5.50		£15.00						£30.00	£165.00	
Connections into gullies	1.00		£45.00						£70.00	£70.00	
Accessories; Swan Necks	1.00		£45.00						£70.00	£70.00	
Overall Total of Above Ground Drainage										£380.00	

Appendix B - External Works Full Cost Breakdown

Element	Quantity	Unit	Lab Rate	Lab Total	Mat Rate	Mat Total	Sub Rate	Sub Total	Gross Rate	Total	Comments
Facilitating Works											
Make good following drainage and foundations	1.00	item	£250.00	£250.00	£100.00	£100.00			£350.00	£350.00	
Overall Total of Facilitating Works										£350.00	

Appendix B - External Works Full Cost Breakdown

Element	Quantity	Unit	Lab Rate	Lab Total	Mat Rate	Mat Total	Sub Rate	Sub Total	Gross Rate	Total	Comments
Patio Paving										Evelvele d	
Excluded										Excluded	
Driveway Excluded										Excluded	
										Excluded	
Turfed Areas Excluded										Excluded	
										Exolution	
Fencing Excluded										Excluded	
										Excitation	
Other External Works Excluded										Excluded	
Overall Total of External Works										£350.00	

Appendix C - Full Cost Breakdown for Drainage (Provisional Allowances subject to details)

Element	Quantity Unit	Lab Rate	Lab Total	Mat Rate	Mat Total	Sub Rate	Sub Total	Gross Rate	Total	Comments
Drainage										
Provisional Sum for Drainage										
Excavate for and lay 100mm hepsleve	15.00 m	£25.00	£375.00		£225.00			£40.00	£600.00	
Concrete bed & surround	5.00 m	£15.00	£75.00		£75.00			£30.00	£150.00	
Bends assorted	6.00 nr	£6.00	£36.00		£72.00			£18.00	£108.00	
Rest bends	1.00 nr	£25.00	£25.00					£90.00	£90.00	
Access gully	1.00 nr	£25.00	£25.00		£75.00			£100.00	£100.00	
Rodding eye	1.00 nr	£25.00	£25.00		£55.00			£80.00	£80.00	
Inspection chambers	1.00 nr	£200.00	£200.00		£300.00			£500.00	£500.00	
Connection into existing	1.00 nr	£250.00	£250.00	£100.00	£100.00			£350.00	£350.00	
Overall Total of Drainage									£1,978.00	

Appendix D - Incoming External Services

Element	Quantity	Unit	Lab Rate	Lab Total	Mat Rate	Mat Total	Sub Rate	Sub Total	Gross Rate	Total	Comments
Incoming Services											
Excluded										Excluded	
Overall Total of Incoming Services											



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
Sub Total:	£74,862.69
Less Retention (At 3%):	(£2,245.88)
Sub-Total:	£72,616.81
Less Previously Paid:	0.00
Sum Due:	£72,616.81
Sum Due in Words:	Seventy Two Thousand, Six Hundred and Sixteen Pound and Eigthy One Pence.

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2.0 Application Summary

0. Fasiling WorksF3,320.00F3,320.00Sibstructure1150.0090.706.802.1 Farma50.0069.42.002.1 Farma50.42.0069.42.002.3 Farma69.42.0069.42.002.4 Farma69.0069.42.002.5 Starma69.0069.42.002.5 Starma69.0069.42.002.5 Starma69.0069.42.002.5 Starma69.0069.42.002.5 Starma69.0069.42.002.5 Starma69.47.81100%65.47.812.5 Starma69.47.81100%65.47.812.6 Thread Walks69.47.81100%65.47.812.7 Thread Walks69.47.81100%67.47.812.8 Thread Walks69.47.81100%67.47.812.9 Thread Walks69.47.81100%67.47.812.9 Thread Walks69.47.81100%67.47.812.9 Thread Walks69.47.81100%67.47.812.9 Thread Walks69.47.81100%67.47.812.9 Thread Walks69.00100%67.47.813.0 Fall Products69.00100%69.003.0 Fall Products69.00100%69.005.8 Mode69.00100%69.005.8 Mode69.00100%69.005.8 Mode69.00100%69.005.8 Mode69.00100%69.005.8 Mode69.00100%69.005.8 Mode69.00100%69.005.8	Element	Contract Sum Element Total	Completion Percentage (%)	Gross Total (£)	Contractors Comments (as required)
Substructure ISUbstructure 1 Substructure 15706.69 2 Noter Structure 19206.69 2 Structure 19206.69 2 Structure 1920.60 3 Structure 1920	0.Facilitating Works				
13. Skatuchure 18.706.89 10.706.89 Sopestructore 2 2.1 Farme 15.942.00 10.00 2.3 Roof 16.73.17.38 10.00 2.3 Roof farmes 10.00 10.00 2.4 Skata and Farmes 10.00 10.00 2.4 Skata and Farmes 10.00 10.00 2.4 Skata and Farmes 10.00 10.00 2.5 Contrail Valia 26.21.487 10.00 26.42.02 2.7 Internal Valia 8.42.02 10.00 16.42.02 2.7 Internal Valia 8.42.01 10.00 16.42.02 2.7 Internal Valia 8.42.01 10.00 16.42.02 2.7 Internal Valia 2.12.04.70 10.00 26.20.01 3.7 Farle Finalines 2.12.04.70 10.00 26.20.01 3.7 Farle Finalines 2.12.04.70 10.00 26.20.01 3.7 Farle Finalines 2.12.00 10.00 26.20.01 3.7 Solig Finalines 2.12.00 10.00 26.00 3.7 Solig Fininkes 2.12.00 10.00	-	£3,320.00	100%	£3,320.00	
2. Since intervention 942.00					
21 Fam 22 Upper FloreEP42.80EP42.8022 Upper Flore650.007.317.302.8 Stairs and Range20.007.317.302.8 Stairs and Range20.007.317.302.8 Controll Control68.28.39.777.00%2.8 Unit and Range68.28.39.777.00%2.8 Unit and Range68.29.308.48.62.502.9 Internal Valid & Partitions61.44.30100%8.46.62.502.9 Internal Valid & Partitions7.109.478.14.79.008.14.79.002.9 Internal Partitions7.209.4708.14.79.008.14.79.002.9 Internal Partitions7.209.4708.14.79.008.14.79.002.9 Internal Partitions7.209.4708.14.79.008.14.79.002.9 Internal Partitions6.11.70.009.29.208.14.79.002.9 Internal Partitions6.11.70.008.14.79.008.14.79.002.9 Internal Partitions6.11.79.008.14.79.008.14.79.002.9 Internal Partitions6.11.79.008.11.79.008.14.79.003.0 External On Partitions8.11.79.008.11.79.008.11.79.003.1 Statistic Control Control Partitions8.11.79.008.11.79.003.2 Statistic Control Control Partitions8.11.79.008.11.79.003.2 Statistic Control Control Partitions8.11.79.008.11.79.003.3 Albord Partitions8.11.79.008.11.79.008.11.79.003.5 Albord Partitions8.11.79.008.11.79.008.11.79.003.5 Albord Partitions8.11.79.008.19.79.008.19.79.		£9,706.69	100%	£9,706.69	
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3.1 Wall Finishes £2,094,70 100% £2,094,70 3.2 Fior Finishes £2,200 100% £2,200 3.3 Celling Finishes £1,170,00 100% £1,170,00 3.4 Fixt		£1,043.00	100%	£1,043.00	
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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% £303,00 Overall Total £50,525,00 100% £30,00 Overall Total £50,525,00 100% £30,00 6. External Works £30,00 100% £350,00 6.2 Drainage £1,978,00 100% £1,978,00 6.3 6.3 External Works £2,328,00 100% £2,328,00 6.2 6.3 External Works £2,328,00 100% £2,328,00 6.2 6		£0.00			
5.2 Builder's Work in Connection with MEP £503.25 100% £503.25 5.3 Above Ground Drainage £300.00 100% £300.00 Overall Total £50.525.00 100% £50.525.00 6. External Works £30.00 100% £30.00 6. Sternal Services £00.0 6 6 Overall Total External Works £2.328.00 100% £2.328.00 7. Ontractor's On Costs 7.1 Preliminaries £12.245.00 100% £12.245.00 7.2 Overheads and Profit £7.4,862.69 100% £7.4,862.69 6 7.2 Overheads and Profit £7.4,862.69 100% £7.4,862.69 Total - Excluding VAT £7.4,862.69 100% £7.4,862.69 Posit Contract 8.1 Variation / Change Register £0.00 £0.00	5. Services				
5.3 Above Ground Drainage £380.00 100% £380.00 Overall Total £50,525.00 100% £50,525.00 6. External Works	5.1 Mechanical / Electrical & Plumbing Services (MEP)	£10,065.00	100%	£10,065.00	
Overall Total £50,525.00 100% £50,525.00 6. External Works £350.00 100% £350.00 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 0 0 Overall Total External Works £2,328.00 0 0 Overall Total External Works £2,328.00 0 0 7. Contractor's On Costs 7. 7. 7. 7. 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 £14,862.69 100% £74,862.69 Posit Contract 8.1 Variation / Change Register £0.00 £0.00 8.1 Variation / Change Register £0.00 £0.00 £0.00 8.2 Deposits & Materials on Site £0.00 £0.00 £0.00 8.3 Extension of Time / Loss & Expense £0.00 £0.00 £0.00	5.2 Builder's Work in Connection with MEP	£503.25	100%	£503.25	
C. External Works C. Site Works Site Work	5.3 Above Ground Drainage	£380.00	100%	£380.00	
6.1 Site Works £350.00 100% £350.00 6.2 Drainage £1,978.00 £1,978.00 6.3 External Services £0.00	Overall Total	£50,525.00	100%	£50,525.00	
6.1 Site Works £350.00 100% £350.00 6.2 Drainage £1,978.00 £1,978.00 6.3 External Services £0.00					
6.2 Drainage £1,978.00 100% £1,978.00 6.3 External Services £0.00 6 Overal Total External Works £2,328.00 100% £2,328.00 7. Contractor's On Costs 7. Contractor Section Costs 7. Contractor Section Costs 7. Contractor Section Costs 7. Contractor Section Costs 7. Excluding VAT £74,862.69 Total - Excluding VAT £74,862.69 Post Contract 8.1 Variation / Change Register £0.00 8.1 Variation / Change Register £0.00 8.2 Oposits & Materials on Site £0.00 8.2 Oposits & Expense £0.00<					
6.3 External Services £0.00 Overall Total External Works £2,328.00 100% £2,328.00 7. Contractor's On Costs					
Overall Total External Works £2,328.00 100% £2,328.00 7. Contractor's On Costs			100%	£1,978.00	
F. Contractor's On Costs F12,245.00 100% £12,245.00 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 £00% £00% Total - Excluding VAT £74,862.69 100% £74,862.69 Post Contract 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					
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 £0.00 100% £9,764.70 Total - Excluding VAT £74,862.69 100% £74,862.69 Post Contract 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	Overall Total External Works	£2,328.00	100%	£2,328.00	
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 £0.00 100% £9,764.70 Total - Excluding VAT £74,862.69 100% £74,862.69 Post Contract 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	7 Contractor's On Costs				
7.2 Overheads and Profit£9,764.70100%£9,764.707.3 Contingency£0.00600600Total - Excluding VAT£74,862.69100%£74,862.69Post Contract8.1 Variation / Change Register50.0050.008.1 Variation / Change Register£0.00£0.008.2 Deposits & Materials on Site£0.00£0.008.3 Extension of Time / Loss & Expense£0.00£0.00		£12.245.00	100%	£12 245 00	
7.3 Contingency£0.00£74,862.69Total - Excluding VAT£74,862.69£74,862.69Post Contract8.1 Variation / Change Register8.1 Variation / Change Register£0.008.2 Deposits & Materials on Site£0.008.3 Extension of Time / Loss & Expense£0.00					
Total - Excluding VAT£74,862.6910%£74,862.69Post Contract8.1 Variation / Change Register£0.00£0.008.2 Deposits & Materials on Site£0.00£0.008.3 Extension of Time / Loss & Expense£0.00£0.00			100%	19,704.70	
Post Contract8.1 Variation / Change Register8.1 Variation / Change Register8.2 Deposits & Materials on Site8.2 Deposits & Materials on Site8.3 Extension of Time / Loss & Expense£0.00			400%		
8.1 Variation / Change Register £0.00 8.2 Deposits & Materials on Site £0.00 8.3 Extension of Time / Loss & Expense £0.00	Total - Excluding VAT	£74,862.69	100%	£74,862.69	
8.1 Variation / Change Register £0.00 8.2 Deposits & Materials on Site £0.00 8.3 Extension of Time / Loss & Expense £0.00	Post Contract				
8.2 Deposits & Materials on Site £0.00 8.3 Extension of Time / Loss & Expense £0.00		£0.00		£0.00	
8.3 Extension of Time / Loss & Expense £0.00					
				£74,862.69	

3.0 Variation / Change Register

Change / Variat	ion Register									
Add / Omit	C	Description	Ref	Qty	Unit	Gross Rate	Total (£)	% Complete	Total Claim (£)	Contractors Comments (as required)
Add										
Add										
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	Overall Totals						£0		£0	

4.0 Deposits & Materials on Site

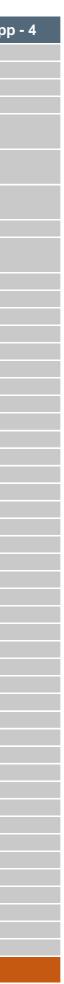
Deposits & Mat	terial on Site									
Add / Omit	C C	Description	Ref	Qty	Unit	Gross Rate	Total (£)	% Complete	Total Claim (£)	Contractors Comments (as required)
Add										
Add										
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	Overall Totals						£0		£0	

5.0 Extension of Time / Loss & Expense

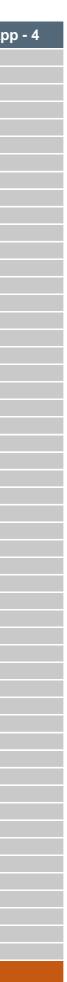
Extension of Ti	ime / Loss & Expense									
Add / Omit	Des	scription	Ref	Qty	Unit	Gross Rate	Total (£)	% Complete	Total Claim (£)	Contractors Comments (as required)
Add										
Add										
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	Overall Totals						£0		£0	

Appendix A - Application Breakdown for House

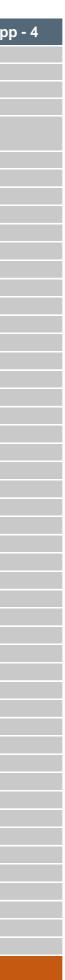
Element	Quantity	Unit	Gross Rate	Total	% Complete	Арр - 1	Арр - 2	Арр - 3	Арр
Demolition / Alterations / Facilitating works									
Demolish existing Conservatory complete; including grubbing up foundations	1.00	item	£640.00	£640.00	100%	£640.00			
Form new openings as required; including temporary propping	1.00	nr	£540.00	£540.00	100%	£540.00			
Remove existing windows / doors and dispose off site as required	1.00	item	£160.00	£160.00	100%	£160.00			
Remove existing kitchen and dispose off site	1.00	nr	£160.00	£160.00	100%	£160.00			
Remove existing finishes / joinery / furniture as required	1.00	item	£320.00	£320.00	100%	£320.00			
General Allowances									
M&E as required at demolition stage	1.00	item	£300.00	£300.00	100%	£300.00			
Demolition Skips									
Demolition Skips as required	4.00	nr	£300.00	£1,200.00	100%	£1,200.00			
Asbestos Survey									
Excluded				Excluded					
			_						-
			_						-



Element	Quantity Unit	Gross Rate	Total	% Complete	App - 1	Арр - 2	Арр - 3	Ap
Substructure								
Strip Foundations - External Cavity Walls	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			
Pad Foundations								
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			
Cround Floor Slob	19.00			100%				
Ground Floor Slab	18.00 m2	000.00	0070.00	100%	0070.00			
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		£86.40			
150mm concrete slab	2.70 m3	£200.00	£540.00		£540.00			
A142 Mesh - one layer	21.60 m2	£8.00	£172.80		£172.80			
Celotex insulation - 150mm	18.00 m2	£44.00	£792.00		£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			
Garage Slab	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		£113.40			
Screed; 65mm thick	10.50 m2	£28.00	£294.00	100%	£294.00			
· · · · · · · · · · · · · · · · · · ·		220100		100,0				
Overall Total of Substructure			£9,706.69	100.00%	£9,706.69			

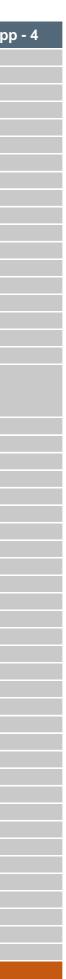


Element	Quantity	Unit	Gross Rate	Total	% Complete	Арр - 1	Арр - 2	Арр - 3	Ap
Frame									
Structural Steelwork - Provisional Sum Subject to Structural Engineers Details									
FF-B1 - 35kg/m allowance pending SE details	0.11		£6,000.00	£672.00		£672.00			
15% fixtures and fittings	0.02		£6,000.00	£100.80		£100.80			
Provisional allowance for Padstones	2.00	nr	£85.00	£170.00	100%	£170.00			
			_		100.00%				
Overall Total of Frame				£942.80		£942.80			

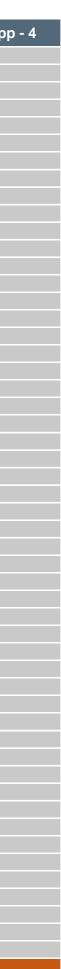


Element	Quantity Unit Gross Rate	Total	% Complete	Арр - 1	App - 2	Арр - 3	App - 4
pper Floors							
o works included to Upper Floors							
verall Total of Upper Floors							

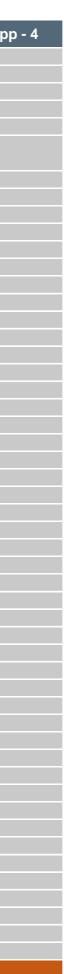
Element	Quantity	Unit	Gross Rate	Total	% Complete	Арр - 1	Арр - 2	Арр - 3	Арј
Roof									
Pitched Roof Carcassing									
100x75mm wallplate	5.50	m	£9.00	£49.50	100%	£49.50			
100x75mm poleplate	5.50		£16.00	£88.00		£88.00			
Straps	6.00		£10.00	£60.00		£60.00			
150x50mm rafters	60.00		£14.00	£840.00		£840.00			
Double rafters to rooflights	20.80		£14.00	£291.20		£291.20			
150mm Celotex insulation	21.00		£41.00	£861.00		£861.00			
VCL	21.00		£3.00	£63.00		£63.00			
Fascia board - uPVC	5.50		£25.00	£137.50		£137.50			
Barge board - uPVC	9.24		£25.00	£231.00		£231.00			
Soffit board - uPVC	14.74		£32.00	£471.68		£471.68			
Soffit vent	8.00		£11.00	£88.00		£88.00			
	0.00		211.00	200.00	10070	200.00			
Pitched Roof Coverings									
Supply and install roof coverings; interlocking									
concrete roof tiles; inclusive of battens, membranes,	21.00	m2	£95.00	£1,995.00	100%	£1,995.00			
hip tiles, ridge tiles									
Leadwork									
Lead - abutments	5.50	m	£73.00	£401.50	100%	£401.50			
Supply and Install Rooflights									
Supply & install Velux rooflights - manual opening	2.00	nr	£650.00	£1,300.00	100%	£1,300.00			
Flashing kits	2.00	nr	£220.00	£440.00	100%	£440.00			
Overall Total of Roofs				£7,317.38	100.00%	£7,317.38			
				~1,517.50	100.00 /8	21,517.50			



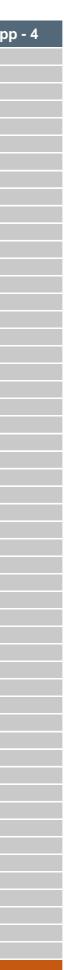
Element	Quantity	Unit	Gross Rate	Total	% Complete	App - 1	App - 2	Арр - 3	Арр
Stairs and Ramps									
No works included to Stairs and Ramps									
Overall Total of Stairs and Ramps									



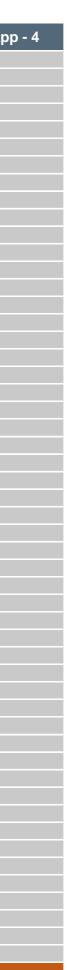
Element	Quantity	Unit	Gross Rate	Total	% Complete	Арр - 1	Арр - 2	Арр - 3	Ар
External Walls									
New External Brickwork Walls	27.00	m2							
Facing brickwork outer skin - pc sum supply £800/thou		thou	£1,940.00	£3,142.80	100%	£3,142.80			
Forming cavities	27.00	m2	£8.00	£216.00	100%	£216.00			
Cavity insulation; Dritherm	27.00		£20.00	£540.00		£540.00			
100mm blockwork inner leaf	27.00		£53.00	£1,431.00		£1,431.00			
Upgrade Garage Walls									
MF stud Walls	27.63	m2	£25.00	£690.75	100%	£690.75			
75mm Celotex insulation to walls	27.63		£34.00	£939.42		£939.42			
Accessories									
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			
						00.010.07			
Overall Total of External Walls				£8,219.87	100.00%	£8,219.87			



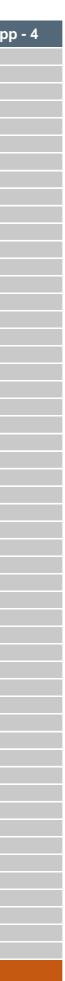
Element	Quantity	Unit	Gross Rate	Total	% Complete	Арр - 1	Арр - 2	Арр - 3	Арј
Windows and External Doors									
Supply and fix uPVC double glazed windows uPVC Windows	1.40	m2	£450.00	£630.00	100%	£630.00			
Supply and fix aluminium sliding doors & frame Supply & install Aluminium Sliding Doors & frame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



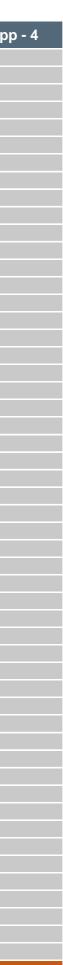
Element	Quantity	Unit	Gross Rate	Total	% Complete	Арр - 1	App - 2	Арр - 3	Ар
Internal Walls and Partitions									
Provisional Allowance									
Plywood Pattressing for Fixtures and Finishing's		item	£150.00	£150.00		£150.00			
Fixings	1.00	item	£250.00	£250.00	100%	£250.00			
Garage Internal Walls									
MF stud Walls	6.70	m2	£25.00	£167.44	100%	£167.44			
50mm acoustic insulation	6.70	m2	£12.00	£80.37	100%	£80.37			
			_						
Overall Total of Internal Walls				£647.81	100.00%	£647.81			



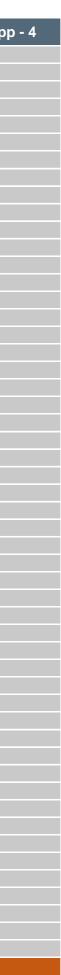
Element	Quantity	Unit	Gross Rate	Total	% Complete	Арр - 1	Арр - 2	Арр - 3	Ap
Internal Doors			_						
Double Leaf Internal Doors (To Ground Floor)			_						
Supply and Fix; Softwood Single Door Frame	1.00	nr	£100.00	£100.00	100%	£100.00			
Supply & Fix Door	2.00		£150.00	£300.00		£300.00			
Supply & Fix Ironmongery	2.00		£65.00	£130.00		£130.00			
Supply & Fix Architrave	12.00		£9.00	£108.00		£108.00			
Single Leaf Internal Doors (To Garage)									
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		£65.00			
Supply & Fix Architrave	10.00		£9.00	£90.00		£90.00			
			_						
			_						
			_						
Overall Total of Internal Dears				C1_010_00	400-0004	C4_040_00			
Overall Total of Internal Doors				£1,043.00	100.00%	£1,043.00			



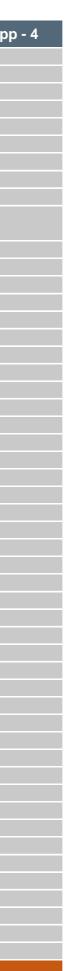
Element	Quantity	Unit	Gross Rate	Total	% Complete	Арр - 1	Арр - 2	Арр - 3	Арр
Wall Finishes									
Plastering - Ground Floor (House)									
12.5mm plasterboard and skim; external walls	27.00		£28.00	£756.00		£756.00			
Plaster patching to existing walls	1.00	m2	£40.00	£40.00	100%	£40.00			
Plastering - Ground Floor (Garage)									
12.5mm plasterboard and skim; external walls	27.63		£28.00	£773.64		£773.64			
12.5mm plasterboard and skim; internal walls	13.40	m2	£28.00	£375.06	100%	£375.06			
Plastering - First Floor									
Excluded				Excluded					
Wall Tiles / Finishes - To Ground Floor			_						
Excluded				Excluded					
Wall Tiles / Finishes- To First Floor			_						
Excluded				Excluded					
Decoration									
Excluded				Excluded					
Generally			_						
Sealants / Mastic Man	1.00	item	£150.00	£150.00	100%	£150.00			
			_						
			_						
Overall Total of Wall Finishes				£2,094.70	100.00%	£2,094.70			



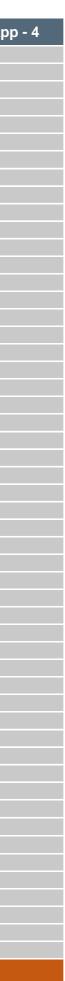
Element	Quantity U	Jnit Gross Rate	Total	% Complete	Арр - 1	Арр - 2	Арр - 3	Арр
Floor Finishes								
FIOOI FINISHES								
Tiling - To Ground Floor								
Excluded			Excluded					
Tiling - To First Floor			Evolution					
Excluded			Excluded					
Timber Flooring - To Ground Floor								
Excluded			Excluded					
Timber Flooring - To First Floor								
Excluded			Excluded					
Carpets - To Ground Floor								
Excluded			Excluded					
Carpets - To First Floor								
Excluded			Excluded					
Skirting Boards MDF Skirting Boards - House	10.00 m	£9.00	£90.00	100%	£90.00			
MDF Skirting Boards - Garage	18.00 m				£162.00			
		20100	2102100	10070	2102100			
Accessories								
Excluded			Excluded					
								_
Decoration Excluded			Excluded					
Excluded			Excluded					
Overall Total of Floor Finishes			£252.00	100.00%	£252.00			



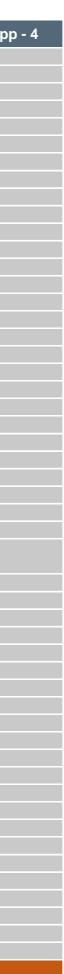
Element	Quantity	Unit	Gross Rate	Total	% Complete	Арр - 1	Арр - 2	Арр - 3	Ар
Ceiling Finishes									
Cennig Finishes									
Ground Floor (House)									
50mm TB4000 insulated plasterboard	21.00	m2	£20.00	£420.00	100%	£420.00			
15mm Fireboard	21.00		£13.00	£273.00		£273.00			
Skim Finish	21.00		£16.00	£336.00		£336.00			
Plaster patching to existing ceilings	1.00		£45.00	£45.00		£45.00			
2layers 12.5mm plasterboard & skim steelwork - Allowance	3.20		£30.00	£96.00		£96.00			
Ground Floor (Garage) None Shown and Therefore Excluded									
First Floor									
Excluded				Excluded					
Decoration									
Excluded				Excluded					
Overall Total of Ceiling Finishes				£1,170.00	100.00%	£1,170.00			



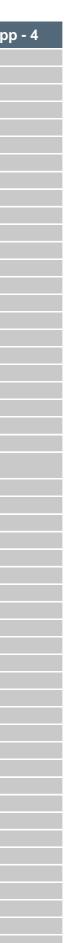
Element	Quantity	Unit	Gross Rate	Total	% Complete	App - 1	App - 2	Арр - 3	Арр
Fixtures, Fittings and Equipment									
Kitchen									
Excluded				Excluded					
Utility									
Excluded				Excluded					
Sanitaryware - To Ground Floor									
Excluded				Excluded					
Sanitaryware - To First Floor									
Excluded				Excluded					
Joinery - Bespoke Joinery / Wardrobes / Cupboards	etc								
Excluded				Excluded					



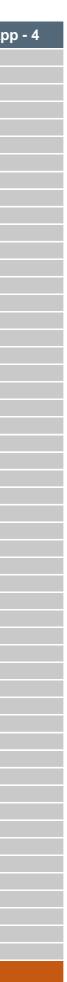
Element	Quantity	Unit	Gross Rate	Total	% Complete	Арр - 1	Арр - 2	Арр - 3	Ар
MEP									
Electrical Installations			_						
Double sockets	8.00 r	nr	£100.00	£800.00	100%	£800.00			
Cooker Feed	1.00 r		£150.00	£150.00	100%	£150.00			
External double sockets	1.00 r		£120.00	£120.00	100%	£120.00			
Fused spurs	4.00 r		£100.00	£400.00	100%	£400.00			
Down lighters	12.00 r		£85.00	£1,020.00	100%	£1,020.00			
Pendant Light	2.00 r		£100.00	£200.00	100%	£200.00			
External wall light (client supplied fitting)	2.00 r		£150.00	£300.00	100%	£300.00			
Tv point	1.00 r		£100.00	£100.00	100%	£100.00			
BT point	2.00 r		£100.00	£200.00	100%	£200.00			
Data point	2.00 r		£100.00	£200.00	100%	£200.00			
Earth bonding	3.00 r		£45.00	£135.00	100%	£135.00			
Heat / Smoke / CO2 detectors	1.00 r		£135.00	£135.00	100%	£135.00			
Extractor fan	1.00 r		£175.00	£175.00	100%	£175.00			
Extend existing electrics as required	1.00 r		£450.00	£450.00	100%	£450.00			
Extend existing electrics as required - to Garage	1.00 r		£650.00	£650.00	100%	£650.00			
Test / Commission / Certificates	1.00 r		£250.00	£250.00	100%	£250.00			
rest / Commission / Centineates	1.00 1	"	2200.00	2200.00	10078	2230.00			
Plumbing & Heating									
Radiators	1.00 r		£150.00	£150.00	100%	£150.00			
Pipework	1.00 r		£250.00	£250.00	100%	£250.00			
UFH to Extension	18.00 r	m2	£95.00	£1,710.00	100%	£1,710.00			
First fix	1.00 0	days	£320.00	£320.00	100%	£320.00			
Second fix	1.00 c	days	£320.00	£320.00	100%	£320.00			
Testing, commissioning as builts, design works, prelims	1.00 i	tem	£250.00	£250.00	100%	£250.00			
Plumbing Installations									
Kitchen			_						
Pipework	1.00 i	tem	£250.00	£250.00	100%	£250.00			
First Fix	2.00 c		£320.00	£640.00	100%	£640.00			
Second Fix	1.00 0	•	£320.00	£320.00	100%	£320.00			
Second Tix	1.00 0	Jays	2320.00	2320.00	10078	2.320.00			
Gas Supplies									
Pipework	1.00 i	tem	£250.00	£250.00	100%	£250.00			
First Fix	1.00 c	days	£320.00	£320.00	100%	£320.00			
				£10,065.00	100.00%	£10,065.00			



Element	Quantity	Unit	Gross Rate	Total	% Complete	Арр - 1	Арр - 2	Арр - 3	Ар
BWIC									
DWIC									
Provisional Allowance for BWIC	1.00	item	£503.25	£503.25	100%	£503.25			
Total of BWIC				£503.25	100.00%	£503.25			

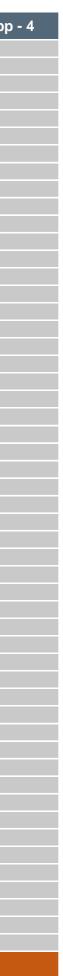


Element	Quantity	Unit	Gross Rate	Total	% Complete	Арр - 1	App - 2	Арр - 3	Ap
Above Ground Drainage									
To Pitched Roofs									
uPVC Downpipes	2.50		£30.00	£75.00		£75.00			
uPVC Gutters	5.50		£30.00	£165.00		£165.00			
Connections into gullies	1.00		£70.00	£70.00		£70.00			
Accessories; Swan Necks	1.00	nr	£70.00	£70.00	100%	£70.00			
Overall Total of Above Ground Drainage				£380.00	100.00%	£380.00			



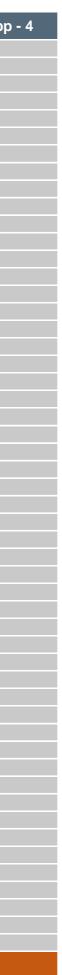
Appendix B - Application Breakdown for External Works

Element	Quantity	Unit	Gross Rate	Total	% Complete	Арр - 1	Арр - 2	Арр - 3	Арр
Facilitating Works									
Make good following drainage and foundations	1.00	item	£350.00	£350.00	100%	£350.00			
			_						
Overall Total of Facilitating Works				£350.00	100%	£350.00			



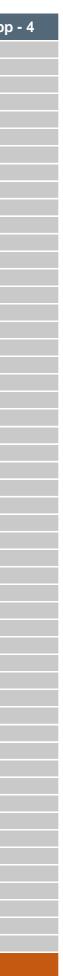
Appendix B - Application Breakdown for External Works

Element	Quantity	Unit	Gross Rate	Total	% Complete	Арр - 1	Арр - 2	Арр - 3	Арр
Patio Paving Excluded				Excluded					
Driveway Excluded				Excluded					
Excluded				Excluded					
Turfed Areas									
Excluded				Excluded					
Fencing									
Excluded				Excluded					
Other External Works									
Excluded				Excluded					
Overall Total of External Works				£350.00		£350.00			



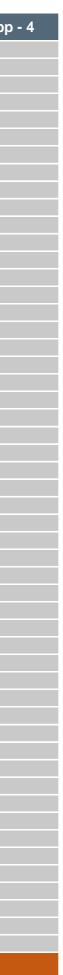
Appendix C - Application Breakdown for Drainage

Element	Quantity	Unit	Gross Rate	Total	% Complete	Арр - 1	Арр - 2	Арр - 3	Арр
Drainage									
Provisional Sum for Drainage			_						
Excavate for and lay 100mm hepsleve	15.00 r	n	£40.00	£600.00	100%	£600.00			
Concrete bed & surround	5.00 r		£30.00	£150.00		£150.00			
Bends assorted	6.00 r		£18.00	£108.00		£108.00			
Rest bends	1.00 r		£90.00	£90.00		£90.00			
Access gully	1.00 r		£100.00	£100.00		£100.00			
Rodding eye	1.00 r		£80.00	£80.00		£80.00			
Inspection chambers	1.00 r		£500.00	£500.00		£500.00			
Connection into existing	1.00 r		£350.00	£350.00		£350.00			
Connection into existing	1.00 1	11	£350.00	2350.00	100%	£330.00			
Overall Total of Preinage				C1 070 00	1000/	C1 070 00			
Overall Total of Drainage				£1,978.00	100%	£1,978.00			



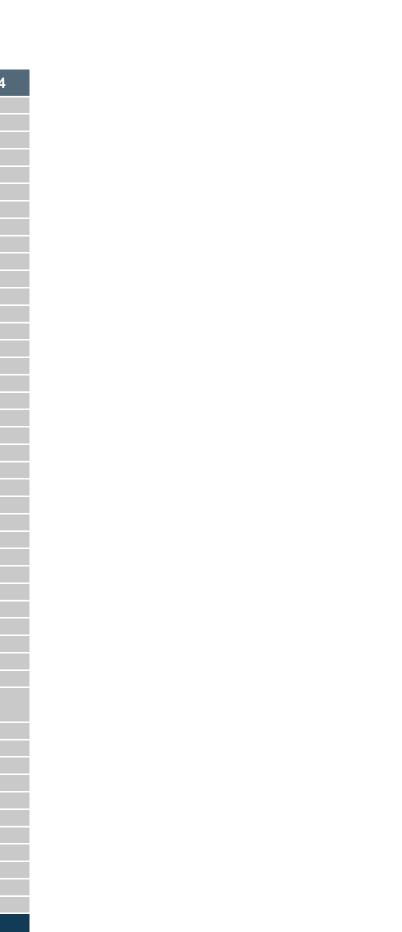
Appendix D - Application Breakdown for Incoming External Services

Element	Quantity	Unit	Gross Rate	Total	% Complete	Арр - 1	Арр - 2	Арр - 3	Арр
Incoming Services									
Excluded				Excluded					
Overall Total of Incoming Services									



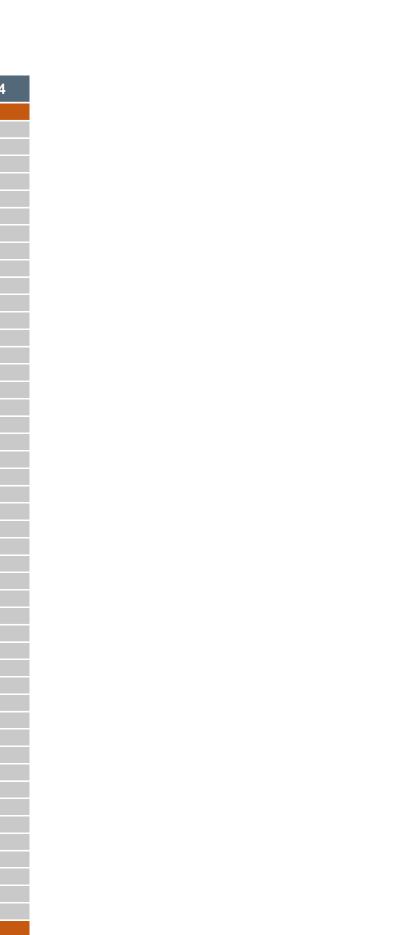
Appendix E - Application Breakdown Preliminaries

Element	Quantity	Unit	Gross Rate	Total	% Complete	Арр - 1	Арр - 2	Арр - 3	App - 4
Destinations									
Preliminaries									
Based on a 14 week Construction Programme									
Mobilisation									
Mobilise	1.00	item	£250.00	£250.00	100%	£250.00			
De-Mobilise		item	£350.00	£350.00		£350.00			
Plant Hire									
	14.00	le	C100.00	C1 400 00	1000/	C1 400 00			
Plant Hire - general equipment	14.00		£100.00	£1,400.00	100%	£1,400.00			
Telehandler & Driver		exc							
Crane		exc							
Hoarding (Supply & install) 15m of painted hoarding									
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			
A									
Access	42.00	m2	£50.00	£2,100.00	100%	62 100 00			
Scaffolding	42.00		£50.00	£2,100.00	100%	£2,100.00			
Internal scaffolding		exc							
Temporary access		exc							
Fall arrest system		exc							
Labour / Management / CDM / Insurance									
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	1	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		£450.00	£450.00		£450.00			
PPE	14.00		£15.00	£210.00		£210.00			
Building Control	1 1100	exc	210100	22.0.00		2210100			
Project Insurances		exc							
		0.00							
Costs Carried Forward Preliminaries				£8,690.00					



Appendix E - Application Breakdown Preliminaries

Element	Quantity	Unit	Gross Rate	Total	% Complete	Арр - 1	Арр - 2	Арр - 3	App - 4
Brought Forward Preliminaries				£8,690.00					
Site accommodation									
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			
Lighting / power / plumbing									
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							
Computers / IT									
Mobile phones		exc							
Printing		exc							
5G Broadband		exc							
Laptops		exc							
Temporary Works / security / skips									
Temporary Works allowance	1.00	item	£250.00	£250.00	100%	£250.00			
Skips (1 every 2 weeks)	7.00		£300.00	£2,100.00	100%	£2,100.00			
Security									
Site security allowance		exc							
		U/IU							
Cleaning									
Builder's Clean	1.00	item	£300.00	£300.00	100%	£300.00			
Overall Total of Preliminaries				\$12,245,00		\$12 245 00			
Overall Total of Preliminaries				£12,245.00	100%	£12,245.00			





QUANTITY SURVEYORS

RECONCILIATION COVER





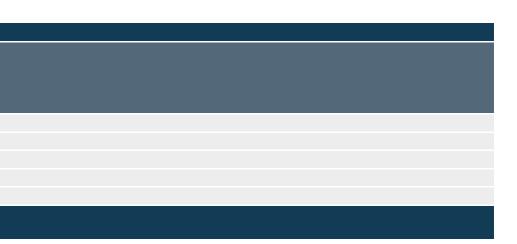
1.0 Contractors Reconciliation of Costs Summary

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

Comments

2.0 Contractor's Gross Application

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



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	
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					
			£1,800		

Comments



QUANTITY SURVEYORS

@magnitudeqsltd info@magnitudeqs.co.uk magnitudeqs.co.uk



