SPON'S

ARCHITECTS' AND BUILDERS' PRICE BOOK 2011

EDITED BY DAVIS LANGDON

Davis Langdon

TENDER INDEX 468

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Spon's Architects' and Builders' Price Book

2011

Spon's Architects' and Builders' Price Book

Edited by

DAVIS LANGDON LLP

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Materials prices are still rising quickly, and tender prices are falling… Assumptions on overheads and profits and preliminaries have been kept low. Several items, for example bridge bearing prices, have been significantly revised.

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Preface to the One Hundred and Thirty-Sixth Edition

Recent construction activity trends
Following six consecutive quarters of falling prices in which the cost of construction dropped 17% from the price peak in the second quarter of 2008, the trend came to a halt in the first quarter of 2010 when average prices edged up a little. Analysis of tenders received by Davis Langdon in the first three months of 2010 has shown that prices were 0.5% higher than in the last quarter of 2009.

Prices
The price level of Spon's A&B 2010 has been indexed at 468; a reduction of 8% from the 2010 book index of 509. Readers of Spon's A&B are reminded that Spon is the only known price book in which key rates are checked against current tender prices.

Key changes

- Building, mechanical and electrical cost indices saw substantial increases over the last year (though tender prices have fallen)
- Most inflation measures peaked around July last year
- Falling fuel prices should ease industry's input costs
- Very different inflation trends between mechanical and electrical services materials

Construction prices edged up in the first quarter of 2010 as some materials prices – reinforcement, timber and aggregates in particularly – rose, and some contractors found it impossible not to pass on some of those increases, having trimmed their labour costs, their preliminaries and their overheads and profit so drastically over the past 18 months.

Construction prices over the year ahead could be volatile, with prices on some schemes hardening while others continue to fall. There may be a battle between estimators having to reflect higher materials prices and directors trimming tenders to secure workload. Our forecast for the year ahead is that prices will move in the range of −3% to +2%, a wide range but indicative of the project specifics that may dictate how things change

However, if new construction orders do not increase, then the tendering environment will become ever more competitive and 2010 will be a year when rising materials prices – particularly steel – will vie with the need to secure work to survive. Projects with a high degree of steel content – steel and concrete frames – may well see prices higher by the year.

This edition
Future measurement changes

Last year saw the official publication of the first volume of the RICS New Rules of Measurement (NRM). This initial volume, 'Order of cost estimating and elemental cost planning', provides guidance on the quantification of building works for the purpose of preparing cost estimates and cost plans. In addition, it directs how to quantify other factors including preliminaries, overheads and profit, project team and design team fees, risk allowances and inflation. This edition of the book is still based on the previous method of measurement and there is no immediate plan to change to the new rules of measurement. However, it is something that the authors will continue to review.

Profits and Overheads
The 2011 edition includes a 2.5% mark-up for main contractor's overheads and profit in the Measured Major Works section and a 3.5% mark-up for overheads and profit in the Measured Minor Works section.

Preliminaries
There are signs that preliminaries costs are beginning to soften, but they still typically range from 10% to 13%, and sometimes, even lower. We have set our example provision for preliminaries at +11%.

Prices included within this edition do not include for VAT, which must be added if appropriate.

Part 1: General

This section contains advice on various construction specialisms; capital allowances, legislation, taxes, insurances and levies.

Part 2: Approximate Estimating

This section contains the Building Cost and Tender Price Indices, information on regional price variations, prices per functional unit and square metre for various types of buildings, building cost models and approximate estimating rates.

Parts 3 & 4: Prices for Measured Work

These sections contain Prices for Measured Work – Major Works, and Prices for Measured Work – Minor Works (on coloured paper). All prices in Parts 3 & 4 exclude the main contractor's preliminaries costs.

Part 5: Professional Fees

This section contains Fees for Professional Services.

Part 6: Rates of Wages

This section includes authorized wage agreements applicable to the Building and associated industries.

Part 7: Daywork

ThissectioncontainsDayworkandPrimeCostallowancesissuedbythe.

Part 8: Tables and Memoranda

This section contains general formulae, weights and quantities of materials, other design criteria and useful memoranda associated with each trade.

Part 9: Useful addresses

A list of useful trade associations, professional bodies contact details.

While every effort is made to ensure the accuracy of the information given in this publication, neither the Editors nor Publishers in any way accept liability for loss of any kind resulting from the use of such information

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How to Use This Book

First-time users of Spon's Architects' and Builders' Price Book and others who may not be familiar with the way in which prices are compiled may find it helpful to read this section before starting to calculate the costs of building work. The level of information on a scheme and availability of detailed specifications will determine which section of the book and which level of prices users should refer to.

APPROXIMATE ESTIMATING (PART 2)

For preliminary estimates/indicative costs before drawings are prepared, refer to the average overall Building Prices per Functional Units and multiply this by the proposed number of units to be contained within the building (i.e. number of bedrooms etc.) or Building Prices per Square Metre rates and multiply this by the gross internal floor area of the building (the sum of all floor areas measured within external walls) to arrive at an overall initial budget. These rates include preliminaries, but make no allowance for the cost of external works, VAT, or fees for provisional services.

For budget estimates where preliminary drawings are available, one should be able to measure approximate quantities for all the major components of a building and multiply these by individual rates contained in the Building Cost Models or Approximate Estimating Rates sections. This should produce a more accurate estimate of cost than simply using overall prices per square metre. Labour and other incidental associated items, although normally measured separately within Bills of Quantities, are deemed included within approximate estimating rates. These rates do not include preliminaries or fees for provisional services.

MEASURED WORKS (PARTS 4 & 5)

For more detailed estimates or documents such as Bills of Quantities (Quantities of supplied and fixed components in a building, measured from drawings), either use rates from Prices for Measured Work – Major Works or Prices for Measured Work – Minor Works, depending upon the overall value of the contract. Items within the Measured Works sections are made up of many components: the cost of the material or product; any additional materials needed to carry out the work; the labour involved in unloading and fixing, etc. These components are usually broken down into:

Prime cost
Commonly known as the 'PC', Prime Cost is the actual price of the material such as bricks, blocks, tiles or paint, as sold by suppliers. Prime Cost is given 'per square metre', 'per 100 bags' or 'each' according to the way the supplier sells the product. Unless otherwise stated, prices in Spon's Architects' and Builders' Price Book (hereafter referred to as Spon's A&B), are deemed to be delivered to site, (in which case transport costs will be included) and also take account of trade and quantity discounts. Part loads generally cost more than whole loads but, unless otherwise stated, Prime Cost figures are based on average prices for full loads delivered to a hypothetical site in Acton, London W3. Actual prices for live tenders will vary depending on the supplier, on the distance from the supplier to the site, the accessibility of the site, whether the whole quantity ordered is to be supplied in one delivery or at specified dates and market conditions prevailing at the time. Prime Cost figures for commonly used alternative materials are supplied in listed form at the beginning of some work sections.

Labour
This figure covers the cost of the operation and is calculated on the gang wage rate (skilled or unskilled) and the time needed for the job. A full explanation and build-up is provided on page 179. Large regular or continuous areas of work are cheaper to install than smaller complex areas, since less labour time is wasted moving from one area to another.

Materials
Material prices include the cost of any ancillary materials, nails, screws, waste, etc., which may be needed in association with the main material product/s. If the material being priced varies from a standard measured rate, then identify the difference between the original PC price and the material price and add this to your alternative material price before adding to the labour cost to produce a new overall Total rate. Alternative material prices, where given, are largely based upon list prices, before the deduction of quantity discounts etc., and therefore require discount adjustment before they can be substituted in place of PC figures given for Measured Work items.

Example:

	PC £	Labour hours	Labour £	Material £	Unit	**Total Rate £**
100 mm Thermalite Turbo blocks	6.43	0.41	9.02	7.48	m^2	**16.50**
100 mm Hanson Conbloc standard blocks	6.70					
Calculation: £7.48/1.025 (OHP) = £7.30 – £6.43 (PC) = £0.87 (*cost of mortar etc*)						
Take residue £0.87 + £6.70 (Conbloc PC) × 1.025 (O&P) = £7.75 (revised material £)						
Therefore, 100 mm Toplite block price =	6.70	0.41	9.02	7.76	m^2	**16.78**

Plant
Plant covers the use of machinery ranging from JCB's to shovels and static plant including running costs such as fuel, water supply, electricity and waste disposal. Some items of plant are included within the Measured Works sections e.g. 'Groundwork', under a Material/Plant column. Other items are included within the Preliminaries section.

Unit
The Unit is generally based upon measurement guidelines laid out in the Standard Method of Measurement of Building Works – Seventh Edition, published by the Royal Institution of Chartered Surveyors and The Building Employers Confederation.

Total rate
Prices in the Total Rate column generally include for the supply and fix of items, unless otherwise described.

Overheads and profit
The general overheads of the Main Contractor's business – the head office overheads and any profit sought on capital and turnover employed, is usually covered under a general item of overheads and profit which is applied either to all measured rates as a percentage, or alternatively added to the tender summary or included within Preliminaries for site specific overhead costs.

Within this edition we are including an allowance of 2.5% for overheads and profit on built-up labour rates and material prices in the Measured Major Works section and 3.5% for overheads profit on built-up labour rates and material prices in the Minor Works section. For non-analysed subcontractor prices, a 2.5% mark-up only for profit has been included, in both Major and Minor Works sections.

Preliminaries
Site specific Main Contractor's overheads on a contract, such as insurance, site huts, security, temporary roads and the statutory health and welfare of the labour force, are not directly assignable to individual items so they are generally added as a percentage or calculated allowance after all building component items have been costed and summed. Preliminaries will vary from contract to contract according to the type of construction, difficulties of the site, labour shortage, inclement weather or involvement with other contractors, etc. The overall Preliminary addition for a scheme should be adjusted to allow for these factors. For this edition we have raised Preliminary costs to +11%.

Sub/specialist-contractor's costs
For the purpose of this book, these are deemed to include all the above costs, plus 2.5% main contractor's discount.

With the exclusion of main contractor's preliminaries, the above items combine to form item rates in the Prices for Measured Works sections. It will be appreciated that a variation in any one item in any group will affect the final measured work price. Any cost variation must be weighed against the total cost of the contract, and a small variation in Prime Cost where the items are ordered in thousands may have more effect on the total cost than a large variation on a few items, while a change in design which introduces the need to use, e.g. earth moving equipment, which must be brought to the site for that one task, will cause a dramatic rise in the contract cost. Similarly, a small saving on multiple items will provide a useful reserve to cover unforeseen extras.

Adjustment for time and location
All of the above calculations may need adjustment for size, site constraints, local conditions location and time, etc., and users are referred to page 42 for an example of how to adjust an estimate for time and location using Davis Langdon indices and location factors. Updates for these are available via an on line registration form.

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PART 1

General

This part of the book contains the following sections:

Capital Allowances

Introduction

Capital Allowances provide tax relief by prescribing a statutory rate of depreciation for tax purposes in place of that used for accounting purposes. They are utilized by government to provide an incentive to invest in capital equipment, including commercial property, by allowing the majority of taxpayers a deduction from taxable profits for certain types of capital expenditure, thereby deferring tax liabilities.

The capital allowances most commonly applicable to real estate are those given for capital expenditure on both new and existing industrial buildings, and plant and machinery in all commercial buildings.

Other types of allowances particularly relevant to property are hotel and enterprise zone allowances, which are in fact variants to industrial buildings allowances code. Enhanced rates of allowances are available on certain types of energy saving and environmentally friendly plant and machinery, whilst reduced rates apply to 'integral features' and items with an expected economic life of more than 25 years.

The Act

The primary legislation is contained in the Capital Allowances Act 2001. Amendments to the Act have been made in each subsequent Finance Act. Major changes to the system were announced by the Government in 2007 and the majority of these have now taken effect from April 2008.

The Act is arranged in 12 Parts and was published with an accompanying set of Explanatory Notes.

Plant and machinery

The Finance Act 1994 introduced major changes to the availability of Capital Allowances on real estate. A definition was introduced which precludes expenditure on the provision of a building from qualifying for plant and machinery, with prescribed exceptions.

List A in Section 21 of the 2001 Act sets out those assets treated as parts of buildings:

- Walls, floors, ceilings, doors, gates, shutters, windows and stairs.
- Mains services, and systems, for water, electricity and gas.
- Waste disposal systems.
- Sewerage and drainage systems.
- Shafts or other structures in which lifts, hoists, escalators and moving walkways are installed.
- Fire safety systems.

Similarly, List B in Section 22 identifies excluded structures and other assets.

Both sections are, however, subject to Section 23. This section sets out expenditure, which although being part of a building, may still be expenditure on the provision of Plant and Machinery.

List C in Section 23 is reproduced below:

Sections 21 and 22 do not affect the question whether expenditure on any item in List C is expenditure on the provision of Plant or Machinery

1. Machinery (including devices for providing motive power) not within any other item in this list.
2. Gas and sewerage systems provided mainly –
   a. Should be a to meet the particular requirements of the qualifying activity, or
   b. Should be b to serve particular plant or machinery used for the purposes of the qualifying activity.
3. Omitted.
4. Manufacturing or processing equipment; storage equipment (including cold rooms); display equipment; and counters, checkouts and similar equipment.
5. Cookers, washing machines, dishwashers, refrigerators and similar equipment; washbasins, sinks, baths, showers, sanitaryware and similar equipment; and furniture and furnishings.
6. Hoists.
7. Sound insulation provided mainly to meet the particular requirements of the qualifying activity.
8. Computer, telecommunication and surveillance systems (including their wiring or other links).
9. Refrigeration or cooling equipment.
10. Fire alarm systems; sprinkler and other equipment for extinguishing or containing fires.
11. Burglar alarm systems.
12. Strong rooms in bank or building society premises; safes.
13. Partition walls, where moveable and intended to be moved in the course of the qualifying activity.
14. Decorative assets provided for the enjoyment of the public in hotel, restaurant or similar trades.
15. Advertising hoardings; signs, displays and similar assets.
16. Swimming pools (including diving boards, slides & structures on which such boards or slides are mounted).
17. Any glasshouse constructed so that the required environment (namely, air, heat, light, irrigation and temperature) for the growing of plants is provided automatically by means of devices forming an integral part of its structure.
18. Cold stores.
19. Caravans provided mainly for holiday lettings.
20. Buildings provided for testing aircraft engines run within the buildings.
21. Moveable buildings intended to be moved in the course of the qualifying activity.
22. The alteration of land for the purpose only of installing Plant or Machinery.
23. The provision of dry docks.
24. The provision of any jetty or similar structure provided mainly to carry Plant or Machinery.
25. The provision of pipelines or underground ducts or tunnels with a primary purpose of carrying utility conduits.
26. The provision of towers to support floodlights.
27. The provision of –
   a. any reservoir incorporated into a water treatment works, or
   b. any service reservoir of treated water for supply within any housing estate or other particular locality.
28. The provision of –
   a. silos provided for temporary storage, or
   b. storage tanks.
29. The provision of slurry pits or silage clamps.
30. The provision of fish tanks or fish ponds.
31. The provision of rails, sleepers and ballast for a railway or tramway.
32. The provision of structures and other assets for providing the setting for any ride at an amusement park or exhibition.
33. The provision of fixed zoo cages.

Capital Allowances on plant and machinery are given in the form of writing down allowances at the rate of 20% per annum on a reducing balance basis. For every £100 of qualifying expenditure £20 is claimable in year 1, £16 in year 2 and so on until either the all the allowances have been claimed or the asset is sold.

Integral features

A new category of qualifying expenditure on 'integral features' has been introduced from April 2008. The following items are integral features:

- An electrical system (including a lighting system)
- A cold water system
- A space or water heating system, a powered system of ventilation, air cooling or air purification, and any floor or ceiling comprised in such a system
- A lift, an escalator or a moving walkway
- External solar shading

The draft legislation also included active facades but these were subsequently omitted, the explanation being that allowances are already given on the additional inner skin because it is part of the air conditioning system.

A reduced writing down allowance of 10% per annum is available on integral features.

The legislation also includes a rule that prevents a revenue deduction being obtained where expenditure is incurred that is more than 50% of the cost of replacing the integral feature.

Thermal insulation

For many years the addition of thermal insulation to an existing industrial building has been treated as qualifying for plant and machinery allowances. From April 2008 this has been extended to include all commercial buildings but not residential buildings.

A reduced writing down allowance of 10% per annum is available on thermal insulation

Long-life assets

A reduced writing down allowance of 10% per annum is available on long-life assets. Allowances were given at the rate of 6% before April 2008.

A long-life asset is defined as plant and machinery that can reasonably be expected to have a useful economic life of at least 25 years. The useful economic life is taken as the period from first use until it is likely to cease to be used as a fixed asset of any business. It is important to note that this likely to be a shorter period than an item's physical life.

Plant and machinery provided for use in a building used wholly or mainly as dwelling house, showroom, hotel, office or retail shop or similar premises, or for purposes ancillary to such use, cannot be long-life assets.

In contrast plant and machinery assets in buildings such as factories, cinemas, hospitals and so on are all potentially long-life assets.

Case law

The fact that an item appears in List C does not automatically mean that it will qualify for capital allowances. It only means that it may potentially qualify.

Guidance about the meaning of plant has to be found in case law. The cases go back a long way, beginning in 1887. The current state of the law on the meaning of plant derives from the decision in the case of Wimpy International Ltd v Warland and Associated Restaurants Ltd v Warland in the late 1980s.

The Judge in that case said that there were three tests to be applied when considering whether or not an item is plant.

1. Is the item stock in trade? If the answer yes, then the item is not plant.
2. Is the item used for carrying on the business? In order to pass the business use test the item must be employed in carrying on the business; it is not enough for the asset to be simply used in the business. For example, product display lighting in a retail store may be plant but general lighting in a warehouse would fail the test.
3. Is the item the business premises or part of the business premises? An item cannot be plant if it fails the premises test, i.e. if the business use is as the premises (or part of the premises) or place on which the business is conducted. The meaning of part of the premises in this context should not be confused with the law of real property. The Inland Revenue's internal manuals suggest there are four general factors to be considered, each of which is a question of fact and degree:

    - Does the item appear visually to retain a separate identity?
    - With what degree of permanence has it been attached to the building?
    - To what extent is the structure complete without it?
    - To what extent is it intended to be permanent or alternatively is it likely to be replaced within a short period?

There is obviously a core list of items that will usually qualify in the majority of cases. However, many other still need to be looked at on a case-by-case basis. For example, decorative assets in a hotel restaurant may be plant but similar assets in an office reception area would almost certainly not be.

One of the benefits of the new integral features rules, apart from simplification, is that items that did not qualify by applying these rules, such as general lighting in an office building, will now qualify albeit at a reduced rate.

Refurbishment schemes

Building refurbishment projects will typically be a mixture of capital costs and revenue expenses, unless the works are so extensive that they are more appropriately classified a redevelopment. A straightforward repair or a 'like for like' replacement of part of an asset would be a revenue expense, meaning that the entire amount can be deducted from taxable profits in the same year.

Where capital expenditure is incurred that is incidental to the installation of plant or machinery then Section 25 of the 2001 Act allows it to be treated as part of the expenditure on the qualifying item. Incidental expenditure will often include parts of the building that would be otherwise disallowed, as shown in the Lists reproduced above. For example, the cost of forming a lift shaft inside an existing building would be deemed to be part of the expenditure on the provision of the lift.

The extent of the application of section 25 was reviewed for the first time by the Special Commissioners in December 2007 and by the First Tier Tribunal (Tax Chamber) in December 2009, in the case of JD Wetherspoon. The key areas of expenditure considered were overheads and preliminaries where it was held that such costs could be allocated on a pro-rata basis; decorative timber panelling which was found to be part of the premises and so ineligible for allowances; toilet lighting which was considered to provide an attractive ambience and qualified for allowances; and incidental building alterations of which enclosing walls to toilets and kitchens and floor finishes did not qualify but tiled splash backs, toilet cubicles and drainage did qualify along with the related sanitary fittings and kitchen equipment.

Annual investment allowance

The annual investment allowance is available to all businesses of any size and allows a deduction for the whole of the first £100,000 (£50,000 before April 2010) of qualifying expenditure on plant and machinery, including integral features and long-life assets.

The enhanced capital allowances scheme

The scheme is one of a series of measures introduced to ensure that the UK meets its target for reducing greenhouse gases under the Kyoto Protocol. 100% first-year allowances are available on products included on the Energy Technology List published on the website at www.eca.gov.uk and other technologies supported by the scheme. All businesses will be able to claim the enhanced allowances, but only investments in new and unused Machinery and Plant can qualify.

There are currently 154 technologies and 545 sub-technologies covered by the scheme.

- Air-to-air energy recovery.
- Automatic monitoring and targeting.
- Boiler equipment.
- Combined heat and power.
- Compact heat exchangers.
- Compressor air equipment.
- Heat pumps.
- HVAC zone controls.
- Lighting.
- Motors and drives.
- Pipe work insulation.
- Refrigeration equipment.
- Solar thermal systems.
- Warm air and radiant heaters.
- Uninterruptible power supply.

One of the technologies, compact heat exchangers, and one sub-technology will be removed in 2010, whilst two sub-technologies will be added.

The Finance Act 2003 introduced a new category of environmentally beneficial plant and machinery qualifying for 100% first-year allowances. The Water Technology List includes 14 technologies.

- Cleaning in place equipment.
- Efficient showers.
- Efficient taps.
- Efficient toilets.
- Efficient washing machines.
- Flow controllers.
- Leakage detection equipment.
- Meters and monitoring equipment.
- Rainwater harvesting equipment.
- Small scale slurry and sludge dewatering equipment.
- Vehicle wash water reclaim units.
- Water efficient industrial cleaning equipment.
- Water management equipment for mechanical seals.
- Water reuse systems.

Buildings and structures and long-life assets as defined above cannot qualify under the scheme. However, following the introduction of the integral features rules lighting in any non residential building may potentially qualify for enhanced capital allowances if it meets the relevant criteria.

A limited payable ECA tax credit equal to 19% of the loss surrendered was also introduced in April 2008.

Industrial building allowances

An industrial building (or structure) is defined in Sections 271 and 274 of the 2001 Act and includes buildings used for the following qualifying purposes:

- Manufacturing
- Processing
- Storage
- Agricultural contracting
- Working foreign plantations
- Fishing
- Mineral extraction

The following undertakings are also qualifying trades:

- Electricity
- Water
- Hydraulic power
- Sewerage
- Transport
- Highway undertakings
- Tunnels
- Bridges
- Inland navigation
- Docks

The definition is extended to include buildings provided for the welfare of workers in a qualifying trade and sports pavilions provided and used for the welfare of workers in any trade. Vehicle repair workshops and roads on industrial estates may also form part of the qualifying expenditure.

Retail shops, showrooms, offices, dwelling houses and buildings used ancillary to a retail purpose are specifically excluded.

The Government announced in 2007 that Industrial Building Allowances (along with Enterprise Zone, Hotel and Agricultural Building Allowances) will be abolished by 2011, and a phased withdrawal began in 2008.

Writing-down allowances

Allowances are given on qualifying expenditure at the rate of 4% per annum on a straight-line basis over 25 years. The allowance is given if the building is being used for a qualifying purpose on the last day of the accounting period. Where the building is used for a non-qualifying purpose the year's allowance is lost.

The rate will be reduced to 3% for 2008–09, 2% for 2009–10, 1% for 2010–11 and 0% for 2011 onwards.

From 21 March 2007 a balancing adjustment is no longer made on the sale of an industrial building. A purchaser of a used industrial building will be entitled to allowances based on the vendor's tax written down value, rather than the original construction cost adjusted for any periods of non-qualifying use.

The allowances will still be spread equally over the remaining period to the date 25 years after first use. However, even if the building was acquired prior to 21 March 2007, whatever the annual allowance given in 2007–08, it will be reduced to ¾ of that amount in 2008–09, ½ in 2009–10, ¼ in 2010–11 and zero from 2011 onwards.

Hotel allowances

Industrial Building Allowances are also available on capital expenditure incurred on constructing a 'qualifying hotel'. The building must not only be a 'hotel' in the normal sense of the word, but must also be a 'qualifying hotel' as defined in Section 279 of the 2001 Act, which means satisfying the following conditions:

- The accommodation is in buildings of a permanent nature.
- It is open for at least 4 months in the season (April to October).
- It has 10 or more letting bedrooms.
- The sleeping accommodation consists wholly or mainly of letting bedrooms.
- The services that it provides include breakfast and an evening meal (i.e. there must be a restaurant), the making of beds and cleaning of rooms.

A hotel may be in more than one building and swimming pools, car parks and similar amenities are included in the definition.

Enterprise zones

A 100% first year allowance is available on capital expenditure incurred on the construction (or the purchase within two years of first use) of any commercial building within a designated enterprise zone, within ten years of the site being so designated. Like other allowances given under the industrial buildings code the building has a life of 25 years for tax purposes.

The majority of enterprise zones had reached the end of their ten-year life by 1993. However, in certain very limited circumstances it may still be possible to claim these allowances up to 20 years after the site was first designated.

Flats over shops

Tax relief is available on capital expenditure incurred on or after 11 May 2001 on the renovation or conversion of vacant or underused space above shops and other commercial premises to provide flats for rent.

In order to qualify the property must have been built with 1980 and the expenditure incurred on, or in connection with:

- Converting part of a qualifying building into a qualifying flat.
- Renovating an existing flat in a qualifying building if the flat is, or will be a qualifying flat.
- Repairs incidental to conversion or renovation of a qualifying flat, and
- The cost of providing access to the flat(s).

The property must not have more than four storeys above the ground floor and it must appear that, when the property was constructed, the floors above the ground floor were primarily for residential use. The ground floor must be authorized for business use at the time of the conversion work and for the period during which the flat is held for letting. Each new flat must be a self-contained dwelling, with external access separate from the ground-floor premises. It must have no more than four rooms, excluding kitchen and bathroom. New flats can be 'high value' flats, as defined in the legislation. The new flats must be available for letting as a dwelling for a period of not more than five years.

An initial allowance of 100% is available or, alternatively, a lower amount may be claimed, in which case the balance may be claimed at a rate of 25% per annum in subsequent years. The allowances may be recovered if the flat is sold or ceases to be let within seven years.

Business premises renovation allowance

The business premises renovation allowance (BPRA) was first announced in December 2003. The idea behind the scheme is to bring long-term vacant properties back into productive use by providing 100% capital allowances for the cost of renovating and converting unused premises in disadvantaged areas. The legislation was included in Finance Act 2005 and was finally implemented on 11 April 2007 following EU state aid approval.

The legislation is identical in many respects to that for flat conversion allowances. The scheme will apply to properties within one of the areas specified in the Assisted Areas Order 2007 and Northern Ireland.

BPRA will be available to both individuals and companies who own or lease business property that has been unused for 12 months or more. Allowances will be available to a person who incurs qualifying capital expenditure on the renovation of business premises.

Agricultural building allowances

Allowances are available on capital expenditure incurred on the construction of buildings and works for the purposes of husbandry on land in the UK. Agricultural building means a building such as a farmhouse or farm building, a fence or other works. A maximum of only one-third of the expenditure on a farmhouse may qualify.

Husbandry includes any method of intensive rearing of livestock or fish on a commercial basis for the production of food for human consumption, and the cultivation of short rotation coppice. Over the years the Courts have held that sheep grazing and poultry farming are husbandry, and that a dairy business and the rearing of pheasants for sport are not. Where the use is partly for other purposes the expenditure can be apportioned.

The rate of allowances available and the way in which the system operates is very similar to that described above for industrial buildings. However, no allowance is ever given if the first use of the building is not for husbandry. A different treatment is also applied following acquisition of a used building unless the parties to the transaction elect otherwise.

Other capital allowances

Other types of allowances include those available for capital expenditure on mineral extraction, research and development, know-how, patents, dredging and assured tenancy.

Value Added Tax

Introduction

Value Added Tax (VAT) is a tax on the consumption of goods and services. The UK adopted VAT when it joined the European Community in 1973. The principal source of European law in relation to VAT is Council Directive 2006/112/EC, a recast of Directive 77/388/EEC which is currently restated and consolidated in the UK through the VAT Act 1994 and various Statutory Instruments, as amended by subsequent Finance Acts.

VAT Notice 708: Buildings and construction (June 2007) gives an interpretation of the law in connection with construction works from the point of view of HM Revenue & Customs. VAT tribunals and court decisions since the date of this publication will affect the application of the law in certain instances. The Notice is available on HM Revenue & Customs website at www.hmrc.gov.uk.

The scope of VAT

VAT is payable on:

- Supplies of goods and services made in the UK
- By a taxable person
- In the course or furtherance of business; and
- Which are not specifically exempted or zero-rated.

Rates of VAT

There are three rates of VAT:

- A standard rate, currently 17.5%
- A reduced rate, currently 5%; and
- A zero rate.

Additionally some supplies are exempt from VAT and others are outside the scope of VAT.

Recovery of VAT

When a taxpayer makes taxable supplies he must account for VAT at the appropriate rate of either 17.5% or 5%. This VAT then has to be passed to HM Revenue & Customs and will normally be charged to the taxpayer's customers.

As a VAT registered person, the taxpayer can reclaim from HM Revenue & Customs as much of the VAT incurred on their purchases as relates to the standard-rated, reduced-rated and zero-rated onward supplies they make. A person cannot however reclaim VAT that relates to any non-business activities (but see below) or to any exempt supplies they make.

At predetermined intervals the taxpayer will pay to HM Revenue & Customs the excess of VAT collected over the VAT they can reclaim. However if the VAT reclaimed is more than the VAT collected, the taxpayer can reclaim the difference from HM Revenue & Customs.

Example

X Ltd constructs a block of flats. It sells long leases to buyers for a premium. X Ltd has constructed a new building designed as a dwelling and will have granted a long lease. This sale of a long lease is VAT zero-rated. This means any VAT incurred in connection with the development which X Ltd will have paid (e.g. payments for consultants and certain preliminary services) will be reclaimable. For reasons detailed below the contractor employed by X Ltd will not have charged VAT on his construction services.

Use for business and non-business activities

Where VAT relates partly to business use and partly to non-business use then the basic rule is that it must be apportioned so that only the business element is potentially recoverable. In some cases VAT on land, buildings and certain construction services purchased for both business and non-business use could be recovered in full by applying what is known as 'Lennartz' accounting to reclaim VAT relating to the non-business use and account for VAT on the non business use over a maximum period of 10 years. However in January 2010 HM Revenue & Customs announced a revised policy following an ECJ case restricting the scope and its application to immovable property will be removed completely from January 2011 when the UK law is amended to comply with EU Council Directive 2009/162/EU.

Taxable persons

A taxable person is an individual, firm, company etc who is required to be registered for VAT. A person who makes taxable supplies above certain value limits is required to be registered. The current registration limit is £70,000 for 2010-11. The threshold is exceeded if at the end of any month the value of taxable supplies in the period of one year then ending is over the limit, or at any time, if there are reasonable grounds for believing that the value of the taxable supplies in the period of 30 days than beginning will exceed £70,000.

A person who makes taxable supplies below these limits is entitled to be registered on a voluntary basis if they wish, for example in order to recover VAT incurred in relation to those taxable supplies.

In addition, a person who is not registered for VAT in the UK but acquires goods from another EC member state, or make distance sales in the UK, above certain value limits may be required to register for VAT in the UK.

VAT exempt supplies

If a supply is exempt from VAT this means that no tax is payable – but equally the person making the exempt supply cannot normally recover any of the VAT on their own costs relating to that supply.

Generally property transactions such as leasing of land and buildings are exempt unless a landlord chooses to standard-rate its supplies by a process known as opting to tax. This means that VAT is added to rental income and also that VAT incurred, on say, an expensive refurbishment, is recoverable.

Supplies outside the scope of VAT

Supplies are outside the scope of VAT if they are:

- Made by someone who is not a taxable person
- Made outside the UK; or
- Not made in the course or furtherance of business

In course or furtherance of business

VAT must be accounted for on all taxable supplies made in the course or furtherance of business with the corresponding recovery of VAT on expenditure incurred.

If a taxpayer also carries out non-business activities then VAT incurred in relation to such supplies is generally not recoverable.

In VAT terms, business means any activity continuously performed which is mainly concerned with making supplies for a consideration. This includes:

- Any one carrying on a trade, vocation or profession;
- The provision of membership benefits by clubs, associations and similar bodies in return for a subscription or other consideration; and
- Admission to premises for a charge.

It may also include the activities of other bodies including charities and non-profit making organizations.

Examples of non-business activities are:

- Providing free services or information;
- Maintaining some museums or particular historic sites;
- Publishing religious or political views.

Construction services

In general the provision of construction services by a contractor will be VAT standard rated at 17.5%, however, there are a number of exceptions for construction services provided in relation to certain residential and charitable use buildings.

The supply of building materials is VAT standard rated at 17.5%, however, where these materials are supplied as part of the construction services the VAT liability of those materials follows that of the construction services supplied.

Zero-rated construction services

The following construction services are VAT zero-rated including the supply of related building materials.

The construction of new dwellings

The supply of services in the course of the construction of a building designed for use as a dwelling or number of dwellings is zero-rated other than the services of an architect, surveyor or any other person acting as a consultant or in a supervisory capacity.

The following conditions must be satisfied in order for the works to qualify for zero-rating:

1. The work must not amount to the conversion, reconstruction or alteration of an existing building;
2. The work must not be an enlargement of, or extension to, an existing building except to the extent that the enlargement or extension creates an additional dwelling or dwellings;
3. The building must be designed as a dwelling or number of dwellings. Each dwelling must consist of self-contained living accommodation with no provision for direct internal access from the dwelling to any other dwelling or part of a dwelling;
4. Statutory planning consent must have been granted for the construction of the dwelling, and construction carried out in accordance with that consent.

Separate use or disposal of the dwelling must not be prohibited by the terms of any covenant, statutory planning consent or similar provision.

The construction of a garage at the same time as the dwelling can also be zero-rated as can the demolition of any existing building on the site of the new dwelling.

A building only ceases to be an existing building (see points 1. and 2. above) when it is:

1. Demolished completely to ground level; or when
2. The part remaining above ground level consists of no more than a single façade (or a double façade on a corner site) the retention of which is a condition or requirement of statutory planning consent or similar permission.

The construction of a new building for relevant residential or charitable use

The supply of services in the course of the construction of a building designed for use as a relevant residential or charitable building is zero-rated other than the services of an architect, surveyor or any other person acting as a consultant or in a supervisory capacity.

A 'relevant residential' use building means:

1. A home or other institution providing residential accommodation for children;
2. A home or other institution providing residential accommodation with personal care for persons in need of personal care by reason of old age, disablement, past or present dependence on alcohol or drugs or past or present mental disorder;
3. A hospice;
4. Residential accommodation for students or school pupils
5. Residential accommodation for members of any of the armed forces;
6. A monastery, nunnery, or similar establishment; or
7. An institution which is the sole or main residence of at least 90% of its residents.

A 'relevant residential' purpose building does not include use as a hospital, a prison or similar institution or as a hotel, inn or similar establishment.

A 'relevant charitable' use means use by a charity:

1. Otherwise than in the course or furtherance of a business; or
2. As a village hall or similarly in providing social or recreational facilities for a local community.

Non qualifying use which is not expected to exceed 10% of the time the building is normally available for use can be ignored. The calculation of business use can be based on time, floor area or head count subject to approval being acquired from HM Revenue & Customs.

The construction services can only be zero-rated if a certificate is given by the end user to the contractor carrying out the works confirming that the building is to be used for a qualifying purpose i.e. for a 'relevant residential or charitable' purpose. It follows that such services can only be zero-rated when supplied to the end user and, unlike supplies relating to dwellings, supplies by sub contractors cannot be zero-rated.

The construction of an annexe used for a relevant charitable purpose

Construction services provided in the course of construction of an annexe for use entirely or partly for a 'relevant charitable' purpose can be zero-rated.

In order to qualify the annexe must:

1. Be capable of functioning independently from the existing building;
2. Have its own main entrance; and
3. Be covered by a qualifying use certificate.

The conversion of a non-residential building into dwellings or the conversion of a building from non-residential use to relevant residential use where the supply is to a 'relevant' housing association.

The supply to a relevant housing association in the course of conversion of a non-residential building or non-residential part of a building into:

1. A building or part of a building designed as a dwelling or number of dwellings; or
2. A building or part of a building for use solely for a relevant residential purpose,

of any services related to the conversion other than the services of an architect, surveyor or any person acting as a consultant or in a supervisory capacity are zero-rated.

A 'relevant' housing association is defined as:

1. A private registered provider of social housing
2. A registered social landlord within the meaning of Part I of the Housing Act 1996 (Welsh registered social landlords)
3. A registered social landlord within the meaning of the Housing (Scotland) Act 2001 (Scottish registered social landlords), or
4. A registered housing association within the meaning of Part II of the Housing (Northern Ireland) Order 1992 (Northern Irish registered housing associations).

If the building is to be used for a relevant residential purpose the housing association should issue a qualifying use certificate to the contractor completing the works.

The construction of a permanent park for residential caravans

The supply in the course of the construction of any civil engineering work 'necessary for' the development of a permanent park for residential caravans of any services related to the construction can be VAT zero-rated. This includes access roads, paths, drainage, sewerage and the installation of mains water, power and gas supplies.

Certain building alterations for disabled persons

Certain goods and services supplied to a disabled person, or a charity making these items and services available to disabled persons can be zero-rated. The recipient of these goods or services needs to give the supplier an appropriate written declaration that they are entitled to benefit from zero rating.

The following services (amongst others) are zero-rated:

1. the installation of specialist lifts and hoists and their repair and maintenance
2. the construction of ramps, widening doorways or passageways including any preparatory work and making good work
3. the provision, extension and adaptation of a bathroom, washroom or lavatory; and
4. emergency alarm call systems

Approved alterations to protected buildings

A supply in the course of an approved alteration to a protected building of any services other than the services of an architect, surveyor or any person acting as consultant or in a supervisory capacity can be zero-rated.

A protected building is defined as a building that is:

1. designed to remain as or become a dwelling or number of dwellings after the alterations; or
2. is intended for use for a relevant residential or charitable purpose after the alterations; and which is;
3. a listed building or scheduled ancient monument.

A listed building does not include buildings that are in conservation areas, but not on the statutory list, or buildings included in non-statutory local lists.

An 'approved alteration' is an alteration to a 'protected building' that requires and has obtained listed building consent or scheduled monument consent. This consent is necessary for any works that affect the character of a building of special architectural or historic interest.

It is important to note that 'approved alterations' do not include any works of repair or maintenance or any incidental alteration to the fabric of a building that results from the carrying out of repairs or maintenance work.

A 'protected building' that is intended for use for a 'relevant residential or charitable purpose' will require the production of a qualifying use certificate by the end user to the contractor providing the alteration services.

Listed Churches are 'relevant charitable' use buildings and where 'approved alterations' are being carried out zero-rate VAT can be applied. Additionally since April 1 2004, listed places of worship can apply for a grant for repair and maintenance works equal to the full amount of VAT paid on eligible works carried out on or after 1 April 2004. Information relating to the scheme can be obtained from the website at www.lpwscheme.org.uk.

DIY builders and converters

Private individuals who decide to construct their own home are able to reclaim VAT they pay on goods they use to construct their home by use of a special refund mechanism made by way of an application to HM Revenue & Customs. This also applies to services provided in the conversion of an existing non-residential building to form a new dwelling.

The scheme is meant to ensure that private individuals do not suffer the burden of VAT if they decide to construct their own home.

Charities may also qualify for a refund on the purchase of materials incorporated into a building used for non-business purposes where they provide their own free labour for the construction of a 'relevant charitable' use building.

Reduced-rated construction services

The following construction services are subject to the reduced rate of VAT of 5%, including the supply of related building materials.

A changed number of dwellings conversion

In order to qualify for the 5% rate there must be a different number of 'single household dwellings' within a building than there were before commencement of the conversion works. A 'single household dwelling' is defined as a dwelling that is designed for occupation by a single household.

These conversions can be from 'relevant residential' purpose buildings, non-residential buildings and houses in multiple occupation.

A house in multiple occupation conversion

This relates to construction services provided in the course of converting a 'single household dwelling', a number of 'single household dwellings', a non-residential building or a 'relevant residential' purpose building into a house for multiple occupation such as a bed sit accommodation.

A special residential conversion

A special residential conversion involves the conversion of a 'single household dwelling', a house in multiple occupation or a non-residential building into a 'relevant residential' purpose building such as student accommodation or a care home.

Renovation of derelict dwellings

The provision of renovation services in connection with a dwelling or 'relevant residential' purpose building that has been empty for two or more years prior to the date of commencement of construction works can be carried out at a reduced rate of VAT of 5%.

Installation of energy saving materials

The supply and installation of certain energy saving materials including insulation, draught stripping, central heating and hot water controls and solar panels in a residential building or a building used for a relevant charitable purpose.

Grant-funded heating equipment or connection of a gas supply

The grant-funded supply and installation of heating appliances, connection of a mains gas supply, supply, installation, maintenance and repair of central heating systems, and supply and installation of renewable source heating systems, to qualifying persons. A qualifying person is someone aged 60 or over or is in receipt of various specified benefits.

Installation of security goods

The grant-funded supply and installation of security goods to a qualifying person.

Housing alterations for the elderly.

Certain home adaptations that support the needs of elderly people were reduced rated with effect from 1 July 2007.

Building contracts

Design and build contracts

If a contractor provides a design and build service relating to works to which the reduced or zero rate of VAT is applicable then any design costs incurred by the contractor will follow the VAT liability of the principal supply of construction services.

Management contracts

A management contractor acts as a main contractor for VAT purposes and the VAT liability of his services will follow that of the construction services provided. If the management contractor only provides advice without engaging trade contractors his services will be VAT standard rated.

Construction management and project management

The project manager or construction manager is appointed by the client to plan, manage and coordinate a construction project. This will involve establishing competitive bids for all the elements of the work and the appointment of trade contractors. The trade contractors are engaged directly by the client for their services.
The VAT liability of the trade contractors will be determined by the nature of the construction services they provide and the building being constructed.

The fees of the construction manager or project manager will be VAT standard rated. If the construction manager also provides some construction services these works may be zero or reduced rated if the works qualify.

Liquidated and ascertained damages

Liquidated damages are outside of the scope of VAT as compensation. The employer should not reduce the VAT amount due on a payment under a building contract on account of a deduction of damages. In contrast an agreed reduction in the contract price will reduce the VAT amount.

Similarly, in certain circumstances HM Revenue & Customs may agree that a claim by a contractor under a JCT or other form of contract is also compensation payment and outside the scope of VAT.

The Aggregates Levy

The Aggregates Levy came into operation on 1 April 2002 in the UK, except for Northern Ireland where it has been phased in over five years from 2003.

It was introduced to ensure that the external costs associated with the exploitation of aggregates are reflected in the price of aggregate, and to encourage the use of recycled aggregate. There continues to be strong evidence that the levy is achieving its environmental objectives, with sales of primary aggregate down and production of recycled aggregate up. The Government expects that the rates of the levy will at least keep pace with inflation over time, although it accepts that the levy is still bedding in.

The rate of the levy increased to £2.00 per tonne from 1 April 2009 and is levied on anyone considered to be responsible for commercially exploiting 'virgin' aggregates in the UK and should naturally be passed by price increase to the ultimate user. The rate will increase to £2.10 per tonne from 1 April 2011.

All materials falling within the definition of 'Aggregates' are subject to the levy unless specifically exempted.

It does not apply to clay, soil, vegetable or other organic matter.

The intention is that it will:

- Encourage the use of alternative materials that would otherwise be disposed of to landfill sites
- Promote development of new recycling processes, such as using waste tyres and glass
- Promote greater efficiency in the use of virgin aggregates
- Reduce noise and vibration, dust and other emissions to air, visual intrusion, loss of amenity and damage to wildlife habitats

Definitions

'Aggregates' means any rock, gravel or sand which is extracted or dredged in the UK for aggregates use. It includes whatever substances are for the time being incorporated in it or naturally occur mixed with it.

'Exploitation' is defined as involving any one or a combination of any of the following:

- Being removed from its original site
- Becoming subject to a contract or other agreement to supply to any person
- Being used for construction purposes
- Being mixed with any material or substance other than water, except in permitted circumstances

Incidence

It is a tax on primary aggregates production – i.e. 'virgin' aggregates won from a source and used in a location within the UK territorial boundaries (land or sea). The tax is not levied on aggregates which are exported or on aggregates imported from outside the UK territorial boundaries.

It is levied at the point of sale.

Exemption from tax

An ‘aggregate’ is exempt from the levy if it is:

- Material which has previously been used for construction purposes
- Aggregate that has already been subject to a charge to the Aggregates Levy
- Aggregate which was previously removed from its originating site before the start date of the levy
- Aggregate which is being returned to the land from which it was won
- Aggregate won from a farm land or forest where used on that farm or forest
- Rock which has not been subjected to an industrial crushing process
- Aggregate won by being removed from the ground on the site of any building or proposed building in the course of excavations carried out in connection with the modification or erection of the building and exclusively for the purpose of laying foundations or of laying any pipe or cable
- Aggregate won by being removed from the bed of any river, canal or watercourse or channel in or approach to any port or harbour (natural or artificial), in the course of carrying out any dredging exclusively for the purpose of creating, restoring, improving or maintaining that body of water
- Aggregate won by being removed from the ground along the line of any highway or proposed highway in the course of excavations for improving, maintaining or constructing the highway otherwise than purely to extract the aggregate
- Drill cuttings from petroleum operations on land and on the seabed
- Aggregate resulting from works carried out in exercise of powers under the New Road and Street Works Act 1991, the Roads (Northern Ireland) Order 1993 or the Street Works (Northern Ireland) Order 1995
- Aggregate removed for the purpose of cutting of rock to produce dimension stone, or the production of lime or cement from limestone.
- Aggregate arising as a waste material during the processing of the following industrial minerals:
    - ball clay
    - barytes
    - calcite
    - china clay
    - coal, lignite, slate or shale
    - feldspar
    - flint
    - fluorspar
    - fuller's earth
    - gems and semi-precious stones
    - gypsum
    - any metal or the ore of any metal
    - muscovite
    - perlite
    - potash
    - pumice
    - rock phosphates
    - sodium chloride
    - talc
    - vermiculite

However, the levy is still chargeable on any aggregates arising as the spoil or waste from or the by-products of the above exempt processes. This includes quarry overburden.

Anything that consists ‘wholly or mainly’ of the following is exempt from the levy (note that ‘wholly’ is defined as 100% but ‘mainly’ as more than 50%, thus exempting any contained aggregates amounting to less than 50% of the original volumes:

- clay, soil, vegetable or other organic matter
- coal, slate or shale
- china clay waste and ball clay waste

Relief from the levy either in the form of credit or repayment is obtainable where:

- it is subsequently exported from the UK in the form of aggregate
- it is used in an exempt process
- where it is used in a prescribed industrial or agricultural process
- it is waste aggregate disposed of by dumping or otherwise, e.g. sent to landfill or returned to the originating site

A new exemption for aggregate obtained as a by-product of railway, tramway and monorail improvement, maintenance and construction was introduced in 2007.

Discounts

From 1 July 2005 the standard added water percentage discounts listed below can be used. Alternatively a more exact percentage can be agreed and this must be done for dust dampening of aggregates.

- washed sand 7%
- washed gravel 3.5%
- washed rock/aggregate 4%

Impact

The British Aggregates Association suggests that the additional cost imposed by quarries is more likely to be in the order of £2.765 per tonne on mainstream products, applying an above average rate on these in order that by-products and low grade waste products can be held at competitive rates, as well as making some allowance for administration and increased finance charges.

With many gravel aggregates costing in the region of £16.00 to £18.00 per tonne, there is a significant impact on construction costs.

Avoidance

An alternative to using new aggregates in filling operations is to crush and screen rubble which may become available during the process of demolition and site clearance as well as removal of obstacles during the excavation processes.

Example: Assuming that the material would be suitable for fill material under buildings or roads, a simple cost comparison would be as follows (note that for the purpose of the exercise, the material is taken to be 1.80 tonne per m³ and the total quantity involved less than 1,000 m³):

Importing fill material:	**£/m³**	**£/tonne**
Cost of 'new' aggregates delivered to site	31.23	17.35
Addition for Aggregates Tax	3.51	1.95
Total cost of importing fill materials	34.74	19.30
Disposing of site material:	**£/m³**	**£/tonne**
Cost of removing materials from site materials	21.52	11.95
Crushing site materials:	**£/m³**	**£/tonne**
Transportation of material from excavations or demolition to stockpiles	3.00	1.67
Transportation of material from temporary stockpiles to the crushing plant	4.00	2.22
Establishing plant and equipment on site; removing on completion	2.00	1.11
Maintain and operate plant	9.00	5.00
Crushing hard materials on site	13.00	7.22
Screening material on site	2.00	1.11
Total cost of crushing site materials	33.00	18.33

From the above it can be seen that potentially there is a great benefit in crushing site materials for filling rather than importing fill materials.

Setting the cost of crushing against the import price would produce a saving of £1.74 per m^3. If the site materials were otherwise intended to be removed from the site, then the cost benefit increases by the saved disposal cost to £23.26 per m^3.

Even if there is no call for any or all of the crushed material on site, it ought to be regarded as a useful asset and either sold on in crushed form or else sold with the prospects of crushing elsewhere.

Specimen Unit rates	**Unit**	**£**
Establishing plant and equipment on site; removing on completion		
Crushing plant	Trip	1,200.00
Screening plant	Trip	600.00
Maintain and operate plant		
Crushing plant	week	7,200.00
Screening plant	week	1,800.00
Transportation of material from excavations or demolition places to temporary stockpiles	m^3	3.00
Transportation of material from temporary stockpiles to the crushing plant	m^3	2.40
Breaking up material on site using impact breakers		
mass concrete	m^3	14.00
reinforced concrete	m^3	16.00
brickwork	m^3	6.00
Crushing material on site		
mass concrete not exceeding 1000 m^3	m^3	13.00
mass concrete 1000–5000 m^3	m^3	12.00
mass concrete over 5000 m^3	m^3	11.00
reinforced concrete not exceeding 1000 m^3	m^3	15.00
reinforced concrete 1000–5000 m^3	m^3	14.00
reinforced concrete over 5000 m^3	m^3	13.00
brickwork not exceeding 1000 m^3	m^3	12.00
brickwork 1000–5000 m^3	m^3	11.00
brickwork over 5000 m^3	m^3	10.00
Screening material on site	m^3	2.00

More detailed information can be found on the HMRC website (www.hmrc.gov.uk) in Notice AGL 1 Aggregates Levy published in May 2009.

Land Remediation

The purpose of this section is to review the general background of ground contamination, the cost implications of current legislation and to consider the various remedial measures and to present helpful guidance on the cost of Land Remediation.

It must be emphasized that the cost advice given is an average and that costs can vary considerably from contract to contract depending on individual Contractors, site conditions, type and extent of contamination, methods of working and various other factors as diverse as difficulty of site access and distance from approved tips.

We have structured this Unit Cost section to cover as many aspects of Land Remediation works as possible.

The introduction of the Landfill Directive in July 2004 has had a considerable impact on the cost of Remediation works in general and particularly on the practice of Dig and Dump. The number of Landfill sites licensed to accept Hazardous Waste has drastically reduced and inevitably this has led to increased costs.

Market forces will determine future increases in cost resulting from the introduction of the Landfill Directive and the cost guidance given within this section will require review in light of these factors.

Statutory framework

In July 1999 new contaminated land provisions, contained in Part IIa of the Environmental Protection Act 1990 were introduced. A primary objective of the measures is to encourage the recycling of brownfield land.

Under the Act action to remediate land is required only where there are unacceptable actual or potential risks to health or the environment. Sites that have been polluted from previous land use may not need remediating until the land use is changed. In addition, it may be necessary to take action only where there are appropriate, cost-effective remediation processes that take the use of the site into account.

The Environment Act 1995 amended the Environment Protection Act 1990 by introducing a new regime designed to deal with the remediation of sites which have been seriously contaminated by historic activities. The regime became operational on 1 April 2000. Local authorities and/or the Environment Agency regulate seriously contaminated sites which are known as ‘special sites’. The risks involved in the purchase of potentially contaminated sites are high, particularly considering that a transaction can result in the transfer of liability for historic contamination from the vendor to the purchaser.

The contaminated land provisions of the Environmental Protection Act 1990 are only one element of a series of statutory measures dealing with pollution and land remediation that have been and are to be introduced. Others include:

- Groundwater regulations, including pollution prevention measures
- An integrated prevention and control regime for pollution
- Sections of the Water Resources Act 1991, which deals with works notices for site controls, restoration and clean up.

The contaminated land measures incorporate statutory guidance on the inspection, definition, remediation, apportionment of liabilities and recovery of costs of remediation. The measures are to be applied in accordance with the following criteria:

- The standard of remediation should relate to the present use
- The costs of remediation should be reasonable in relation to the seriousness of the potential harm
- The proposals should be practical in relation to the availability of remediation technology, impact of site constraints and the effectiveness of the proposed clean-up method.

Liability for the costs of remediation rests with either the party that 'caused or knowingly permitted' contamination, or with the current owners or occupiers of the land.

Apportionment of liability, where shared, is determined by the local authority. Although owners or occupiers become liable only if the polluter cannot be identified, the liability for contamination is commonly passed on when land is sold.

The ability to forecast the extent and cost of remedial measures is essential for both parties, so that they can be accurately reflected in the price of the land. If neither the polluter nor owner can be found, the clean up is funded from public resources.

The EU Landfill Directive

The Landfill (England and Wales) Regulations 2002 came into force on 15 June 2002 followed by Amendments in 2004 and 2005. These new regulations implement the Landfill Directive (Council Directive 1999/31/EC), which aims to prevent, or to reduce as far as possible, the negative environmental effects of landfill. These regulations have had a major impact on waste regulation and the waste management industry in the UK.

The Scottish Executive and the Northern Ireland Assembly will be bringing forward separate legislation to implement the Directive within their regions.

In summary, the Directive requires that:

- Sites are to be classified into one of three categories: hazardous, non-hazardous or inert, according to the type of waste they will receive.
- Higher engineering and operating standards will be followed.
- Biodegradable waste will be progressively diverted away from landfills.
- Certain hazardous and other wastes, including liquids, explosive waste and tyres will be prohibited from landfills.
- Pre-treatment of wastes prior to landfilling will become a requirement.

On 15 July 2004 the co-disposal of hazardous and non-hazardous waste in the same landfill site ended and in July 2005 new waste acceptance criteria (WAC) were introduced which also prevents the disposal of materials contaminated by coal tar.

The effect of this Directive has been to dramatically reduce the hazardous disposal capacity post July 2004, resulting in a **SIGNIFICANT** increase in remediating costs. There are now less than 20 commercial landfills licensed to accept hazardous waste as a direct result of the implementation of the Directive! There are no sites in Scotland or Wales and only limited capacity in the South of England. This has significantly increased travelling distance and cost for disposal to landfill. The increase in operating expenses incurred by the landfill operators has also resulted in higher tipping costs.

All hazardous materials designated for disposal off-site are subject to WAC tests. Samples of these materials are taken from site to laboratories in order to classify the nature of the contaminants. These tests, which cost approximately £200 each, have resulted in increased costs for site investigations and as the results may take up to three weeks this can have a detrimental effect on programme.

As from 1 July 2008 the WAC derogations which have allowed oil contaminated wastes to be disposed in landfills with other inert substances were withdrawn. As a result the cost of disposing oil contaminated solids has increased.

There has been a marked slowdown in brownfield development in the UK with higher remediation costs, longer clean-up programmes and a lack of viable treatment options for some wastes.

The UK Government established the Hazardous Waste Forum in December 2002 to bring together key stake-holders to advise on the way forward on the management of hazardous waste.

Effect on disposal costs

Although most landfills are reluctant to commit to future tipping prices, tipping costs have generally stabilized. However, there are significant geographical variances, with landfill tip costs in the North of England typically being less than their counterparts in the Southern regions.

For most projects to remain viable there is an increasing need to treat soil in situ by bioremediation, soil washing or other alternative long-term remediation measures. Waste untreatable on-site such as coal tar remains a problem. Development costs and programmes need to reflect this change in methodology.

Types of hazardous waste

- Sludges, acids and contaminated wastes from the oil and gas industry
- Acids and toxic chemicals from chemical and electronics industries
- Pesticides from the agrochemical industry
- Solvents, dyes and sludges from leather and textile industries
- Hazardous compounds from metal industries
- Oil, oil filters and brake fluids from vehicles and machines
- Mercury-contaminated waste from crematoria
- Explosives from old ammunition, fireworks and airbags
- Lead, nickel, cadmium and mercury from batteries
- Asbestos from the building industry
- Amalgam from dentists
- Veterinary medicines

[Source: Sepa]

Foam insulation materials containing ODP (Ozone Depletant Potential) are also considered as hazardous waste under the EC Regulation 2037/2000.

Land remediation techniques

There are two principal approaches to remediation – dealing with the contamination in situ or off site. The selection of the approach will be influenced by factors such as: initial and long term cost, timeframe for remediation, types of contamination present, depth and distribution of contamination, the existing and planned topography, adjacent land uses, patterns of surface drainage, the location of existing on-site services, depth of excavation necessary for foundations and below-ground services, environmental impact and safety, prospects for future changes in land use and long-term monitoring and maintenance of in situ treatment.

In situ techniques

A range of in situ techniques is available for dealing with contaminants, including:

- Clean cover – a layer of clean soil is used to segregate contamination from receptor. This technique is best suited to sites with widely dispersed contamination. Costs will vary according to the need for barrier layers to prevent migration of the contaminant.

- On-site encapsulation – the physical containment of contaminants using barriers such as slurry trench cut-off walls. The cost of on-site encapsulation varies in relation to the type and extent of barriers required.

There are also in situ techniques for treating more specific contaminants, including:

- Bioremediation – for removal of oily, organic contaminants through natural digestion by microorganisms. The process is slow, taking from one to three years, and is particularly effective for the long-term improvement of a site, prior to a change of use.
- Soil washing – involving the separation of a contaminated soil fraction or oily residue through a washing process. The dewatered contaminant still requires disposal to landfill. In order to be cost effective, 70–90% of soil mass needs to be recovered.
- Vacuum extraction – involving the extraction of liquid and gas contaminants from soil by vacuum.
- Thermal treatment – the incineration of contaminated soils on site. The uncontaminated soil residue can be recycled. By-products of incineration can create air pollution and exhaust air treatment may be necessary.
- Stabilization – cement or lime, is used to physically or chemically bound oily or metal contaminants to prevent leaching or migration. Stabilization can be used in both in situ and off-site locations.
- Air sparging – the injection of contaminant-free air into the sub-surface enabling a phase transfer of hydrocarbons from a dissolved state to a vapour phase.
- Chemical oxidization – the injection of reactive chemical oxidants directly into the soil for the rapid destruction of contaminants.

Off-site techniques

Removal for landfill disposal has, historically, been the most common and cost-effective approach to remediation in the UK, providing a broad spectrum solution by dealing with all contaminants. As discussed above, the implementation of the Landfill Directive has resulted in other techniques becoming more competitive for the disposal of hazardous waste.

If used in combination with material-handling techniques such as soil washing, the volume of material disposed at landfill sites can be significantly reduced. The disadvantages of the technique include the fact that the contamination is not destroyed, there are risks of pollution during excavation and transfer; road haulage may also cause a local nuisance.

Soil treatment centres are now beginning to be established. These use a combination of treatment technologies to maximize the potential recovery of soils and aggregates and render them suitable for disposal to the landfill. The technologies include:

- Physico-chemical treatment – a method which uses the difference in grain size and density of the materials to separate the different fractions by means of screens, hydrocyclones and upstream classification
- Bioremediation – the aerobic biodegradation of contaminants by naturally occurring microorganisms
- Stabilization/solidification – a cement stabilization unit capable of immobilizing persistent leachable components.

Cost drivers

Cost drivers relate to the selected remediation technique, site conditions and the size and location of a project.

The wide variation of indicative costs of land remediation techniques shown below is largely because of differing site conditions.

Indicative costs of land remediation techniques for 2010 (excluding general items, testing, landfill tax and backfilling)		
Remediation technique	**Unit**	**Rate (£/unit)**
Removal – non-hazardous	disposed material (m^3)	50–80
Removal – hazardous	disposed material (m^3)	75–200
Note: excluding any pre-treatment of material		
Clean cover	surface area of site (m^2)	20–45
On-site encapsulation	encapsulated material (m^3)	30–95
Bioremediation (in situ)	treated material (m^3)	15–45
Bioremediation (ex situ)	treated material (m^3)	20–50
Chemical oxidation	treated material (m^3)	30–80
Stabilization/solidification	treated material (m^3)	20–65
Vacuum extraction	treated material (m^3)	25–65
Soil washing	treated material (m^3)	25–80
Thermal treatment	treated material (m^3)	100–400

Many other on-site techniques deal with the removal of the contaminant from the soil particles and not the wholesale treatment of bulk volumes. Costs for these alternative techniques are very much Engineer designed and site specific.

Factors that need to be considered include:

- Waste classification of the material
- Underground obstructions, pockets of contamination and live services
- Ground water flows and the requirement for barriers to prevent the migration of contaminants
- Health and safety requirements and environmental protection measures
- Location, ownership and land use of adjoining sites
- Distance from landfill tips, capacity of the tip to accept contaminated materials, and transport restrictions
- The cost of diesel fuel, currently approximately £1.20 per litre (at April 2010 prices)

Other project related variables include size, access to disposal sites and tipping charges; the interaction of these factors can have a substantial impact on overall unit rates.

The tables below set out the costs of remediation using dig-and-dump methods for different sizes of project, differentiated by the disposal of non-hazardous and hazardous material. Variation in site establishment and disposal cost accounts for 60–70% of the range in cost.

Variation in the costs of land remediation by removal: Non-hazardous Waste

Item	Disposal volume (less than 3000 m³) (£/m³)	Disposal volume (3000–10 000 m³) (£/m³)	Disposal volume (more than 10 000 m³) (£/m³)
General items and site organization costs	55–90	25–40	7–20
Site investigation and testing	5–12	2–7	2–6
Excavation and backfill	18–35	12–25	10–20
Disposal costs (including tipping charges but not landfill tax)	20–35	20–35	20–35
Haulage	15–35	15–35	15–35
Total (£/m³)	**113–207**	**74–142**	**54–116**
Allowance for site abnormals	*0–10 +*	*0–15 +*	*0–10 +*

Variation in the costs of land remediation by removal: Hazardous Waste

Item	Disposal Volume (less than 3000 m³) (£/m³)	Disposal Volume (3000–10 000 m³) (£/m³)	Disposal Volume (more than 10 000 m³) (£/m³)
General items and site organization costs	55–90	25–40	7–20
Site investigation and testing	10–18	5–12	5–12
Excavation and backfill	18–35	12–25	10–20
Disposal costs (including tipping charges but not landfill tax)	80–170	80–170	80–170
Haulage	25–120	25–120	25–120
Total (£/m³)	**188–433**	**147–367**	**127–342**
Allowance for site abnormals	*0–10 +*	*0–15 +*	*0–10 +*

The strict health and safety requirements of remediation can push up the overall costs of site organization to as much as 50% of the overall project cost. A high proportion of these costs are fixed and, as a result, the unit costs of site organization increase disproportionally on smaller projects.

Haulage costs are largely determined by the distances to a licensed tip. Current average haulage rates, based on a return journey, range from £1.75 to £3.25 per mile. Short journeys to tips, which involve proportionally longer standing times, typically incur higher mileage rates, up to £9.00 per mile. The volatility of oil prices will also have a major impact on haulage rates.

A further source of cost variation relates to tipping charges. The table below summarizes typical tipping charges for 2010, exclusive of landfill tax:

Typical 2010 tipping charges (excluding landfill tax)	
Waste classification	**Charges (£/tonne)**
Non-hazardous wastes	10–25
Hazardous wastes	25–85
Contaminated liquid	40–75
Contaminated sludge	55–200

Tipping charges fluctuate in relation to the grades of material a tip can accept at any point in time. This fluctuation is a further source of cost risk. Furthermore, tipping charges in the North of England are generally less than in the rest of the country.

In addition, landfill tips generally charge a tip administration fee of approximately £25 per load, equivalent to £1.25 per tonne. This charge does not apply to non-hazardous wastes.

Landfill tax, increased on 1 April 2010 to £48 a tonne for active waste, is also payable. Exemptions currently available for the disposal of historically contaminated material are being phased out (refer also to 'Landfill Tax' section).

Tax Relief for Remediation of Contaminated Land

The Finance Act 2001 included provisions that allow companies (but not individuals or partnerships) to claim tax relief on capital and revenue expenditure on the 'remediation of contaminated land' in the United Kingdom. The relief is available for expenditure incurred on or after 11 May 2001.

From 1 April 2009 there was an increase in the scope of costs that qualify for Land Remediation Relief where they are incurred on long-term derelict land. The list includes costs that the Treasury believe to be primarily responsible for causing dereliction, such as additional costs for removing building foundations and machine bases. However, while there is provision for the list to be extended, the additional condition for the site to have remained derelict since 1998 is likely to render this relief redundant in all but a handful of cases. The other positive change is the fact that Japanese Knotweed removal and treatment (on-site only) will now qualify for the relief under the existing legislation, thereby allowing companies to make retrospective claims for any costs incurred since May 2001 – provided all other entitlement conditions are met.

A company is able to claim an additional 50% deduction for 'qualifying land remediation expenditure' allowed as a deduction in computing taxable profits, and may elect for the same treatment to be applied to qualifying capital expenditure.

With Landfill Tax exemption (LTE) being phased out, Land Remediation Relief (LRR) for contaminated and derelict land is now the Government's primary tool to create incentives for brownfield development. LRR is available to companies engaged in land remediation that are not responsible for the original contamination.

Over 7 million tonnes of waste each year were being exempted from Landfill Tax in England alone, so this change could have a major impact on the remediation industry. The modified LRR scheme, which provides Corporation Tax relief on any costs incurred on qualifying land remediation expenditure, is in the long run designed to yield benefits roughly equal to those lost through the withdrawal of LTE.

However, with much remediation undertaken by polluters or public authorities, who cannot benefit from tax relief benefits, the change could result in a net withdrawal of Treasury support to a vital sector. Lobbying and consultation continues to ensure the Treasury maintains its support for remediation.

While there are no financial penalties for not carrying out remediation, a steep escalator now affects the rate of Landfill Tax for waste material other than inert or inactive wastes, which will rise at the rate of £8/tonne per year until 2014. By then, the rate will be £80/tonne. This means that for schemes where there is no alternative to dig and dump and no pre-existing LTE, the cost of remediation could rise to prohibitive levels.

Existing Landfill Tax exemptions are only valid until 31 March 2012, and it is also foreseeable that there will be a rise in the volume of exempted waste material being sent to landfill, which in turn could increase disposal prices ahead of April 2012.

Looking forward, tax-relief benefits under LRR could provide a significant cash contribution to remediation. Careful planning is the key to ensure that maximum benefits are realised, with actions taken at the points of purchase, formation of JV arrangements, procurement of the works and formulation of the Final Account (including apportionment of risk premium) all influencing the final value of the claim agreed with HM Revenue & Customs.

Following the withdrawal of LTE, the land remediation relief regime is also being expanded to create incentives for companies to remove features such as underground structures, or redundant services that might cause a site to become derelict. Conditions to qualify for derelict land are fairly onerous, requiring sites to have been derelict since 1998 and for it to be shown that the site would not be capable of re-use without the removal of buildings or other structures.

The Relief

Qualifying expenditure may be deducted at 150% of the actual amount expended in computing profits for the year in which it is incurred.

For example, a property trading company may buy contaminated land for redevelopment and incurs £250,000 on qualifying land remediation expenditure that is an allowable for tax purposes. It can claim an additional deduction of £125,000, making a total deduction of £375,000. Similarly, a company incurring qualifying capital expenditure on a fixed asset of the business is able to claim the same deduction provided it makes the relevant election within 2 years.

What is Remediation?

Land remediation is defined as the doing of works including preparatory activities such as condition surveys, to the land in question, any controlled waters affected by the land, or adjoining or adjacent land for the purpose of: -

Preventing or minimising, or remedying or mitigating the effects of, any relevant harm, or any pollution of controlled waters, by reason of which the land is in a contaminated state.

Definitions

Contaminated land is defined as land that, because of substances on or under it, is in such a condition that relevant harm is or has the significant possibility of relevant harm being caused to:-

- The health of living organisms
- Ecological systems
- Quality of controlled waters
- Property

Relevant harm is defined as meaning: -

- death of living organisms or significant injury or damage to living organisms,
- significant pollution of controlled waters,
- a significant adverse impact on the ecosystem, or
- structural or other significant damage to buildings or other structures or interference with buildings or other structures that significantly compromises their use.

Land includes buildings on the land, and expenditure on asbestos removal is expected to qualify for this tax relief. It should be noted that the definition is not the same as that used in the Environmental Protection Act Part 11A.

Sites with a nuclear license are specifically excluded.

Conditions

To be entitled to claim LRR, the general conditions for all sites, which must all be met are:-

- Must be a company
- Must be land in the United Kingdom
- Must acquire an interest in the land
- Must not be the polluter or have a relevant
- connection to the polluter
- Must not be in receipt of a subsidy.
- Must not also qualify for Capital Allowances (particular to capital expenditure only)

Additional conditions introduced since 1 April 2009:-

- The interest in land must be major – freehold or leasehold longer than 7 years
- Must not be obligated to carry out remediation under a statutory notice.

Additional condition particular to derelict land:

- Must not be in or have been in productive use at any time since at least 1 April 1998.
- Must not be able to be in productive use without the removal of buildings or other structures

In order for expenditure to become qualifying, it must relate to substances present at the point of acquisition.

Furthermore, it must be demonstrated that the expenditure would not have been incurred had those substances not been present.

The Landfill Tax

The tax

The Landfill Tax came into operation on 1 October 1996. It is levied on operators of licensed landfill sites at the following rates with effect from 1 April 2010:

• Inactive or inert wastes	£2.50 per tonne	Included are soil, stones, brick, plain and reinforced concrete, plaster and glass
• All other taxable wastes	£48 per tonne	Included are timber, paint and other organic wastes generally found in demolition work and builders skips

The rate for 'all other taxable wastes' will be increased by £8 per tonne each year at least until 2014 when the rate will be £80 per tonne. The lower rate for 'inactive or inert wastes' will be frozen at £2.50 per tonne to 2011/12.

Mixtures containing wastes not classified as inactive or inert will not qualify for the lower rate of tax unless the amount of non-qualifying material is small and there is no potential for pollution. Water can be ignored and the weight discounted.

Calculating the weight of waste

There are two options:

- If licensed sites have a weighbridge, tax will be levied on the actual weight of waste.
- If licensed sites do not have a weighbridge, tax will be levied on the permitted weight of the lorry based on an alternative method of calculation based on volume to weight factors for various categories of waste.

Effect on prices

The tax is paid by Landfill site operators only. Tipping charges reflect this additional cost.

As an example, Spon's A&B rates for mechanical disposal will be affected as follows:

• Inactive waste	Spon's A&B 2011 net rate	£11.39 per m^3
	Tax, 1.9 tonne per m^3 (un-bulked) @ £2.50	£4.75 per m^3
	Spon's rate including tax	£16.14 per m^3
• Active waste	Active waste will normally be disposed of by skip and will probably be mixed with inactive waste. The tax levied will depend on the weight of materials in the skip which can vary significantly.	

Exemptions

The following disposals are exempt from Landfill Tax subject to meeting certain conditions:

- dredgings which arise from the maintenance of inland waterways and harbours
- naturally occurring materials arising from mining or quarrying operations
- reclamation of contaminated land
- inert waste used to restore landfill sites and to fill working and old quarries where a planning condition or obligation is in existence

The exemption for waste from contaminated land will be phased out completely by 1 April 2012 and no new applications for landfill tax exemption are now accepted.

For further information contact the National Advisory Service, Telephone: 0845 010 9000.

Property Insurance

The problem of adequately covering by insurance the loss and damage caused to buildings by fire and other perils has been highlighted in recent years by the increasing rate of inflation.

There are a number of schemes available to the building owner wishing to insure his property against the usual risk. Traditionally the insured value must be sufficient to cover the actual cost of reinstating the building. This means that in addition to assessing the current value an estimate has also to be made of the increases likely to occur during the period of the policy and of rebuilding which, for a moderate size building, could amount to a total of three years. Obviously such an estimate is difficult to make with any degree of accuracy; if it is too low the insured may be penalized under the terms of the policy and if too high will result in the payment of unnecessary premiums.

There are variations on the traditional method of insuring which aim to reduce the effects of over estimating and details of these are available from the appropriate offices. For the convenience of readers who may wish to make use of the information contained in this publication in calculating insurance cover required the following may be of interest.

Present cost

The current rebuilding costs may be ascertained in a number of ways:

- where the actual building cost is known this may be updated by reference to tender price changes;
- by reference to average published prices per square metre of floor area found within the Approximating Estimating section. In this case it is important to understand clearly the method of measurement used to calculate the total floor area on which the rates have been based;
- by professional valuation;
- by comparison with the known cost of another similar building.

Whichever of these methods is adopted regard must be paid to any special conditions that may apply, i.e. a confined site, complexity of design, or any demolition and site clearance that may be required.

Allowance for inflation

The present cost when established will usually, under the conditions of the policy, be the rebuilding cost on the first day of the policy period. To this must be added a sum to cover future increases. For this purpose, using the historical indices on pages 39–43 as a base and taking account of the likely change in building costs and tender climate, the following annual average indices are predicted for the future.

Year	Building Cost Index	Tender Price Index
2005	641	464
2006	682	491
2007	718	525
2008	759	534
2009	773(P)	475
2010	789(F)	454(F)
2011	807(F)	459(F)
2012	827(F)	477(F)

Davis Langdon index series – average for year

Fees

To the total of 1 and 2 above must be added an allowance for professional fees.

Value Added Tax (VAT)

Historically, relief may have been given to total reconstruction following fire damage etc. Since the 1989 Finance Act, such work, except for self-contained dwellings and other residential buildings and certain non-business charity buildings, has attracted VAT and the limit of insurance cover should be raised to follow this.

Example

An assessment for insurance cover is required in the fourth quarter of 2009 for a property which cost £200,000 when completed in 1976. Assuming construction will commence in the fourth quarter of 2010.

Present cost

Known cost at fourth quarter 1976			£200,000
Inflation calculation to fourth quarter 2010			
Tender index fourth quarter 1976	100		
Predicted tender index fourth quarter 2010	452		
Increase in tender index	352%	× £200,000	£704,000
Present cost (excluding demolition and site clearance)			£904,000

Assuming that total damage is suffered on the last day of the currency of the policy and that planning and documentation would require a period of twelve months before re-building could commence, then a further similar tender price inflation allowance must be made.

Tender index fourth quarter 2010	452		
Predicted tender index fourth quarter 2011	465		
Increase in tender index	2.88%	× £904,000	say £26,000
Anticipated cost at tender date (4Q2011)			£930,000

Assuming that reconstruction would take one year, allowance must be made for the increase in costs which would directly or indirectly be met under a building contract

Predicted cost index fourth quarter 2011	815		
Predicted cost index fourth quarter 2012	838		
Increase in cost index	2.82%	× £930,000 × 50%	say £13,000
The amount applicable to the contract would be about 50% of the total			
Estimated cost of reinstatement			£943,000
Professional fees	12%		say £113,000
			£1,056,000
VAT	17.5%		£184,800
Total insurance cover required			**£1,240,800**

PART 2

Approximate Estimating

This part of the book contains the following sections:

Building Costs Indices, Tender Price Indices and Location Factors

The tables which follow show the changes in building costs and tender prices since 1976. To avoid confusion it is essential that the terms building costs and tender prices are clearly defined and understood.

Building Costs are the costs incurred by the contractor in the course of his business, the principal ones being those for labour and materials.

Tender Price is the price for which the contractor offers to do the project for.

Building costs

This table reflects the fluctuations since 1990 in wages and materials costs to the contractor. In compiling the table, the proportion of labour to material has been assumed to be 40:60. The wages element has been assessed from a contract wages sheet re-valued for each variation in labour costs, whilst the changes in the costs of materials have been based upon the indices prepared by the Department of Business Innovation and Skills (formerly the Department of Business, Enterprise and Regulatory Reform). No allowance has been made for changes in productivity, plus rates or hours worked which may occur in particular conditions and localities.

1976 = 100 (commencing from 1990)

Year	First quarter	Second quarter	Third quarter	Fourth quarter	Annual Average
1990	326	329	346	347	337
1991	350	350	360	360	355
1992	361	362	367	368	365
1993	370	371	373	374	372
1994	376	379	385	388	382
1995	392	397	407	407	401
1996	407	408	414	414	411
1997	416	417	423	429	421
1998	430	431	448	447	439
1999	446	443	473	478	460
2000	480	482	497	498	489
2001	498	499	516	515	507
2002	516	522	553	554	536
2003	555	560	578	577	568
2004	579	586	617	618	600
2005	621	623	660	660	641
2006	664	670	694	699	682

Year	First quarter	Second quarter	Third quarter	Fourth quarter	Annual Average
2007	703	707	730	730	718
2008	733	742	781	780	759
2009	773	770	771	777(P)	773(F)
2010	780	783	795	797	789
2011	799	801	813	815	807
2012	817	819	836	838	850

Note: P = Provisional F = Forecast thereafter

Tender prices

Tender prices are similar to building costs but also take into account market considerations such as the availability of labour and materials, and the prevailing economic situation. This means that in boom periods, when there is a surfeit of building work to be done, tender prices may increase at a greater rate than building costs, whilst in a period when work is scarce, tender prices may actually fall when building costs are rising.

This table reflects the changes in tender prices since 1990. It indicates the level of pricing contained in the lowest competitive tenders for new work in the Greater London area (over £3,500,000 in value).

Commencing from 1990 (1976 = 100)

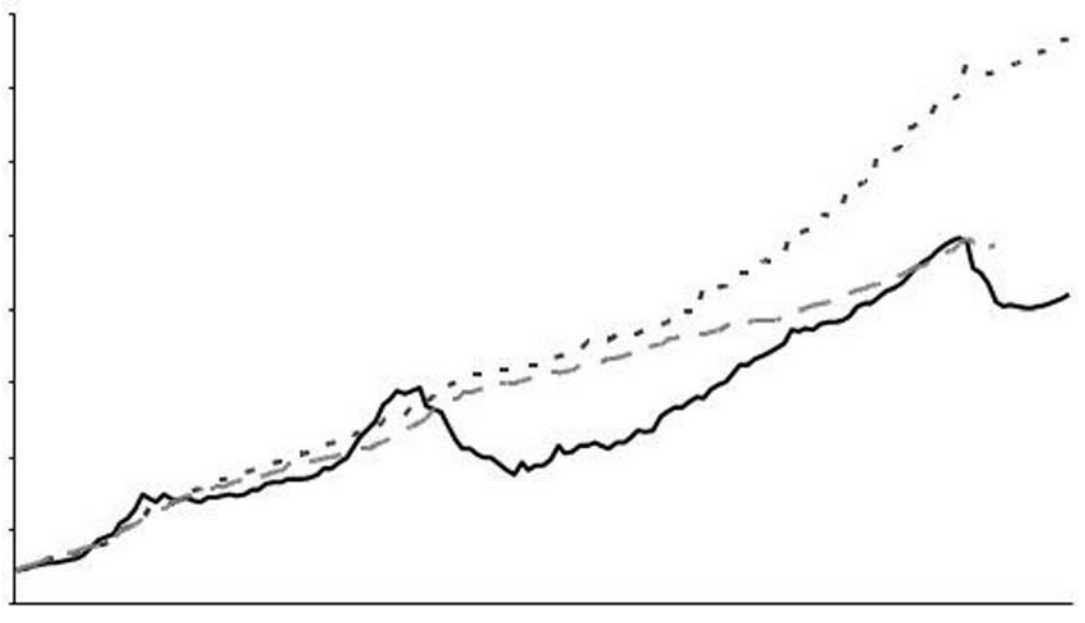
Year	First quarter	Second quarter	Third quarter	Fourth quarter	Annual average
1990	320	315	312	290	309
1991	272	262	261	254	262
1992	250	248	241	233	243
1993	227	242	233	239	235
1994	239	247	266	256	252
1995	258	265	266	270	265
1996	265	262	270	270	267
1997	275	287	284	287	283
1998	305	312	318	318	313
1999	325	332	330	342	332
2000	348	353	362	375	359
2001	375	383	388	392	384
2002	398	405	423	421	412
2003	425	424	432	434	429
2004	434	436	442	454	442
2005	459	458	466	475	465
2006	480	485	494	506	491
2007	515	520	528	538	525
2008	543	547	541	505	534
2009	500	485	460	455	475
2010	457(P)	454(F)	452	452	454
2011	455	457	461	465	448
2012	471	475	480	484	478

Note: P = Provisional F = Forecast thereafter

Tender prices throughout 2010 are expected to be fairly flat before improving conditions in 2011 may enable prices rise. This will depend on private sector work recovering sufficiently to take up slack caused by expected public sector cutbacks.

Readers will be kept abreast of tender price movements in the free Spon's Updates and also in the Market Forecast and Cost Update articles, published quarterly in *Building* magazine.

Davis Langdon LLP Tender Price, Building Cost and Retail Price Indices chart



Regional variations

As well as being aware of inflationary trends when preparing an estimate, it is also important to establish the appropriate price level for the project location.

Prices throughout this book are at a price level index of 468 in Outer London. Regional variations for certain inner London boroughs can be up to 14% higher, while prices in the North and Yorkshire and Humberside can be as much as 21% lower. Broad regional adjustment factors used to assist with the preparation of initial estimates are shown in the table on the next page.

Over time, price differentials can change depending on regional workloads and local 'hot spots'. Workloads and prices are expected to drop in most of the regions. In the year to the fourth quarter 2009 prices in Greater London fell by about 10%. Spon's Updates and the Market Forecast and Cost Update featured in *Building* magazine will keep readers informed of the latest regional developments and changes as they occur.

The regional variations shown in the table on the next page are based on our forecast of price differentials in each of the economic planning regions in the second quarter 2010. The table shows the forecast second quarter 2010 tender price index for each region plus the recommended percentage adjustments required to the Major Works section of the Prices for Measured Work. (Prices in this book are at a Tender Price Index of 468 for Outer London).

	Forecast second quarter 2010 tender price index	Percentage adjustment to Major Works section
Region		
Outer London	454	−3%
Inner London	510	9%
East Anglia	365	−22%
East Midlands	365	−22%
Northern	370	−21%
Northern Ireland	257	−45%
North West	365	−22%
Scotland	417	−11%
South East	426	−9%
South West	402	−14%
Wales	388	−17%
West Midlands	374	−20%
Yorkshire and Humberside	370	−21%

Special further adjustment to the above percentages may be necessary when considering city centre or very isolated locations.

The following example illustrates the adjustment of an estimate prepared using Spon's A&B 2011 and competitive quotations, to a price level that reflects the forecast Outer London market conditions for competitive tenders in the second quarter 2010:

		£
A	Estimated value of items priced using Spon's A&B 2011 i.e. Tender Price Index = 468	1,564,000
B	Adjustment to reduce value of A to forecast price level for second quarter 2010 i.e. Forecast Tender Price Index 454 (454 − 468) / 468 × 100 = say −3.00% × £1,564,000	-46,920
		1,517,080
C	Value of items priced using competitive quotations that reflect the market conditions in the second quarter 2010	725,000
		2,242,080
D	Allowance for preliminaries @ 11%	246,629
E	**Total value of estimate at second quarter 2010 price levels £**	**2,488,709**

Alternatively, for a similar estimate in Scotland:

		£
A	Value of items priced using Spon's A&B 2011 i.e. Tender Price Index 468	1,564,000
B	Adjustment to reduce value of A to forecast price level for second quarter 2010 for Scotland (from regional variation table) i.e. Tender Price Index 404 (417 − 468) / 468 × 100 = −10.9% × £1,564,000	−170,476
		1,392,524
C	Value of items priced using competitive quotations that reflect the market conditions in the second quarter 2010	650,000
		2,042,524
D	Allowance for preliminaries @ 11%	224,678
E	**Total value of estimate at second quarter 2010 price levels**	**2,267,202**

Building Prices per Square Metre

Prices given under this heading are average prices, on a *fluctuating basis*, for typical buildings based on a tender price level index of 468 (1976 = 100) adjusted for location. Prices allow for preliminaries and overheads and profit. Unless otherwise stated, prices do not allow for external works, furniture, loose or special equipment and are, of course, exclusive of fees for professional services.

Prices are based upon the total gross internal floor area of all storeys, measured between external walls and without deduction for internal walls, columns, stairwells, lift wells and the like in accordance with the 6th edition of the RICS Code of Measuring Practice, September 2007.

As in previous editions it is emphasized that the prices must be treated with a degree of reserve as they represent the average of prices from our records and cannot provide more than a rough guide to the cost of a building. Prices can vary greatly between regions and even between individual sites. Professional interpretation will always need to be applied.

For assistance with the compilation of a closer estimate, or of a Cost Plan, the reader is directed to the '*Approximate Estimates*' and '*Cost Models*' sections in the book. As elsewhere in this edition, prices do not include VAT.

Item	Unit	Range £		
UNICLASS D1 UTILITIES, CIVIL ENGINEERING FACILITIES				
Surface car parking	m^2	63.00	to	77.00
Surface car parking; landscaped	m^2	81.00	to	99.00
Multi-storey car parks				
grade & upper level	m^2	290.00	to	360.00
flat slab	m^2	345.00	to	420.00
Underground car parks				
partially underground under buildings; naturally ventilated	m^2	380.00	to	470.00
completely underground under buildings	m^2	680.00	to	830.00
completely underground with landscaped roof	m^2	820.00	to	1000.00
Railway stations	m^2	1875.00	to	2300.00
Bus and coach stations	m^2	1975.00	to	2425.00
Bus garages	m^2	750.00	to	910.00
Petrol stations	m^2	1450.00	to	1750.00
vehicle showrooms with workshops, garages etc				
up to 2,000 m^2	m^2	950.00	to	1150.00
over 2,000 m^2	m^2	810.00	to	990.00
Vehicle showrooms without workshops, garages etc				
up to 2,000 m^2	m^2	950.00	to	1150.00
Vehicle repair and maintenance buildings				
up to 500 m^2	m^2	1375.00	to	1700.00
over 500 m^2 up to 2000 m^2	m^2	950.00	to	1150.00
car wash buildings	m^2	810.00	to	990.00
Garages, domestic	m^2	590.00	to	720.00
Airport facilities (excluding aprons)				
airport terminals	m^2	2550.00	to	3100.00
airport piers/satellites	m^2	2650.00	to	3250.00
Airport campus facilities				
cargo handling bases	m^2	640.00	to	780.00
distribution centres	m^2	360.00	to	440.00
hangars (type C and D aircraft)	m^2	1075.00	to	1325.00
TV, radio and video studios	m^2	1350.00	to	1650.00
telephone exchanges	m^2	950.00	to	1150.00
telephone engineering centres	m^2	660.00	to	800.00
branch post offices	m^2	950.00	to	1150.00
postal delivery offices/sorting offices	m^2	950.00	to	1150.00
mortuaries	m^2	1700.00	to	2075.00
substations	m^2	1350.00	to	1650.00
UNICLASS D2 INDUSTRIAL FACILITIES				
B1 Light industrial/offices buildings				
economical shell, and core with heating only	m^2	590.00	to	720.00
medium shell and core with heating and ventilation	m^2	810.00	to	990.00
high quality shell and core with air conditioning	m^2	1250.00	to	1550.00
developers Category A fit out	m^2	480.00	to	580.00
tenants Category B fit out	m^2	310.00	to	380.00
Agricultural storage buildings	m^2	500.00	to	610.00

Item	Unit	Range £		
Factories				
for letting (incoming services only)	m^2	315.00	to	385.00
for letting (including lighting, power and heating)	m^2	410.00	to	500.00
nursery units (including lighting, power and heating)	m^2	530.00	to	640.00
workshops	m^2	600.00	to	730.00
maintenance/motor transport workshops	m^2	660.00	to	800.00
owner occupation for light industrial use	m^2	560.00	to	690.00
owner occupation for heavy industrial use	m^2	900.00	to	1100.00
Factory/office buildings high technology production				
for letting (shell and core only)	m^2	540.00	to	670.00
for owner occupation (controlled environment fully finished)	m^2	720.00	to	880.00
Laboratory workshops and offices	m^2	1025.00	to	1275.00
High technology laboratory workshop centres, air-conditioned	m^2	2375.00	to	2900.00
Warehouse and distribution centres				
high bay (10–15 m high) for owner occupation (no heating) up to 10,000 m^2	m^2	265.00	to	325.00
high bay (10–15 m high) for owner occupation (no heating) up to 10,000 m^2 to 20,000 m^2	m^2	200.00	to	250.00
high bay (16–24 m high) for owner occupation (no heating) over 10,000 m^2 to 20,000 m^2	m^2	290.00	to	360.00
high bay (16–24 m high) for owner occupation (no heating) over 20,000 m^2	m^2	240.00	to	300.00
Fit out cold stores, refrigerated stores inside warehouse	m^2	530.00	to	640.00
Industrial buildings				
Shell with heating to office areas only				
500–1,000 m^2	m^2	430.00	to	530.00
1,000–2,000 m^2	m^2	370.00	to	450.00
greater than 2,000 m^2	m^2	400.00	to	490.00
Unit including services to production area				
500–1,000 m^2	m^2	590.00	to	730.00
1,000–2,000 m^2	m^2	540.00	to	660.00
greater than 2,000 m^2	m^2	540.00	to	660.00
UNICLASS D3 ADMINISTRATIVE, COMMERCIAL, PROTECTIVE SERVICES FACILITIES				
Embassies	m^2	1750.00	to	2150.00
County courts	m^2	1450.00	to	1750.00
Magistrates courts	m^2	1125.00	to	1375.00
Civic offices				
non air-conditioned	m^2	1125.00	to	1375.00
fully air-conditioned	m^2	1350.00	to	1650.00
Probation/registrar offices	m^2	860.00	to	1050.00
Offices for letting				
low rise, air-conditioned, high quality speculative	m^2	1125.00	to	1375.00
medium rise, air-conditioned, high quality speculative, 8–20 storeys	m^2	1475.00	to	1825.00
city fringe deep-plan speculative office tower, air-conditioned	m^2	1750.00	to	2150.00
Offices for owner occupation				
low rise, air-conditioned	m^2	1225.00	to	1475.00
medium rise, air-conditioned	m^2	1575.00	to	1925.00
high rise, air-conditioned	m^2	1875.00	to	2300.00

Item	Unit	Range £		
UNICLASS D3 ADMINISTRATIVE, COMMERCIAL, PROTECTIVE SERVICES FACILITIES – cont				
Offices – City and West End				
high quality, speculative 8–20 storeys, air-conditioned	m^2	1750.00	to	2150.00
high rise, air-conditioned, iconic speculative towers	m^2	2700.00	to	3300.00
Business park offices				
functional non air-conditioned less than 2,000 m^2	m^2	810.00	to	990.00
functional non air-conditioned more than 2,000 m^2	m^2	770.00	to	940.00
medium quality non air-conditioned less than 2,000 m^2	m^2	990.00	to	1200.00
medium quality non air-conditioned more than 2,000 m^2	m^2	900.00	to	1100.00
medium quality air-conditioned less than 2,000 m^2	m^2	1075.00	to	1325.00
medium quality air-conditioned more than 2,000 m^2	m^2	990.00	to	1200.00
good quality – naturally ventilated to meet BCO specification (exposed soffits, solar shading) less than 2,000 m^2	m^2	990.00	to	1200.00
good quality – naturally ventilated to meet BCO specification (exposed soffits, solar shading) more than 2,000 m^2	m^2	950.00	to	1150.00
high quality air-conditioned less than 2,000 m^2	m^2	1225.00	to	1475.00
high quality air-conditioned more than 2,000 m^2	m^2	1175.00	to	1425.00
Large trading floors in medium sized offices	m^2	2550.00	to	3100.00
Two-storey ancillary office accommodation to warehouses/factories	m^2	860.00	to	1050.00
Fitting out offices (nia)				
City and West End				
basic fitting out including carpets, decorations, partitions and services	m^2	280.00	to	340.00
good quality fitting out including carpets, decorations, partitions and services	m^2	390.00	to	470.00
high quality fitting out including carpets, decorations, partitions, ceilings, furniture, air conditioning and electrical services	m^2	660.00	to	800.00
Out-of-town (South East)				
basic fitting out including carpets, decorations, partitions and services	m^2	240.00	to	290.00
good quality fitting out including carpets, decorations, partitions and services	m^2	300.00	to	360.00
high quality fitting out including carpets, decorations, partitions, ceilings, furniture, air conditioning and electrical services	m^2	630.00	to	770.00
Meeting areas	m^2	680.00	to	830.00
Reception areas	m^2	950.00	to	1150.00
Conference suites – City and West End (nia)	m^2	2250.00	to	2750.00
Conference suites – out-of-town (nia)	m^2	1925.00	to	2375.00
Sub-equipment room – City and West End	m^2	1475.00	to	1825.00
Sub-equipment room – out-of town (nia)	m^2	1475.00	to	1825.00
Back of house/storage – City/West End (nia)	m^2	510.00	to	620.00
Back of house/storage – out-of-town (nia)	m^2	300.00	to	360.00
Kitchen – City/West End (nia)	m^2	2350.00	to	2850.00
Kitchen – out-of-town (nia)	m^2	2150.00	to	2600.00
Restaurants – City and West End (nia)	m^2	1350.00	to	1650.00
Restaurants – out-of-town (nia)	m^2	1350.00	to	1650.00
Office refurbishment (including developers finish – gifa; central London				
minor refurbishment	m^2	435.00	to	530.00
medium refurbishment	m^2	900.00	to	1100.00
major refurbishment	m^2	1450.00	to	1750.00

Item	Unit	Range £		
Banks				
local	m^2	1300.00	to	1575.00
city centre / head office	m^2	1875.00	to	2300.00
Building Society branches				
refurbishment	m^2	810.00	to	990.00
Shop shells				
small	m^2	560.00	to	690.00
large, including department stores and supermarkets	m^2	510.00	to	630.00
Fitting out shell for small shop (including shop fittings)				
simple store	m^2	530.00	to	650.00
fashion store	m^2	1025.00	to	1275.00
Fitting out shell for department store or supermarket	m^2	1525.00	to	1875.00
Retail Warehouses				
shell	m^2	390.00	to	470.00
fitting out, including all display and refrigeration units, check outs and IT systems	m^2	230.00	to	285.00
Supermarkets				
shell	m^2	470.00	to	570.00
supermarket fit-out	m^2	900.00	to	1100.00
hypermarket fit-out	m^2	650.00	to	800.00
Shopping centres				
Malls, including fit-out				
comfort cooled	m^2	3000.00	to	3600.00
air-conditioned	m^2	3800.00	to	4600.00
food court	m^2	3300.00	to	4000.00
factory outlet centre – enclosed	m^2	2700.00	to	3300.00
factory outlet centre – open	m^2	540.00	to	650.00
anchor tenants; capped off services	m^2	860.00	to	1050.00
medium/small units; capped off services	m^2	810.00	to	990.00
centre management	m^2	1875.00	to	2300.00
enclosed surface level service yard	m^2	1300.00	to	1575.00
landlords back of house and service corridors	m^2	1300.00	to	1575.00
Refurbishment				
mall; limited scope	m^2	950.00	to	1150.00
mall; comprehensive	m^2	1350.00	to	1650.00
UNICLASS D4 MEDICAL, HEALTH AND WELFARE FACILITIES				
Ambulance stations	m^2	810.00	to	990.00
Ambulance control centres	m^2	1300.00	to	1575.00
Fire stations	m^2	1175.00	to	1425.00
Police stations	m^2	1225.00	to	1475.00
Prisons	m^2	1375.00	to	1700.00
District hospitals	m^2	1250.00	to	1550.00
refurbishment	m^2	720.00	to	880.00
Hospice	m^2	1225.00	to	1475.00
Private hospitals	m^2	1250.00	to	1550.00
Pharmacies	m^2	1175.00	to	1425.00
Hospital laboratories	m^2	13000.00	to	16000.00
Ward blocks	m^2	1125.00	to	1375.00
refurbishment	m^2	600.00	to	740.00

Item	Unit	Range £		
UNICLASS D4 MEDICAL, HEALTH AND WELFARE FACILITIES – cont				
Geriatric units	m^2	1175.00	to	1425.00
Psychiatric units	m^2	1125.00	to	1375.00
Psycho-geriatric units	m^2	1225.00	to	1475.00
Maternity units	m^2	1175.00	to	1425.00
Operating theatres	m^2	1375.00	to	1700.00
Outpatients/casualty units	m^2	1250.00	to	1550.00
Hospital teaching centres	m^2	990.00	to	1200.00
Health centres	m^2	1025.00	to	1275.00
Welfare centres	m^2	1175.00	to	1425.00
Day centres	m^2	1075.00	to	1325.00
Group practice surgeries	m^2	900.00	to	1100.00
Homes for the mentally handicapped	m^2	990.00	to	1200.00
Homes for the physically handicapped	m^2	1125.00	to	1375.00
Geriatric day hospital	m^2	1025.00	to	1275.00
Accommodation for the elderly				
residential homes	m^2	810.00	to	990.00
nursing homes	m^2	1075.00	to	1325.00
Children's homes	m^2	950.00	to	1150.00
Homes for the aged	m^2	900.00	to	1100.00
refurbishment	m^2	520.00	to	630.00
Observation and assessment units	m^2	900.00	to	1100.00
Primary Health Care				
doctors surgery – basic	m^2	950.00	to	1150.00
doctors surgery/medical centre	m^2	1125.00	to	1375.00
Hospitals				
diagnostic and treatment centres	m^2	2375.00	to	2900.00
acute services hospitals	m^2	2275.00	to	2800.00
radiotherapy and ocology units	m^2	2375.00	to	2900.00
community hospitals	m^2	1925.00	to	2375.00
trauma unit	m^2	1800.00	to	2200.00
UNICLASS D5 RECREATIONAL FACILITIES				
Public houses	m^2	1075.00	to	1325.00
Dining blocks and canteens	m^2	1075.00	to	1325.00
Restaurants	m^2	1225.00	to	1475.00
Community centres	m^2	900.00	to	1100.00
General purpose halls	m^2	950.00	to	1150.00
Visitors' centres	m^2	1350.00	to	1650.00
Youth clubs	m^2	860.00	to	1050.00
Arts and drama centres	m^2	1075.00	to	1325.00
Galleries				
international standard art gallery	m^2	2750.00	to	3350.00
national standard art gallery	m^2	2125.00	to	2600.00
independent commercial art gallery	m^2	1125.00	to	1375.00
Arts and drama centre	m^2	1075.00	to	1325.00

Item	Unit	Range £		
Theatres, including seating and stage equipment				
large – over 500 seats	m^2	3150.00	to	3850.00
studio/workshop – less than 500 seats	m^2	2075.00	to	2500.00
refurbishment	m^2	1675.00	to	2025.00
Concert halls, including seats and stage equipment	m^2	2375.00	to	2900.00
Cinema				
shell	m^2	660.00	to	800.00
multiplex; shell only	m^2	1475.00	to	1825.00
fitting out, including all equipment, air-conditioned	m^2	900.00	to	1100.00
Exhibition centres	m^2	1350.00	to	1650.00
Swimming pools				
international standard	m^2	3150.00	to	3850.00
local authority standard	m^2	2075.00	to	2500.00
school standard	m^2	950.00	to	1150.00
leisure pools, including wave making equipment	m^2	2475.00	to	3000.00
Ice rinks	m^2	1075.00	to	1325.00
Rifle ranges	m^2	900.00	to	1100.00
Leisure centres				
dry	m^2	1300.00	to	1575.00
extension to hotels; shell and fit-out, including pool	m^2	1850.00	to	2250.00
wet and dry	m^2	1925.00	to	2375.00
Sports halls including changing rooms	m^2	770.00	to	940.00
School gymnasiums	m^2	750.00	to	920.00
Squash courts	m^2	860.00	to	1050.00
Indoor bowls halls	m^2	620.00	to	760.00
Bowls pavilions	m^2	770.00	to	940.00
Health and fitness clubs	m^2	1250.00	to	1550.00
Sports pavilions	m^2	900.00	to	1100.00
changing only	m^2	1025.00	to	1275.00
social and changing	m^2	1025.00	to	1275.00
Clubhouses	m^2	860.00	to	1050.00
Golf clubhouses	m^2	990.00	to	1200.00
UNICLASS D6 RELIGIOUS FACILITIES				
Temples, mosques, synagogues	m^2	1175.00	to	1425.00
Churches	m^2	1075.00	to	1325.00
Mission halls, meeting houses	m^2	1175.00	to	1425.00
Convents	m^2	1250.00	to	1550.00
Crematoria	m^2	1450.00	to	1750.00
UNICLASS D7 EDUCATION, SCIENTIFIC AND INFORMATION FACILITIES				
Nursery schools	m^2	1075.00	to	1325.00
Primary/junior schools	m^2	1800.00	to	2200.00
Secondary/middle schools	m^2	1625.00	to	1975.00

Item	Unit	Range £		
UNICLASS D7 EDUCATION, SCIENTIFIC AND INFORMATION FACILITIES – cont				
Secondary Schools and Further Education College buildings				
classrooms	m^2	900.00	to	1100.00
laboratories	m^2	990.00	to	1200.00
craft design and technology	m^2	990.00	to	1200.00
music	m^2	1125.00	to	1375.00
Extensions to schools				
classrooms	m^2	1075.00	to	1325.00
laboratories	m^2	1125.00	to	1375.00
Sixth form colleges	m^2	1875.00	to	2300.00
Special schools	m^2	900.00	to	1100.00
Training colleges	m^2	900.00	to	1100.00
Management training centres	m^2	1175.00	to	1425.00
Universities				
arts buildings	m^2	990.00	to	1200.00
science buildings	m^2	1225.00	to	1475.00
College/University Libraries	m^2	990.00	to	1200.00
Laboratories and offices, low-level servicing	m^2	1925.00	to	2375.00
Computer buildings	m^2	1450.00	to	1750.00
Museums and Art Galleries				
national standard museum	m^2	4500.00	to	5500.00
national standard independent specialist museum, excluding fit-out	m^2	3150.00	to	3850.00
regional, including full air conditioning	m^2	2700.00	to	3300.00
local, including full air conditioning	m^2	2025.00	to	2475.00
conversion of existing warehouse to regional standard museum	m^2	1225.00	to	1475.00
conversion of existing warehouse to local standard museum	m^2	1025.00	to	1275.00
Learning resource centre				
economical	m^2	990.00	to	1200.00
high quality	m^2	1250.00	to	1550.00
Libraries				
branch	m^2	950.00	to	1150.00
city centre	m^2	1450.00	to	1750.00
collegiate; including fittings	m^2	2150.00	to	2600.00
Conference centres	m^2	1625.00	to	1975.00
UNICLASS D8 RESIDENTIAL FACILITIES				
Local Authority and Housing Association schemes				
Bungalows				
semi-detached	m^2	720.00	to	870.00
terraced	m^2	630.00	to	760.00
Two-storey housing				
detached	m^2	770.00	to	950.00
semi-detached	m^2	730.00	to	890.00
terraced	m^2	680.00	to	830.00

Item	Unit	Range £		
Three-storey housing				
semi-detached	m^2	680.00	to	840.00
terraced	m^2	630.00	to	760.00
Apartments/flats				
low rise	m^2	860.00	to	1050.00
medium rise	m^2	990.00	to	1200.00
Sheltered housing with wardens accommodation	m^2	770.00	to	940.00
Private developments				
single detached houses	m^2	950.00	to	1150.00
two- and three-storey houses	m^2	1125.00	to	1375.00
high quality apartments in residential tower – Inner London	m^2	2350.00	to	2850.00
Apartments/flats generally				
standard quality; 3–5 storeys	m^2	860.00	to	1050.00
warehouse conversion to apartments	m^2	1025.00	to	1275.00
Hotels (including fittings, furniture and equipment)				
luxury city-centre with conference and wet leisure facilities	m^2	2250.00	to	2750.00
business town centre with conference and wet leisure facilities	m^2	1700.00	to	2075.00
mid-range with conference and leisure facilities	m^2	1350.00	to	1650.00
budget city-centre with dining and bar facilities	m^2	1225.00	to	1475.00
budget roadside excluding dining facilities	m^2	950.00	to	1150.00
Hotel accommodation facilities (excluding fittings, furniture and equipment)				
bedroom areas	m^2	810.00	to	990.00
front of house and reception	m^2	1025.00	to	1275.00
restaurant areas	m^2	1225.00	to	1475.00
bar areas	m^2	1075.00	to	1325.00
function rooms/conference facilities	m^2	1025.00	to	1275.00
Students residences				
large budget schemes with en-suite accommodation	m^2	1025.00	to	1275.00
smaller schemes (40–100 units) with mid range specifications	m^2	1250.00	to	1550.00
smaller high-quality courtyard schemes, college style	m^2	1750.00	to	2150.00

Building Prices per Functional Unit

Prices given under this heading are average prices, on a fluctuating basis, for typical new buildings based on a tender price level index of 468 (1976 = 100). Prices includes for Preliminaries, and Overheads and Profit. Unless otherwise stated, prices do not allow for external works, furniture, loose or special equipment and are, of course, exclusive of fees for professional services.

On certain types of buildings there exists a close relationship between its cost and the number of functional units that it accommodates. During the early stages of a project therefore an approximate estimate can be derived by multiplying the proposed unit of accommodation (i.e. hotel bedrooms, car parking spaces etc.) by an appropriate cost.

The following indicative unit areas and costs have been derived from historic data. It is emphasized that the prices must be treated with reserve, as they represent the average of prices from our records and cannot provide more than a rough guide to the cost of a building. There are limitations when using this method of estimating, for example, the functional areas and costs of football stadia are strongly influenced by the extent of front and back of house facilities housed within it, and these areas can vary considerably from scheme to scheme.

The areas may also be used as a 'rule of thumb' in order to check on economy of designs. Where we have chosen not to show indicative areas, this is because either ranges are extensive or such figures may be misleading.

Costs have been expressed within a range, although this is not to suggest that figures outside this range will not be encountered, but simply that the calibre of such a type of building can itself vary significantly.

For assistance with the compilation of a closer estimate, or of a Cost Plan, the reader is directed to the '*Building Prices per Square Metre*', '*Approximate Estimates*' and '*Cost Models*' sections of this book. As elsewhere in this edition, prices do not include VAT.

Function	Indicative functional unit area	Indicative functional cost
Utilities, civil engineering facilities		
Car Parking		
surface level	20 to 22 m²/car	£1100 to £1870 /car
ground level (under buildings)	22 to 24 m²/car	£1200 to £2000 /car
multi-storey	24 to 28 m²/car	£6000 to £11200 /car
semi basement	27 to 30 m²/car	£10300 to £13400 /car
basement	28 to 32 m²/car	£19400 to £36900 /car
Administrative, commercial protective service facilities		
Office – air-conditioned		
low density cellular	15 to 20 m²/person	£19500 to £32000 /person
high density open plan	10 to 15 m²/person	£17000 to £31500 /person
Health and welfare facilities		
Hospitals		
district general	65 to 85 m²/bed	£71500 to £127500 /bed
teaching	120 + m²/bed	£108000 to £156000 /bed
private	75 to 100 m²/bed	£82500 to £170000 /bed
Nursing Homes		
residential home	40 to 60 m²/bedroom	£28000 to £66000 /bedroom
nursing homes	40 to 80 m²/bedroom	£40000 to £104000 /bedroom
Recreational facilities		
Football Stadia		
basic stand		£620 to £700 /seat
stand plus basic facilities		£780 to £1070 /seat
stand plus extensive facilities		£1100 to £1400 /seat
national stadia plus extensive facilities		£2700 to £4400 /seat
Theatres		
theatre refurbishment	-	£7600 to £14600 /seat
workshop (fewer than 500 seats)	-	£7900 to £12400 /seat
more than 500 seats	-	£18000 to £26200 /seat

Sports halls		
indoor tennis courts	-	£204100 to £291600 per court
indoor bowling greens	-	£102100 to £155500 per rink
squash courts	-	£68000 to £92300 per court
Educational, scientific, information facilities		
Schools		
nursery	3 to 5 m²/child	£3000 to £7000 /child
secondary	6 to 10 m²/child	£9000 to £20000 /child
boarding	10 to 12 m²/child	£8900 to £16100 /child
special	18 to 20 m²/child	£27000 to £40000 /child
Residential facilities		
Housing (private developer)		
terraced; two bedroom	55 to 65 m²/gifa	£32500 to £48800 /house
semi-detached; three bedroom	70 to 90 m²/gifa	£41300 to £67500 /house
detached; four bedroom	90 to 100 m²/gifa	£63000 to £170000 /house
low rise flats; two bedroom	55 to 65 m²/gifa	£44000 to £65000 /flat
medium rise flat; two room	55 to 65 m²/gifa	£49500 to £71500 /flat
Hotels		
luxury city-centre hotel, multi-storey, conference and wet leisure facilities	70 to 120 m²/bedroom	£140000 to £336000 /bedroom
business town centre provincial hotel four to six storeys, conference and wet leisure facilities	70 to 100 m²/bedroom	£105000 to £220000 /bedroom
mid range provincial hotel two to three storeys, conference and leisure facilities	50 to 60 m²/bedroom	£65000 to £96000 /bedroom
city centre aparthotel four to seven storeys, apartments with self-catering facilities	50 to 60 m²/bedroom	£52500 to £106900 /bedroom
budget city-centre hotel four to six storeys, dining bar and facilities	35 to 45 m²/bedroom	£28000 to £54000 /bedroom
mid-range provincial hotel two to three storeys, bedroom extension	33 to 40 m²/bedroom	£41300 to £62700 /bedroom
two to three storey lodge, excluding dining facilities	28 to 35 m²/bedroom	£28700 to £45200 /bedroom
budget roadside hotel	28 to 35 m²/bedroom	£24800 to £36400 /bedroom
Hotel furniture fittings and equipment		
budget hotel		£3600 to £7200 /bedroom

mid-range hotel		£12600 to £18500 /bedroom
luxury hotel		£29600 to £71900 /bedroom
Students Residences		
large turnkey budget schemes (200 + units), simple design, open site; en-suite accommodation	18 to 20 m²/bedroom	£16200 to £26000 /bedroom
smaller schemes (40 to 100 units) with mid range specifications, some with en-suite bathroom and kitchen facilities	19 to 24 m²/bedroom	£22800 to £36000 /bedroom
smaller high quality courtyard schemes of collegiate style in restricted city centre sites	24 to 28 m²/bedroom	£36000 to £61600 /bedroom

Building Cost Models

Davis Langdon has been producing cost models for publication in *Building* magazine since 1993.

During this 17-year period, over 75 models have been published examining most building types as well as providing detailed coverage of broader issues including sustainability, infrastructure and off site manufacturing.

Trends continue to change. Sustainability, mixed-use developments and the increasing size and complexity of schemes have become evident over the past three to four years

Although the scope and coverage of the cost models has expanded considerably, the objectives remain constant.

They are:

- To provide detailed elemental cost information derived from a generic building that can be applied to other projects
- To provide a commentary on cost drivers and other design and specification issues
- To compare suitable procurement routes that secure the clients objectives

For this edition of Spon's Davis Langdon have published updated elemental cost data for 16 building types. All models have been updated to reflect a tender index of 468. Locations do vary for each model, so please make a note of the location and location factor for any adjustments that may need to be made.

Readers may refer to the *Approximate Estimating Rate* section of this book to make adjustments to the models for alternative specifications within any of the elements.

LAND REMEDIATION

This cost model features the remediation of a 2 hectare brownfield site, using a combination on bio-remediation, stabilization and solidification, on site screening and some off-site disposal. Eighty per cent of excavated material is reused on site. Factors that need to be considered include: Waste classification; Underground obstructions and pockets of contamination; Ground water flows and barriers; Distance to landfill tips able to accept the contaminated materials.

Gross site area	20,000m²
Model location is Outer London	TPI = 468LF = 1.00

Land Remediation	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
General Items				**354000**	**17.70**
Performance bond and insurances		item	25000		
Site mobilization		item	9000		
Site running costs	32	weeks	10000		
Ground Investigation				**55000**	**2.75**
Trial pits and boreholes		item	5000		
Laboratory analyses and sampling		item	50000		
Geotechnical and Specialist Services				**305000**	**15.25**
Bioremediation – mobilization		item	10000		
Bioremediation – treatment	8000	m^3	20		
Stabilization and solidification – mobilization		item	5000		
Stabilization and solidification – treatment	2000	m^3	65		
Demolition				**10000**	**0.50**
General site clearance	20000	m²	0.50		
Earthworks				**2309700**	**115.49**
General excavations	5000	m^3	1		
Extra over for hand excavation	200	m^3	50		
Breaking out tarmacadam surfaces	300	m^3	5		
Breaking out mass concrete	1000	m^3	7		
Breaking out reinforced concrete	800	m^3	12		
On-site material management	51800	m^3	4		
Trimming and preparation of excavated surfaces	20000	m²	1		
Screening of excavated material	50000	m^3	1		
Crushing and screening of hard material	1800	m^3	7		
Disposal of tarmacadam off site including haulage	300	m^3	40		
Disposal of non-hazardous material off site including haulage	6000	m^3	50		
Disposal of hazardous material off site including haulage	3000	m^3	120		

LAND REMEDIATION

Land Remediation	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Disposal of WAC-failing hazardous material off site including haulage	1000	m^3	150		
Landfill Tax on disposed material, based on 1.9 tonnes/m^3	19570	tonne	40		
Filling of material arising from site screening and crushing	31800	m^3	1		
Filling of material arising from on-site treatment	10000	m^3	1		
Imported granular material to make up levels to existing	10300	m^3	25		
Miscellaneous Works				**10000**	**0.50**
Repairs to boundary fencing, walls etc		item	10000		
Contractor Overheads and Profits				**438300**	**21.92**
Allowance contractor's overheads and profit	4%				
Design reserve	10%				
Construction cost (rate based on gross site area)				**3482000**	**174.11**

DISTRIBUTION CENTRE

This cost model features a detailed cost breakdown of a new build high bay distribution centre with a 15 m haunch height. The costs are based on a generic solution with a gross internal floor area of 70,000 m², which includes 5% office and ancillary accommodation (3,500 m²). Costs of enhancements including the warehouse and office area fit-out and ancillary buildings, together with costs of external works are detailed. Costs of racking and materials handling installations are excluded. The model has been prepared on the assumption that ground conditions are good and that minimal site preparation is required.

Warehouse: Gross internal floor area	71,700 m²
Office Shell: Net internal floor area	3,500 m²
Model location is based on UK average	TPI = 468

Warehouse Shell	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Substructure				**4028000**	**56.18**
225 mm reinforced concrete ground slab; laser levelled; surface hardener; subbase; perimeter ground beam; lift pits	70000	m²	50		
In situ concrete pad foundations and ground beams	260	nr	1300		
Allowance for foundations and retaining walls to dock levellers	100	nr	1900		
Frame				**3150000**	**43.93**
Steel propped portal frame, cold rolled purlin sections, surface treatment, including decorations	70000	m²	45		
Roof				**3417000**	**47.66**
Composite roof panels; powder coated galvanized steel	70000	m²	32		
Extra over for 10% rooflights	7000	m²	35		
Roof drainage generally; syphonic system	70000	m²	6		
Eaves/valley gutter; galvanized steel; insulation; stop ends	3100	m²	140		
Allowance for mansafe system, hatches and access ladders	1	item	85000		
External Walls, Windows and Doors				**1078400**	**15.04**
Wall cladding system, composite panels and built-up cladding systems; mineral fibre insulation; polyester powder coating	17750	m²	55		
Allowance for personnel escape doors	25	m²	925		
Cladding and details to inside face of parapet walls	1150	m²	47		
Level access doors; insulated sectional overhead dock doors	10	nr	2500		

DISTRIBUTION CENTRE

Warehouse Shell	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Dock Leveller Installations				**1148000**	**16.01**
Insulated sectional overhead dock doors	100	nr	2950		
Dock leveller; precast concrete dock pits; wheel guides	100	nr	6200		
Dock shelter; heavy duty scissors retracting frame	100	nr	1750		
Protection, bollards to door tracks; heavy duty rubber dock buffers	1	item	35000		
Traffic control lights	100	nr	230		
Services Installations				**231100**	**3.22**
Water installations; hot and cold water services	1	item	35000		
Mechanical installations; gas and water connections	1	item	23000		
Electrical installation; general sub-mains and distribution	1	item	80000		
Electrical installation; to dock levellers and access doors	1	item	85000		
Allowance for lightning protection	1	item	8100		
Preliminaries and Contingency				**1370500**	**19.11**
Overheads and profit, site establishment and supervision @	8.5%				
Contingency @	2.0%				
Construction cost (Warehouse shell only, rate based on GIFA)				**14423000**	**201.15**

Office Shell and Fit-Out	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Substructure				**78800**	**22.51**
Extra for foundations to offices; in situ concrete pad foundations; ground beams; lift pit (upper floor footprint)	1750	m²	45		
Frame, Upper Floors and Stairs				**330800**	**94.51**
Steel frame, universal sections; surface treatment, fire protection and decoration	3500	m²	50		
Upper floors; 200 mm thick precast concrete plank and structural screed	1750	m²	45		
Allowance for fire stopping to perimeter		item	17000		
Precast concrete stairs, mild steel balustrades and handrails; polyester powder coated	2	nr	30000		

DISTRIBUTION CENTRE

Office Shell and Fit-Out	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
External Walls, Windows and Doors				**428100**	**122.31**
Extra over wall cladding for double glazed ribbon windows	750	m²	400		
Extra over wall cladding for louvres		item	75000		
Allowance for glazed screen		item	30000		
Glazed entrance doors; to match glazed screen (per leaf)	14	nr	1650		
Internal Partitions and Doors				**50100**	**13.20**
140 mm thick blockwork; head restraint; fire stopping	700	m²	60		
Doors; ironmongery (cost per leaf)	14	nr	575		
Finishes				**307000**	**82.14**
Allowance for wall finishes generally, emulsion paint and ceramic tile (allowance based on floor area)	3500	m²	13		
Raised floor to office areas only; 150 cavity; fire barriers	3200	m²	35		
Ceramic tiles to reception and WCs	650	m²	47		
Vinyl sheet and skirtings to corridor areas	750	m²	38		
Suspended ceiling; mineral fibre tile in exposed lay in grid	3500	m²	25		
Extra for moisture-resistant tiles	300	m²	11		
Fittings				**626400**	**178.97**
Allowance for open plan office fit-out to category B	3500	m²	160		
Allowance for kitchen fittings	1	item	10000		
Allowance for reception fittings and features	1	item	45000		
Allowance for matwells and frames	1	item	5900		
Allowance for WC fittings	1	item	5500		
Services Installations				**920300**	**262.94**
Sanitary fittings generally	75	nr	450		
Hot and cold water services. Disposal installations		item	60000		
Low temperature hot water heating	3500	m²	29		
Mechanical ventilation and comfort cooling	3500	m²	110		
Allowance for toilet and Lift Motor Room ventilation		item	27500		
Gas and electrical installation		item	100000		
Lighting and emergency lighting and small power	3500	m²	41		
Lift installation; 8 person electrohydraulic		item	25000		
Allowance for builder's work in connection say	5.0%				

DISTRIBUTION CENTRE

Office Shell and Fit-Out	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Preliminaries and Contingency				**288500**	**82.43**
Overheads and profit, site establishment and supervision @	8.5%				
Contingency @	2.0%				
Construction cost (Office shell and fit-out only, rate based on Office NIA)				**3030000**	**865.69**

Warehouse Fit-Out	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Fixtures and Fittings				**345000**	**4.81**
Allowance for general fixtures and fittings		item	120000		
Protection; secondary steelwork, armco barriers, bollards		item	90000		
Allowance for internal and external signage		item	50000		
Allowance for jockey wheel strips and wheel stops		item	85000		
Services and Communication Installations				**5556800**	**77.50**
Gas fired heating to warehouse areas; high level nozzle system	68200	m²	9		
Roof smoke ventilation system	68200	m²	7		
Increased incoming power supply		item	230000		
Mains power to mechanical installations; high level lighting	68200	m²	35		
Electrical installations; standby generator		item	270000		
Roof level sprinklers and storage tanks (category 3)	68200	m²	13		
Communications; fire detection and alarm; CCTV; PA	68200	m²	8		
Allowance for builder's work in connection		item	85000		
Preliminaries and Contingency				**797200**	**11.12**
Overheads and profit, site establishment and supervision @	8.5%				
Contingency @	5%				
Construction cost (Warehouse fit-out only, rate based on GIFA)				**6699000**	**93.43**

External Works	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Site Works				**4419000**	**61.63**
Allowance for site preparation	175000	m²	5		
Excavation to form ramp to dock levellers		item	55000		
Heavy duty access road and service yard	41700	m²	35		
Extra for ramped vehicle access		item	55000		
Car parking; tarmacadam on subbase	29500	m²	29		

DISTRIBUTION CENTRE

External Works	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Paved areas for pedestrian and maintenance access	3800	m²	29		
Allowance for soft landscaping, including reuse of topsoil	30000	m²	8		
Boundary fencing; 2.4 m high; gates and entrance barriers	1900	m	75		
Signage		item	55000		
Hardstanding drainage	77000	m²	8		
External Services				**770000**	**10.74**
Gas, water, electricity and telecommunications connections		item	200000		
External lighting installations including BWIC		item	250000		
Fire hydrant main; 12 nr hydrants		item	160000		
Allowance for builders works in connection with utilities		item	160000		
Ancillary Buildings				**105500**	**14.71**
Vehicle wash; steam clean facility; fuel pump and canopy		item	500000		
Sprinkler tank base and housing		item	55000		
Gatehouse; transport office; axle weigher; cycle storage		item	500000		
Preliminaries and Contingency				**656000**	**9.15**
Overheads and profit, site establishment and supervision @	8.5%				
Contingency @	2%				
Construction cost (External works only, rate based on GIFA)				**6900000**	**96.23**
TOTAL DISTRIBUTION CENTRE CONSTRUCTION COST (rate based on GIFA)				**31052000**	**412.93**

SMALL INDUSTRIAL UNIT

A single storey new building with a gross internal floor area of 900m², subdivided into five industrial units. Reinforced concrete ground bearing slab and pads to receive a steel portal frame. Wall and roof cladding is aluminium built up system, with internal blockwork division walls. Each of the five units has a separate entrance door and one roller shutter door, together with a single WC. Units vary in size from 150m² to 360m².

Gross internal floor area	900 m²
Model location is South East	TPI = 445; location factor = 0.95

Small Industrial Unit	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Substructure				**115060**	**127.84**
Excavation and disposal off site	190	m³	27		
Reinforced concrete ground slab, including ground beams and column bases	900	m²	100		
Power floated and hardener	900	m²	10		
Strip foundations for party walls	80	m	140		
Frame and Upper Floors				**58200**	**64.67**
Steel propped portal frame, cold rolled purlins, surface treatments (@ 40 kg/m²)	36	tonne	1400		
Intumescent paint fire protection to steelwork		item	5500		
Allowance for miscellaneous works, protecting columns		item	2250		
Roof				**60600**	**67.33**
Built up aluminium roof cladding with 180 thick insulation, including all labours	950	m²	45		
Extra over for Rooflights (10% of total)	95	m²	55		
Mansafe system	80	m	75		
Rainwater drainage, aluminium gutters and downpies	120	m	55		
External Wall, Windows and Doors				**118020**	**131.13**
Built up aluminium wall cladding with 130 thick insulation	520	m²	55		
2.5m high inner leaf of 140 thick fairface blockwork	380	m²	34		
3000 × 4600 high steel sectional overhead doors	5	nr	3800		
Aluminium single entrance doors	5	nr	1150		
Coated aluminium double glazed window system	150	m²	310		
Polycarbonate Canopy Entrance – approx 1500 × 1000	5	nr	1050		

SMALL INDUSTRIAL UNIT

Small Industrial Unit	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Internal Walls and Partitions and Doors				**34600**	**38.44**
2 hour fire-resistant blockwork party walls	450	m²	60		
Fireproofing between blockwork and roof		item	2250		
Metal stud partitions	50	m²	50		
Laminated faced internal doorset with softwood frames and ironmongery	5	nr	550		
Wall Finishes				**4900**	**38.44**
Emulsion paint to blockwork wall surfaces generally	1370	m²	3		
Ceramic wall tiles splashbacks to WC area		item	650		
Floor Finishes				**800**	**0.89**
Screed and non slip vinyl sheeting to WC areas	15	m²	55		
Ceiling Finishes				**500**	**0.56**
Moisture-resistant plasterboard to WC with ceiling grid and paint finish	15	m²	35		
Sanitary Appliances				**5300**	**5.89**
Disabled WC Suite including all sanitary and fittings	5	nr	1050		
Disposal Installations				**1700**	**1.78**
Waste, soil and vent installation; uPVC pipework and fittings	900	m²	2		
Hot and Cold Water Installations				**3125**	**3.44**
Hot and cold water supplies to WC's	5	nr	625		
Electrical Installations				**30600**	**34.00**
Small power, basic and emergency lighting	900	m²	19		
Supply to WC for ventilation, heater etc	5	nr	1400		
External lighting generally item		item	6500		
Incoming Services				**16000**	**17.78**
Allowance for incoming, electrical, gas and water services		item	16000		
Protective Installations				**1000**	**1.11**
Lightning protection		item	1000		
Communication Installations				**8700**	**9.67**
Fire and intruder alarm	900	m²	10		
Builders Work in Connection				**600**	**0.67**
Forming holes and chases etc @	1%		59225		
Preliminaries and Contingency				**76320**	**84.80**
Overheads; profit, site establishment and site supervision @	11%				
Contingency @	5%				
Construction cost (shell only, rate based on GIFA)				**502000**	**557.79**

CENTRAL LONDON OFFICES

This cost model features a high quality City office scheme arranged over 13 floors and one basement with a gross internal area of 21,300 m². The scheme is steel framed and incorporates an internally ventilated double-wall façade. The wall-floor ratio is 0.46. Air treatment is by a four-pipe fan-coil unit. Costs are based on construction management procurement. Demolitions, site preparation, external works and services beyond Category A, tenant enhancement are excluded.

Gross internal floor area	21,300 m²
Net internal floor area	14,600 m²
Model location is City of London	TPI = 491

Shell and Core Works	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Substructure				**2915200**	**136.86**
Break out existing slabs, piles, obstructions and allowance for probing/testing; dewatering		item	430000		
Foundations; bored piles with under-ream; ground beams; pile caps	1940	m²	350		
Piling platform; mini piles and other works to boundary walls		item	180000		
RC basement slab 300 mm thick, including waterproofing, excavation and disposal	1940	m²	170		
RC mat slab 1200 mm thick, including waterproofing, excavation and disposal	200	m²	440		
Reinforced concrete retaining walls 300 mm thick	600	m²	290		
Reinforced concrete ground floor slab 130 mmm thick on profiled metal sheet decking	1760	m²	65		
Allowance for car park ramp, slab thickenings to stair foundations, lift/escalator pits, drainage channels, concrete transfer walls etc		item	350000		
Allowance for crane base including base piles		item	30000		
Attendance on archaeologists and movement monitoring		item	110000		
Below slab drainage; other items and sundries		item	430000		
Frame and Upper Floors				**5683300**	**266.82**
Structural steel frame including fittings	1350	tonne	1550		
Extra for built up beams	360	tonne	250		
Secondary steelwork, based on an extra 5 kg/m²	100	tonne	2050		
Extra for concrete encased beams at ground floor		item	60000		
Fire protection to steel frame (90 mins intumescent paint)	1350	tonne	650		
Reinforced concrete core walls average	3300	m²	270		
Allowance for other structures (e.g. within plant rooms etc.)		item	110000		

CENTRAL LONDON OFFICES

Shell and Core Works	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Allowance for expansion joints and other sundries		item	50000		
Lightweight reinforced concrete 130 mm thick on profiled steel decking; upstands plinths; walkways etc	17430	m²	75		
Roof				**469600**	**22.05**
Profiled steel decking with 200 mm lightweight concrete inc mesh reinforcement; Insulation and acoustics to soffit	1760	m²	210		
Proprietary roof; paving slabs; upstands / plinths, hatches/ladders, safety hooks and latchways		item	100000		
Stairs				**549000**	**25.77**
Steel pan staircases; concrete infills to stair treads; painted mild steel balustrades and handrails (basement to roof; 26 flights)	2	nr	190000		
Ditto, basement to ground: 2 flights	2	nr	17000		
Feature entrance stairs		item	77500		
Allowance for stairs/cat ladders and safety rails to plant rooms		item	55000		
External Walls				**8350300**	**392.03**
Feature wall at ground level		item	510000		
Internally ventilated double wall façade: unitized system incorporating double-glazed outer skin	8600	m²	775		
Stainless steel screening to plant enclosures	400	m²	460		
Glass entrance canopies; cantilevered from building	250	m²	1000		
Allowance for stainless steel detailing, articulations, etc		item	500000		
Extra for louvres		item	25300		
Blockwork walls at roof level, including wind posts	60	m²	100		
Allowance for visual mock-ups and performance tests		item	210000		
External Windows and Doors				**211100**	**9.91**
Single and double doors, including disabled pass doors		item	53000		
Extra over cladding for revolving doors	2	nr	41500		
Extra over screen enclosures for single and double doors		item	11100		
Steel roller shutter to loading bay and car park	2	nr	16000		
Metal doors in service areas		item	32000		

CENTRAL LONDON OFFICES

Shell and Core Works	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Internal Walls and Partitions				**1628500**	**76.46**
In situ concrete walls in basement, etc.	540	m²	150		
Fairfaced blockwork walls at basement, ground and roof levels	3500	m²	80		
Curved blockwork entrance feature wall	300	m²	170		
Drylined core walls	6950	m²	80		
Extra for double thickness drylined core walls	1000	m²	80		
Other walls/partitions to plant areas, additional walls		item	160000		
Glazed screen to shopfronts	70	m²	800		
Veneer faced wc cubicles/doors; access panelling	90	nr	4050		
Internal Doors				**379500**	**17.82**
Single timber doors	140	nr	1500		
Double timber doors	30	nr	2550		
Profilex riser doors	35	nr	1200		
Other doors: plantrooms; additional access door hatches		item	51000		
Wall Finishes				**1041800**	**48.91**
Stone cladding to main entrance lobby	880	m²	350		
Back-lit glass panelling on steel frame in main entrance lobby	150	m²	1000		
Paint to fair face block walls	2150	m²	5.1		
Plaster and paint to blockwork/concrete	3820	m²	15.2		
Skim coat and paint to drylined walls	1700	m²	8.1		
Stone cladding to toilets	450	m²	280		
Granite cladding to lift lobbies	800	m²	380		
Lift architraves		item	71000		
Floor Finishes				**782900**	**36.76**
Granite/stone tiles to main entrance lobby and lift lobbies	1250	m²	350		
Stone tiles to toilets including, waterproofing, screed; skirtings	440	m²	250		
Lightweight screed to circulation and core areas	1280	m²	30		
Sealant/hardener to car park, loading bay and plant rooms	1140	m²	80		
Vinyl flooring to security areas		item	8100		
Entrance mats and matwells		item	42000		
Allowance for white lining to carpark and loading bay		item	25300		
Allowance for other floor finishes		item	30400		

CENTRAL LONDON OFFICES

Shell and Core Works	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Ceiling Finishes				**509800**	**23.93**
GRG feature ceiling to main entrance lobby	870	m²	300		
Feature drylined ceiling to lift lobbies	380	m²	140		
Metal tile suspended ceilings to toilets	440	m²	75		
Painted plasterboard on metal framing to corridors etc.	840	m²	50		
Insulation to car park/loading bay soffits	1030	m²	20		
Access panels, bulkheads; detailing; sundry ceiling finishes		item	100000		
Fittings/Fitting Out (excludes loose furniture)				**565000**	**26.53**
Main entrance reception desk and security desks		item	85000		
Stone vanity tops in toilets for basins/taps with mirrors behind	70	m	1750		
Soap dispensers/tanks, roll holders, paper towels etc	90	nr	500		
Extra for fittings to disabled toilets	10	nr	1500		
Rubbish compactor		item	27500		
Column guards, bollards/crash rails to loading bay/car park, cycle racks, traffic management, statutory signage		item	270000		
Sanitary Appliances				**87000**	**4.08**
WCs, basins, cleaners sinks, urinals (average rate per point)	200	nr	390		
Extra for disabled toilets	10	nr	900		
Disposal Installations				**295400**	**13.87**
Rainwater disposal system	21300	m²	4		
Soil waste and vent installation	21300	m²	9		
Extra for drainage to retail areas		item	10000		
Condensate drainage	21300	m²	1		
Water Installations				**358500**	**16.83**
Cold water services: incoming, storage, pumps, distribution	21300	m²	10		
Hot water heaters and distribution	21300	m²	5		
Water services for vending area	21300	m²	1		
Supply to retail areas		item	22000		

CENTRAL LONDON OFFICES

Shell and Core Works	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Space Heating and Air Treatment				**1848000**	**86.76**
Gas installation		item	25000		
Boilers		item	70000		
Air handling units	21300	m²	10		
Chillers	21300	m²	15		
LTHW heating installation including pumps and boiler flues	21300	m²	25		
Air conditioning installation including fans and ductwork	21300	m²	15		
CHW installation including pumps and riser pipework	21300	m²	18		
Ventilation Installation				**629400**	**29.55**
Toilet and smoke extract ventilation	21300	m²	10		
Ventilation to plant room, lift motor rooms, refuse area, etc.		item	50000		
Car park and basement ventilation	21300	m²	10		
Stair and lobby pressurization	21300	m²	8		
Electrical Installation				**1626000**	**76.34**
HV Switchgear and transformer	21300	m²	10		
LV distribution; busbars	21300	m²	25		
Power to mechanical plant	21300	m²	4		
Small power installation	21300	m²	4		
Lighting, emergency lighting, including basement and car park	21300	m²	16		
Earthing and bonding	21300	m²	1		
Enhanced lighting in lobby and other areas		item	55000		
External building lighting		item	160000		
Standby power installation, including oil system		item	150000		
Lifts				**1557000**	**73.10**
Passenger lifts, 21 person serving 10 floors	6	nr	180000		
Goods lift serving 10 floors	1	nr	200000		
Car park lift	1	nr	55000		
Fire fighting lift	1	nr	150000		
Enhanced lift car finishes	6	nr	12000		
Protective Installations				**400400**	**18.80**
Sprinkler Installations; tanks, pumps, risers etc.	21300	m²	15		
Dry riser installation	21300	m²	3		
Lightning protection	21300	m²	1		

CENTRAL LONDON OFFICES

Shell and Core Works	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Communication Installations				**459900**	**21.59**
Fire alarm installations	21300	m²	15		
Containment for BMS, security, data, etc	21300	m²	3		
Landlord security provisions	21300	m²	3		
Disabled alarms		item	27500		
Special Installations				**675200**	**31.70**
Building management system	21300	m²	15		
Allowance for façade cleaning equipment		item	360000		
Builders Work				**336800**	**15.81**
Builder's work in connection with services installations, including machine bases,	21300	m²	16		
Preliminaries and Contingency				**5848400**	**274.57**
Contractor's overheads and profit, site establishment and supervision @	13%				
Contingency @	5%				
Construction cost (shell and core works only, rate based on GIFA)				**37208000**	**1746.85**

Category A Works	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Wall Finishes				**185700**	**8.72**
Emulsion paint finish to office side of core walls	1770	m²	5		
Column casings, including paint, sub-frame, etc	1180	m²	150		
Floor Finishes				**584000**	**27.42**
Dust sealer to concrete slabs	14600	m²	1		
Medium grade fully accessible raised floor, metal faced plycore; 150 nominal depth; including fire barriers	14600	m²	39		
Ceiling Finishes				**730000**	**34.27**
Concealed grid metal tray suspended ceiling to office areas; acoustic quilt and fire breaks	14600	m²	50		
Fittings/Fitting Out				**14600**	**0.69**
Statutory signage	14600	m²	1		
Space Heating and Air Treatment				**2933100**	**137.70**
Four pipe fancoil units	14600	m²	35		
Distribution ductwork, grilles etc	14600	m²	80		
CHW installation; insulation	14600	m²	40		
LTHW installation; insulation	14600	m²	35		
Condensate installation; insulation	14600	m²	11		

CENTRAL LONDON OFFICES

Category A Works	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Electrical Installations				**1353400**	**63.54**
Lighting and emergency lighting installation	14600	m²	70		
Distribution boards	14600	m²	5		
Earthing and bonding	14600	m²	2		
Lighting control	14600	m²	10		
Small power to fan coil units	14600	m²	6		
Protective Installations				**438000**	**20.56**
Sprinkler protection to offices	14600	m²	30		
Communications Installations				**252600**	**11.86**
Fire alarm installation	14600	m²	17		
Special Installations				**365000**	**17.14**
Building management system	14600	m²	25		
Builders Work in Connection				**86100**	**4.04**
Builders work in connection with Category A services	14600	m²	6		
Preliminaries and Contingency				**1294500**	**60.77**
Contractor's overheads and profit, site establishment and supervision @	13%				
Contingency @	5%				
Construction cost (Category A only, rate based on GIFA)				**8237000**	**386.71**

SUSTAINABLE OFFICE REFURBISHMENT

The cost breakdown is based on the major refurbishment of a 10,000m2 4 storey city centre scheme, involving the stripping back of a 1960's building to its original frame.

The scope of the refurbishment includes structural alterations, new facades which facilitate a cross-ventilation strategy and a complete reconstruction of the interior fit-out and building services. Other aspects of the work include the construction of a roof level plant platforms and green roofs.

Demolitions are included in the costs. External works, furniture and fittings, professional fees and VAT are excluded.

Gross internal floor area	10,000 m²
Model location is South East	TPI = 445, LF = 0.95

Sustainable Office Refurbishment	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Demolitions and Alterations				**1918000**	**191.80**
Cladding removel	5800	m²	60		
Allowance for soft strip	10000	m²	30		
Allowance for asbestos removal	10000	m²	60		
Structural alterations including repairs to existing concrete frame (exposed soffit and columns), alterations to lift/door openings, works to new and existing risers and upstands, new steps on stairs to accommodate new raised floor level, breaking out sta	10000	m²	55		
Repairs to existing concrete frame, exposed soffit and columns	10000	m²	12		
Roof	**10000**			**425250**	**42.53**
Strip off existing and replace with new mastic asphalt covering on to existing concrete slab including insulation, vapour barrier, gravel topping, paviors, solar reflective paint, flashings, roof access hatches, pigeon nets and spikes, rainwater outlets a	2800	m²	140		
Extra over for green roof; substrate and planting	950	m²	35		
Stairs				**119000**	**11.90**
New balustrade and handrails to existing core stairs; repairs to stairs	18	nr	6000		
Sundry steps and ramps		item	11000		

SUSTAINABLE OFFICE REFURBISHMENT

Sustainable Office Refurbishment	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
External Walls, Windows and Doors				**2928500**	**292.85**
Brickwork; single skin on brickwork angle support system; flashing; trims; weather board and insulation	580	m²	200		
Solid cladding, aluminium panels, composite system with aluminium cladding on weather board within timber frame; insulation: flashings; accessories	3200	m²	450		
Glazing, composite system with aluminium sealed double glazed units within timber frame; opening lights; flashings; accessories	1650	m²	500		
Extra over for actuator control to opening lights		item	250000		
Solar shading; vertical and horizontal; aluminium aerofoil sections		item	85000		
Aluminium plant screening including framing	425	m²	500		
Internal Walls and Partitions				**468000**	**46.8**
Internal plasterboard walls	7000	m²	55		
Extra for make up acoustic ventilation grilles detail to cellular spaces		item	50000		
Skirtings; MDF; primed	5500	m	6		
Internal Doors				**416800**	**41.68**
Flush door sets; solid; softwood frames; ironmongery; complete	300	nr	1050		
Extra over for motorized door devices	40	nr	2450		
Extra over for glazed side screens to meeting rooms	25	nr	150		
Wall Finishes				**163700**	**16.37**
Independent wall lining; insulation; plasterboard lining to inner face of external walls	3200	m²	40		
Painting	10200	m²	3.5		
Floor Finishes				**697500**	**69.75**
Sand cement screed; average 75 mm thick, steel fabric reinforcement, 100 thick insulation and separating layer	2650	m²	19		
Raised access floor	7200	m²	37		
Extra over for ramps		item	10000		
Carpet	8850	m²	30		
Vinyl floor; plywood	600	m²	85		
Reconstituted stone tiling to reception	400	m²	130		
Floor paint to plant rooms	150	m²	15		

SUSTAINABLE OFFICE REFURBISHMENT

Sustainable Office Refurbishment	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Ceiling Finishes				**280000**	**28.00**
Suspended ceilings; plasterboard on MF; including access panels	2000	m²	80		
Decoration and making good of exposed soffits	8000	m²	15		
Furniture and Fittings				**491000**	**49.10**
Allowance for general joinery and fittings		item	55000		
Kitchenette fitout	14	nr	6500		
Canteen fitout, including servery and catering equipment		item	310000		
Allowance for furniture and fitout mock ups		item	35000		
Sanitary Fittings and Disposal Installations				**540500**	**54.05**
Toilet core fitout, WCs, urinals, wash handbasins; vanity units; handryers and mirrors, showers and shower cabinets; 190 fittings; overall rate for each WC block	14	nr	18000		
Allowance for cubicles and back panels	70	nr	1550		
Soil, waste and disposal: rainwater disposal; cast iron downpipes and fittings	10000	m²	18		
Water Installations					**23.00**
Hot and cold water service; hot and cold water storage; distribution	10000	m²	23		
Heat Source					**13.00**
Gas fired boilers, flue, pumps, heat exchanger	10000	m²	13		
Space Heating and Air Treatment				**2154000**	**215.40**
LTHW installation to plant and risers, on floor distribution and radiators, insulation	10000	m²	100		
Hot and cold water supply to plant	10000	m²	8		
Dedicated cooling systems, VRV/DX installation	10000	m²	32		
Ventilation; air handling plant and ductwork; floor grilles and diffusers; toilet and kitchen extract	10000	m²	75		
Electrical Installations				**1960000**	**196.00**
LV Switchgear and panels, distribution boards, power to main plant and lifts	10000	m²	31		
Small power installation, Busbar and floor grommets. Power supply to actuators. Allowance for containment to security and power	10000	m²	90		
Office lighting, high level exposed luminaires including emergency lighting, lighting control, PIR sensors and daylight sensors.	10000	m²	75		
Gas Installations				**20000**	**2.00**
Revised gas distribution including new supply to kitchen	10000	m²	2		

SUSTAINABLE OFFICE REFURBISHMENT

Sustainable Office Refurbishment	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Lift Installations				**375000**	**37.50**
13 person, electro-hydraulic lift serving 4 nr floors; 1.6 m/s	5	nr	75000		
Protective Installations				**20000**	**2.00**
Earthing and bonding, lightning protection	10000	m²	2		
Communications Installations				**761000**	**76.1**
Fire and smoke detection and alarm system, security installation	10000	m²	45		
Disabled refuge alarm, disabled toilet alarm, induction loop	10000	m²	5		
Data cabling	10000	m²	26		
Special Installations				**650000**	**65**
Building management system	10000	m²	65		
Builder's Work in Connection				**342000**	**34.20**
Forming holes etc.		5%			
Preliminaries and Contingencies				**2655750**	**265.58**
Contractor's overheads, site establishment and site supervision		12%			
Design reserve		5%			
Construction cost (rate based on GIFA)				**17746000**	**1774.61**

MIXED USE CITY CENTRE SCHEME

This cost model comprises a scheme with three mixed use retail and residential buildings set upon a shared basement car park and service yard in the West Midlands. Separate cost breakdowns are given for retail, residential and basement car parking. The scheme has three levels of retail with active retail frontage to three sides of each block. Three hundred flats are included in the residential block, of which 100 are developed for the affordable sector. The retail units are left as shells, whereas the residential are fitted to requirements of both open market and affordable sectors. Parking for 100 cars is provided in the basement.

Apartment: Gross internal floor area	19,500 m²
Retail shell and core: Gross internal floor area	14,000 m²
Car park: Gross internal floor area	19,500 m²
Model location is South East	TPI = 445; LF = 0.95

Apartment Building	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Frame and Upper Floors				**4182000**	**214.46**
Insitu concrete podium slabs; (columns in retail shell)	4700	m²	160		
Insitu reinforced concrete floor slabs and columns, 250 mm thick slabs, allowance for forming openings	19500	m²	140		
Extra for transfer structure		item	200000		
Balconies; bolt on frame, decking and balustrades	100	nr	5000		
Roof				**1211300**	**62.12**
Flat roof coverings to roof and podium, single ply membrane, insulation, ballast; drainage	5330	m²	110		
Extra for green roof to podium areas	1500	m²	150		
Access equipment, latchways, access hatch, balustrade		item	150000		
Access equipment; roof cleaning cradle		item	250000		
Stairs				**490500**	**25.15**
Concrete stairs, stainless steel balustrades, carpet	60	m²	8000		
Roof access stairs	3	nr	3500		
External Walls, Windows and Doors				**490500**	**230.39**
Entrance screens and doors at ground floor level	320	m²	550		
Curtain walling; glazing; polyester powder coated aluminium spandrel panels; double-glazed units; sliding doors	7350	m²	390		
Brickwork and reconstituted stone on precast concrete backing walls; sealed double-glazed windows	3100	m²	340		
Allowance for solar shading		item	200000		
Extra for glazed balustrade in lieu of balconies	180	m²	490		
Acoustic plant screens	360	m²	300		

MIXED USE CITY CENTRE SCHEME

Apartment Building	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Internal Walls, Partitions and Doors				**3113800**	**159.68**
Core walls, in situ concrete, 250 thick	5330	m²	140		
Party walls to apartments and corridors	9760	m²	60		
Internal partitions to apartments; acoustic ceiling	14910	m²	50		
Apartment entrance doorsets	300	nr	875		
Core area doorsets	120	nr	600		
Apartment internal doors	1080	nr	650		
Wall Finishes				**936500**	**48.03**
Plaster and emulsion paint	19500	m²	18		
Skim coat and emulsion paint	36500	m²	7		
Ceramic tiling to bathrooms and kitchen splashbacks	5500	m²	60		
Floor Finishes				**891800**	**45.73**
Acoustic floor, ply on battens	15500	m²	20		
Natural wood with skirtings to match: market units	4800	m²	40		
Carpet, underlay, skirtings: affordable units	2400	m²	24		
Ceramic tiling in bathrooms and kitchens: market units	2200	m²	60		
Vinyl sheet in bathrooms and kitchens: affordable units	1100	m²	30		
Common areas: carpet on sand cement screed; skirtings	3800	m²	44		
Ceiling Finishes				**806000**	**41.33**
Ceiling finishes; plasterboard and emulsion paint	19200	m²	30		
Allowance for access panels in ceilings	300	nr	600		
Allowance for enhanced finishes to entrance areas		item	50000		
Fittings and Furnishings				**1224000**	**62.77**
Fully fitted quality kitchen to open market units	200	nr	4000		
Additional fittings to kitchens to 2 bed apartments	64	nr	1000		
Allowance for kitchen fittings and units to RSL specification	100	nr	2000		
Allowance for bathroom accessories	300	nr	200		
Reception area fittings; mailboxes; signage; matwells		item	100000		
Mechanical and Public Health Installations				**3523900**	**180.71**
Sanitary fittings to open market units; electric shower	200	nr	1500		
Extra for second ensuite bathroom	64	nr	1800		
Sanitary fittings to affordable units; electric shower	100	nr	1400		
Cleaners sinks, electric water heating; disposal	21	nr	1200		

MIXED USE CITY CENTRE SCHEME

Apartment Building	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Rainwater disposal	19500	m²	8		
Above ground drainage	1500	nr	200		
Cold water supply to landlord's areas		item	80000		
Hot and cold water supply to apartments	300	nr	3100		
Electric heating installation; complete	300	nr	1700		
Mechanical ventilation installation; open market flats only	200	nr	1500		
Kitchen and bathroom ventilation	300	nr	700		
Ventilation to plant rooms; smoke extract to staircases		item	180000		
Allowance for dry riser installation	12	nr	15000		
Building Management System	19500	m²	5		
Electrical Installations				**2239500**	**114.85**
Allowance for LV distribution	19500	m²	3		
Small power, and lighting to landlord's areas	4800	m²	60		
Lighting to open market apartments	200	nr	1500		
Lighting to affordable apartments	100	nr	500		
Small power to apartments; generally	300	m²	1000		
Power supply to lifts		item	80000		
Containment generally	19500	m²	10		
Earthing; bonding and lightning protection		item	100000		
Fire alarm installation		item	200000		
Communications; TV and radio, Satellite TV, telephone	300	nr	600		
Security: open market flats; video entry, intruder alarm	200	nr	1200		
Security: open market flats; audio entry phone	100	nr	200		
Access control in landlord's areas	45	nr	2000		
CCTV; landlord's areas and external monitoring	15	nr	4400		
Emergency communication systems	30	nr	2400		
Lift Installation				**1350000**	**69.23**
17 person fire fighting lifts serving 7 stops	3	nr	130000		
17 person fire fighting lifts serving 15 stops	6	nr	160000		
Builders Work in Connection				**380700**	**19.52**
Forming holes and chases; firestopping @	5%				
Extra for additional builders work in retail units		item	25000		
Preliminaries and Contingency				**3815300**	**195.66**
Overheads; profit; site establishment and supervision @	12%				
Contingency @	3%				
Construction cost (Apartment building only, rate based on GIFA)				**28658000**	**1469.63**

MIXED USE CITY CENTRE SCHEME

Retail Unit Shell and Core	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Frame, Upper Floors and Stairs				**2684000**	**191.71**
In situ reinforced concrete frame;	14000	m²	70		
In situ concrete upper floor slabs; 325 thick	9300	m²	160		
Precast concrete stairs, steel balustrades and handrails	36	nr	6000		
External Walls, Windows and Doors				**3015300**	**215.38**
Curtain walling; full height sealed double-glazing	3180	m²	750		
Feature solar shading to first floor retail elevations	2830	m²	140		
Temporary shopfronts	2830	m²	70		
Allowance for soffit cladding	180	m²	200		
Internal Walls, Partitions and Doors				**623800**	**44.56**
Core walls, in situ concrete, 250 thick	900	m²	140		
140 thick blockwork; 5 m high	3680	m²	85		
Allowance for plasterboard linings		item	45000		
Single leaf steel doorsets; fire-rated; ironmongery	30	nr	1000		
Double leaf steel doorsets; fire-rated; ironmongery	50	nr	1600		
Allowance for riser doors etc		item	30000		
Finishes				**54400**	**3.89**
Wall finishes; emulsion paint finish where required		item	30000		
Plant rooms and back of house areas only; floor sealer	850	m²	11		
Ceiling finishes; sealant or emulsion as required		item	15000		
Fittings and Furniture				**47500**	**3.39**
Allowance for statutory signage to landlord's areas		item	15000		
Bump rails; barriers; edge strips and back of house fittings		item	32500		
Mechanical and Public Health Installations				**451300**	**32.24**
Cleaners sinks, electric water heating; local disposal	9	nr	1200		
Cold water supply; booster pumps		item	7500		
Rainwater disposal	14000	m²	7		
Above ground drainage		item	15000		
Supply and extract to plant rooms and HV/LV rooms only		item	10000		
Sprinkler installation; shut off valves in retail units; full installation in back of house		item	180000		
Allowance for dry riser installation		item	60000		
Building Management System	14000	m²	5		

MIXED USE CITY CENTRE SCHEME

Retail Unit Shell and Core	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Electrical Installations				**691200**	**49.37**
Allowance for LV distribution	14000	m²	3		
Small power to landlord's areas	650	m²	3		
Lighting and emergency lighting to landlord's areas	650	m²	55		
Power supply to mechanical plant and lifts	14000	m²	3		
Containment generally	14000	m²	10		
Earthing and bonding	14000	m²	3		
Lightning protection		item	45000		
Fire alarm installation; panels; detectors and sounders to landlord's areas; public address and voice alarm system		item	95000		
Access control in landlord's areas	15	nr	2500		
CCTV installation; landlord's areas and external monitoring	42	nr	5000		
Lift Installation				**720000**	**51.43**
Lift installation; 26 person goods lifts serving 3 stops	6	nr	120000		
Builders Work in Connection				**93100**	**6.65**
Forming holes and chases; firestopping @	5%				
Preliminaries and Contingency				**1287400**	**91.96**
Overheads; profit; site establishment and supervision @	12%				
Contingency @	3%				
Construction cost (Retail shell and core only, rate based on GIFA)				**9668000**	**690.58**

Basement Car-park	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Substructure				**3693300**	**568.20**
Excavation for basement including disposal, obstructions	40600	m³	18		
Oversite slab; tensile anchors, waterbars, reinforcement	6500	m²	200		
Below slab drainage; gullies and petrol interceptor	6500	m²	10		
Sheet piling and concrete retaining wall to perimeter	2700	m²	350		
Piled foundations (including pile caps) for buildings above	6500	m²	65		
Raised concrete walls to edges of suspended slabs		item	100000		
Allowance for sundry concrete works; lift pits etc		item	130000		

MIXED USE CITY CENTRE SCHEME

Basement Car-park	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Frame and Stairs				**1837600**	**282.71**
In situ concrete columns; members of varying sizes	6500	m²	60		
Allowance for walls, upstands and movement joints		item	90000		
Insitu concrete grade level suspended slab; post tensioned beams; precast infill with structural topping	6500	m²	200		
Steps and stairs including finishes, handrails and balusters	18	nr	3200		
Internal Walls, Partitions and Doors				**314100**	**48.32**
100 mm Blockwork liner wall	1800	m²	65		
Blockwork internal walls; average 5.3 m high	2200	m²	75		
1 hour fire-rated timber doorsets (average rate per leaf)	15	nr	725		
Steel blast doors to substations (pair)	8	nr	2650		
Finishes				**158200**	**24.34**
Paint finish to blockwork and concrete walls	7570	m²	5		
Epoxy paint to floor	6500	m²	10		
Extra over for sealing to plant room floors	450	m²	10		
Allowance for car/lorry markings and other finishes		item	10000		
Paint to soffits of slab; car park only	4300	m²	6		
Allowance for additional finishes		item	15000		
Fixtures and Fittings				**69900**	**10.75**
Allowance for bump rails, etc to landlord areas	575	m²	5		
Allow for architectural metalwork generally		item	18000		
Allowance for car park barriers	2	nr	17000		
Allowance for statutory signage		item	15000		
Mechanical and Public Health Installations				**747000**	**114.92**
Drainage installations, including gullies in plant rooms	6500	m²	10		
Cold water system; landlord's wash down only		item	9000		
Car park extract system including impulse fans		item	100000		
Allowance for additional exhaust ventilation		item	27500		
Basement smoke extract installation	6500	m²	30		
Localized plantroom, refuse store, lift shaft and transformer room ventilation		item	45000		
Heating / ventilation to security room		item	13000		
Sprinkler installation, ordinary hazard, leak detection	6500	m²	15		
Allowance for sprinkler tanks and zone valves	6500	m²	12		
BMS/ Controls	6500	m²	18		

MIXED USE CITY CENTRE SCHEME

Basement Car-park	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Electrical Installations				**720500**	**110.85**
LV and sub mains distribution	6500	m²	22		
Lighting and emergency lighting	6500	m²	25		
Small power installation	6500	m²	3		
Power supply to mechanical plant and lifts	6500	m²	3		
Containment generally	6500	m²	10		
Earthing and bonding	6500	m²	3		
Lightning protection	6500	m²	3		
Fire alarm installation to landlord's areas; L3 system; public address and voice alarm system	6500	m²	20		
Access control and intruder alarm	15	nr	2000		
Emergency communication systems; fire telephones and disabled refuge alarm	10	nr	2400		
CCTV; 10 nr cameras and control room installation		item	80000		
Gate entry intercom system	2	nr	4000		
Lift Installation				**22000**	**3.38**
Goods lift		item	20000		
Builders Work in Connection				**74500**	**11.46**
Forming holes; chases; firestopping, plant room louvres @	5%				
Preliminaries and Contingency				**773000**	**118.92**
Overheads and profit, site establishment and supervision @	12%				
Contingency @	5%				
Construction cost (Basement car-park only, rate based on GIFA)				**8455000**	**1300.76**

SUPERMARKET

This cost model features a new build supermarket, together with indicative costs of both store extension and refurbishment projects. The new store has first floor staff accommodation and is built to a value engineered specification. Ventilation and refrigeration installations are based on centralized plant. The extension and refurbishment schemes are based on generic models; the extension is a side extension without the construction of a new entrance.

Supermarket shell: Gross internal floor area	7,530 m²
Supermarket extension: Gross internal floor area	7,5900 m²
Supermarket refurbishment: Sales floor area	1,250 m²
Model location is Outer London	TPI = 468; LF = 1.00

Supermarket Shell	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Substructure				**696000**	**92.43**
Pad foundations and ground beams	6960	m²	30		
Reinforced concrete ground floor slab; powerfloat finish; floor ducts to checkout areas only	6960	m²	70		
Frame and Upper Floors				**532100**	**70.66**
Steel propped portal frame, cold rolled purlin sections	286	tonne	1450		
Fire casing to columns and beams under first floor	570	m²	35		
Structural steel frame to form first floor	50	tonne	1150		
Holorib decking and in situ concrete topping to first floor	570	m²	70		
Roof				**853900**	**113.40**
Standing seam aluminium roof, curved, inner liner tray	5500	m²	100		
Eaves detail to roof cladding	170	m	150		
Single layer polymeric built-up roof, including insulation board and inner liner tray to flat roof area	1640	m²	85		
Rainwater goods, including syphonic drainage		item	35000		
Allowance for mansafe system and hatches to flat roof		item	20000		
Profiled metal pvf2 coated cladding to form canopy	210	m²	400		
Stairs				**26000**	**3.45**
Reinforced concrete stairs; steel balustrade and handrails	2	nr	13000		

SUPERMARKET

Supermarket Shell	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
External Walls, Windows and Doors				**275600**	**36.60**
Profiled galvanized steel built-up cladding system	890	m²	46		
Feature cladding band to store front and restaurant	675	m²	25		
Allowance for louvres, flashings and detailing	65	m²	950		
Allowance for column casings		item	12000		
Polyester powder coated aluminium shopfronts	300	m²	390		
Aluminium windows; sealed double glazed units	25	m²	320		
Softwood framed, metal lined external doorsets, ironmongery	17	nr	900		
Allowance for shutters to loading bay doors		item	3700		
Disposal Installations				**174000**	**23.11**
Below slab drainage, manholes etc.	6960	m²	25		
Protective Installations				**5500**	**0.73**
Lightning protection		item	5500		
Preliminaries and Contingency				**403900**	**53.64**
Contractors site establishment and supervision @	6%				
Contractors overheads and profit @	4%				
Contingency @	5%				
Construction cost (Supermarket shell only, rate based on GIFA)				**2967000**	**394.02**

Supermarket Fit-out	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Internal Walls and Partitions and Doors				**273600**	**36.33**
Internal metal stud partitions, including sundry metalwork	2160	m²	60		
Fire protection/stopping	2160	m²	25		
Carpentry and joinery, internal doors and trucking doors		item	60000		
Security and fire shutters generally		item	30000		
Internal Finishes				**394200**	**52.35**
Terrazzo flooring to sales area	5100	m²	40		
Checkout duct covers		item	32500		
Allowance for aluminium access covers and frames		item	7400		
White wall tiles to bakery, including epoxy grout	440	m²	35		
Ceramic floor tiles to bakery, prep areas, serveries and WC's, including epoxy grout, skirtings, angles, etc	540	m²	48		
Vinyl sheet flooring to back-up areas, including DPM	425	m²	51		

SUPERMARKET

Supermarket Fit-out	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Allowance for other miscellaneous wall/floor finishes		item	32500		
Suspended ceilings to domestic areas and customer WC's	465	m²	48		
Allowance for in situ finishes, including screeding, etc.		item	32500		
Furniture and Fittings				**1760800**	**233.84**
Internal signage		item	25000		
Trolley protection rails		item	27500		
ATM/cash office		item	40000		
Specialist joinery to create front brand wall		item	27500		
Shopfitting to pharmacy		item	40000		
Gondolas to sales floor generally	4645	m²	50		
Servery, plant and equipment to bakery		item	340000		
Shopfitting to specialist areas including hot food, deli, meat and fish, salad bar, etc.		item	180000		
Checkouts (not including service desk and kiosk)	30	nr	4050		
Miscellaneous shopfitting/specialist items, etc.		item	200000		
Fitting out to customer restaurant (excluding catering equipment)	300	m²	1150		
Fitting out to staff WCs		item	20000		
Fitting out to staff dining room		item	60000		
Fit-out to staff offices / meeting room / training room		item	21000		
Racking to bulk stock areas		item	70000		
Compactor		item	11000		
Water Installations and Services Equipment				**1067400**	**141.75**
Plumbing and water installation		item	40000		
Refrigeration distribution installation complete; including pipework and installation		item	210000		
Refrigeration plant, including packs and condensers		item	190000		
Refrigeration cabinets to shopfloor, including mixture of full height glass door cabinets, open top cabinets, etc.	4645	m²	120		
Packaged cold stores including controls, etc.		item	70000		
Space Heating and Air Treatment				**644500**	**85.59**
Ventilation ductwork including insulation, grilles, diffusers, etc.	7530	m²	35		
Air treatment plant, air handling units and central boiler plant	7530	m²	30		
Pipework to heating system		item	130000		
Allowance for special attenuation		item	25000		

SUPERMARKET

Supermarket Fit-out	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Electrical Installations				**692300**	**91.94**
Mains and sub-mains	7530	m²	14		
Trays and trunking	7530	m²	89		
Small power	7530	m²	13		
General lighting to sales floor (800-1,000 lux)	4645	m²	35		
Allowance for feature lighting to sales floor	4645	m²	15		
Back of house lighting	2885	m²	18		
Power to services installations; containment		item	35000		
Works to specific departments/customer restaurant		item	110000		
Lift Installations				**126000**	**16.73**
8 person goods lifts to first floor	2	nr	37500		
Scissor lift to service yard		item	25000		
Dock levellers/shelters	2	nr	13000		
Protective and Communications Installations				**418400**	**55.56**
Allowance for sprinkler installation	7530	m²	30		
Earthing and bonding		item	7200		
Fire alarm installation	7530	nr	9		
Public address system	7530	m²	1		
Telephone installation		item	6900		
Structured cabling		item	25000		
Allowance for CCTV installation	19	nr	1900		
Security tagging		item	45000		
Special Installations				**360000**	**47.81**
BMS/controls		item	100000		
Catering equipment to customer restaurant (115 covers)		item	260000		
Builders Work				**198500**	**26.36**
Builders work in connection with services @	6%				
Preliminaries and Contingency				**804000**	**106.77**
Contractors site establishment and supervision @	6%				
Contractors overheads and profit @	3%				
Contingency @	5%				
Construction cost (Supermarket fit-out only, rate based on GIFA)				**6740000**	**895.03**

SUPERMARKET

Supermarket – External Works	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Site Works				**847500**	**112.55**
Allowance for site preparation	22000	m²	10		
Tarmac surfacing to car park and access road	13000	m²	21		
Concrete surfacing to service yard	1200	m²	37		
Paving to front of store	800	m²	42		
Signage and street furniture		item	55000		
Trolley bays		item	5300		
Allowance for soft landscaping, including topsoiling		item	150000		
Boundary fencing		item	75000		
Drainage and External Services				**493300**	**65.51**
Allowance for drainage and sewer connections	22000	m²	6		
BWIC underground services		item	65000		
External lighting installations including BWIC	15000	m²	9		
Allowance for utilities supplies, directs and diversions		item	160000		
Minor Building Works				**1246000**	**165.47**
Stand alone substation/pump house; complete		item	16000		
6 pump PFS, including car wash and jet wash		item	480000		
Allowance for 1,000 ft² kiosk		item	480000		
Section 106/278 works		item	270000		
Preliminaries and Contingency				**401200**	**53.28**
Overheads, site establishment and supervision @	10%				
Contingency @	5%				
Construction cost (External Works only, rate based on GIFA)				**2988000**	**396.81**
TOTAL SUPERMARKET CONSTRUCTION COST (rate based on GIFA)				**11922000**	**1583.22**

Supermarket – Extension	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Works to Existing				**23000**	**30.30**
Repairs and alterations to existing shell, redecoration		item	215000		
Extension to Shell				**1318000**	**173.65**
Extension to rear sales wall including removal of equipment; demolition of existing; pad foundations and floor slab, steel frame, external walls and doors, tiled roof, incorporation of new M&E with existing systems, internal finishes	280	m²	725		
Ditto to non-entrance side extension	1115	m²	1000		

SUPERMARKET

Supermarket – Extension	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Fitting Out				**2769300**	**364.86**
Part refurbishment/part new shopfitting to existing sales area and new shopfitting to extended area including M&E	4365	m²	575		
Allowance for changes to back-up areas		item	190000		
Internal finishes, branding and signage	4365	m²	16		
External Works				**300000**	**39.53**
External works, groundworks, foul and surface water drainage, services diversions, fencing, and street furniture		item	300000		
Preliminaries and Contingency				**860700**	**113.40**
Overheads, site establishment and supervision @	13%				
Contingency @	5%				
Construction cost (Extension only, rate based on GIFA)				**5478000**	**721.74**

Supermarket – Refurbishment	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Remedial Works/Finishes				**1095000**	**876.00**
Removal of existing contaminated ceiling and replacement with metal tile suspended ceiling; to sales floor	1250	m²	140		
Repair and make good existing sales area floor finishes	1250	m²	90		
Additional lighting to sales floor		item	47500		
Refrigeration plant/infrastructure costs		item	160000		
Upgrade/remedial works to M&E services		item	410000		
Internal finishes, branding and signage		item	65000		
Alteration works to existing customer entrance		item	55000		
Changes to back-up areas		item	70000		
Fitting Out				**525000**	**420.00**
Refurbishment of store including new and reused shopfittings; associated M&E works	1250	m²	320		
Allowance for new checkouts		item	70000		
New staff restaurant and other back of house works		item	55000		
External Works				**27500**	**22.00**
Allowance for limited external works		item	27500		

SUPERMARKET

Supermarket – Refurbishment	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Preliminaries and Contingency				**443500**	**354.80**
Additional cost of nightworks and 24hr working		item	55000		
Allowance for special attendance		item	42500		
Contractors, site establishment and supervision @	10%				
Overheads and profit @	4.5%				
Contingency @	5%				
Construction cost (rate based on sales floor area)				**2091000**	**1672.80**

HEALTH CENTRE

This cost model details a large joint service centre scheme housing GP, dentistry and social services in a single building located on a tight urban site. The accommodation included 60 consulting rooms. Internal circulation is a key design aspect and the building design is based on two wings of largely cellular space arranged around an enclosed 'street', providing space for reception, cafes and other public facilities. There is extensive service installation which included data infrastructure.

Gross internal floor area, including tiers	8,435 m²
Model location is Outer London	TPI = 468; LF = 1.00

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Health Centre	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Substructure				**884600**	**104.87**
450 mm diameter reinforced concrete piling	1955	m²	160		
Excavating basement; disposal off site; breaking out obstructions; dewatering	1900	m³	45		
Reinforced concrete slab to basement area (565 m^2) and ground floor with vapour barrier, insulation; under slab ducts and drainage	1955	m²	160		
Extra for formation of lift pits		item	16000		
Reinforced concrete retaining walls to basement area, including temporary sheet piling; blockwork lining wall	450	m²	350		
Frame and Upper Floors				**1349600**	**160.00**
Reinforced concrete frame, 7.2 × 7.2 m grid; 200 mm thick flat slab; in situ concrete shear walls	8435	m²	160		
Roof				**202400**	**24.00**
Inverted roof coverings, polymeric roof coverings, insulation; flashings and copings	1955	m²	75		
Mansafe system		item	15000		
Extra for polycarbonate rooflights; 800 diameter; including all flashings etc	15	nr	1050		
Allowance for entrance canopies		item	25000		
Stairs				**332200**	**39.38**
Precast reinforced concrete stair cases; including fins smooth finish to exposed surfaces	6	nr	9000		
Balustrades; 1.1 m average high; glazed with profiled timber handrails; average rate used	665	m	380		
Profiled timber handrails	150	m	110		
Miscellaneous metalwork; cat ladders; open mesh flooring in risers etc.		item	9000		

HEALTH CENTRE

Health Centre	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
External Walls, Windows and Doors				**1437800**	**170.46**
Multicoloured curtain walling; double-glazed units; composite cladding panels; secondary steel and internal liner panel	2520	m²	300		
Coloured render system on mesh, insulation, dpm and metsec backing wall.	1260	m	200		
Aluminium framed windows	95	m²	340		
Perforated clay tile rain screen cladding complete including vertical and horizontal support rails	1300	m²	180		
Entrance door unit; aluminium framed glazed doors; automatic operation	2	nr	15000		
External doors; aluminium framed; polyester coated; to match windows	10	nr	2950		
Free standing screens to roof plant; louvre panels as required	650	m	160		
Internal Walls and Partitions				**554800**	**65.77**
Concrete blockwork; head restraints, movement joints	2000	m²	43		
Plasterboard partitions; 2 layers of 12.5 mm wall board; including 25 mm insulation and skim coat finish	7350	m²	50		
Internal glazed screens; blinds	225	m²	450		
Internal Doors				**401900**	**47.65**
Flush doors; beech veneer; fire-rated; solid core; veneered frame; vision panel and ironmongery	325	nr	800		
Glazed doors and screens; fire-rated; frames, fittings and ironmongery	22	nr	2850		
Riser cupboard doors; beech veneer; fire-rated, fittings and ironmongery	66	nr	1200		
Wall Finishes				**161900**	**19.19**
Emulsion paint to wall surfaces generally	17250	m²	3		
Ceramic wall tiling 150 × 150 mm	900	m²	45		
Single layer plasterboard dry lining 12.5 mm thick	5150	m²	14		
Floor Finishes				**467900**	**55.47**
Screed; latex self levelling screed 15 to 25 mm thick	8435	m²	11		
Ceramic floor tiling 600 × 600 mm to ground floor atrium	435	m²	90		
Non slip vinyl sheet flooring; skirtings	315	m²	34		
Linoleum sheet; skirtings	1100	m²	39		
Carpet; softwood skirtings	5500	m²	40		
Carpet and nosing to stair cases	4	m²	10000		
Allowance for entrance barrier matting		item	19000		

HEALTH CENTRE

Health Centre	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Ceiling Finishes				**263100**	**31.19**
Suspended ceilings; 600 × 600 mm clip in metal tiles	4170	m²	38		
Plasterboard MF suspended ceilings and bulkheads	1280	m²	45		
Plaster to soffit of reinforced concrete slabs	1900	m²	15		
Painting to plasterboard ceilings and bulkheads	3180	m²	6		
Furniture and Fittings				**526900**	**62.47**
Supply and install Group 1 medical equipment (fixed furniture); fit only Group 2 and 3 medical equipment (loose furniture)					
Reception area, desks and fixed furniture	13	nr	7600		
Café, servery counter and fixed furniture	2	nr	8500		
Waiting area	13	nr	1250		
Consulting room	60	nr	1500		
Treatment room	18	nr	1050		
Podiatary	3	nr	2950		
Dentistry	4	nr	22500		
Audiology	2	nr	27500		
Family Room	12	nr	280		
Office room	34	nr	190		
Classroom	4	nr	850		
Meeting room	14	nr	55		
WC	27	nr	380		
Records/store	12	nr	475		
Utility Room	9	nr	1900		
Allowance for additional fittings and furniture		item	85000		
Sanitary Fittings and Disposal Installations				**247400**	**29.33**
Sanitary fittings generally	200	nr	775		
Waste, soil and vent pipework	200	nr	310		
Extra for lift sump pumps		item	6800		
Rainwater installation	8435	m²	3		
Water Installations				**317500**	**37.64**
Cold water plant room installation; storage and booster unit	8435	m²	6		
Hot water plant room installation; gas fired water heaters, pumps etc	8435	m²	10		
Hot and cold water distribution pipework, insulation	8435	m²	17		
Allowance for water treatment		item	37500		

HEALTH CENTRE

Health Centre	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Space Heating and Air Treatment				**1431400**	**169.70**
Chilled water plant room installation; air cooled chiller; pumps, pipework distribution in plant rooms and risers		item	200000		
LTHW plant room installation; boiler and flue; pumps, pipework distribution in plant rooms and risers		item	75000		
Air Handling units; total combined capacity 10 m³/s; duct mounted heating and cooling batteries		item	80000		
Chilled water distribution; pipework; valves; insulation, trace heating	3900	m²	50		
LTHW heating; LST panels and trench heaters; pipework; valves; insulation	8435	m²	29		
Air curtains and door heaters; generally		item	10000		
Supply and extract ductwork installation serving active chilled beams	3900	m²	41		
Extra for enhanced attenuation measures in ductwork		item	15000		
Active chilled beam installation	3900	m²	55		
Thermal insulation to ductwork	8435	m²	17		
Allowance for packaged cooling systems to IT rooms		item	9000		
Allowance for dedicated ventilation systems (7nr systems)		item	20000		
Dirty extract system	8435	m²	8		
Electrical and Gas Installations				**905400**	**107.34**
Incoming supply and Main LV panel		item	45000		
Submains distribution, busbars in risers, distribution boards and isolators; including electrical supplies to main plant	8435	m²	19		
Lighting: standard luminaires, wiring, containment, accessories	8435	m²	36		
Allowance for emergency lighting	8435	m²	6		
Allowance for external lighting		item	27500		
General small power, including cabling, trunking and socket outlets	8435	m²	33		
Allowance for standby power and UPS		item	32500		
Incoming gas supply, including steel pipework, valves etc		item	10000		
Lift Installations				**125000**	**14.82**
Electric traction lift; 10 person; serving 4 nr floors	2	nr	27500		
Electric traction lift; 10 person; serving 6 nr floors	2	nr	35000		

HEALTH CENTRE

Health Centre	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Protective, Communications and Special Installations				**967300**	**114.68**
Lightning protection; earthing installations		item	20000		
Data and telephone pathway and cable infrastructure	8435	m²	29		
Fire detection and alarm system	8435	m²	11		
Security system; access control and intruder detection; wiring and equipment	8434	m²	13		
Building management and automatic control systems	8435	m²	40		
CCTV system		item	30000		
Patient call system; LED signboards		item	65000		
Public Address system		item	9000		
Induction loop system		item	18000		
Video/display monitor system in public areas		item	13000		
Gas scavenging systems to dental rooms		item	10000		
Compressor and vacuum installation to dental rooms		item	12000		
Builders' Work				**99900**	**11.84**
Builders' work in connection with services @	2.5%				
Preliminaries and Contingency				**1817000**	**215.41**
Testing and commissioning of building services installations		item	62500		
Contractors preliminaries, overheads and profit @	13%				
Contractors contingency @	3%				
Construction cost (rate based on GIFA)				**12494000**	**1481.21**

SWIMMING POOL WITH DRY SPORTS FACILITY

The cost model is based on a regional 50 m pool with spectator seating for 350 people. The two-storey development includes a crèche, café and bar, a climbing wall, a four court multi-purpose sports hall, a health and fitness suite with 50 workstations and a multi-use studio. Works exclude loose FFE, catering equipment and cafe fit-out. The costs include for a movable floor and booms to the 50m pool to allow for mixed use.

Gross internal floor area	8.600 m²
Model location is south east	TPI = 445; LF = 0.95

Swimming Pool	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Substructure				**1387300**	**161.31**
Excavate and fill site generally to an average depth of 500 mm; disposal, allowance for breaking out	5900	m²	19		
Ground bearing slabs; reduced levels; blinding; waterproofing, hardcore; reinforcement and lift pits	5900	m²	85		
Extra over for forming 300 mm reinforced concrete pool tank walls and moveable floor boom pits; waterproofing, formwork	400	m²	190		
Allowance for formation of dry ducts to pool perimeter	120	m²	750		
Piling; 600 mm CFA piles; 15 m deep; testing	5900	m²	70		
Excavation and installation of column bases and pile caps; including reinforced concrete; blinding; formwork etc.	5900	m²	33		
Frame and Upper Floors				**901300**	**104.80**
In situ upper floor slabs; including profile structural metal decking; concrete; reinforcement; power float finish	2700	m²	100		
Precast concrete seating units; supply and erection	300	m²	190		
Portalized frame to sports hall; structural steel hollow sections, columns, trusses and bracing; intumescent paint	45	tonne	2350		
Hollow section columns supporting Glulam roof beams to pool; intumescent paint	30	tonne	2150		
Main Frame to all other areas; structural steel universal columns, beams, rakers and bracing; intumescent paint	160	tonne	1650		
Concrete shear and core walls; concrete; reinforcement	1000	m²	140		

SWIMMING POOL WITH DRY SPORTS FACILITY

Swimming Pool	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Roof				**1387900**	**161.38**
Glulam beams to pool	400	m	750		
Steel frame to other areas; universal beams; fireproofing	185	tonne	1650		
Aluminium standing seam construction; including structural liner tray, waterproofing, insulation and roof covering	6000	m²	90		
Extra over allowance for rooflights to swimming pool	250	m²	475		
Roof drainage; rainwater installations generally	6000	m²	9		
Roof latchway system	500	m	90		
Glazed entrance canopy; planar glazing; architectural steelwork		item	22500		
Stairs				**113700**	**13.22**
Feature staircase; precast concrete steps; carborundum strips; architectural metalwork; glazed balustrade	1	nr	45000		
Public access staircase; precast concrete units; carborundum strips; stainless steel handrail	2	nr	22500		
Back of house access staircase; precast concrete units; carborundum strips; galvanized steel handrail	1	nr	19000		
Roof access cat ladders	2	nr	2350		
External Walls, Windows and Doors				**998000**	**116.05**
Render finished cavity wall; STO render; blockwork; insulation	1500	m²	140		
Aluminium framed double glazed curtain walling	1200	m²	380		
Metal flat panel cladding system; secondary steelwork; insulation; internal blockwork	800	m²	230		
Extra over for louvres	100	m²	330		
Brise soleil system	400	m²	230		
Main entrance; single pane laminated glazed screen; ironmongery	1	nr	9000		
Escape doors; double escape doors and frames; ironmongery	10	nr	1400		
Internal Walls and Partitions				**473500**	**55.06**
Blockwork walls; firestopping; head restraints	3500	m²	45		
Internal partitions; plasterboard; insulation; studwork	3000	m²	38		
Glazed screens	400	m²	330		
Changing cubicles	50	nr	700		
WC cubicles	50	nr	700		

SWIMMING POOL WITH DRY SPORTS FACILITY

Swimming Pool	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Internal Doors				**126800**	**14.74**
Single doors and framework; ironmongery	100	nr	750		
Double doors and framework; ironmongery	20	nr	1400		
Riser cupboard doors; fire-rated	50	nr	475		
Wall Finishes				**287200**	**33.40**
Plaster and paint	5000	m²	19		
Ceramic tiling (including pool tank walls)	2500	m²	75		
Paint finish on concrete walls	1000	m²	5		
Floor Finishes				**613500**	**71.34**
Vinyl sheeting to dry change and kitchen; skirtings	600	m²	33		
Carpet tile; skirtings	3000	m²	33		
Anti dust sealant to plant and stores	1200	m²	9		
Timber sprung floor to sports hall, fitness suite and multi-purpose studio; floor battens	1200	m²	75		
Tiled ceramic flooring to pool area and wet change (including pool tank floor); skirtings	2200	m²	75		
Terrazo stone flooring to reception; skirtings	400	m²	140		
Levelling screed	8600	m²	19		
Allowance for entrance matwell		item	9000		
Ceiling Finishes				**383800**	**44.63**
Timberboard slat on moisture-resistant plasterboard backing to pool hall; timber, plasterboard; hangers	1520	m²	90		
Extra for works around rooflights		item	27500		
Suspended ceilings; plasterboard; acoustic treatment, paint finish; perimeter trims; hangers	4200	m²	42		
Moisture-resistant suspended ceilings to wet change and kitchen; plasterboard; paint finish; perimeter trims; hangers	750	m²	50		
Paint finish on slab soffit	1200	m²	5		
Furniture and Fittings				**1186900**	**138.01**
Pool seating	350	nr	28		
Moveable floors including 2 nr booms to pool	1	nr	610000		
Disabled hydraulic access platform	1	nr	45000		
Springboards	4	nr	4700		
Main reception desk	1	nr	45000		
Sundry reception desks	2	nr	9000		
Climbing wall	1	nr	90000		
Lockers	300	nr	280		
Balustrades and safety barriers	150	m	475		

SWIMMING POOL WITH DRY SPORTS FACILITY

Swimming Pool	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Handrails	100	m	230		
Bleacher seating	250	nr	230		
Entrance turnstiles	2	nr	14000		
Signage		item	22500		
Allowance for mirrors		item	14000		
Access ladders to pool		item	22500		
Changing room benches		item	27500		
Sanitary Fittings and Disposal Installations				**347900**	**40.45**
Sanitaryware generally	300	nr	475		
Below slab foul drainage; area based on building footprint	5900	m²	9		
Rainwater disposal; rainwater outlets; gratings; downpipes	8600	m²	3		
Soil and waste disposal; foul water and sanitary appliances	8600	m²	9		
Enhanced drainage to pool		item	45000		
Hot and Cold Water Installations				**202100**	**23.50**
Water supply; mains connection; booster set; storage tanks		item	90000		
Cold water service; distribution to toilets and changing	8600	m²	6		
Hot water services; local electric heating, service to toilets and changing	8600	m²	5		
Allowance for cold water drinking points	10	nr	2350		
Space Heating and Air Treatment				**1026800**	**119.40**
Boiler installation; flues; pumps; valves; pipework distribution	8600	m²	19		
Hot water generators; heat exchangers; buffer vessels	8600	m²	5		
Space heating; LTHW; pipework distribution; radiators	8600	m²	19		
Under floor heating to changing and reception areas	1500	m²	28		
Localized DX cooling to fitness suite and admin areas	1000	m²	150		
Ventilation installation; supply and extract installation	4200	m²	38		
Specialist ventilation installation to changing, pools, WCs, kitchen, café and plant areas; air handling and distribution	4400	m²	70		

SWIMMING POOL WITH DRY SPORTS FACILITY

Swimming Pool	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Electrical and Gas Installations				**1081100**	**125.71**
HV/LV mains connection; switchgear; mains switchboard	8600	m²	9		
Submains cabling; containment; switchgear; and distribution	8600	m²	19		
Small power	8600	m²	14		
Power to mechanical services and lifts	8600	m²	5		
Lighting installation and luminaires	8600	m²	38		
Emergency lighting; exit signs; luminaires	8600	m²	5		
Light switching; control system; presence detectors	8600	m²	5		
Diesel standby generator		item	140000		
Scene lighting control and external feature lighting		item	90000		
Gas installation to boilers and kitchen		item	37500		
Lift Installations				**145000**	**16.86**
13 person lift 1 nr	1	nr	90000		
Goods lift 1 nr	1	nr	55000		
Protective, Communications and Special Installations				**1390300**	**161.66**
Wet riser installation	8600	m²	5		
Lightening protection	8600	m²	2		
Handheld firefighting appliance		item	4700		
Fire alarm and smoke detector installation	8600	m²	9		
Voice alarms	8600	m²	5		
Public address system	8600	m²	5		
Telephone and data containment	8600	m²	5		
Data backbone wiring	8600	m²	5		
Telephone backbone wiring	8600	m²	6		
CCTV installation; wiring, containment; equipment	8600	m²	14		
Access control security system; intruder alarm	8600	m²	9		
Induction loops to changing, seating, first aid, sports hall, reception and gym	3000	m²	33		
Television and FM radio aerial system; satellite system		item	4700		
Disabled toilet alarm system		item	9000		
Building Management System	8600	m²	19		
Pool water treatment; UV treatment		item	560000		

SWIMMING POOL WITH DRY SPORTS FACILITY

Swimming Pool	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Builders Work				**230000**	**26.74**
Pads, bases, holes, chases, mortices, supports, walkways painting pipework		item	230000		
Preliminaries and Contingency				**2548900**	**296.38**
Contractors preliminaries, overheads and profit @	15%				
Contingency and design reserve @ say	5%				
Construction cost (rate based on GIFA)				**14832000**	**1724.64**

REGIONAL STADIUM

The cost model is based on a regional stadium with a total of 25,000 seats. The stadium features a continuous roof enclosing one two-tier stand, with the rest of the seating arranged on a single tier. Back of house areas, hospitality areas and concessions.

Gross internal floor area including tiers	35.800 m²
Model location is South East	TPI = 445; LF = 0.95

Regional Stadium	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Substructure				**2105000**	**58.80**
Excavate and fill site generally to an average depth of 500 mm; disposal; allowance for breaking out	20000	m²	7		
Ground bearing slabs; blinding; DPM; hardcore; concrete slab with mesh reinforcement; ground beams and lift pits	10600	m²	60		
Piling and pile caps: 600 mm diameter piles; 15 m deep; complete	10600	m²	75		
Column bases; including reinforced concrete; blinding; reinforcement; formwork; etc.	10600	m²	50		
Frame and Upper Floors				**5772000**	**161.23**
Main frame, structural steel columns, beams and bracing	1800	t	1550		
Intumescent paint/fireboard and architectural finishes	18000	m²	16		
In situ upper floor slabs to concourse areas; waffle construction with perimeter beam strips	14000	m²	90		
Precast concrete seating units; stainless steel locating pins; waterproofing	11100	m²	130		
Roof				**3933000**	**109.86**
Structural steel main roof structure; high performance paint system	1080	t	2300		
Roof access cat ladders	2	nr	1550		
Roof access stairs	2	nr	3100		
Latchway systems and walkways	680	m	120		
Safety balustrades/handrails	560	m	180		
Roof cladding system to main bowl; aluminium standing seam roofing; clear sections and overhangs	15800	m²	70		
Roof drainage: rainwater installations generally	15800	m²	7		
Camera gantries and canopies		item	37500		

REGIONAL STADIUM

Regional Stadium	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Stairs				**862500**	**24.09**
Reinforced in situ concrete stairs, landings and ramps, with power float finish and non-slip inserts to nosings	1000	nr	260		
Precast concrete step units; bolted to precast concrete seating units; forming gangway steps		item	42500		
Stair balustrades and handrails	2000	m	280		
External Walls				**1403000**	**39.19**
Facing quality blockwork cavity wall to external elevations and bowl elevations	3100	m²	100		
Aluminium profiled sheet cladding system including secondary steelwork and insulation	3300	m	180		
Extra over for double glazed aluminium framed, facetted cladding system to walls; structural mullions	250	m²	240		
Extra over sheet cladding for openable single glazed units in metal frames	250	m²	310		
Glazing and glazed doors to executive boxes	450	m²	350		
Galvanized steel weld mesh; 8 m × 4 m panels	1700	m²	120		
Windows and External Doors				**205000**	**5.73**
Main entrances: laminated glazed screens and doors	30	nr	3600		
Escape doors; double escape doors	20	nr	3600		
Shutters; allowance for: power operated security shutters		item	25000		
Internal Walls and Partitions				**1450400**	**40.51**
Insitu concrete walls; 200 mm thick to lift and stair core walls	1500	m²	120		
In situ concrete parapets to seating area	700	m²	120		
In situ concrete walls; 200 mm thick to vomitories	40	nr	3600		
Blockwork division walls	15000	m²	50		
Proprietary vandal-resistant metal faced toilet cubicles	300	nr	460		
Glazed screens generally	150	m²	310		
Front screens and privacy panels to executive suites	26	nr	4150		
Internal Doors				**485000**	**13.55**
Single doors and framesets; fire-resisting; ironmongery	200	nr	925		
Double doors and framesets; fire-resisting; ironmongery	100	nr	1450		
Fire shutters to concession/bar fronts	20	nr	6200		
Rolling shutters generally	10	nr	3100		

REGIONAL STADIUM

Regional Stadium	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Wall Finishes				**544900**	**15.22**
Render and tiling	4000	m²	60		
Plaster and paint	14400	m²	10		
Plaster and decorative coverings	100	m²	90		
Paint finish on concrete or block walls	36000	m²	4		
Floor Finishes				**450200**	**12.58**
Vinyl sheeting/tiling; levelling screed; skirtings	3500	m²	31		
Contract grade carpet, levelling screed; skirtings	4500	m²	31		
Stone/ high quality ceramic tile; levelling screed; skirtings	500	m²	110		
Paint and epoxy finish to concrete slabs; skirtings	16000	m²	6		
Tiled ceramic flooring, levelling screed; skirtings	800	m²	60		
Ceiling Finishes				**478800**	**13.37**
Suspended ceilings; mineral fibre	5100	m²	41		
Plasterboard ceilings; skim coat and decorations	3300	m²	31		
Spray insulation	16250	m²	10		
Furniture and Fittings				**1200300**	**33.53**
Padded upholstered seats; fixed units	21000	nr	21		
Padded upholstered seats; club seats	4000	nr	26		
Safety rails and barriers; to fixed seating bowl	1750	m²	180		
Security and crowd control gates; generally	150	m²	775		
Turnstiles	40	nr	3100		
Allowance for signs; generally		item	100000		
Sanitary Fittings and Disposal Installations				**777200**	**21.71**
Sanitary fittings generally	850	nr	410		
Below slab foul drainage; complete system	10600	m²	24		
Sanitary fittings; IPS; concession areas, locker rooms etc.	24700	m²	6		
Water Installations				**349400**	**9.76**
Water supply; mains connection; booster set; storage tanks		item	95000		
Hot and cold water services	24700	m²	10		
Space Heating and Air Treatment				**1845600**	**51.55**
Space heating; boilers, flues, pumps and pressurization sets; plant room and riser distribution	24700	m²	16		
Space heating; LTHW heating to public areas generally	10600	m²	21		

REGIONAL STADIUM

Regional Stadium	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Localized cooling to hospitality areas; DX units		item	170000		
Air treatment and ventilation installations	10600	m²	70		
Extract installations; extract fans and ductwork to kitchens, toilets etc.	2500	m²	70		
Smoke extract installations:	24700	m²	6		
Electrical and Gas Installations				**2692300**	**75.20**
Mains connection; high voltage switchgear/ transformers/connections; mains switchboard and busbars	24700	m²	9		
Sub-mains distribution; switchboards; mains cabling	24700	m²	5		
Small power installation	24700	m²	16		
Lighting and luminaires	24700	m²	41		
Emergency lighting	24700	m²	6		
Under roof lighting	15800	m²	6		
Seating bowl lighting	11100	m²	10		
Containment installations	24700	m²	6		
Power supply to mechanical plant		item	50000		
Illuminated signs		item	50000		
Allowance for external ‘feature’ lighting		item	180000		
Diesel standby generator		item	110000		
Gas installation to boilers and kitchen		item	30000		
Lift Installations				**250000**	**6.98**
13 person lifts	2	nr	90000		
Goods lifts	1	nr	70000		
Protective, Communications and Special Installations				**2913300**	**81.38**
Hose reel installations		item	25000		
Dry riser installations		item	30000		
Lightning protection; earthing installations:		item	90000		
Public address and voice alarm system; main bowl PA	24700	m²	16		
Fire alarm system	24700	m²	12		
CCTV/security installations	24700	m²	12		
Allowance for card access and intruder alarm installations		item	50000		
Floodlighting installation		item	460000		
Playing surface; fully heated pitch complete with drainage, irrigation, service ducts etc.		item	880000		
BMS installation complete	24700	m²	16		

REGIONAL STADIUM

Regional Stadium	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Builders Work				**180000**	**5.03**
Builder's work in connection with services @		item	180000		
Preliminaries and Contingency				**5345100**	**149.30**
Commissioning management		item	50000		
Management costs, site establishment and supervision @ say	10%				
Contractors overheads and profit @	3%				
Contingency @	5%				
Construction cost (rate based on GIFA)				**33243000**	**928.57**

PRIMARY SCHOOL EXTENSION

A single-storey, three-classroom extension to a primary school. Constructed using traditional masonry cavity walls on concrete strip foundations with a pitched tiled roof. Individual classrooms are formed by load bearing blockwork partitions.

Gross internal floor area including tiers	310 m²
Model location is South East	TPI = 445; LF = 0.95

Three Classroom Extension	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Substructure				**33800**	**109.03**
Excavation & disposal	140	m³	25		
Concrete strip foundations, masonry work below DPC; blockwork and facing brickwork	90	m	130		
Reinforced in situ concrete ground slab, including service trench; vapour barrier; hardcore, excavation and disposal	310	m²	60		
Roof				**47000**	**151.61**
Softwood roof trusses	380	m²	37		
Board insulation to roof	310	m²	17		
Cement slate roofing including all eaves, ridge tiles and labours; measured on plan	380	m²	50		
Aluminium rainwater down pipes	40	m	65		
Aluminium gutters	90	m	60		
Fire barriers	40	m	17		
External Walls				**28600**	**92.26**
Brick cavity wall, facing brick outer skin with cavity, 140 mm inner blockwork leaf	220	m²	130		
Windows and External Doors				**27800**	**89.68**
Proprietary aluminium framed, double glazed windows, doors and solid aluminium faced panels; powder coated finish	55	m²	350		
Double door steel security doors, including all ironmongery	1	nr	1400		
Double door aluminium framed glazed doors and screens to paved areas, including all ironmongery	15	m²	475		
Internal Walls and Partitions				**11200**	**36.13**
Partitions; 100/140 blockwork	285	m²	33		
WC cubicle partitions; laminated plastics, including all ironmongery	4	nr	450		

PRIMARY SCHOOL EXTENSION

Three Classroom Extension	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Internal Doors				**9200**	**29.68**
Internal fire doors, Georgian wired glass vision panel, stainless steel ironmongery to classrooms	5	nr	850		
Double fire door, Georgian wired glass, stainless steel ironmongery to corridor	1	nr	1150		
Wrot softwood storage cupboard door, stainless steel ironmongery	5	nr	425		
Non fire-rated doors, stainless steel ironmongery to WC	3	nr	550		
Wall Finishes				**13300**	**42.90**
Plaster and 1 mist coat, 3 coats of emulsion paint	760	m²	15		
Ceramic wall tiles, full height in toilets and selected classroom areas	40	m²	50		
Floor Finishes				**14500**	**46.77**
Screed cement screed	310	m²	17		
Carpet tiles	150	m²	21		
Safety vinyl to WC areas and practical areas, including skirtings	90	m²	33		
Heavy duty vinyl to circulation areas, including skirtings	68	m²	37		
Entrance matting with aluminium matwell	2	m²	290		
Ceiling Finishes				**9100**	**29.35**
Plasterboard ceiling, plaster skim and emulsion paint finish	280	m²	29		
Moisture resistance plasterboard ceiling, plaster skim and emulsion paint finish	30	m²	33		
Furniture and Fittings				**17800**	**57.42**
Storage trays containers	3	nr	2250		
Storage units – allowance of 1 double cupboard per classroom	3	nr	450		
Worktops, including cut out for sink, 3000 × 600	3	nr	120		
Coat hooks, fixed to masonry	100	nr	25		
Pinboards, 1000 × 2000	6	nr	65		
Pinboards, 1000 × 1200	2	nr	45		
Whiteboards: Interactive	3	nr	1350		
Whiteboards: Magnetic	3	nr	90		
Signage	1	Item	1800		
Mirrors 640 × 460	7	nr	37		

PRIMARY SCHOOL EXTENSION

Three Classroom Extension	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Sanitary Fittings				**5800**	**18.71**
WCs	6	nr	280		
Urinals, including side panel	2	nr	190		
Handbasins	8	nr	170		
Disabled toilet, including WC, wash handbasin, grab rails and other fittings	1	nr	1100		
Single stainless steel sinks to classrooms, 1200 × 600	3	nr	210		
Cleaners sink, 510 × 380	1	nr	675		
Disposal Installations				**5300**	**17.10**
Waste, soil and vent installation; uPVC pipework and fittings	310	m²	17		
Water Installations				**9000**	**29.03**
Cold water points	21	nr	250		
Hot water points	13	nr	290		
Space Heating and Air Treatment				**34100**	**110.00**
Space heating, all costs associated with the supply and installation of the heating system, temperature control and distribution pipework	310	m²	110		
Ventilation Installations				**4100**	**13.23**
Ventilation extraction to toilet areas		item	4100		
Electrical and Gas Installations				**32600**	**105.16**
Mains and sub-mains installation	310	m²	21		
Small power installation	310	m²	29		
Lighting and general luminaires; emergency lighting	310	m²	50		
Gas installations, all costs associated with the supply and installation of gas	310	m²	5		
Protective, Communications and Special Installations				**12400**	**40.00**
Lightning protection		item	1000		
Fire alarm installation; smoke detectors; call points		item	3750		
Telephone and data wireways; internal telephone system		item	2050		
Security installation; intruder detection, CCTV to existing control unit etc.		item	5600		
Builders Work				**5000**	**16.13**
Forming holes, chases etc		item	5000		

PRIMARY SCHOOL EXTENSION

Three Classroom Extension	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Preliminaries and Contingency				**56400**	**181.94**
Management costs; site establishment; site supervision @	12%				
Contractors contingency @	5%				
Construction cost (rate based on GIFA)				**377000**	**1216.13**

SCHOOL REFURBISHMENT

The model is based on the updating of a group of Victorian and sixties schools buildings with a mix of general classrooms and specialist science and music departments. The refurbishment includes repairs to the existing fabric of the sixties building, including replacement glazing, comprehensive updating of finishes and a complete overhaul of the building services, external works and new FF&E and ICT installation. Professional fees and VAT are excluded.

Gross internal floor	9,850 m²
Model location is South East	TPI = 468, LF = 1.0 (Outer London)

School Refurbishment	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Demolitions and Alterations				**380000**	**38.58**
Demolition, structural alterations, removal of windows, soft strip out and temporary works, disposal		item	380000		
Minor and Temporary Building Works				**1970000**	**200.00**
Allowance for temporary accommodation and decant costs		item			
Asbestos removal		item			
Temporary services supply		item			
Substructure				**70000**	**7.11**
Concrete cleaning and repairs		item			
Structural steelwork, universal sections, erection, surface finishes	20	tonne			
Allowance for fire-rating of existing steel beams		item			
Roof				**39800**	**4.04**
Replacement roofing asphalt complete, additional insulation, removal and disposal of existing	165	m²	150		
Mansafe; including access ladder and fall arrest system	125	m	120		
External Walls, Windows and Doors				**673600**	**68.39**
Replacement window wall panels; stick system curtain walling; insulated aluminium faced spandrel panels; concealed vents; powder-coated aluminium frame; double glazed units; opening lights with actuators; making good to existing openings	600	m²	800		
Aluminium rainscreen cladding to stairs	160	m²	450		
Entrance screens, full height double glazing in aluminium frames	30	m²	1150		
Aluminium solar louvres; integrated with curtain walling	25	m²	400		
External render; insulated proprietary self-coloured render system to replace existing	685	m²	110		

SCHOOL REFURBISHMENT

School Refurbishment	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Replacement window wall panels; stick system curtain walling; insulated aluminium faced spandrel panels; concealed vents; powder-coated aluminium frame; double glazed units; opening lights with actuators; making good to existing openings	600	m²	800		
Internal Walls and Partitions				**149300**	**15.16**
Independent wall lining and metal stud partition; boarded both sides; including access panel, cavity barriers and sound barriers.	1700	m²	55		
Toilet cubicles and back panels; Formica laminated WC cubicle partitions, wall linings and doors; including all relevant ducting, fixing, fittings accessories		item	50000		
Allowance for upgrading fire-rating of walls		item	3100		
Allowance for mounting plates and patressing in existing buildings		item	2650		
Internal Doors				**234400**	**23.80**
Internal doorsets; solid core; including vision panels and over panels; painted finish; ironmongery	150	nr	850		
Allowance for refurbishing existing doorsets, vision panels, fire-rating, ironmongery, painting	225	nr	475		
Wall, Floor and Ceiling Finishes				**522800**	**53.08**
Suspended ceiling; 2 layers plasterboard on MF; including access panels	132	m²	50		
Plasterwork, removal of existing, 2 coat plasterwork	4000	m²	21		
Sheet carpet	7350	m²	24		
Vinyl safety flooring, latex screed	1500	m²	38		
Ceramic tiling to walls	250	m²	50		
Painting, generally, including preparing and making good existing surfaces	18500	m²	9		
Allowance for skirting and other joinery		item	12000		
Allowances for specialist acoustic ceiling finishes generally		item	17000		
Furniture and Fittings				**288800**	**29.32**
Internal roller blind system; average size 6000 × 1800 mm	180	nr	170		
Internal fabric black-out blinds; average size 1500 × 1800 mm	22	nr	420		
Fixed FF&E to art and design		item	45000		
Fixed FF&E to food technology		item	60000		

SCHOOL REFURBISHMENT

School Refurbishment	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Fixed FF&E to science laboratories and prep rooms		item	130000		
Allowance for additional fixed FF&E		item	14000		
Sanitary Fittings				**46000**	**4.67**
Toilet replacement; removal of existing, replacement WCs, urinals, wash handbasins, hand dryers, water points, average rate per item	100	nr	460		
Disposal Installations				**111300**	**11.30**
Soil, waste and disposal: rainwater disposal; cast iron down pipes and fittings	9850	m²	11		
Water Installations				**285700**	**29.01**
Hot and cold water service; hot and cold water storage; distribution	9850	m²	29		
Space Heating and Air Treatment				**1275000**	**129.44**
Heat source, gas-fired boilers, flues, removing existing, complete	9850	m²	7		
LTHW system, on floor distribution and radiators, insulation	9850	m²	70		
Mechanical ventilation installation to high heat gain areas	4500	m²	75		
Allowance for package cooling to server rooms		item	5700		
Allowance for toilet and laboratory extract systems	9850	m²	18		
Electrical and Gas Installations				**1438900**	**146.08**
LV switchgear and panels, distribution boards, power to main plant and lifts	9850	m²	23		
Small power installation, perimeter trunking	9850	m²	35		
Lighting and emergency lighting, lighting control, PIR sensors and daylight sensors.	9850	m²	75		
External lighting		item	55000		
Gas supply to boilers and science laboratories	9850	m²	8		
Lift Installations				**135000**	**13.71**
8 person, electrohydraulic lifts	3	nr	45000		
Protective, Communications and Special Installations				**800800**	**81.30**
Earthing and bonding, lightning protection	9850	m²	4.7		
Fire and smoke detection and alarm system, security installation	9850	m²	24		
Disabled refuge alarm, disabled toilet alarm, induction loop	9850	m²	5.6		
Data cabling included in main building contract	9850	m²	19		
Building management system, sensors, valves and interfaces with window actuators	9850	m²	28		

SCHOOL REFURBISHMENT

School Refurbishment	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Builders Work				**204600**	**20.77**
Forming holes, chases etc.		item	4700		
Preliminaries and Contingency				**2061000**	**209.24**
Management costs; site establishment; site supervision @	12%				
Design reserve @	5%				
Construction cost (rate based on GIFA)				**10687000**	**1085.00**

APARTMENTS

This cost model is based on a mixed-tenure apartment building in a south-east location, featuring 65 open-market apartments and 35 flats for the affordable sector, in a mix of one and two-bedroom configurations. The scheme also features a 50-place semi-basement car park, providing secure spaces for the open-market element of the scheme. Demolition and site preparation, and external works are excluded.

Apartment block: Gross internal floor area	7,000 m²
Open market apartments: Net internal floor area	3,660 m²
Affordable apartments: Net internal floor area	1,930 m²
Car park: Gross internal floor area	1,750 m²
Model location is Outer London	TPI = 4688; LF = 1.00

Apartment Shell and Core	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Substructure				**621400**	**88.77**
Substructure, piled foundations, pile caps, ground slab	1000	m²	575		
Allowance for drainage	1000	nr	36		
Allowance for lift pits etc.	2	nr	5200		
Frame and Upper Floors				**1402000**	**200.29**
In situ reinforced concrete frame and upper floors	6650	m²	160		
Balconies, primary and secondary frame, decking, balustrading	65	nr	5200		
Roof				**128100**	**18.30**
Flat roof coverings, single ply membrane, insulation, ballast; allowance for details to upstands	1000	m²	80		
Extra for roof terraces and paving to terraces	350	m²	47		
Allowance for roof drainage, roof sundries	1000	m²	16		
Roof access equipment, latchways, cat ladder, access hatch, safety balustrade		item	16000		
Stairs				**149800**	**21.40**
RC concrete stairs, mild steel balustrades and handrails	14	m²	7300		
Extra over for enhanced finishes to entrance level staircases	2	m²	5200		
Balustrade and parapet to terraces; polyester powder coated	120	m	310		
External Walls, Windows and Doors				**1947700**	**278.24**
Unitized curtain walling; powder coated insulated aluminium spandrel panels; double-glazed tilt and turn windows	4000	m²	470		
Extra for doors to balconies, ironmongery	65	nr	825		

APARTMENTS

Apartment Shell and Core	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Entrance doors, aluminium framed glazed door and screen	1	nr	10000		
External fire escape doors, metal, polyester powder coated	2	nr	2050		
Internal Walls and Partitions				**287000**	**41.00**
Core walls, in situ concrete, 225 thick	420	m²	100		
Party walls to apartments and corridors; dense concrete block; head restraint, fire stopping	4900	m²	50		
Internal Doors				**139500**	**19.93**
Fire doors to cores and corridors; hardwood architraves/frames, including basic ironmongery	60	nr	775		
Fire doors to risers; hardwood architraves/frames, including basic ironmongery	20	nr	525		
Apartment entrance doors; solid core doors, hardwood architraves/frames, including basic quality ironmongery	100	nr	825		
Wall Finishes				**92600**	**13.23**
Plasterboard to concrete and blockwork, with specialist painted finish; entrance hall	500	nr	50		
Plasterboard to concrete and blockwork, with emulsion paint finish; lift lobbies and corridors	2600	nr	26		
Floor Finishes				**94400**	**13.49**
Feature ceramic floor tiles, sand cement screed; entrance hall	50	m²	120		
Heavy duty carpet, sand cement screed; corridors	1050	m²	60		
Ceramic tile, sand cement screed; lift lobbies	170	m²	100		
Skirtings, surface-fixed skirting, painted MDF	810	m	10		
Ceiling Finishes				**42800**	**6.11**
Painted plasterboard with feature bulkheads; reception	50	m²	100		
Painted plasterboard on battens; lift lobbies and corridors	1220	m²	31		
Furniture and Fittings				**16000**	**2.29**
Allowance for reception area fittings; mailboxes, signage		item	16000		
Sanitary Fittings and Disposal Installations				**108900**	**15.56**
Allowance for cleaners sinks	14	nr	525		
Rainwater disposal	7000	m²	3		
Soil, waste and overflow installations; stacks and connections to below ground drainage	7000	m²	11		

APARTMENTS

Apartment Shell and Core	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Water Installations				**130700**	**18.67**
Cold water storage tanks, booster pumps, mains distribution pipework, trace heating, water softener/conditioner etc.	7000	m²	16		
Hot and cold water services to landlord's areas, including local water storage heaters	1220	m²	18		
Space Heating and Ventilation				**168600**	**24.09**
Electric panel heaters; landlord's areas	1220	m²	3		
Central extract system for bathrooms; ductwork, extract fans	7000	m²	21		
Reception area air treatment		item	7800		
Supply and extract; plantroom areas		item	10000		
Electrical Installations				**185300**	**26.47**
Mains switchgear, cabling, containment and landlord's distribution boards	7000	m²	10		
Small power; landlord's areas	1220	m²	6		
Power supply to mechanical services	7000	m²	5		
Lighting and emergency lighting to landlord's areas	1220	m²	31		
Feature lighting to entrances		item	16000		
Earthing and bonding	7000	m²	2		
Lift Installation				**190000**	**27.14**
Lift installation; 13 person fire fighting lifts serving 7 storeys	2	nr	95000		
Protective, Communications and Special Installations				**207500**	**29.64**
Allowance for dry riser inlets	1220	m²	31		
Lightning protection	7000	m²	2		
Fire alarm system to landlord's areas	1220	m²	36		
Telephone containment only	7000	m²	4		
TV/Satellite system; central aerial and distribution	7000	m²	4		
Localized controls for cold water system	7000	m²	4		
CCTV and access control to perimeter		item	25000		
Builders Work				**49500**	**7.07**
Forming holes and chases; firestopping @	5%				
Preliminaries and Contingency				**1198000**	**171.14**
Testing and commissioning of building services @	2.5%				
Contractor's overheads and profit, site establishment and supervision @	15%				
Contingency @	5%				
Construction cost (Apartment shell and core only, rate based on GIFA)				**7159800**	**1022.83**

APARTMENTS

Open Market Apartment Fit-out	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Internal Walls and Partitions and Doors				**391300**	**106.91**
Metal stud partitions; 1 layer wall board each side; insulation; skim coat	4575	m²	50		
Flush doors; non fire-rated; single leaf; solid core hardwood veneered; softwood frames; decorations; ironmongery	260	nr	625		
Wall Finishes				**279000**	**76.39**
Plasterboard dry lining; MF framing; to external facade; emulsion paint finish	650	m²	47		
Plasterboard; to concrete and blockwork walls; emulsion paint	3730	m²	26		
Ceramic tiles to kitchens	290	m²	90		
Ceramic tiles to bathrooms	1400	m²	90		
Floor Finishes				**318800**	**87.10**
Suspended floor construction; ply on timber battens	3080	m²	26		
Edge fixed carpet; PC sum £20/m^2; underlay	3080	m²	36		
Screed; ceramic tiling; to kitchens and bathrooms	730	m²	110		
Skirtings; surface fixed skirting, painted MDF	3700	m	10		
Skirting; ceramic to match tiling	580	m	16		
Ceiling Finishes				**119200**	**32.57**
Plasterboard suspended ceiling on battens; painting	3660	m²	29		
Feature bulkhead to junction with external wall	420	m	16		
Plasterboard bulkhead for bathroom extract ductwork	65	nr	100		
Furniture and Fittings				**561500**	**153.42**
Fully fitted kitchen to developer's specification with quality laminate worktops; appliances	65	nr	5200		
Additional fittings to kitchens to 2 bed apartments	30	nr	2050		
Built-in furniture to bedrooms; MDF, softwood frame and doors	95	nr	675		
Allowance for built-in cloak, meter and airing cupboards	95	nr	310		
Bathroom furniture, cistern enclosure; shelving	95	nr	410		
Bathroom accessories, mirrors etc.	95	nr	310		

APARTMENTS

Open Market Apartment Fit-out	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Sanitary Fittings and Disposal Installations				**318500**	**87.02**
Fully fitted bathroom; WC, bidet, wash handbasin, pressed steel bath with power shower and screen	65	nr	2700		
Fully fitted en-suite shower room; WC, wash handbasin, power shower, tray and screen; including all fixtures and fittings	30	nr	2250		
Kitchen sink; including all fixtures and fittings	65	nr	330		
Soil waste and vent installation within apartments; connections to stacks	545	nr	85		
Allowance for overflow pipework	3660	nr	2		
Water Installations				**181600**	**49.62**
Cold water supply; connection, meter	65	nr	170		
Cold water distribution within apartments; final connections with sanitary fittings and appliances	545	nr	110		
Domestic electric water heaters	65	nr	525		
Hot water distribution within apartments; final connections with sanitary fittings and appliances	450	nr	170		
Space Heating, Air Treatment and Ventilation				**195500**	**53.42**
Electrical panel heaters; local thermostatic control; power supply measured separately	320	nr	220		
Electric heated towel rails	95	nr	390		
Kitchen and bathroom extract, centralized bathroom system; localized kitchen extract with vent to facade, extract fans	160	nr	550		
Electrical Installation				**235600**	**64.37**
Mains and sub-mains; connection; LV distribution boards to apartments; meters	65	nr	390		
Small power distribution; sockets and fused connection points; wiring	1685	nr	33		
Cooker point; wiring	65	nr	100		
Lighting; pendants, ceiling roses and bulkhead connections, wiring; to general areas	520	nr	28		
Lighting; low energy fluorescent and low voltage fittings, wiring; to kitchens and bathrooms	580	nr	100		
Shaving outlet; wiring	95	nr	75		
Lighting; 5 amp lighting sockets; wiring	390	nr	33		
Lighting distribution; switches and wiring	640	nr	31		
Extra for; kitchen pelmet lighting	65	nr	190		
Extra for; bathroom mirror lighting	95	nr	130		
Allowance for earthing and bonding	65	nr	170		

APARTMENTS

Open Market Apartment Fit-out	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Communication Installation				**117700**	**32.16**
Fire alarm; combined detector/sounder; mains supply	130	nr	220		
Phone points and wiring; 2 nr points	65	nr	110		
TV sockets and wiring; 2 nr sockets	65	nr	110		
Video entry phone system	65	nr	1150		
Builders Work				**52400**	**14.32**
Forming holes and chases; firestopping @	5%				
Preliminaries and Contingency				**606600**	**165.74**
Testing and commissioning of building services @	2.5%				
Contractor's overheads and profit, site establishment and supervision @	16%				
Contingency @	5%				
Construction cost (Open Market Apartment fit-out only, rate based on NIA area)				**3378300**	**923.04**

Affordable Market Apartment Fit-Out	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Internal Walls and Partitions and Doors				**178500**	**92.49**
Metal stud partitions; 1 layer wall board each side; insulation; skim coat	2100	m²	50		
Flush doors; non fire-rated; single leaf; solid core hardwood veneered; softwood frames; decorations; ironmongery	140	nr	525		
Wall Finishes				**113900**	**59.02**
Plasterboard dry lining; MF framing; to external façade; emulsion paint finish	380	m²	47		
Plasterboard; to concrete and blockwork walls; emulsion paint	2510	m²	26		
Ceramic tiles to kitchens	70	m²	75		
Ceramic tiles to bathrooms	340	m²	75		
Floor Finishes				**119900**	**62.12**
Suspended floor construction; ply on timber battens	1450	m²	26		
Edge fixed carpet; PC sum £20/m2; underlay	1450	m²	26		
Sand cement screed; ceramic tiling; to kitchens and bathrooms	455	m²	55		
Skirtings; surface fixed skirting, painted MDF	1410	m	10		
Skirting; ceramic to match tiling	460	m	10		
Ceiling Finishes				**55200**	**28.60**
Plasterboard suspended ceiling on battens; painting	1905	m²	29		

APARTMENTS

Affordable Market Apartment Fit-Out	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Furniture and Fittings				**145400**	**75.34**
Kitchen fittings to housing association specifications	35	nr	2600		
Additional fittings to kitchens to 2 bed apartments	15	nr	525		
Allowance for built-in furniture to bedrooms; MDF, softwood frame and doors	50	nr	525		
Allowance for built-in cloak, meter and airing cupboards	35	nr	260		
Allowance for bathroom furniture, cistern enclosure; shelving	35	nr	160		
Allowance for bathroom accessories, mirrors etc.	35	nr	160		
Sanitary Fittings and Disposal Installations				**79000**	**40.93**
Fully fitted bathroom; WC, bidet, wash handbasin, pressed steel bath with power shower and screen; including all fixtures and fittings	35	nr	1350		
Kitchen sink; including all fixtures and fittings	35	nr	280		
Soil waste and vent installation within apartments; connections to stacks	210	nr	85		
Allowance for overflow pipework	1930	nr	2		
Water Installations				**81000**	**41.97**
Cold water supply; connection, meter	35	nr	170		
Cold water distribution within apartments; final connections with sanitary fittings and appliances	245	nr	110		
Domestic electric water heaters	35	nr	525		
Hot water distribution within apartments; final connections with sanitary fittings and appliances	175	nr	170		
Space Heating, Air Treatment and Ventilation				**86100**	**44.61**
Electrical panel heaters; local thermostatic control; power supply measured separately	170	nr	220		
Electric heated towel rails; power supply measured separately	35	nr	290		
Kitchen and bathroom extract, centralized bathroom system; localized kitchen extract with vent to façade, extract fans	70	nr	550		
Electrical Installation				**71000**	**36.79**
Mains and sub-mains; connection; LV distribution boards to apartments; meters	35	nr	390		
Small power distribution; sockets and fused connection points; wiring	905	nr	33		
Cooker point; wiring	35	nr	100		
Lighting; pendants, ceiling roses and bulkhead connections, wiring; to general areas	280	nr	28		
Shaving outlet; wiring	35	nr	75		

APARTMENTS

Affordable Market Apartment Fit-Out	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Lighting; 5 amp lighting sockets; wiring	245	nr	31		
Allowance for earthing and bonding	35	nr	170		
Communication Installation				**17500**	**9.07**
Fire alarm; combined detector/sounder; mains supply	35	nr	220		
Phone points and wiring; 2 nr points	35	nr	60		
TV sockets and wiring; 2 nr sockets	35	nr	60		
Audio entry phone system	35	nr	160		
Builders Work				**16700**	**8.64**
Forming holes and chases; firestopping @	5%				
Preliminaries and Contingency				**210200**	**108.91**
Testing and commissioning of building services @	2.5%				
Contractor's overheads and profit, site establishment and supervision @	16%				
Contingency @	5%				
Construction cost (Affordable Market Apartment fit-out only, rate based on NIA)				**1174400**	**608.50**

Semi-Basement Car Park	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Substructure				**407000**	**232.57**
Concrete retaining wall; temporary propping	510	m²	230		
Excavation and disposal, including dewatering	5250	m²	50		
Tie in slab edge to retaining wall	170	m	160		
Frame and Upper Floors				**425800**	**243.31**
Reinforced in situ concrete columns and suspended slab to ground floor	1750	m²	190		
Extra for vehicle ramp		item	42500		
Allowance for louvres for natural ventilation	175	m²	290		
Stairs				**15600**	**8.91**
In situ concrete stairs and half landings; mild steel, polyester coated handrails and balustrades; finishes	2	nr	8300		
Internal Walls and Partitions				**13000**	**7.43**
Blockwork partitions; facework; 215 average thickness; emulsion paint finish	60	m²	50		
Reinforced concrete core walls; emulsion paint finish	100	m²	100		

APARTMENTS

Semi-Basement Car Park	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Internal Doors				**8800**	**5.03**
Flush doors; fire-rated; double leaf; solid core ply faced; softwood frames; decorations; ironmongery; complete	2	nr	1050		
Flush doors; fire-rated; single leaf; solid core ply faced; softwood frames; decorations; ironmongery; complete	4	nr	825		
Fire shutters; 120 minutes fire resistance; frame and subframe; electric operation	2	nr	1700		
Finishes				**49800**	**28.46**
Emulsion paint to concrete and blockwork	320	m²	3		
Allowance for painted floor finish, with car parking demarcation	1750	m²	7		
Allowance for insulation to underside of building footprint	1000	m²	36		
Fittings				**21200**	**12.11**
Car park barriers and operating system		item	16000		
Protective bollards; kerbs; barriers; column guards etc.		item	5200		
Electrical Installations				**55000**	**31.43**
Mains and sub-mains installation	1750	m²	5		
Lighting and luminaires to car park areas	1750	m²	21		
Emergency lighting and luminaires	1750	m²	5		
Protective and Communications Installations				**81200**	**46.40**
Sprinkler installation; ordinary hazard group 1	1750	m²	36		
Fire, smoke detection and alarm system	1750	m²	10		
Builders Work				**4100**	**2.34**
Forming holes and chases; firestopping @	3%				
Preliminaries and Contingency				**240000**	**139.14**
Testing and commissioning of building services @	2.5%				
Overheads and profit, site establishment and supervision @	16%				
Contingency @	5%				
Construction cost (Semi-Basement Car Park only, rate based on GIFA)				**1322500**	**755.71**

HOTEL

This cost model is for a new build business hotel located in an urban locations in Manchester. The hotel floor area is 8,400 m² and utilizes a proportion of MMC including bathroom pods and pre-cast structural concrete beams, slabs, crosswalls and external wall panels. Amenities include meeting rooms, bar and restaurants. The costs cover all areas – front of house, back of house and guestrooms. The costs of site preparation, external works and incoming services are excluded.

Gross internal floor area including tiers	8,400 m²
Model location is Outer London	TPI = 468; LF = 1.00

Hotel	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Substructure				**648000**	**77.14**
Excavation, ground beams, filling to levels, lift pits, ground slab	1500	m²	280		
Rotary bored piles	1500	m³	120		
Underslab drainage	1500	m²	32		
Frame and Upper Floors				**1395000**	**166.07**
In situ concrete frame and flat slab acting as transfer structure; 400 thick slab	1100	m²	160		
Precast concrete floor slab, cross walls and stairs (quantity based on floor slab area); self finish quality to cross walls	5300	m²	230		
Roof				**445700**	**53.06**
Precast concrete roof slab	1500	m²	140		
Extra for forming upstands and copings		item	14000		
Single ply roof membrane; insulation; rainwater outlets	1500	m²	110		
Roof plant room; louvre screens and cladding	100	m²	350		
Mansafe system		item	7700		
Allowance for roof level ancillaries; walkways, plant bases etc.		item	14000		
Stairs				**137600**	**16.38**
In situ concrete; ground to first floor (other stairs included in frame and upper floors package)	3	nr	8100		
Handrails and balustrades; stainless steel	21	m	3250		
Floor and soffit finishes to stairs; nosings		item	45000		
External Walls, Windows and Doors				**1327800**	**158.07**
Precast concrete wall panels; insulation and self-coloured render	2850	m²	250		
Extra for coated aluminium-framed double glazed windows to guest room floors	670	m²	270		
Full height glazed window wall; ground floor elevations	500	m²	450		

HOTEL

Hotel	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Extra over above for double doorsets	9	nr	2150		
Extra for glazed entrance lobby		item	90000		
Allowance for additional masonry works		item	100000		
Internal Walls and Partitions				**246100**	**29.30**
Blockwork; 100 and 140 thick	1800	m²	36		
Acoustic metal stud partitions	2500	m²	45		
Hardwood glazed partitions; fire-rated glazing	135	m²	450		
WC cubicles	10	nr	800		
Internal Doors				**422500**	**50.30**
(*Bathroom doors included in pod costs*)					
Hardwood doors and frames; vision panels; stainless steel ironmongery	80	nr	1000		
Bedroom doors; card access control; ironmongery	200	nr	1200		
Melamine faced doors and hardwood frames; ironmongery; back of house areas	50	nr	800		
Riser access doors; ironmongery	100	nr	625		
Wall Finishes				**386400**	**46.00**
(Finishes to bathroom interiors included in bathroom pod costs; some bedroom finishes included in FF&E)					
Drylining to bathroom pod	1800	m²	32		
Specialist finish to public areas; decorative panels	400	m²	180		
Applied finish to bedrooms and corridors; vinyl	10500	m²	18		
Whiterock cladding to kitchen areas	200	m²	55		
Ceramic tiling	200	m²	55		
Timber window boards	400	m	27		
Corridor corner guards		item	35000		
Floor Finishes				**403100**	**47.99**
(Finishes to bathrooms included in bathroom pod cost)					
Guest room flooring; edge fixed carpet	6400	m²	18		
Screeds generally	7500	m²	11		
Wood flooring – front of house	750	m²	140		
Ceramic tiling	100	m²	90		
Specialist flooring	225	m²	120		
Allowance for skirtings and joints generally		Item	60000		
Entrance matting		Item	5900		

HOTEL

Hotel	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Ceiling Finishes				**203000**	**24.17**
(Finishes to bathrooms included in bathroom pod cost)					
Plasterboard ceiling and bulkheads	6400	m²	27		
Extra for acoustic treatment in public areas	900	m²	18		
Allowance for feature ceilings in front of house areas		item	14000		
Furniture and Fittings					
(Furniture and fittings to front of house and guestrooms generally included in FF&E budget)					
Sanitary Fittings				**22500**	**2.68**
(*Sanitaryware to guestrooms in bathroom pod cost*)					
Sanitaryware and fittings to front and back of house only		item	22500		
Services Equipment				**450000**	**53.57**
Installation of kitchen and servery complete; including catering equipment		item	450000		
Disposal Installations				**49000**	**5.83**
Waste, soil and vent pipework to guestrooms; stub connections to pods	200	nr	200		
Rainwater installation		item	9000		
Hot and Cold Water Installations				**193200**	**23.00**
Hot and cold water installation; incoming main, storage, distribution; valves and accessories in front and back of house; stub connections to pods only	8400	m²	23		
Space Heating, Air Treatment and Ventilation				**889000**	**105.83**
Air conditioning to public areas; main plant; ductwork, pipework, insulation, terminal units, grilles and diffusers	1000	m²	100		
Extract ventilation and heating/cooling to guest rooms; main plant; ductwork, pipework, insulation, wall mounted units	200	nr	2800		
Extra for supplementary supply ventilation to inboard guest rooms	30	nr	725		
Staircase pressurization		item	75000		
Toilet extract ventilation; public areas only		item	7200		
Supplementary supply and extract ventilation to front and back of house areas; dedicated systems serving restaurant, meeting rooms, lobby etc.		item	80000		
Kitchen supply and extract		item	45000		

HOTEL

Hotel	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Electrical and Gas Installations				**1176600**	**140.07**
(*Lighting to guestroom bathrooms included in bathroom pods, decorative lighting included in FF&E*)					
Mains and sub-mains distribution	8400	m²	18		
Lighting installation to front and back of house; luminaires; emergency lighting	1500	m²	90		
Small power to front and back of house	1500	m²	18		
Lighting installation to guestrooms; luminaires; emergency lighting	6400	m²	70		
Small power to guestrooms	6400	m²	36		
Fix only allowance for connecting lighting and appliances included in FF&E	200	nr	450		
Electrical supplies to mechanical plant, including guestroom ventilation units		item	35000		
External building lighting		item	32500		
Incoming gas supply, including steel pipework, valves etc		item	27500		
Lift Installations				**217500**	**25.89**
Public lifts	2	nr	75000		
Service lift	1	nr	45000		
Platform lift	1	nr	22500		
Protective Installations				**31300**	**3.73**
Lightning protection		item	7200		
Dry riser		item	9000		
Earthing and bonding	8400	m²	2		
Communication Installations				**278600**	**33.17**
Fire alarm and smoke detection	8400	m²	14		
Disabled WC alarm system		item	7200		
Allowance for containment		item	18000		
Telephone and data cabling		item	50000		
Audio and TV distribution network		item	45000		
Security and CCTV systems		item	45000		
Specialist Installations				**1013400**	**120.64**
Bathroom pods including protection, sealing duct, door handles and locks	200	nr	4500		
BMS controls; installations and PC	8400	m²	14		
Builders Work				**32500**	**3.87**
Builder's work in connection with services @		item	32500		

HOTEL

Hotel	Quantity	Unit	Rate	Total (£)	Cost (£/m²)
Preliminaries and Contingency				**1652200**	**196.69**
Testing and commissioning of building services installations		item	18000		
Management costs, site establishment and site supervision. Contractor's preliminaries, overheads and profit @	13%				
Design reserve @	3%				
Construction cost (Hotel only, rate based on GIFA)				**11621000**	**1383.45**
FF&E Items				**2196000**	**261.43**
Front-of-house and back-of-house items	8400	m²	90		
Guestroom fit-out, casework, fixed and loose furniture, lighting fittings and appliances	200	nr	7200		

Approximate Estimating Rates

Estimating by means of priced approximate quantities is always more accurate than by using overall building prices per square metre. Prices given in this section, which is arranged in elemental order, are derived from *Prices from Measured Works – Major Works* section, but also include for all the incidental items and labours which are normally measured separately in Bills of Quantities. They have been established with a tender price level of 468 (1976 = 100). They include overheads and profit but do not include for main contractors preliminaries, details of which are given in Part 3 and which in the current tendering climate amount to approximately 11% of the value of the measured works.

Whilst every effort is made to ensure the accuracy of these figures, they have been prepared for approximate estimating purposes only and on no account should they be used for the preparation of tenders.

Unless otherwise described units denoted as m² refer to appropriate unit areas (rather than gross floor areas).

As elsewhere in this edition prices do not include Value Added Tax or fees for professional services, which should be applied at the current rate.

1 SUBSTRUCTURE

Item	Unit	Range £		
1 SUBSTRUCTURE				
Ground floor area (unless otherwise described)				
Strip or base foundations				
Foundations in good ground; reinforced concrete bed: for up to two-storey development				
shallow foundations up to 1200 mm deep	m²	75.00	to	97.00
deep foundations up to 2400 mm deep	m²	110.00	to	145.00
extra for				
each additional storey	m²	19.80	to	25.50
Raft foundations				
Raft on poor ground for development up to two-storey high	m²	120.00	to	155.00
extra for				
each additional storey	m²	19.80	to	25.50
Piled foundations				
Foundation in poor ground; reinforced concrete slab; for one-storey commercial development				
short bore piles to columns only	m²	100.00	to	130.00
short bore piles	m²	130.00	to	165.00
fully piled	m²	175.00	to	230.00
Basements				
Basement floor/wall area (as appropriate)				
Basement (excluding bulk excavation costs)				
Reinforced concrete basement floors				
non-waterproofed	m²	61.00	to	79.00
waterproofed	m²	83.00	to	110.00
Reinforced concrete basement walls				
non-waterproofed	m²	170.00	to	220.00
waterproofed	m²	200.00	to	260.00
sheet piled	m²	345.00	to	445.00
Diaphragm walling	m²	385.00	to	500.00
extra for				
each additional basement level	%	19.10	to	25.00
Underpinning				
In stages not exceeding 1500 mm long from one side of existing wall and foundation, excavate preliminary trench by machine and underpinning pit by hand, partial backfill, partial disposal, earthwork support (open boarded), cutting away projecting foundations, prepare underside of existing, compact base of pit, plain in situ concrete 20.00 N/mm²–20 mm aggregate (1:2:4), formwork, brickwork in cement mortar (1:3), pitch polymer damp proof course, wedge and pin to underside of existing with slates Commencing at 1.00 m below ground level with common bricks PC £240.00/1000, depth of underpinning				
900 mm high, one brick wall	m²	280.00	to	360.00
1500 mm high, one brick wall	m²	400.00	to	520.00
extra for excavating commencing				
2.00 m below ground level	m²	55.00	to	72.00
3.00 m below ground level	m²	105.00	to	140.00
4.00 m below ground level	m²	145.00	to	190.00

1 SUBSTRUCTURE

Item	Unit	Range £		
Trench fill foundations				
Machine excavation, disposal, plain in situ concrete 20.00N/mm² – 20 mm aggregate (1:2:4) trench fill, 300 mm cavity high brickwork in cement mortar (1:3), pitch polymer damp roof course				
With common bricks outer skin PC £240/1000				
600 mm × 1000 mm deep	m	79.00	to	100.00
600 mm × 1500 mm deep	m	105.00	to	140.00
extra over for three courses of facing bricks to outer skin				
PC £350.00/1000	m	2.00	to	2.55
PC £500.00/1000	m	5.70	to	7.40
Strip foundations				
Excavate trench 600 mm wide, partial backfill, partial disposal, earthwork support (risk item), compact base of trench, plain in situ concrete 20.00 N/mm²–20 mm aggregate (1:2:4) 250 mm thick, cavity brickwork/blockwork in cement mortar (1:3), pitch polymer damp proof course machine excavation				
With common bricks outer skin PC £240/1000				
600 mm × 1000 mm deep	m	79.00	to	100.00
600 mm × 1500 mm deep	m	98.00	to	125.00
extra over for three courses of facing bricks to outer skin				
PC £350.00/1000	m	1.40	to	1.80
PC £500.00/1000	m	3.35	to	4.35
Column bases				
Excavate pit in firm ground by machine, partial backfill, partial disposal, support, compact base of pit, plain in situ concrete 20.00 N/mm² – 20 mm aggregate (1:2:4), formwork				
Machine excavation, base size				
up to 600 mm × 600 mm × 300mm; 1000 mm deep pit	m³	550.00	to	720.00
up to 900 mm × 900 mm × 450mm; 1250 mm deep pit	m³	380.00	to	495.00
up to 1500 mm × 1500 mm × 600mm; 1500 mm deep pit	m³	270.00	to	345.00
up to 2700 mm × 2700 mm × 1000mm; 1500 mm deep pit	m³	155.00	to	200.00
extra for				
reinforcement at 50 kg/m³ concrete, base size	m³	36.00	to	47.00
reinforcement at 75 kg/m³ concrete, base size	m³	54.00	to	70.00
reinforcement at 100 kg/m³ concrete, base size	m³	73.00	to	95.00
Piling				
Excavate to form piling mat; supply and lay imported hardcore – recycled brick and similar to form piling mat	m²	8.50	to	11.00
Concrete Piles				
Mobilization and demobilization of CFA piling rig	item	3000.00	to	3850.00
Supply and install concrete Continuous Flight Auger (CFA) piles; set up at each location; cart away spoil				
Measure total length of pile				
450 mm reinforced concrete CFA piles	m	38.00	to	49.50
600 mm diameter reinforced concrete CFA piles	m	55.00	to	72.00
Secant wall piling				
Measure total area of piling				
Supply and install secant wall piling	m²	180.00	to	235.00

1 SUBSTRUCTURE

Item	Unit	Range £		
1 SUBSTRUCTURE – cont				
Piling – cont				
Steel piles				
Measure total area of piling				
Interlocking steel sheet piling to excavation perimeter; Corus LX or similar; extraction on completion	m^2	105.00	to	140.00
Pile caps				
Excavate pit in firm ground by machine, partial backfill, partial disposal, earthwork support, compaction, cut off pile and prepare reinforcement, formwork; reinforced in situ concrete cap				
Reinforcement at 50 kg/m³ concrete; cap size				
up to 900 mm × 900 mm × 1000 mm; one pile	m³	340.00	to	440.00
up to 2100 mm × 2100 mm × 1000 mm; two – three piles	m³	230.00	to	300.00
up to 2700 mm × 2700 mm × 1500 mm; four piles	m³	205.00	to	265.00
extra for				
reinforcement at 75 kg/m³ concrete	m³	17.90	to	23.00
reinforcement at 100 kg/m³ concrete	m³	37.00	to	48.00
additional cost of alternative strength concrete				
30.00 N/mm²	m²	1.35	to	1.75
40.00 N/mm²	m²	3.10	to	4.00
Concrete Ground Beams				
Reinforced in situ concrete ground beams; bar reinforcement; formwork				
300 mm × 300 mm, reinforcement at 180 kg/m³	m	35.00	to	45.50
450 mm × 450 mm, reinforcement at 200 kg/m³	m	77.00	to	100.00
450 mm × 600 mm, reinforcement at 270 kg/m³	m	115.00	to	150.00
Concrete lift pits				
Excavate and disposal; reinforced concrete floor and walls; bitumen tanking as necessary				
1.65 m × 1.81 m × 1.60 m deep pit – 8 person lift/630 kg	nr	1475.00	to	1900.00
1.80 m × 2.50 m × 1.60 m deep pit -13 person lift/1000 kg	nr	1850.00	to	2375.00
Ground slabs				
Mechanical excavation to reduce levels, disposal, level and compact, hardcore bed blinded with sand, 1200 gauge polythene damp proof membrane, in situ concrete 20.00 N/mm² – 20 mm aggregate (1:2:4)				
150 mm thick concrete slab with 1 layer of A195 fabric reinforcement	m²	51.00	to	67.00
200 mm thick concrete slab with 1 layer of A252 fabric reinforcement	m²	57.00	to	73.00
250 mm thick concrete slab with 1 layer of A393 fabric reinforcement	m²	62.00	to	81.00
extra for every additional 50 mm thick concrete	m²	5.25	to	6.80
add to the foregoing prices for high yield steel bar reinforcement B.S. 4449 straight or bent, at a rate of:				
25 kg/m³	m³	17.90	to	23.00
50 kg/m³	m³	36.00	to	47.00
75 kg/m³	m³	54.00	to	70.00
100 kg/m³	m³	73.00	to	95.00
additional cost of alternative strength concrete				
30.00 N/mm²	m³	1.30	to	1.70
40.00 N/mm²	m³	3.00	to	3.90

2A FRAME AND 2B UPPER FLOORS

Item	Unit	Range £		
Warehouse Ground Slab				
Steel fibre reinforced floor slab placed using large pour construction techniques providing a finish floor flatness complying with FM2 special +/- 15 mm from datum.				
Excavation, sub-base and damp proof membrane not included				
Nominal 200 mm thick in situ concrete floor slab, concrete grade C40, reinforced with steel fibres, surface power floated and cured with a spray application of curing and hardening agent	m²	23.00	to	30.00
Beam and block flooring				
Suspended floor with 150 mm deep precast concrete beams and infill blocks	m²	21.00	to	27.00
Suspended floor with 225 mm deep precast concrete beams and infill blocks	m²	22.50	to	29.00
Temporary Works				
Formation of temporary roads to building perimeter comprising of geoxtile membrane and 300 mm MOT type 1	m²	8.65	to	11.20
Installation of wheel wash facility	nr	2275.00	to	3000.00
2A FRAME AND 2B UPPER FLOORS				
Comparative Frame and Upper Floors				
Upper floor area (unless otherwise described)				
Reinforced concrete floors and concrete frame				
Suspended slab; no coverings or finishes				
up to six storeys	m²	110.00	to	145.00
seven to twelve storeys	m²	135.00	to	175.00
13 to 18 storeys	m²	215.00	to	280.00
Reinforced concrete floors and steel frame				
Suspended slab; permanent steel shuttering; protected steel frame; no coverings or finishes				
up to six storeys	m²	100.00	to	130.00
seven to twelve storeys	m²	105.00	to	140.00
13 to 18 storeys	m²	145.00	to	190.00
Post-tensioned concrete upper floors				
Reinforced post-tensioned suspended concrete slab 150–225 mm thick, 40 N/mm², reinforcement 60 kg/m³, formwork	m²	82.00	to	105.00
Precast concrete floors				
Suspended slab; 75 mm thick screed; no coverings or finishes				
6.00 m span; 5.00 kN/m² loading	m²	49.00	to	64.00
7.50 m span; 5.00 kN/m² loading	m²	53.00	to	68.00
6.00 m span; 8.50 kN/m² loading	m²	57.00	to	74.00
7.50 m span; 8.50 kN/m² loading	m²	59.00	to	76.00
6.00 m span; 12.50 kN/m² loading	m²	64.00	to	83.00

2A FRAME AND 2B UPPER FLOORS

Item	Unit	Range £		
2A FRAME AND 2B UPPER FLOORS – cont				
Precast concrete floors; steel frame				
Suspended slabs; unprotected steel frame; no coverings or finishes				
up to three storeys	m²	105.00	to	135.00
Suspended slabs; protected steel frame; no coverings or finishes				
up to six storeys	m²	140.00	to	180.00
seven to twelve storeys	m²	180.00	to	230.00
Softwood floors				
Joisted floor; plasterboard ceiling; skim; emulsion; t&g chipboard, sheet vinyl flooring and painted softwood skirtings	m²	53.00	to	69.00
Reinforced concrete frame				
Generally all formwork assumes four uses				
Reinforced in situ concrete columns, bar reinforcement, formwork				
Reinforcement rate 180 kg/m³, column size				
225 mm × 225 mm	m	56.00	to	72.00
300 mm × 600 mm	m	120.00	to	160.00
450 mm × 900 mm	m	220.00	to	290.00
Reinforcement rate 240 kg/m³, column size				
225 mm × 225 mm	m	53.00	to	69.00
300 mm × 600 mm	m	130.00	to	170.00
450 mm × 900 mm	m	245.00	to	315.00
In situ concrete casing to steel column, formwork, column size				
225 mm × 225 mm	m	53.00	to	69.00
300 mm × 600 mm	m	130.00	to	170.00
450 mm × 900 mm	m	245.00	to	315.00
Reinforced in situ concrete beams, bar reinforcement, formwork				
Reinforcement rate 200 kg/m³, beam size				
225 mm × 450 mm	m	77.00	to	99.00
300 mm × 600 mm	m	115.00	to	150.00
450 mm × 600 mm	m	145.00	to	190.00
600 mm × 600 mm	m	180.00	to	230.00
Reinforcement rate 240 kg/m³, beam size				
225 mm × 450 mm	m	80.00	to	100.00
300 mm × 600 mm	m	120.00	to	155.00
450 mm × 600 mm	m	160.00	to	200.00
600 mm × 600 mm	m	190.00	to	250.00
In situ concrete casing to steel column; column size				
225 mm × 225 mm	m	42.50	to	55.00
300 mm × 600 mm	m	96.00	to	120.00
450 mm × 900 mm	m	160.00	to	210.00
In situ concrete casing to steel beams, formwork, beam size				
225 mm × 450 mm	m	82.00	to	105.00
300 mm × 600 mm	m	84.00	to	110.00
450 mm × 600 mm	m	100.00	to	130.00
600 mm × 600 mm	m	120.00	to	150.00

2A FRAME AND 2B UPPER FLOORS

Item	Unit	Range £		
Steel Frame				
Fabricated steelwork erected on site with bolted connections, primed				
universal beams; grade S275	tonne	1150.00	to	1475.00
universal beams; grade S355	tonne	1175.00	to	1525.00
universal columns; grade S275	tonne	1150.00	to	1475.00
universal columns; grade S355	tonne	1225.00	to	1575.00
composite beams	tonne	1525.00	to	1975.00
lattice beams	tonne	1400.00	to	1825.00
rectangular section columns; grade S355	tonne	1525.00	to	1975.00
composite columns	tonne	1475.00	to	1875.00
roof trusses	tonne	1475.00	to	1875.00
smaller sections	tonne	1150.00	to	1475.00
hollow section circular, square, rectangular	tonne	1525.00	to	1975.00
extra for				
galvanizing	tonne	160.00	to	210.00
400 mm Ø × 12 mm thick cells in beams	tonne	220.00	to	290.00
Other floor and frame construction/extras				
Space deck on steel frame, unprotected	m²	240.00	to	310.00
Exposed steel frame for tent/mast structures	m²	220.00	to	285.00
Columns and beams to 18.00 m high bay warehouse unprotected	m²	130.00	to	170.00
Columns and beams to mansard protected	m²	105.00	to	140.00
Feature columns and beams to glazed atrium roof unprotected	m²	125.00	to	160.00
Reinforced concrete cantilevered balcony	nr	1975.00	to	2550.00
Reinforced concrete cantilevered walkways	m²	130.00	to	170.00
Reinforced concrete walkways and supporting frame	m²	170.00	to	220.00
Reinforced concrete core with steel umbrella frame, 12 to 24 storeys	m²	340.00	to	440.00
extra for				
wrought formwork	m²	5.80	to	7.50
sound reducing quilt in screed	m²	5.20	to	6.70
insulation to avoid cold bridging	m²	6.45	to	8.35
Comparative steel finishes				
Primer only	m²	1.60	to	2.05
Grit blast and one coat zinc chromate primer	m²	2.10	to	2.75
Touch up primer and one coat of two pack epoxy zinc phosphate primer	m²	2.20	to	2.80
Fire Protection				
Gross surface area				
Sprayed mineral fibre				
60 minute protection	m²	9.00	to	11.60
90 minute protection	m²	15.20	to	19.70
Sprayed vermiculite cement				
60 minute protection	m²	9.90	to	12.80
90 minute protection	m²	13.90	to	18.00
Supply and fit fire-resistant boarding to steel columns and beams; noggins, brackets and angles, intumescent paste. Beamclad or similar				

2C ROOF

Item	Unit	Range £		
2A FRAME AND 2B UPPER FLOORS – cont				
Fire Protection – cont				
Measure board area				
for concealed applications				
60 minute protection	m²	28.00	to	36.00
60 minute protection	m²	40.00	to	52.00
left exposed for decoration				
60 minute protection	m²	34.50	to	44.50
60 minute protection	m²	47.00	to	61.00
Intumescent fire protection coating/decoration to exposed steelwork				
Gross surface area				
30 minute protection; on site application	m²	6.90	to	8.90
30 minute protection; on site application	tonne	180.00	to	235.00
60 minute protection; on site application	m²	8.30	to	10.70
60 minute protection; on site application	tonne	190.00	to	250.00
60 minute protection; off site application	m²	13.70	to	17.70
60 minute protection; off site application	tonne	275.00	to	355.00
90 minute protection; off site application	m²	41.50	to	54.00
90 minute protection; off site application	tonne	445.00	to	570.00
2C ROOF				
Roof plan area (unless otherwise described)				
Timber				
Timber roof trusses; insulation; roof coverings; PVC rainwater goods; plasterboard; skim and emulsion to ceilings				
concrete interlocking tile coverings	m²	110.00	to	140.00
clay pan tile coverings	m²	120.00	to	150.00
plain clay tile coverings	m²	140.00	to	180.00
natural slate coverings	m²	150.00	to	190.00
composite slate coverings	m²	125.00	to	160.00
reconstructed stone coverings	m²	135.00	to	175.00
Timber dormer roof trusses; 100 mm thick insulation; roof coverings; PVC rainwater goods; plasterboard; skim and emulsion to ceilings				
concrete interlocking tile coverings	m²	145.00	to	190.00
clay pantile coverings	m²	150.00	to	190.00
plain clay tile coverings	m²	165.00	to	215.00
natural slate coverings	m²	175.00	to	230.00
composite slate coverings	m²	150.00	to	200.00
reconstructed stone coverings	m²	170.00	to	220.00
extra for				
end of terrace semi/detached configuration	m²	30.00	to	39.00
hipped roof configuration	m²	32.50	to	42.00
Steel				
Steel roof trusses and beams; thermal and acoustic insulation				
aluminium profiled composite cladding	m²	190.00	to	250.00
copper roofing or boarding	m²	210.00	to	270.00

2C ROOF

Item	Unit	Range £		
Flat roof decking and finishes				
Galvanized steel roof decking; insulation; three layer felt roofing and chippings; 0.70 mm thick steel decking	m²	56.00	to	73.00
Aluminium roof decking; three layer felt roofing and chippings; 0.90 mm thick aluminium decking	m²	65.00	to	84.00
Softwood trussed pitched roofs				
Structure only comprising 75 mm × 50 mm Fink roof trusses at 600 mm centres (measured on plan)	m²	25.00	to	33.00
Structure only comprising 100 mm × 38 mm Fink roof trusses at 600 mm centres (measured on plan)	m²	28.00	to	36.00
Structure only for Mansard roof comprising 100 mm × 50 mm roof trusses at 600 mm centres; 70° pitch	m²	29.00	to	37.50
extra for				
forming dormers	m²	490.00	to	640.00
Concrete flat roofs				
Reinforced concrete suspended slab; no coverings or finishes	m²	94.00	to	120.00
Reinforced concrete slabs; on Holorib permanent steel shuttering; protected steel frame; no coverings or finishes	m²	160.00	to	210.00
Softwood flat roofs				
Structure only comprising roof joists; 100 mm × 50 mm wall plates; herringbone strutting; no coverings or finishes	m²	41.00	to	53.00
Roof claddings				
Fibre cement sheet profiled cladding				
Profile 6; single skin; natural grey finish	m²	17.40	to	22.50
P61 Insulated System; natural grey finish; metal inner lining panel	m²	32.00	to	41.50
extra for				
coloured fibre cement sheeting	m²	2.80	to	3.65
single skin GRP translucent roof sheets	m²	37.50	to	48.50
double skin GRP translucent roof sheets	m²	52.00	to	67.00
PVF2 coated galvanized steel trapezoidal profile cladding on steel purlins				
single skin trapezoidal	m²	17.40	to	22.50
built up system; insulation; metal inner lining panel	m²	32.00	to	42.00
composite insulated roofing system; 80 mm overall panel thickness	m²	46.00	to	59.00
standing seam joints composite insulated roofing system; 80 mm overall panel thickness	m²	78.00	to	100.00
Copper roofing with standing seam joints; 80 mm insulation breather membrane or vapour barrier	m²	85.00	to	110.00
Rooflights/patent glazing and glazed roofs				
Rooflights				
individual polycarbonate rooflights; rectangular	m²	300.00	to	390.00
individual polycarbonate rooflights; circular	m²	490.00	to	640.00
feature/ventilating	m²	295.00	to	380.00
Velux style rooflights to traditional roof construction (tiles\slates)	m²	520.00	to	670.00

2C ROOF

Item	Unit	Range £		
2C ROOF – cont				
Rooflights/patent glazing and glazed roofs – cont				
Patent glazing; including flashings, standard aluminium Georgian wired				
single glazed	m²	300.00	to	390.00
double glazed	m²	355.00	to	460.00
Glazed roof; purpose-made polyester powder coated aluminium;				
double glazed low emissivity glass	m²	285.00	to	370.00
feature; to covered walkways	m²	330.00	to	425.00
Screeds/Decks to receive roof coverings				
50 mm thick cement and sand screed	m²	9.20	to	11.90
75 mm thick lightweight bituminous screed and vapour barrier	m²	17.40	to	22.50
18 mm thick external quality plywood boarding	m²	17.40	to	22.50
Comparative tiling and slating finishes/perimeter treatments (including underfelt, battening, eaves courses and ridges)				
Concrete troughed or bold roll interlocking tiles; sloping	m²	27.50	to	36.00
Tudor clay pantiles; sloping	m²	31.00	to	40.00
Natural red pantiles; sloping	m²	35.00	to	45.50
Blue composition (cement fibre) slates; sloping	m²	32.00	to	41.50
Machine-made clay plain tiles; sloping	m²	47.50	to	62.00
Welsh natural slates; sloping	m²	99.00	to	130.00
Spanish slates; sloping	m²	59.00	to	76.00
Man-made slates; sloping	m²	54.00	to	70.00
Reconstructed stone slates; random slates; sloping	m²	44.00	to	57.00
Handmade sandfaced plain tiles; sloping	m²	71.00	to	92.00
Eaves to sloping roof; 200 mm × 25 mm painted softwood fascia; 6 mm thick Masterboard soffit lining 225 mm wide; external gutter;				
100 mm uPVC gutter	m	22.00	to	28.50
150 mm uPVC gutter	m	27.50	to	36.00
100 mm cast iron gutter; decorated	m	35.00	to	45.50
150 mm cast iron gutter; decorated	m	42.00	to	54.00
Rainwater pipes; fixed to backgrounds; including offsets and shoes				
68 mm diameter uPVC	m	7.90	to	10.20
110 mm diameter uPVC	m	11.30	to	14.60
75 mm diameter cast iron; decorated	m	28.00	to	36.00
100 mm diameter cats iron; decorated	m	33.00	to	43.00
Comparative cladding finishes (including boarding, underfelt, labourers, etc.)				
0.91 mm thick aluminium roofing; commercial grade; fixed to boarding				
flat	m²	62.00	to	81.00
sloping	m²	65.00	to	84.00
0.81 mm thick zinc roofing; fixed to boarding				
flat	m²	75.00	to	97.00
sloping	m²	83.00	to	110.00
Copper roofing; fixed to boarding				
0.56 mm thick; flat	m²	69.00	to	90.00
0.56 mm thick; sloping	m²	78.00	to	100.00

2D STAIRS

Item	Unit	Range £		
Stainless steel sheeting				
0.40 mm thick; sloping	m²	85.00	to	110.00
Lead roofing				
code 5 sheeting; sloping	m²	120.00	to	150.00
code 5 sheeting; vertical to mansard; including insulation	m²	160.00	to	210.00
Flat Roofing Systems				
Includes insulation and vapour control barrier; excludes decking				
Single layer polymer roofing membrane	m²	65.00	to	84.00
Single layer polymer roofing membrane with tapered insulation	m²	110.00	to	145.00
20 mm thick Polymer modified asphalt roofing including felt underlay	m²	66.00	to	85.00
High performance bitumen felt roofing system	m²	84.00	to	110.00
High performance polymer modified bitumen membrane	m²	89.00	to	115.00
extra for				
solar reflective paint	m²	2.20	to	2.85
limestone chipping finish	m²	4.10	to	5.30
grip tiles in hot bitumen	m²	28.00	to	36.00
Edges to felt flat roofs; softwood splayed fillet;				
280 mm × 25 mm painted softwood fascia; no gutter aluminium edge trim	m	31.00	to	40.00
Edges to flat roofs; code 4 lead drip dresses into gutter; 230 mm × 25 mm painted softwood fascia;				
100 mm uPVC gutter	m	33.00	to	42.50
100 mm cast iron gutter; decorated	m	55.00	to	71.00
Roof walkways				
600 mm × 600 mm × 600 mm precast concrete slabs on support system; heavy pedestrian access	m²	49.00	to	64.00
Landscaped roofs				
Polyester-based elastomeric bitumen waterproofing and vapour equalization layer, copper lined bitumen membrane root barrier and waterproofing layer, separation and slip layers, protection layer, 50 mm thick drainage board, filter fleece, insulation, Sedum vegetation blanket				
intensive (high maintenance – may include trees and shrubs require deeper substrate layers, are generally limited to flat roofs	m²	110.00	to	145.00
extensive (low maintenance – herbs, grasses, mosses and drought tolerant succulents such as Sedum)	m²	105.00	to	140.00
2D STAIRS				
Reinforced concrete construction				
Escape staircase; granolithic finish; mild steel balustrades and handrails				
3.00 m rise; dogleg	nr	4650.00	to	6000.00
plus or minus for each 300 mm variation in storey height	nr	450.00	to	590.00
Staircase; terrazzo finish; mild steel balustrades and handrails; plastered soffit; balustrades and staircase soffit decorated				
3.00 m rise; dogleg	nr	7100.00	to	9200.00
plus or minus for each 300 mm variation in storey height	nr	680.00	to	890.00

2D STAIRS

Item	Unit	Range £		
2D STAIRS – cont				
Reinforced concrete construction – cont				
Staircase; terrazzo finish; stainless steel balustrades and handrails; plastered and decorated soffit				
3.00 m rise; dogleg	nr	8400.00	to	11000.00
plus or minus for each 300 mm variation in storey height	nr	830.00	to	1075.00
Staircase; high quality finishes; stainless steel and glass balustrades; plastered and decorated soffit				
3.00 m rise; dogleg	nr	14000.00	to	18000.00
plus or minus for each 300 mm variation in storey height	nr	1575.00	to	2050.00
Metal construction				
Steel access/fire ladder				
3.00 m high	nr	550.00	to	710.00
4.00 m high; epoxide finished	nr	850.00	to	1100.00
Light duty metal staircase; galvanized finish; perforated treads; no risers; balustrades and handrails; decorated				
3.00 m rise; straight; 900 mm wide	nr	3100.00	to	4050.00
plus or minus for each 300 mm variation in storey height	nr	270.00	to	345.00
Light duty circular metal staircase; galvanized finish; perforated treads; no risers; balustrades and handrails; decorated				
3.00 m rise; straight; 1548 mm diameter	nr	3500.00	to	4500.00
plus or minus for each 300 mm variation in storey height	nr	300.00	to	390.00
Heavy duty cast iron staircase; perforated treads; no risers; balustrades and hand rails; decorated				
3.00 m rise; straight	nr	4000.00	to	5100.00
plus or minus for each 300 mm variation in storey height	nr	410.00	to	530.00
3.00 m rise; spiral; 1548 mm diameter	nr	4550.00	to	5900.00
plus or minus for each 300 mm variation in storey height	nr	450.00	to	580.00
Feature metal staircase; galvanized finish perforated treads; no risers; decorated				
3.00 m rise; spiral balustrades and handrails	nr	5200.00	to	6700.00
3.00 m rise; dogleg; hardwood balustrades and handrails	nr	6100.00	to	7900.00
3.00 m rise; dogleg; stainless steel balustrades and handrails	nr	8000.00	to	10000.00
plus or minus for each 300 mm variation in storey height	nr	530.00	to	680.00
galvanized steel catwalk; nylon coated balustrading 450 mm wide	m	290.00	to	380.00
Timber construction				
per storey (unless otherwise described)				
Softwood staircase; softwood balustrades and hardwood handrail; plasterboard; skim and emulsion to soffit				
2.60 m rise; standard; straight flight	nr	780.00	to	1000.00
2.60 m rise; standard; top three treads winding	nr	890.00	to	1150.00
2.60 m rise; standard; dogleg	nr	990.00	to	1275.00
Oak staircase; balustrades and handrails; plasterboard; skim and emulsion to soffit				
2.60 m rise; purpose-made; dogleg	nr	6600.00	to	8500.00
plus or minus for each 300 mm variation in storey height	nr	880.00	to	1150.00

2E EXTERNAL WALLS

Item	Unit	Range £		
Comparative finishes/balustrading				
Finishes to treads and risers; including nosings etc.				
vinyl or rubber	m	8.00	to	10.30
carpet (PC sum £25/m²)	m	27.50	to	35.50
Wall handrails				
Softwood handrail and brackets	m	59.00	to	76.00
Hardwood handrail and brackets	m	82.00	to	105.00
Mild steel handrail and brackets	m	120.00	to	150.00
Stainless steel handrail and brackets	m	150.00	to	190.00
Balustrading and handrails				
Mild steel balustrade and steel or timber handrail	m	230.00	to	295.00
Balustrade and handrail with metal infill panels	m	285.00	to	370.00
Balustrade and handrail with glass infill panels	m	310.00	to	405.00
Stainless steel balustrade and handrail	m	395.00	to	510.00
Stainless steel and glass balustrade	m	500.00	to	640.00
2E EXTERNAL WALLS				
Wall area (unless otherwise described)				
Brick/block walling				
Common brick solid walls; bricks PC £240.00/1000				
half brick thick	m²	34.00	to	44.00
one brick brick	m²	62.00	to	80.00
one and a half brick thick	m²	87.00	to	110.00
add or deduct for each variation of £10.00/1000 in PC value				
half brick thick	m²	1.10	to	1.40
one brick thick	m²	1.90	to	2.40
one and a half brick thick	m²	2.50	to	3.30
extra for				
fair face one side	m²	1.90	to	2.40
Engineering brick walls; class B; bricks PC £275.00/1000				
half brick thick	m²	36.00	to	46.50
one brick thick	m²	71.00	to	91.00
Facing brick walls; sand faced facings; bricks PC £350.00/1000				
half brick thick; pointed one side	m²	48.50	to	63.00
one brick thick; pointed both sides	m²	81.00	to	105.00
Facing bricks solid walls; handmade facings; bricks PC £500.00/1000				
half brick thick; pointed one side	m²	69.00	to	90.00
one brick thick; pointed both sides	m²	130.00	to	170.00
add or deduct for each variation of £10.00/1000 in PC value				
half brick thick	m²	1.00	to	1.30
one brick thick	m²	1.60	to	2.10
Cavity wall; facing brick outer skin; 50 mm thick insulation; plasterboard on stud inner skin; emulsion				
machine-made facings; PC £350.00/1000	m²	83.00	to	110.00
handmade facings; PC £475.00/1000	m²	98.00	to	125.00

2E EXTERNAL WALLS

Item	Unit	Range £		
2E EXTERNAL WALLS – cont				
Brick/block walling – cont				
Cavity wall; facing brick outer skin; 50 mm thick insulation; with plaster on lightweight block inner skin; emulsion				
machine-made facings; PC £350.00/1000	m²	86.00	to	110.00
handmade facings; PC £475.00/1000	m²	105.00	to	140.00
add or deduct for				
each variation of £10.00/1000 in PC value	m²	0.90	to	1.20
extra for				
heavyweight block inner skin	m²	1.50	to	1.95
insulating block inner skin	m²	3.70	to	4.80
75 mm thick cavity insulation	m²	4.60	to	5.95
100 mm thick cavity insulation	m²	5.80	to	7.50
Aerated lightweight block walls				
100 mm thick	m²	23.00	to	30.00
140/150 mm thick	m²	30.50	to	39.50
200/215 mm thick	m²	43.00	to	55.00
Dense aggregate block walls				
100 mm thick	m²	21.50	to	28.00
140 mm thick	m²	29.00	to	37.50
Coloured dense aggregate masonry block walls; Lignacite or similar				
100 mm thick; hollow	m²	34.00	to	44.00
100 m thick; solid	m²	41.00	to	53.00
140 m thick; solid	m²	41.00	to	53.00
140 mm thick; hollow	m²	49.00	to	64.00
Cavity wall; coloured masonry block; outer and inner skins; fair faced both sides	m²	66.00	to	85.00
Cavity wall; block outer skin; 50 mm insulation; lightweight block inner skin outer block rendered	m²	61.00	to	79.00
extra for				
architectural masonry outer block	m²	1.50	to	1.95
75 mm thick cavity insulation	m²	4.60	to	5.90
Reinforced concrete walling				
In situ reinforced concrete 25.00 N/mm²; 13 kg/m² reinforcement; formwork both sides				
150 mm thick	m²	125.00	to	160.00
225 mm thick	m²	135.00	to	175.00
300 mm thick	m²	145.00	to	190.00
Panelled walling				
Precast concrete panels; including insulation; lining and fixings generally 7.5m × 0.15 thick × storey height				
standard panels	m²	190.00	to	240.00
standard panels; exposed aggregate finish	m²	210.00	to	270.00
reconstructed stone faced panels	m²	240.00	to	310.00
brick clad panels (P.C £350.00/1000 for bricks)	m²	320.00	to	420.00
natural stone faced panels (Portland Stone at £135.00/m² provisional sum)	m²	410.00	to	530.00
marble or granite faced panels	m²	540.00	to	700.00

2E EXTERNAL WALLS

Item	Unit	Range £		
Wall claddings				
Non-asbestos profiled cladding				
Profile 6; single skin; natural grey finish	m²	21.00	to	27.00
P61 Insulated System; natural grey finish; metal inner lining panel	m²	40.00	to	52.00
extra for				
coloured fibre cement sheeting	m²	2.30	to	3.00
insulated; with 2.80 m high block inner skin; emulsion	m²	27.00	to	35.00
insulated; with 2.80 m high block inner skin plasterboard lining on metal tees; emulsion	m²	40.00	to	52.00
Metal profiled cladding				
coated steel profiled cladding on steel rails; insulated built up system	m²	41.00	to	53.00
coated steel micro-rib profiled cladding on steel rails; composite sandwich panel system	m²	75.00	to	97.00
coated aluminium profiled cladding on steel rails; insulated built up system	m²	43.50	to	56.00
coated aluminium flat panel cladding on steel rails; insulated built up system	m²	115.00	to	150.00
Other cladding systems				
25 mm thick tongued and grooved tanalized softwood boarding; including battens	m²	34.00	to	44.00
25 mm thick tongued and grooved Western Red Cedar boarding including battens	m²	38.00	to	49.50
Timber shingles, Western Red Cedar, preservative treatd in random widths	m²	47.00	to	61.00
Machine-made clay tiles; including battens	m²	39.00	to	51.00
Best handmade sand faced tiles; including battens	m²	51.00	to	66.00
Concrete plain tiles; including battens	m²	47.00	to	61.00
Natural slates; including battens	m²	68.00	to	88.00
20 mm × 20 mm thick mosaic glass or ceramic; in common colours; fixed on prepared surface	m²	91.00	to	120.00
Vitreous enamelled insulated steel sandwich panel system; with insulation board on inner face	m²	140.00	to	180.00
Formalux sandwich panel system; with coloured lining tray; on steel cladding rails	m²	160.00	to	210.00
Aluminium over cladding system rain screen	m²	195.00	to	250.00
High pressure laminate board on a simple metal component framing system	m²	100.00	to	130.00
Timber rainscreen cladding; carrier frame system; bracketry	m²	92.00	to	120.00
Terracotta rainscreen cladding; aluminium support rails; anti-graffiti coating	m²	200.00	to	260.00
Corium brick tiles in metal tray system; standard colour; including all necessary angle trim on main support system; comprising of polythene vapour check; 75 mm × 50 mm timber studs; 50 mm thick rigid insulation with taped joints; 38 mm × 50 mm timber counterbattens	m²	260.00	to	335.00
Curtain/glazed walling				
Stick curtain walling with double glazed units, aluminium structural framing and spandrel rails. Standard colour powder coated	m²	340.00	to	440.00
Unitized curtain walling system with double glazed units, aluminium structural framing and spandrel rails. Standard colour powder coated	m²	630.00	to	810.00
Unitized naturally ventilated double curtain walling system with double glazed units, cavity, single opening pane internally, interstitial blinds. Standard colour powder coated	m²	470.00	to	610.00

2F WINDOWS AND EXTERNAL DOORS

Item	Unit	Range £		
2E EXTERNAL WALLS – cont				
Curtain/glazed walling – cont				
Fixed Brise Soleil including uni-strut supports	m	275.00	to	355.00
Operable Brise Soleil including uni-strut supports	m	700.00	to	900.00
Lift surround of double glazed or laminated glass with aluminium or stainless steel framing	m²	710.00	to	920.00
Patent glazing systems; excluding opening lights and lead flashings etc., 7 mm Georgian wired cast glass, aluminium glazing bars spanning up to 3 m at 600 mm spacing	m²	285.00	to	370.00
Patent glazing systems; excluding opening lights and lead flashings etc., 6.8 mm laminate glass, aluminium glazing bars spanning up to 3 m at 600 mm spacing	m²	325.00	to	420.00
Comparative external finishes				
Comparative concrete wall finishes				
wrought formwork one side including rubbing down	m²	4.20	to	5.45
shotblasting to expose aggregate	m²	5.30	to	6.85
bush hammering to expose aggregate	m²	13.50	to	17.40
Comparative in situ finishes				
two coats Sandtex Matt cement paint	m²	8.00	to	10.30
cement and sand plain face rendering	m²	14.70	to	19.00
three coat Tyrolean rendering; including backing	m²	28.50	to	37.00
2F WINDOWS AND EXTERNAL DOORS				
Window and external door area (unless otherwise described)				
Softwood windows and external doors				
Standard windows; painted; double glazed	m²	300.00	to	390.00
Purpose-made windows; painted; double glazed	m²	360.00	to	470.00
Standard external softwood doors and hardwood frames; doors painted; including ironmongery				
two panelled door; plywood panels	nr	620.00	to	800.00
solid flush door	nr	550.00	to	720.00
two panelled door; glazed panels	nr	830.00	to	1075.00
heavy duty solid flush door				
single leaf	nr	800.00	to	1050.00
double leaf	nr	1350.00	to	1750.00
extra for				
emergency fire exit door	nr	300.00	to	390.00
Steel windows and doors				
Standard windows				
double glazed; galvanized; painted	m²	265.00	to	340.00
double glazed; powder coated	m²	270.00	to	350.00
Purpose-made windows				
double glazed; powder coated	m²	330.00	to	430.00

2F WINDOWS AND EXTERNAL DOORS

Item	Unit	Range £		
Standard doors				
single external steel door, including frame, ironmongery, powder coated finish	nr	680.00	to	880.00
single external steel security door, including frame, ironmongery, powder coated finish	nr	730.00	to	950.00
Steel roller shutters				
manual	m²	200.00	to	260.00
electric	m²	260.00	to	340.00
manual; insulated	m²	330.00	to	425.00
electric; insulated	m²	380.00	to	495.00
electric; insulated; fire-resistant	m²	455.00	to	590.00
Hardwood windows				
Standard windows; stained				
double glazed	m²	450.00	to	580.00
Purpose-made windows; stained				
double glazed	m²	510.00	to	660.00
uPVC windows and external doors				
Purpose-made windows				
double glazed	m²	285.00	to	370.00
extra for				
tinted glass	m²	26.50	to	34.00
Aluminium windows, entrance screens and doors				
Standard windows; anodized finish				
double glazed; top or side hung casement	m²	660.00	to	980.00
double glazed; casement; in hardwood subframe	m²	360.00	to	465.00
Purpose-made windows				
double glazed	m²	540.00	to	700.00
double glazed; feature; with precast concrete surrounds	m²	1525.00	to	1975.00
purpose-made entrance screens and doors double glazed	m²	780.00	to	1000.00
single external aluminium door, frame, ironmongery	nr	1050.00	to	1375.00
Purpose-made doors				
casement doors 1585 mm × 2625 mm high; clear toughened glass sealed double glazed units	pair	3800.00	to	4950.00
revolving door; 2000 mm diameter; clear laminated glazing; 4 nr wings; glazed curved walls	m²	26000.00	to	33000.00
Stainless steel entrance screens and doors				
Purpose-made screen; double glazed				
with manual doors	m²	1375.00	to	1775.00
with automatic doors	m²	1650.00	to	2150.00
purpose-made revolving door 2000 mm diameter; clear laminated glazing; 4 nr wings; glazed curved walls	m²	3700.00	to	4750.00
automatic sliding door; bi-parting	m²	2025.00	to	2600.00

2G INTERNAL WALLS, PARTITIONS AND DOORS

Item	Unit	Range £		
2F WINDOWS AND EXTERNAL DOORS – cont				
Shop fronts, shutters and grilles				
Flat facade; glass in aluminium framing; manual centre doors only	m	1675.00	to	2175.00
Hardwood and glass; including high enclosed window beds	m	4450.00	to	5800.00
High quality; marble or granite plasters and stair risers; window beds and backings; illuminated signs	m	5200.00	to	6800.00
Temporary timber shop fronts	m	61.00	to	79.00
Grilles or shutters	m	780.00	to	1025.00
Fire shutters; powers operated	m	1125.00	to	1450.00
2G INTERNAL WALLS, PARTITIONS AND DOORS				
Internal partition area (unless otherwise described)				
Timber or metal stud partitions				
Timber stud partitions				
structure only comprising 100 mm × 38 mm softwood studs at 400 mm × 600 mm centres; head and sole plates	m²	13.60	to	17.70
softwood stud and plasterboard partitions; tape and fill joints; emulsion finish	m²	43.50	to	56.00
Metal stud and plasterboard partitions				
90 mm thick partition; 1 layer 13 mm board each side; tape and fill joints; emulsion finish	m²	43.00	to	55.00
30 minute fire-resistant partition; 1 layer 13 mm board each side; cavity insulation; tape and fill joints; emulsion finish	m²	45.00	to	58.00
60 minute fire-resistant partition; 1 layer 15 mm board each side; cavity insulation; tape and fill joints; emulsion finish	m²	47.00	to	61.00
120 minute fire-resistant Shaftwall partition; 2 layers 13 mm Fireline board each side; cavity insulation; tape and fill joints; emulsion finish	m²	58.00	to	75.00
extra for				
vinyl paper in lieu of emulsion	m²	8.30	to	10.80
easy clean finish in lieu of emulsion	m²	14.20	to	18.30
curved work	%	12.80	to	16.50
Glass block wall partition				
Glass block walling; reinforced bars each course; fair faced both sides	m²	180.00	to	230.00
Brick/block partitions				
Common brick half brick thick wall; bricks PC £240.00/1000	m²	34.00	to	44.00
Aerated/lightweight block partitions				
100 mm thick	m²	22.50	to	29.00
140/150 mm thick	m²	31.00	to	40.00
200/215 mm thick	m²	40.00	to	51.00
Dense aggregate block walls				
100 mm thick	m²	21.50	to	28.00
140/150 mm thick	m²	29.00	to	37.50
extra for				
fair face both sides	m²	3.90	to	5.05
plaster and emulsion	m²	13.50	to	17.40
curved work	%	12.80	to	16.50

2G INTERNAL WALLS, PARTITIONS AND DOORS

Item	Unit	Range £		
Reinforced concrete walls				
150 mm thick	m²	115.00	to	150.00
225 mm thick	m²	120.00	to	150.00
300 mm thick	m²	140.00	to	180.00
extra for				
plaster and emulsion	m²	13.50	to	17.40
Solid partitioning and doors				
Demountable partitioning; aluminium framing; veneer finish doors				
medium quality; 46 mm thick panels factory finish vinyl faced	m²	115.00	to	150.00
high quality; 46 mm thick panels factory finish vinyl faced	m²	150.00	to	200.00
Aluminium internal patent glazing				
single glazed laminated	m²	110.00	to	145.00
double glazed; 1 layer toughened and 1 layer laminated glass	m²	180.00	to	230.00
Demountable aluminium/steel partitioning and doors				
high quality	m²	360.00	to	460.00
high quality; sliding	m²	690.00	to	890.00
Stainless steel glazed manual doors and screens				
high quality; to inner lobby of malls	m²	680.00	to	880.00
Special partitioning and doors				
Demountable fire partitions				
enamelled steel; half hour	m²	480.00	to	620.00
stainless steel; half hour	m²	810.00	to	1050.00
Soundproof partitions; hardwood doors luxury veneered	m²	225.00	to	290.00
WC/Changing cubicles				
WC cubicles; high pressure laminate faced mdf; proprietary system				
back panelling system; including access hatch; frame support	nr	150.00	to	190.00
WC cubicle partition sets; dividing panels; doors and ironmongery	nr	460.00	to	590.00
IPS duct panel including subframe and accessories	nr	305.00	to	395.00
Changing cubicles				
aluminium	nr	450.00	to	590.00
aluminium; textured glass and bench seating	nr	610.00	to	790.00
Standard doors				
Standard softwood doors and frames; including lintel; ironmongery; and painting				
flush; hollow core	nr	280.00	to	360.00
flush; hollow core; hardwood faced	nr	260.00	to	340.00
flush; solid core				
single leaf	nr	500.00	to	650.00
double leaf	nr	940.00	to	1200.00
flush; solid core; hardwood faced	nr	700.00	to	910.00
four panel door	nr	850.00	to	1075.00

3A WALL FINISHES

Item	Unit	Range £		
2G INTERNAL WALLS, PARTITIONS AND DOORS – cont				
Purpose-made doors				
Softwood doors and hardwood frames; including lintel; ironmongery; painting and polishing				
solid core; heavy duty				
single leaf	nr	730.00	to	940.00
double leaf	nr	1025.00	to	1325.00
flush solid core; heavy duty; plastic laminate faced				
single leaf	nr	980.00	to	1275.00
double leaf	nr	1200.00	to	1575.00
Softwood fire doors and hardwood frames; including lintel; ironmongery; painting and polishing				
flush; one hour fire-resisting				
single leaf	nr	940.00	to	1200.00
double leaf	nr	1075.00	to	1425.00
flush; one hour fire-resisting; plastic laminate faced				
single leaf	nr	1100.00	to	1425.00
double leaf	nr	1425.00	to	1850.00
Softwood doors and pressed steel frames lintel				
flush; half hour fire check; plastic laminate faced	nr	1100.00	to	1425.00
Mahogany doors and frames; including lintel; ironmongery; and polishing				
four panel door	nr	820.00	to	1075.00
3A WALL FINISHES				
Internal wall area (unless otherwise described)				
Sheet/board finishes				
Dry plasterboard lining; taped joints; for direct decoration				
9.50 mm thick Gyproc Wallboard	m²	12.90	to	17.40
12.50 mm thick Gyproc wallboard (half hour fire-resisting)	m²	13.90	to	18.70
Dry plasterboard lining; taped joints; for direct decoration; on adhesive dabs				
9.50 mm thick Gyproc Wallboard	m²	13.90	to	18.70
Dry plasterboard lining; taped joints; for direct decoration; on metal channels and adhesive dabs				
9.50 mm thick Gyproc Wallboard	m²	20.00	to	27.50
12.50 mm thick Gyproc Wallboard	m²	21.50	to	29.00
extra for				
22 mm Gyproc Thermaline board	m²	2.10	to	2.90
two layers of 12.50 mm thick Gyproc wallboard (one hour fire-resisting)	m²	21.00	to	29.00
9 mm thick Supalux (half hour fire-resisting)	m²	25.00	to	33.50
Timber boarding/panelling; on and including battens; plugged to wall				
12 mm thick softwood boarding	m²	29.00	to	39.00
hardwood panelling; t&g & v-jointed	m²	86.00	to	115.00

3B FLOOR FINISHES

Item	Unit	Range £		
In situ wall finishes				
Comparative finishes				
one mist and two coats emulsion paint	m²	3.05	to	4.10
two coats of lightweight plaster	m²	10.30	to	13.90
9.50 mm thick Gyproc Wallboard and skim coat	m²	18.30	to	25.00
12.50 mm thick Gyproc Wallboard and skim coat	m²	19.30	to	26.00
plaster and emulsion	m²	13.50	to	18.20
two coat render and emulsion	m²	23.00	to	31.00
plaster and vinyl wall coverings	m²	19.00	to	26.00
plaster and fabric wall coverings	m²	25.50	to	34.00
polished plaster system; Armourcoat or similar; 11 mm thick first coat and 2 mm thick finishing coat with a polished finish	m²	90.00	to	120.00
Rigid tile/panel finishes				
Ceramic wall tiles; including backing				
economical quality	m²	25.00	to	34.00
medium to high quality	m²	35.00	to	47.00
Porcelain mosaic tiling; including backing to swimming pool lining; walls and floors	m²	55.00	to	74.00
Roman Travertine marble wall linings; polished	m²	320.00	to	440.00
Metal mirror cladding panels	m²	330.00	to	440.00
Comparative woodwork finishes				
Primer only	m²	1.25	to	1.70
Gloss				
two coats; touch up primer	m²	5.05	to	6.85
three coats; touch up primer	m²	7.10	to	9.60
three coats; touch up primer – small girth n.e. 300 mm	m	2.90	to	3.95
Polyurethane lacquer				
two coats	m²	2.70	to	3.60
three coats	m²	4.10	to	5.55
Flame-retardant paint				
three coats	m²	6.30	to	8.55
Polish				
wax polish; seal	m²	9.30	to	12.50
wax polish; stain and body in	m²	10.80	to	14.70
French polish; stain and body in	m²	14.30	to	19.30
3B FLOOR FINISHES				
Internal floor area (unless otherwise described)				
Sheet/board flooring				
Chipboard flooring; t&g joints	m²	9.40	to	12.80
Wrought softwood flooring	m²	22.00	to	30.00
Wrought softwood t&g strip flooring; polished; including fillets	m²	31.50	to	43.00
Wrought hardwood t&g strip flooring; polished; including fillets	m²	56.00	to	75.00
Sprung composition block flooring (sports), court markings, sanding and sealing	m²	74.00	to	99.00
Softwood skirting, gloss paint finish	m	8.90	to	12.10
Hardwood skirting, stained finish	m	16.50	to	22.00
MDF skirting, gloss paint finish	m	7.65	to	10.30

3B FLOOR FINISHES

Item	Unit	Range £		
3B FLOOR FINISHES – cont				
In situ screed and floor finishes				
Latex cement screeds	m²	5.90	to	7.95
Rubber latex non slip solution and epoxy sealant	m²	13.90	to	18.90
Cement and sand (1:3) screeds				
50 mm thick	m²	12.40	to	16.80
75 mm thick	m²	16.70	to	22.50
Granolithic				
20 mm thick	m²	11.90	to	16.20
25 mm thick	m²	15.40	to	21.00
Epoxy floor finish				
1.50 mm–2.00 mm thick	m²	25.50	to	35.00
5.00 mm–6.00 mm thick	m²	43.00	to	59.00
Resin floor finish				
5.00 mm–9.00 mm thick	m²	54.00	to	72.00
Rigid Tile/slab finishes (includes skirtings; excludes screeds)				
Quarry tile flooring	m²	54.00	to	74.00
Glazed ceramic tiled flooring				
standard plain tiles	m²	34.00	to	46.00
anti-slip tiles	m²	37.00	to	50.00
designer tiles	m²	77.00	to	105.00
Terrazzo tile flooring 28 mm thick white Sicilian marble aggregate tiling	m²	77.00	to	100.00
York stone 50 mm thick paving	m²	105.00	to	140.00
Slate tiles, smooth; straight cut	m²	125.00	to	170.00
Portland stone paving	m²	200.00	to	270.00
Roman Travertine marble paving; polished	m²	270.00	to	360.00
Granite paving 20 mm thick paving	m²	370.00	to	500.00
Parquet/wood block finishes				
wrought hardwood block floorings; 25 mm thick; polished; t&g joints	m²	60.00	to	81.00
composition block flooring	m²	66.00	to	90.00
Flexible tiling				
thermoplastic tile flooring	m²	4.90	to	6.65
vinyl floor tiling	m²	6.60	to	8.90
vinyl sheet flooring; heavy duty	m²	16.80	to	23.00
vinyl safety flooring	m²	24.00	to	33.00
linoleum tile flooring	m²	12.20	to	16.50
linoleum sheet flooring	m²	13.60	to	18.50
rubber tile flooring	m²	12.00	to	16.20
rubber sheet flooring	m²	15.90	to	21.50
Carpet tiles; including underlay and fixing				
PC sum £10/m²	m²	17.60	to	24.00
PC Sum £25/m²	m²	33.50	to	45.50
Entrance matting and matwell, barrier matting and aluminium trim	m²	260.00	to	350.00

3C CEILING FINISHES

Item	Unit	Range £		
Access floors and finishes				
Raised access floors: excluding 600 mm × 600 mm steel encased particle boards on height adjustable pedestals < 300 mm				
medium grade duty	m²	24.50	to	33.00
heavy grade duty	m²	36.00	to	48.00
battened raft floor with sound insulation fixed to battens; medium quality carpeting	m²	58.00	to	79.00
Common floor coverings bonded to access floor panels				
heavy duty fully flexible vinyl; to BS 3261; type A	m²	15.10	to	20.50
fibre bonded carpet	m²	15.30	to	20.50
high pressure laminate; to BS 2794; class D	m²	15.10	to	20.50
anti-static grade fibre bonded carpet	m²	15.70	to	21.00
anti-static grade sheet PVC; to BS 3261	m²	15.80	to	21.00
low loop tufted carpet	m²	23.00	to	31.00
3C CEILING FINISHES				
Internal ceiling area (unless otherwise described)				
In situ/board finishes				
Decoration only to soffits; one mist and two coats emulsion paint				
to exposed steelwork (surface area)	m²	3.30	to	4.40
to concrete soffits (surface area)	m²	3.05	to	4.10
to plaster/plasterboard	m²	3.05	to	4.10
Plaster to soffits				
lightweight plaster	m²	10.10	to	13.70
plaster and emulsion	m²	15.30	to	20.50
extra for				
gloss paint in lieu of emulsion (surface area)	m²	2.00	to	2.70
Plasterboard to soffits				
12.50 mm Gyproc lath and skim coat	m²	20.00	to	27.00
12.50 mm Gyproc insulating lath and skim coat	m²	22.50	to	30.50
extra for				
Artex finish	m²	9.85	to	13.30
Other board finishes; with fire-resisting properties; excluding decoration				
12.50 mm thick Gyproc Fireline board	m²	23.00	to	31.00
9 mm thick Supalux	m²	47.00	to	64.00
Specialist plasters; to soffits				
sprayed acoustic plaster; self-finished	m²	29.00	to	39.50
rendering; Tyrolean finish	m²	31.00	to	42.00
Other ceiling finishes				
timber boarding	m²	19.00	to	26.00
Suspended and integrated ceilings				
Suspended ceiling				
economical; exposed grid	m²	17.20	to	23.00
medium quality; Minatone or similar; concealed grid	m²	34.50	to	46.50
high quality; Travertone or similar; concealed grid	m²	45.50	to	62.00
jointless; plasterboard	m²	22.00	to	30.00

4A FITTINGS AND FURNISHINGS

Item	Unit	Range £		
3C CEILING FINISHES – cont				
Suspended and integrated ceilings – cont				
Other suspended ceilings				
metal linear strip; Dampa/Luxalon	m²	39.00	to	53.00
metal tray	m²	41.00	to	55.00
egg-crate	m²	62.00	to	84.00
open grid; Formalux/Dimension	m²	82.00	to	110.00
Integrated ceilings				
coffered; with steel surfaces	m²	105.00	to	140.00
acoustic suspended ceilings on anti-vibration mountings	m²	49.00	to	67.00
Comparative wall and ceiling finishes				
Emulsion paint				
two coats	m²	1.90	to	2.60
one mist and two coats	m²	3.05	to	4.10
Artex plastic compound one coat; textured	m²	9.85	to	13.30
Wall paper	m²	6.70	to	9.10
Hessian wall coverings	m²	11.40	to	15.40
Gloss				
primer and two coats	m²	5.30	to	7.10
primer and three coats	m²	7.35	to	9.95
4A FITTINGS AND FURNISHINGS				
Residential fittings (volume housing)				
Kitchen fittings for residential units (not including white goods)				
one person flat/bed-sit	nr	1425.00	to	1850.00
two person flat/house	nr	1750.00	to	2275.00
three person flat/house	nr	2900.00	to	3750.00
four person house	nr	5500.00	to	7200.00
five person house	nr	7500.00	to	9700.00
Office furniture and equipment				
Reception desk				
straight counter; 3500 mm long; 2 person	nr	1525.00	to	1975.00
curved counter; 3500 mm long; 2 person	nr	3750.00	to	4850.00
curved counter; 3500 mm long; 2 person; real wood veneer finish	nr	6900.00	to	8900.00
Furniture and equipment to general office area				
workstation; 2000 mm long desk; drawer unit; task chair	nr	550.00	to	710.00
Hotel Bathroom Pods				
Fully fitted out, finished and furnished bathroom pods; installed				
standard pod (4.50m plan area)	nr	3600.00	to	4600.00
accessible pod (4.50m plan area)	nr	4450.00	to	5800.00

5A SANITARY AND DISPOSAL INSTALLATIONS

Item	Unit	Range £		
5A SANITARY AND DISPOSAL INSTALLATIONS				
Gross internal floor area (unless otherwise described)				
Residential units				
range including WC; wash handbasin; bath	nr	1625.00	to	2100.00
range including WC; wash handbasin; bath	nr	1975.00	to	2550.00
range including two WCs; two wash handbasins; bath	nr	2700.00	to	3450.00
extra for				
rainwater pipe per storey	nr	67.00	to	86.00
soil pipe per storey	nr	140.00	to	180.00
shower over bath	nr	440.00	to	570.00
Industrial buildings				
Warehouse				
minimum provision	m²	11.40	to	14.80
high provision	m²	16.80	to	22.00
Production unit				
minimum provision	m²	16.60	to	21.50
minimum provision; area less than 1000 m²	m²	21.00	to	27.50
high provision	m²	19.00	to	24.50
Retailing outlets				
to superstore	m²	5.80	to	7.50
shopping centre malls; public conveniences; branch connections shop shells	m²	8.60	to	11.10
fitting out public conveniences in shopping mall block	nr	6400.00	to	8300.00
Leisure buildings	m²	12.90	to	16.70
Office and industrial office buildings				
speculative; low rise; area less than 1000 m²	m²	8.70	to	11.30
speculative; low rise	m²	12.60	to	16.30
speculative; medium rise; area less than 1000 m²	m²	13.80	to	17.80
speculative; medium rise	m²	16.70	to	21.50
speculative; high rise	m²	16.70	to	21.50
owner-occupied; low rise; area less than 1000 m²	m²	12.40	to	16.10
owner-occupied; low rise	m²	14.30	to	18.50
owner-occupied; medium rise; area less than 1000 m²	m²	16.70	to	21.50
owner-occupied; medium rise	m²	19.10	to	25.00
owner-occupied; high rise	m²	22.00	to	28.00
Hotels				
WC; bath; shower; basin to each bedroom; sanitary accommodation to public areas	m²	40.00	to	51.00
Comparative sanitary fittings/sundries				
Note: Material prices vary considerably, the following composite rates are based on average prices for mid priced fittings:				
Individual sanitary appliances (including fittings)				
Lavatory basins; vitreous china; chromium plated taps; waste; chain and plug; cantilever brackets	nr	200.00	to	255.00
Low level WC's; vitreous china pan and cistern; black plastic seat; low pressure ball valve; plastic flush pipe; fixing brackets				
On ground floor	nr	220.00	to	280.00
one of a range; on upper floors	nr	360.00	to	470.00
Bowl type wall urinal; white glazed vitreous china flushing cistern; chromium plated flush pipes and spreaders; fixing brackets	nr	175.00	to	225.00

5F HEATING, AIR CONDITIONING AND VENTILATION

Item	Unit	Range £		
5A SANITARY AND DISPOSAL INSTALLATIONS – cont				
Comparative sanitary fittings/sundries – cont				
Shower tray; glazed fireclay; chromium plated waste; chain and plug; riser pipe; rose and mixing valve	nr	330.00	to	425.00
Sink; glazed fireclay; chromium plated waste; chain and plug; fixing	nr	400.00	to	520.00
Sink; stainless steel; chromium plated waste; chain and self coloured				
single drainer	nr	230.00	to	300.00
double drainer	nr	250.00	to	320.00
Bath; reinforced acrylic; chromium plated taps; overflow; waste; chain and plug; 'P' trap and overflow connections	nr	360.00	to	470.00
Bath; enamelled steel; chromium plated taps; overflow; waste; chain and plug; 'P' trap and overflow connections	nr	440.00	to	570.00
Soil waste stacks; 3.15 m storey height; branch and connection to drain				
110 mm diameter PVC	nr	310.00	to	400.00
extra for				
additional floors	nr	160.00	to	205.00
100 mm diameter cast iron; decorated	nr	415.00	to	540.00
extra for				
additional floors	nr	310.00	to	400.00
5D WATER INSTALLATIONS				
Gross internal floor area (unless described otherwise)				
Hot and cold water installations				
Complete installations (industrial, leisure shopping malls and the like)	m²	10.60	to	13.70
Complete installations (offices, hotels; residential and the like)	m²	29.00	to	38.00
Mall public conveniences; branch connections to shop shells (gross internal floor area of mall)	m²	6.50	to	8.45
5F HEATING, AIR CONDITIONING AND VENTILATION				
Gross internal floor area (unless described otherwise)				
Residential solid fuel radiator heating				
Gas or oil-fired hot water service and central heating for				
three radiators	nr	2375.00	to	3100.00
four radiators	nr	2900.00	to	3800.00
five radiators	nr	3200.00	to	4200.00
six radiators	nr	3450.00	to	4500.00
seven radiators	nr	3850.00	to	5000.00
Office space heating and air treatment				
LTHW heating	m²	41.50	to	54.00
Chilled water	m²	26.00	to	33.00
extra for category A fit-out (category A nett area)				
LTHW heating	m²	21.50	to	28.00
chilled water	m²	15.90	to	20.50

5H ELECTRICAL INSTALLATIONS

Item	Unit	Range £		
Gas or oil-fired convector heating LPHW convector system				
Speculative; area less than 1000 m²	m²	58.00	to	75.00
Speculative	m²	65.00	to	85.00
Owner-occupied; area less than 1000 m²	m²	66.00	to	86.00
Owner-occupied	m²	72.00	to	94.00
Hot air systems				
Warm air heating to sports hall area and the like	m²	14.00	to	18.10
Hot air heating and ventilation to shopping malls; including automatic remote vents in rooflights	m²	96.00	to	120.00
Ventilation system				
Local ventilation to (area to be vented)				
WCs	nr	220.00	to	285.00
Bathroom and toilet areas	m²	17.40	to	22.50
Air extract systems to kitchens; changing rooms etc.	m²	26.00	to	33.00
Comfort cooling systems				
2 pipe fan coil for office building up to 3000 m²	m²	44.50	to	58.00
extra for				
category A fit-out (category A nett area)	m²	76.00	to	98.00
2 pipe fan coil for office building over 3000 m² up to 15000 m²	m²	41.00	to	53.00
extra for				
category A fit-out (category A nett area)	m²	67.00	to	87.00
Full air conditioning				
4 pipe fan coil for office building up to 3000 m²	m²	65.00	to	84.00
extra for				
category A fit-out (category A nett area)	m²	110.00	to	140.00
4 pipe fan coil for office building over 3000 m² up to 15000 m²	m²	58.00	to	75.00
extra for				
category A fit-out (category A nett area)	m²	96.00	to	120.00
Variable air volume for office building over 3000 m² up to 15000 m²	m²	52.00	to	67.00
extra for				
category A fit-out (category A nett area)	m²	94.00	to	120.00
Chilled beam exposed services for office building over 3000m² up to 15000 m²	m²	58.00	to	75.00
extra for				
category A fit-out (category A nett area)	m²	190.00	to	240.00
4 pipe fan coil for hotel – 2 to 5 star	m²	175.00	to	230.00
Variable air volume for hotel – 2 to 5 star	m²	110.00	to	140.00
5H ELECTRICAL INSTALLATIONS				
Gross internal area serviced (unless otherwise described)				
Lighting and power installations to				
Residential units				
one person flat/bed-sit	nr	1200.00	to	1575.00
two person flat/house	nr	1575.00	to	2025.00
three person flat/house	nr	1875.00	to	2425.00
four person house	nr	2650.00	to	3400.00
five/six person house	nr	2325.00	to	3000.00

5H ELECTRICAL INSTALLATIONS

Item	Unit	Range £		
5H ELECTRICAL INSTALLATIONS – cont				
Residential units – cont				
extra for				
intercom	nr	400.00	to	520.00
Industrial buildings				
warehouse area	m²	50.00	to	64.00
production area	m²	55.00	to	72.00
production area; high provision	m²	71.00	to	92.00
office area	m²	1000.00	to	1275.00
office area; high provision	m²	130.00	to	170.00
Retail outlets				
shopping mall and landlords' areas	m²	82.00	to	105.00
Offices				
buildings up to 3000 m²	m²	15.80	to	20.50
extra for				
category A fit-out (net category A area)	m²	40.00	to	51.00
buildings over 3000 m² up to 15000 m²	m²	15.80	to	20.50
extra for				
category A fit-out (net category A area)	m²	40.00	to	51.00
Hotel				
2 to 3 star	m²	24.00	to	31.00
4 to 5 star	m²	27.50	to	36.00
Lighting installation				
Lighting to				
warehouse area	m²	14.30	to	18.50
factory production/picking area	m²	22.50	to	29.00
leisure and retail buildings	m²	14.30	to	18.50
shopping mall	m²	42.50	to	55.00
emergency lighting	m²	8.70	to	11.30
Standby generators only (life safety only)	m²	6.10	to	7.90
Mains and sub-mains switchgear and distribution; offices; commercial and retail buildings				
Mains intake only	m²	2.30	to	3.00
Mains switchgear only	m²	5.50	to	7.10
Mains and sub-mains distribution				
to floors only	m²	19.30	to	25.00
floors; including small power and supplies to equipment	m²	15.00	to	19.40
floors; including lighting and power to landlords areas and supplies to equipment	m²	32.00	to	41.50
floors; including power, communication and supplies to equipment	m²	68.00	to	88.00
shop units; including fire alarms and telephone distribution	m²	9.60	to	12.40
Comparative fittings/rates per point				
Consumer control unit; 63 – 100 Amp 230 volt; switched and insulated; RCDB protection	nr	240.00	to	310.00
Fittings; excluding lamps or light fittings				
lighting point; PVC cables	nr	35.00	to	45.00
lighting point; PVC cables in screwed conduits	nr	41.00	to	53.00
lighting point; MICC cables	nr	53.00	to	69.00

5J LIFT AND CONVEYOR INSTALLATIONS

Item	Unit	Range £		
Switch socket outlet; PVC cables				
single	nr	49.00	to	64.00
double	nr	57.00	to	74.00
Switch socket outlet; PVC cables in screwed conduit				
single	nr	66.00	to	85.00
double	nr	76.00	to	98.00
Switch socket outlet; MICC cables				
single	nr	64.00	to	83.00
double	nr	74.00	to	95.00
Immersion heater point (excluding heater)	nr	82.00	to	105.00
Cooker point; including control unit	nr	135.00	to	175.00
5I GAS INSTALLATIONS				
Gross internal floor area (unless described otherwise)				
Gas mains service to plantroom				
shopping mall/supermarket	m²	2.40	to	3.10
warehouse/distribution centre	m²	0.65	to	0.85
office/hotel	m²	1.10	to	1.40
5J LIFT AND CONVEYOR INSTALLATIONS				
Passenger lift 6 to 24 person lifts (standard finish)				
Electric traction passenger lifts				
6-person; 450 kg; 7 stops; 1.6 m/s;	nr	71000.00	to	91000.00
8-person, 630 kg; 5 stops; 1.6 m/s;	nr	51000.00	to	65000.00
10-person, 800 kg; 8 stops; 1.6 m/s;	nr	64000.00	to	83000.00
13-person, 1000 kg; 7 stops; 1.0 m/s;	nr	53000.00	to	68000.00
21-person, 1600 kg; 7 stops; 2.0 m/s;	nr	105000.00	to	135000.00
24-person, 1800 kg; 4 stops; 2.0 m/s;	nr	87000.00	to	110000.00
Electrohydraulic passenger lifts				
8-person, 630 kg; 4 stops; 0.4 m/s;	nr	39000.00	to	51000.00
8-person, 630 kg; 7 stops; 0.6 m/s;	nr	47500.00	to	62000.00
8-person, 630 kg; 7 stops; 1.0 m/s;	nr	57000.00	to	74000.00
10-person, 800 kg; 3 stops; 0.75 m/s;	nr	45500.00	to	59000.00
16-person, 1250 kg; 6 stops; 0.4 m/s;	nr	54000.00	to	69000.00
24-person, 1800 kg; 6 stops; 0.5 m/s;	nr	63000.00	to	81000.00
extra for				
lift car LCD TV	nr	5700.00	to	7400.00
intelligent group control; 5 cars; 11 stops	nr	28500.00	to	37000.00
10-person wall climber lift; 0.50 m/sec; 2 levels	nr	280000.00	to	365000.00
Disabled platform lift single wheelchair; 400 kg; 4 stops; 0.16 m/s	nr	7000.00	to	9000.00
Escalators				
30° escalator; 0.50 m/sec; enamelled steel glass balustrades				
3.50 m rise; 800 mm step width	nr	62000.00	to	80000.00
4.60 m rise; 800 mm step width	nr	66000.00	to	86000.00
5.20 m rise; 800 mm step width	nr	69000.00	to	90000.00
6.00 m rise; 800 mm step width	nr	76000.00	to	98000.00
extra for				
enhanced finish; enamelled finish; glass balustrade	nr	8100.00	to	10500.00

5L COMMUNICATION INSTALLATIONS

Item	Unit	Range £		
5J LIFT AND CONVEYOR INSTALLATIONS – cont				
Good lifts				
Hoist	nr	19000.00	to	25000.00
Kitchen service hoist 50 kg; 2 levels	nr	8200.00	to	10500.00
Electric heavy duty goods lifts				
300 kg; 2 levels; 0.4 m/s	nr	10500.00	to	14000.00
1000 kg; 4 levels; 0.6 m/s	nr	33500.00	to	43500.00
2000 kg; 3 levels; 0.25 m/s	nr	37500.00	to	48500.00
4000 kg; 5 levels; 0.4 m/s	nr	48500.00	to	63000.00
Oil hydraulic heavy duty goods lifts				
2000 kg; 3 levels; 0.25 m/s	nr	37000.00	to	48000.00
4000 kg; 5 levels; 0.4 m/s	nr	48000.00	to	62000.00
Dock levellers				
dock levellers	nr	17500.00	to	22500.00
dock leveller and canopy	nr	24500.00	to	31500.00
5K PROTECTIVE INSTALLATIONS				
Gross internal floor area (unless described other wise)				
Fire fighting/protective installations				
Fire alarms/appliances				
Offices				
single stage smoke detectors; alarms and controls up to 3000m²	m²	6.60	to	8.55
single stage smoke detectors; alarms and controls over 3000m² up to 15000m²	m²	5.80	to	7.50
Hotels 2 to 5 star	m²	10.30	to	13.40
Shopping mall	m²	11.20	to	14.50
Loose fire fighting equipment	m²	0.20	to	0.30
Hosereels; dry risers and extinguishers	m²	7.05	to	9.10
Sprinkler installations				
landlords areas; supply to shop shells; including fire alarms; appliances etc.	m²	9.30	to	12.00
single level sprinkler systems; alarms and smoke detectors; low hazard	m²	14.20	to	18.30
single level sprinkler systems; alarms and smoke detectors; ordinary hazard	m²	13.00	to	16.80
double level sprinkler systems; alarms and smoke detectors; high hazard	m²	23.50	to	30.50
Smoke vents				
automatic smoke vents over glazed shopping mall	m²	35.00	to	45.00
smoke control ventilation to atria	m²	52.00	to	68.00
lightning protection	m²	1.70	to	2.20
5L COMMUNICATION INSTALLATIONS				
Clock installation	m²	0.65	to	0.90
Security alarm system	m²	1.90	to	2.50
Telephone system	m²	1.10	to	1.50
Public address, television aerial and clocks	m²	3.35	to	4.55
Closed-circuit television	m²	3.30	to	4.50
Public address system	m²	8.90	to	12.00

6A SITE WORK

Item	Unit	Range £		
5M SPECIAL INSTALLATIONS				
Residential solar water heating including collectors; dual coil cylinders; pump; controller (NB excludes any grant allowance)	m²	790.00	to	1075.00
Solar power including 2.2kWp monocrystalline solar modules (12 × 185 Wp) on roof mounting kit; certified inverter; DC and AC iolation switches and connection to the grid and certification	nr	8500.00	to	11500.00
Window cleaning equipment				
twin track	m	120.00	to	165.00
manual trolley/cradle	nr	8400.00	to	11000.00
automatic trolley/cradle	nr	19500.00	to	26500.00
Laundry chute	nr	11500.00	to	15500.00
Sauna	nr	11500.00	to	15500.00
Jacuzzi installation	nr	11000.00	to	15000.00
Wave machine; four chamber wave generation equipment	nr	47500.00	to	64000.00
5N GENERAL BWIC WITH SERVICES				
Gross internal floor area				
Warehouses, sports halls and shopping malls				
main supplies, lighting and power to landlord areas	m²	2.65	to	3.60
central heating and electrical installation	m²	8.00	to	10.90
central heating, electrical and lift installation	m²	8.95	to	12.10
air conditioning, electrical and ventilation installations	m²	20.50	to	27.50
Offices and hotels				
main supplies, lighting and power to landlord areas	m²	7.70	to	10.40
central heating and electrical installation	m²	11.20	to	15.10
central heating, electrical and lift installation	m²	13.30	to	17.90
air conditioning, electrical and ventilation installations	m²	24.50	to	33.00
6A SITE WORK				
Preparatory excavation and subbases				
Excavating				
spread and lightly consolidate top soil form spoil 150 mm thick; by machine	m²	2.05	to	2.70
spread and lightly consolidate top soil form spoil 150 mm thick; by hand	m²	8.30	to	10.80
Seeded and planted areas				
Plant supply, planting, maintenance and 12 months guarantee				
seeded areas	m²	3.80	to	4.95
turfed areas	m²	4.25	to	5.50
Planted areas (per m² of surface area)				
herbaceous plants	m²	3.95	to	5.10
climbing plants	m²	6.25	to	8.10
general planting	m²	15.30	to	19.70
woodland	m²	23.00	to	29.50
shrubbed planting	m²	38.50	to	50.00
dense planting	m²	38.00	to	49.50
shrubbed area including allowance for small trees	m²	51.00	to	66.00

6A SITE WORK

Item	Unit	Range £		
6A SITE WORK – cont				
Seeded and planted areas – cont				
Trees				
light standard bare root tree (PC £9.75)	nr	42.50	to	55.00
standard root balled tree (PC 23.50)	nr	51.00	to	66.00
heavy standard root ball tree (PC £39.25)	nr	94.00	to	120.00
semi-mature root balled tree (PC £125.00)	nr	300.00	to	385.00
Parklands				
Surface area (unless otherwise described)				
NOTE: Work on parklands will involve different techniques of earth shifting and cultivation. The following rates include for normal surface excavation, they include for the provision of any land drainage.				
Parklands, including cultivating ground, applying fertiliser, etc. and seeding with parks type grass	ha	15000.00	to	19500.00
Lakes including excavation average 10 m deep, laying 1.50 mm thick butyl rubber sheet and spreading top soil evenly on top 300 mm deep				
between 1 and 5 hectare in area	ha	310000.00	to	400000.00
Land drainage				
NOTE: If land drainage is required on a project, the propensity of the land to flood will decide the spacing of the land drains. Costs include for excavation and backfilling of trenches and laying agricultural clay drain pipes with 75 mm diameter lateral runs average 600 mm deep, and 100 mm diameter mains runs average 750 mm deep.				
Land drainage to parkland with laterals at 30 m centres and main runs at 100 m centres	ha	5700.00	to	7400.00
Paved areas				
Gravel paving rolled to falls and chambers paving on sub-base; including excavation	m²	9.70	to	12.50
Resin bound paving				
16 mm–24 mm deep of natural gravel	m²	65.00	to	80.00
16 mm–24 mm deep of crushed rock	m²	66.00	to	81.00
16 mm–24 mm deep of marble chips	m²	70.00	to	86.00
Tarmacadam paving; two layers; limestone or igneous chipping finish paving on subbase; including excavation	m²	21.00	to	27.00
Precast concrete paving slabs on sub-base; including excavation	m²	32.00	to	41.00
extra for				
tactile slabs	m²	11.70	to	15.10
Precast concrete block paviors to footways including excavation; sub-base; edgings	m²	32.00	to	41.00
Brick paviours on subbase; including excavation	m²	58.00	to	75.00
Granite setts on subbase; including excavation	m²	81.00	to	105.00
York stone slab paving on subbase; including excavation	m²	110.00	to	140.00
Cobblestone paving cobblestones on subbase; including excavation	m²	71.00	to	92.00

6A SITE WORK

Item	Unit	Range £		
Car parking alternatives				
Surface level parking; including lighting and drainage	car	1350.00	to	1725.00
Surface landscaped	car	2150.00	to	2800.00
At ground level with deck or building over	car	6500.00	to	8400.00
Multi-storey parking; including lighting and drainage				
multi-storey flat slab	car	9100.00	to	12000.00
multi-storey warped slab	car	10500.00	to	14000.00
All purpose roads				
Tarmacadam or reinforced concrete roads, including all earthworks, drainage, pavements, lighting, signs, fencing and safety barriers				
Single 7.30 m wide carriageway	m	1125.00	to	1450.00
Wide single 10.00 m wide carriageway	m	1225.00	to	1575.00
Dual two lane road 7.30 m wide carriageway	m	1725.00	to	2250.00
Dual three lane road 11.00 m wide carriageway	m	1625.00	to	2100.00
Road crossings				
NOTE: Costs include road markings, beacons, lights, signs, advance danger signs etc.				
Zebra crossing	nr	4700.00	to	6100.00
Pelican crossing	nr	17500.00	to	22500.00
Footbridges				
Footbridge of either precast concrete or steel construction up to 6.00 m wide, 6.00 m high including deck, access stairs and ramp, parapets etc.				
5m span between piers or abutments	m²	990.00	to	1275.00
20m span between piers or abutments	m²	1375.00	to	1775.00
Footbridge of timber (stress graded with concrete piers)				
12m span between piers or abutments	m²	720.00	to	940.00
Roadbridges				
Roadbridges including all excavation, reinforcement, formwork, concrete, bearings, expansion joints, deck water proofing and finishing's, parapets etc. deck area				
Reinforced concrete bridge with precast beams				
10.00 m span	m²	1000.00	to	1275.00
15.00 m span	m²	1375.00	to	1775.00
Reinforced concrete bridge with prefabricated steel beams				
20.00 m span	m²	920.00	to	1175.00
30.00 m span	m²	880.00	to	1125.00
Underpass				
Provision of underpasses to new roads, constructed as part of a road building programme				
Precast concrete pedestrian underpass				
3.00 m wide × 2.50 m high	m	2750.00	to	3550.00
Precast concrete vehicle underpass				
7.00 m wide × 5.00 m high	m	14000.00	to	18500.00
14.00 m wide × 5.00 m high	m	28500.00	to	37000.00

6A SITE WORK

Item	Unit	Range £		
6A SITE WORK – cont				
Roundabouts				
Roundabout on existing dual carriageway; including perimeter road, drainage and lighting, signs and disruption while under construction	nr	340000.00	to	440000.00
Guard rails and parking bollards etc.				
Open metal post and rail fencing 1.00 m high	m	105.00	to	140.00
Galvanized steel post and rail fencing 2.00 m high	m	130.00	to	165.00
Steel guard rails and vehicle barriers	m	44.00	to	57.00
Parking bollards precast concrete or steel	nr	120.00	to	155.00
Vehicle control barrier; manual pole	nr	690.00	to	890.00
Galvanized steel cycle stand	nr	34.00	to	44.00
Galvanized steel flag staff	nr	890.00	to	1150.00
Street Furniture				
Reflected traffic signs 0.25m² area on steel post	nr	105.00	to	135.00
Internally illuminated traffic signs dependent on area	nr	170.00	to	220.00
Externally illuminated traffic signs dependent on area	nr	650.00	to	850.00
Lighting to pedestrian areas an estate roads on 4.00 m–6.00 m columns with up to 70 W lamps	nr	195.00	to	250.00
Lighting to main roads				
10.00 m–12.00 m columns with 250 W lamps	nr	410.00	to	530.00
12.00 m–15.00 m columns with 400 W high pressure sodium lighting	nr	520.00	to	680.00
Benches – hardwood and precast concrete	nr	850.00	to	1100.00
Litter bins				
precast concrete	nr	150.00	to	195.00
hardwood slatted	nr	150.00	to	200.00
cast iron	nr	300.00	to	385.00
large aluminium	nr	445.00	to	580.00
Bus stops	nr	425.00	to	550.00
Bus stops including basic shelter	nr	2125.00	to	2750.00
Pillar box	nr	425.00	to	550.00
Playground equipment				
Modern swings with flat rubber safety seats: four seats; two bays	nr	1125.00	to	1475.00
Stainless steel slide, 3.40 m long	nr	1325.00	to	1725.00
Climbing frame – igloo type 3.20 m × 3.75 m on plan × 2.00 m high	nr	1275.00	to	1675.00
See-saw comprising timber plank on sealed ball bearings 3960 mm × 230 mm × 70 mm thick	nr	900.00	to	1175.00
Wickstead Tumbleguard type safety surfacing around play equipment	m²	76.00	to	98.00
Bark particles type safety surfacing 150 mm thick on hardcore bed	m²	10.40	to	13.50
Fencing and screen walls, ancillary building etc				
Chain link fencing; plastic coated				
1.20 m high	m	15.60	to	20.00
1.80 m high	m	21.50	to	28.00

6B DRAINAGE

Item	Unit	Range £		
Timber fencing				
1.20 m high chestnut pale facing	m	17.20	to	22.00
1.80 m high cross-boarded fencing	m	45.50	to	59.00
Screen walls; one brick thick; including foundations etc.				
1.80 m high facing brick screen wall	m	230.00	to	295.00
1.80 m high coloured masonry block boundary wall	m	260.00	to	330.00
6B DRAINAGE				
Overall £/m² allowances				
Site drainage (per m² of paved area)	m²	9.65	to	12.50
Building drainage (per m² of gross floor area)	m²	8.60	to	11.10
Machine excavation, grade bottom, earthwork support, laying and jointing pipes and accessories, backfill and compact, disposal of surplus soil				
Vitrified clay pipes and fittings, Hepseal socketted, with push fit flexible joints				
up to 1.50m deep; nominal size				
up to 150 mm diameter	m	37.50	to	48.50
up to 300 mm diameter	m	48.00	to	62.00
over 1.50m not exceeding 3.00m deep; nominal size				
up to 150 mm diameter	m	52.00	to	68.00
up to 300 mm diameter	m	83.00	to	110.00
Class M tested concrete centrifugally spun pipes and fittings, flexible joints				
up to 1.50m deep; nominal size				
300 mm diameter	m	35.50	to	46.00
up to 600 mm diameter	m	62.00	to	81.00
over 1.50m not exceeding 3.00m deep; nominal size				
up to 600 mm diameter	m	84.00	to	110.00
900 mm diameter	m	130.00	to	170.00
1200 mm diameter	m	200.00	to	255.00
Cast iron Timesaver drain pipes and fittings, mechanical coupling joints				
up to 1.50m deep; nominal size				
100 mm diameter	m	44.50	to	58.00
150 mm diameter	m	68.00	to	88.00
over 1.50m not exceeding 3.00m deep; nominal size				
100 mm diameter	m	61.00	to	79.00
150 mm diameter	m	86.00	to	110.00
uPVC pipes and fittings, lip seal coupling joints				
up to 1.50m deep; nominal size				
100 mm diameter	m	15.30	to	19.80
160 mm diameter	m	19.30	to	25.00
over 1.50m not exceeding 3.00m deep; nominal size				
100 mm diameter	m	27.50	to	36.00
160 mm diameter	m	31.50	to	41.00
uPVC Ultra-Rib ribbed pipes and fittings, sealed ring push fit joints				
up to 1.50m deep; nominal size				
150 mm diameter	m	18.70	to	24.00
300 mm diameter	m	36.00	to	47.00
over 1.50m not exceeding 3.00m deep; nominal size				
150 mm diameter	m	40.00	to	52.00
225 mm diameter	m	43.00	to	56.00
300 mm diameter	m	53.00	to	68.00

6B DRAINAGE

Item	Unit	Range £		
6B DRAINAGE – cont				
Brick manholes				
Excavate pit in firm ground, partial backfill, partial disposal, earthwork support, compact base of pit, plain in situ concrete 20.00 N/mm² – 20 mm aggregate (1:2:4) base, formwork, one brick wall of engineering bricks PC £275.00/1000 in cement mortar (1:3) finished fair face, vitrified clay channels, plain in situ concrete 25.00 N/mm²–20 mm aggregate (1:2:4) cover and reducing slabs, fabric reinforcement, formwork step irons, medium duty cover and frame				
Internal size of manhole				
600 mm × 450 mm; cover to invert				
not exceeding 1.00 m	nr	340.00	to	440.00
over 1.00 m not exceeding 1.50 m	nr	440.00	to	570.00
over 1.50 m not exceeding 2.00 m	nr	480.00	to	620.00
900 × 600 mm; cover to invert				
not exceeding 1.00 m	nr	375.00	to	485.00
over 1.00 m not exceeding 1.50 m	nr	530.00	to	680.00
over 1.50 m not exceeding 2.00 m	nr	570.00	to	730.00
900 × 900 mm; cover to invert				
not exceeding 1.00 m	nr	460.00	to	590.00
over 1.00 m not exceeding 1.50 m	nr	560.00	to	720.00
over 1.50 m not exceeding 2.00 m	nr	650.00	to	850.00
1200 × 1800 mm; cover to invert				
not exceeding 1.00 m	nr	750.00	to	970.00
over 1.00 m not exceeding 1.50 m	nr	910.00	to	1175.00
over 1.50 m not exceeding 2.00 m	nr	1050.00	to	1350.00
with reducing slab and brick shaft internal size 600 mm × 450 mm; depth from cover to invert				
over 2.00 m not exceeding 3.00 m	nr	960.00	to	1225.00
over 3.00 m not exceeding 4.00 m	nr	1675.00	to	2175.00
Concrete manholes				
Excavate pit in firm ground, disposal, earthwork support, compact base of pit, plain in situ concrete 20.00 N/mm² – 20 mm aggregate (1:2:4) base, formwork, reinforced precast concrete chamber and shaft rings, taper pieces and cover slabs bedded jointed and pointed in cement; mortar (1:3) weak mix concrete filling to working space, vitrified clay channels, plain in situ concrete 25.00 N/mm² – 20 mm aggregate (1:1:5:3) benchings, step irons, medium duty cover and frame; depth from cover to invert				
Internal diameter of manhole				
1350 mm diameter; cover to invert				
up to 1.50 m	nr	670.00	to	860.00
over 1.50 m not exceeding 2.00 m	nr	740.00	to	950.00
over 2.00 m not exceeding 3.00 m	nr	1050.00	to	1375.00
1500 mm diameter; cover to invert				
up to 1.50 m	nr	790.00	to	1025.00
over 1.50 m not exceeding 2.00 m	nr	870.00	to	1125.00
over 2.00 m not exceeding 3.00 m	nr	1125.00	to	1475.00

6C EXTERNAL SERVICES

Item	Unit	Range £		
1800 mm diameter; cover to invert				
up to 1.50 m	nr	1025.00	to	1325.00
over 1.50 m not exceeding 2.00 m	nr	1125.00	to	1450.00
over 2.00 m not exceeding 3.00 m	nr	1325.00	to	1700.00
with taper piece and shaft 675 mm diameter, depth from cover to invert				
depth from cover to invert				
up to 2.00m	nr	900.00	to	1175.00
over 2.00 m not exceeding 3.00 m	nr	1175.00	to	1550.00
over 3.00 m not exceeding 4.00 m	nr	1375.00	to	1775.00
PPIC inspection chamber including all excavations; earthwork support; cart away surplus spoil; concrete bed and surround; lightweight cover and frame				
750 deep	nr	155.00	to	200.00
900 deep	nr	160.00	to	210.00
1000 deep	nr	170.00	to	220.00
6C EXTERNAL SERVICES				
Service runs				
All laid in trenches including excavation and backfill with excavated material				
Water main				
up to 75 mm diameter uPVC main	m	43.00	to	56.00
Electric main				
600/1000 volt cables. Two core 25 mm diameter cable including 100 mm diameter clayware duct	m	28.00	to	36.00
Gas main				
150 mm diameter gas pipe	m	48.00	to	62.00
Telephone				
100 mm diameter uPVC duct	m	22.00	to	29.00
Connection areas				
The privatization of telephone, water, gas and electricity has complicated the assessment of service connection charges. Typically, service connection charges will include the actual cost of the direct connection plus an assessment of distribution costs from the main. The latter cost is difficult to estimate as it depends on the type of scheme and the distance from the mains. In addition, service charges are complicated by discounts that maybe offered. For instance, the electricity boards will charge less for housing connections if the house is all electric. However, typical charges for an estate might be as follows				
Water	house	425.00	to	550.00
Electric				
all electric	house	255.00	to	330.00
gas/electric	house	425.00	to	550.00
pre-packaged substation housing	nr	17500.00	to	22500.00
Gas				
gas connection to house	house	255.00	to	330.00
governing station	nr	13000.00	to	16500.00
Telephone	house	130.00	to	165.00
Sewerage	house	340.00	to	440.00

PART 3

Rates of Wages

BUILDING INDUSTRY – ENGLAND, WALES AND SCOTLAND

At the time of compiling this years books talks are currently ongoing between the parties to CIJC. It is expected that the deal will be announced towards end of June and we have assumed an increase in basic rates of 2%.

The actual, final agreed rates will be computed and shown in our first Spon's update towards the end of the year.

The Working Rule Agreement includes a pay structure with a general operative and additional skilled rates of pay as well as craft rate. Plus rates and additional payments will be consolidated into basic pay to provide the following rates (for a normal 39 hour week) which will come into effect from the following dates:

Effective from 30 June 2010 – assumed

The following basic rates of pay are assumed:

	Rate per 39-hour week (£)	Rate per hour (£)
Craft Rate	409.73	10.51
Skill Rate 1	390.64	10.02
Skill Rate 2	376.32	9.65
Skill Rate 3	352.05	9.03
Skill Rate 4	332.16	8.52
General operative	308.30	7.91

Holidays with Pay and Benefits Schemes

The Building and Civil Engineering benefits scheme has unveiled a new holiday pay plan following the introduction of the Working Time Directive. From 2 August 1999 there are no fixed holiday credits, instead employers will calculate appropriate sums to fund operatives' holiday pay entitlement and make regular monthly payments into the B&CE scheme.

For full details contact B&CE on 01293 526911.

Employer's contribution towards retirement benefit is paid at £5.00 per week, effective from June 2007.

Death and accident cover is provided free.

BUILDING AND ALLIED TRADES JOINT INDUSTRIAL COUNCIL

Young Operatives

Effective from 26 June 2000

The rates of wages for young labourers is assumed to be at the following proportions of the General Operatives basic rates:

At 16 years of age 50% of the relevant rate
At 17 years of age 70% of the relevant rate
At 18 years of age or over 100% of the relevant rate

Apprentices/Trainees

The Construction Apprenticeship Scheme (CAS) operates throughout Great Britain from 1 August 1998 it is open to all young people from the age of 16 years. For further information telephone CAS helpline – 01485 578 333.

Apprentice rates – from 30 June 2010 – assumed

Please note that these rates are for guidance only:	**Rate per 39-hour week (£)**	**Rate per hour (£)**
Year 1	170.66	4.38
Year 2	220.38	5.65*
Year 3 without NVQ2	257.77	6.61
Year 3 With NVQ2	327.79	8.41
Year 3 With NVQ3	409.73	10.51
On Completion of Apprenticeship With NVQ2	409.73	10.51

Note: If an apprentice is 22 years and over, and in his/her second year of training, then the National Minimum Wage of £5.80 per hour currently applies.

BUILDING AND ALLIED TRADES JOINT INDUSTRIAL COUNCIL

The Building and Allied Trades Joint Industrial Council (BATJIC), the partnership between the Federation of Master Builders (FMB) and the Transport and General Workers Union (TGWU), has agreed new wage rates to apply from 13 September 2010. Wage rates have been frozen since 9 June 2008 but from 13 September wage rates for the three principal grades of operatives will rise by 2%. It is planned that this settlement will last until 12 June 2011 when wage reviews will return to their normal anniversary date.

Effective from 13 September 2010

Subject to the conditions in the Working Rule Agreement the standard weekly rates of wages shall be as follows:

	Rate per 39-hour week (£)	**Rate per hour (£)**
Craft operative (NQV3)	414.18	10.02
Craft operative (NQV2)	356.07	9.13
Adult general operative	307.32	7.88

ROAD HAULAGE WORKERS EMPLOYED IN THE BUILDING INDUSTRY

For the latest wage/conditions information, go to www.fmb.org.uk/publications/batjic

ROAD HAULAGE WORKERS EMPLOYED IN THE BUILDING INDUSTRY – effective from 30 June 2010 – assumed

Authorized rates of pay for road haulage workers in the building industry recommended by the Builders Employers Confederation.

Employers	**Operatives**
Construction Confederation 56–64 Leonard Street London EC2A 4JX Tel: 0207 608 5039 Fax: 0207 608 5001 E-mail: enquiries@constructionconfederation.co.uk	The Transport and General Workers Union Transport House 128 Theobold's Road London WC1X 8TN Tel: 0207 611 2500 Fax: 0207 611 2555 E-mail: pgwu@tgwu.org.uk

	Rate per 39-hour week (£)
Lorry Drivers (irrespective of the gross weight of the vehicle driven)	401.70

PLUMBING AND MECHANICAL ENGINEERING SERVICES INDUSTRY

Authorized rates of wages agreed by the Joint Industry Board for the Plumbing and Mechanical Engineering Services Industry in England and Wales

First part effective from 4 January 2010

Rates of pay and allowances for plumbers in England and Wales have been frozen since January 2009 but agreement has been reached for an increase in line with the Retail Prices Index from January 2011.

The Joint Industry Board for Plumbing and Mechanical Engineering Services in England and Wales
Brook House
Brook Street
St Neots
Huntingdon
Cambridgeshire
PE19 2HW

Tel: 01480 476 925
Fax: 01480 403 081
E-mail: info@jib-pmes.org.uk

	Rate per hour £
Operatives	
Technical Plumber and Gas Service Technician	14.13
Advanced Plumber and Gas Service Engineer	12.73
Trained plumber and Gas Service Fitter	10.91
Apprentices (see Note below)*	
1st year of Training	5.29
2nd year of Training	6.06
3rd year of Training	6.85
4th year of Training	8.43
Adult Trainees	
1st 6 months of Employment	8.52
2nd 6 months of Employment	9.14
3rd 6 months of Employment	9.52

Notes:
As from 5 January 2009, overtime is payable after 39 hours work per week.
*Authorized rates of wages agreed by the Joint Industry Board for the Plumbing Industry in Scotland and Northern Ireland.

PLUMBING AND MECHANICAL ENGINEERING SERVICES INDUSTRY

Effective from 7 June 2010

In Scotland and Northern Ireland plumbers' wage rates will remain static between June 2009 and June 2011 when rates and allowances will rise by 2%, almost certainly lower than the rise their counterparts in England and Wales will receive. However from 7 June 2010 mileage allowances will increase from £0.25 to £0.30 per mile and the overtime threshold will reduce from 43 hours to 41 hours per week, closer to the 39 hours applicable in England and Wales.

The Joint Industry Board for the Plumbing Industry in Scotland and Northern Ireland
2 Walker Street
Edinburgh
EH3 7LB

Tel: 0131 225 2255
Fax: 0131 226 7638

	Rate per hour (£) 07 June 2010
Operatives Plumbers & Gas Service Operatives	
Plumber and Gas Service Fitter	11.10
Advanced Plumber and Gas Service Engineer	12.64
Technician Plumber and Gas Service Technician	14.00
Plumbing Labourer	9.90
Apprentice Plumbers and Fitters	
1st Year Apprentice	3.22
2nd Year Apprentice	4.81
3rd Year Apprentice	5.82
4th Year Apprentice	7.52
Adult Trainees	
Year 1	5.88
Year 2	6.79
Year 3	8.45

Labour Rate Calculations

Introduction

The format of this section is so arranged that, in the case of work normally undertaken by the Main Contractor, the constituent parts of the total rate are shown enabling the reader to make such adjustments as may be required in particular circumstances. Similar details have also been given for work normally sub let although it has not been possible to provide this in all instances.

As explained in the Preface, there is a facility available to readers, which enables a comparison to be made between the level of prices in this section and current tenders by means of a tender index. The tender index for this Major Works section of Spon's is 468 (as shown on the front cover).

To adjust prices for other regions and times, the reader is recommended to refer to the explanations and examples on how to apply these tender indices, given on page 42.

There follow explanations and definitions of the basis of costs in the Prices for Measured Work section under the following headings:

- Overhead charges and profit
- Labour hours and Labour £ column
- Material £ column
- Material/Plant £ columns
- Total rate £ column

Overhead and profit charges

Rates checked against winning tenders include overhead charges and profit at current levels.

Labour Hours and Labour £ columns

Labour rates are based upon typical gang costs divided by the number of primary working operatives for the trade concerned, and for general building work include an allowance for trade supervision (see below). Labour hours multiplied by Labour rate with the appropriate addition for overhead charges and profit gives Labour £. In some instances, due to variations in gangs used, Labour rate figures have not been indicated, but can be calculated by dividing Labour £ by Labour hours.

Building craft operatives and labourers

From 30 June 2010 it is assumed that the guaranteed minimum weekly earnings in the London area for craft operatives and general operatives are £409.73 and £308.30 respectively; to these rates have been added allowances for the items below in accordance with the recommended procedure of the Chartered Institute of Building in its Code of Estimating Practice. The resultant hourly rates on which the Prices for Measured Work have generally been based are £13.76 and £10.29 for craft operatives and labourers, respectively.

- Lost time
- Construction Industry Training Board Levy
- Holidays with pay
- Accidental injury, retirement and death benefits scheme
- Sick pay
- National Insurance
- Severance pay and sundry costs
- Employer's liability and third party insurance

NOTE: For travelling allowances and site supervision see Preliminaries section.

The table which follows illustrates how the all-in hourly rates referred to on pages 177–178 have been calculated. Productive time has been based on a total of 1954 hours worked per year.

			Craft operatives		General operatives	
			£	£	£	£
Wages at standard basic rate						
Productive time	44.30	weeks	409.73	18,151.04	308.30	13,657.69
Lost time allowance	0.9	weeks	409.73	368.76	308.30	277.47
Overtime	0	weeks	0	0	0	0
				18,519.80		13,935.16
Extra payments under National Working Rules	45.2	weeks				
Sick Pay	1	week				
CITB Allowance (0.50% of payroll)	1	year		104.48		78.62
Holiday pay	4.20	weeks	409.73	1,720.87	302.25	1,294.86
Public Holiday pay	1.60	weeks	409.73	655.57	302.25	493.28
Employer's contribution to:						
EasyBuild Stakeholder Pension	52	weeks	5.00	260.00	5.00	260.00
National Insurance (average weekly payment)	48	weeks	35.30	1,694.40	22.35	1,107.84
				22,955.12		17,169.76
Severance pay and sundry costs	Plus		1.5%	344.33	1.5%	257.55
				23,299.45		17,427.31
Employer's Liability and Third Party Insurance	Plus		2.0%	465.99	2.0%	348.55
Total cost per annum				**£23,765.44**		**£17,775.86**
Total cost per hour				**£13.76**		**£10.29**

Notes:

Absence due to sickness has been assumed to be for periods not exceeding 3 days for which no payment is due (Working Rule 20.7.3)

EasyBuild Stakeholder Pension effective from 1 July 2002. Death and accident benefit cover is provided free of charge. Taken as £5.00/week average as range increased for 2006/09 wage award

All N.I. Payments are at not-contracted out rates applicable from April 2010. National Insurance is paid for 48 complete weeks (52 wks-4.2 wks) is based on employer making regular monthly payments into the Template holiday pay scheme and by doing so the employer achieves National Insurance savings on holiday wages

The labour rates used in the Measured Work sections have been based on the following gang calculations which generally include an allowance for supervision by a foreman or ganger. Alternative labour rates are given showing the effect of various degrees of bonus.

Gang	**Total gang rate £/hour**	**Productive unit rate £/hour**		**Alternative labour rates £/hour**			
				Normal	**+10%**	**+20%**	**+30%**
Groundwork Gang							
1 Ganger	1 × 11.11 =	11.11					
6 Labourers	6 × 10.29 =	61.74					
		72.85	÷ 6.5 =	11.21	12.35	13.50	14.65
Concreting Gang							
1 Foreman	1 × 14.57 =	14.57					
4 Skilled Labourers	4 × 11.11 =	44.44					
		59.01	÷ 4.5 =	13.11	14.45	15.79	17.12
Steelfixing Gang							
1 Foreman	1 × 14.57 =	14.57					
4 Steelfixers	4 × 13.76 =	55.04					
		69.61	÷ 4.5 =	15.47	17.04	18.62	20.19
Formwork Gang							
1 Foreman	1 × 14.57 =	14.57					
10 Carpenters	10 × 13.76 =	137.60					
1 Labourer	1 × 10.29 =	10.29					
		162.46	÷ 10.5 =	15.47	17.05	18.62	20.20
Bricklaying/Light Blockwork Gang							
1 Foreman	1 × 14.57 =	14.57					
6 Bricklayers	6 × 13.76 =	82.56					
3 Labourers	3 × 10.29 =	30.87					
		128.00	÷ 6.5 =	19.69	21.70	23.71	25.71
Dense Blockwork Gang							
1 Foreman	1 × 14.57 =	14.57					
6 Bricklayers	6 × 13.76 =	82.56					
4 Labourers	4 × 10.29 =	41.16					
		138.29	÷ 6.5 =	21.28	23.44	25.62	27.78

Gang	Total gang rate £/hour	Productive unit rate £/hour		Alternative labour rates £/hour			
				Normal	**+10%**	**+20%**	**+30%**
Carpentry/Joinery Gang							
1 Foreman	1 × 14.57 =	14.57					
5 Carpenters	5 × 13.76 =	68.80					
1 Labourer	1 × 10.29 =	10.29					
		93.66	÷ 5.5 =	17.03	18.76	20.50	22.23
Craft Operative (Painter, Slater, etc.)	1 × 13.76 =	13.76	=	13.76	15.16	16.56	17.96
1 and 1 Gang							
1 Craft Operative	1 × 13.76 =	13.76					
1 Skilled Labourer	1 × 11.11 =	11.11					
		24.87	=	24.87	27.40	29.94	32.47
2 and 1 Gang							
2 Craft Operatives	2 × 13.76 =	27.52					
1 Skilled Labourer	1 × 11.11 =	11.11					
		38.63	÷ 2 =	19.32	21.28	23.25	25.22
Small Labouring Gang (making good)							
1 Foreman	1 × 14.57 =	14.57					
4 Skilled Labourers	4 × 11.11 =	44.44					
		59.01	÷ 4.5 =	13.11	14.45	15.79	17.12
Drain Laying Gang/Clayware							
2 Skilled Labourers	2 × 11.11 =	22.22	÷ 2 =	11.11	12.24	13.38	14.51

Subcontractor's operatives

Similar labour rates are shown in respect of sub let trades where applicable.

Plumbing operatives

From 4 January 2010 the hourly earnings for technical and trained plumbers are £14.13 and £10.91, respectively; to these rates have been added allowances similar to those added for building operatives (see below). The resultant average hourly rate on which the Prices for Measured Work have been based is £17.60. The items referred to above for which allowance has been made are:

- Tool allowance
- Plumbers' welding supplement
- Holidays with pay
- Pension and welfare stamp
- National Insurance ‘contracted out’
- Severance pay and sundry costs
- Employer's liability and third party insurance

No allowance has been made for supervision as we have assumed the use of a team of technical or trained plumbers who are able to undertake such relatively straightforward plumbing works, e.g. on housing schemes, without supervision.

The table which follows shows how the average hourly rate referred to above has been calculated. Productive time has been based on a total of 1687.50 hours worked per year.

		Technical plumber		**Trained plumber**	
		£	£	£	£
Wages at standard basic rate					
productive time	1687.5hrs	14.13	23,844.38	10.91	18,410.63
Overtime (paid at standard basic rate)Overtime	0	0	0	0	0
Overtime	0	0	0	0	0
Plumber's welding supplement (gas and arc)	1687.5 hrs	0.46	776.25		0.00
			24,620.63		18,410.63
Employer's contribution to:					
Holiday credit/welfare					
Stamps (to provide for 30 days)	60 credits	62.50	3,750.00	48.10	2,886.00
Pension (6.5% of earnings)	46.0wks	40.27	1,852.42	30.09	1,390.58
Holiday top-up funding	60 credits	2.11	126.74	1.42	98.15
(Provided by employer)					
National Insurance	46wks	54.78	2,519.88	37.15	1,721.32
			32,869.67		24,506.68
Severance pay and sundry costs	Plus	1.5%	493.05	1.5%	367.60
			33,367.72		24,874.28
Employer's Liability and Third Party Insurance	Plus	2.0%	667.25	2.0%	497.49
Total cost per annum			**£34,029.97**		**£25,371.77**
Total cost per hour			**£20.17**		**£15.04**
Average all-in rate per hour				**£17.60**	

Subcontractor and Specialist contractor's costs

Where sub contractors or specialist contractor's figures have been provided, we have not been able to show build-ups, as these are not widely available. Any prices from such companies are deemed to include all their costs to a main contractor, including their own overheads, profit, preliminaries and a 2.5% main contractor's discount.

Material £ column

Many items have reference to a PC value. This indicates the prime cost of the principal material delivered to site in the outer London area assuming appropriate discounts for large quantities.

The Material £ column indicates the total materials cost including delivery, waste, sundry materials and an allowance for overhead charges and profit for the unit of work concerned. Alternative material prices are listed at the beginning of many sections. All material prices quoted are exclusive of Value Added Tax.

If alternative material prices are indicated, they have not been extended into the TOTAL RATE £ COLUMN and their values exclude overheads and profit.

Plant costs (included in the Material £ column)

Plant costs have been based on current weekly hire charges and estimated weekly cost of fuel, and normal running costs and cartage charges. The total amount is divided by 30 (assuming 25% idle time) to arrive at a cost per working hour of plant. To this hourly rate is added one hour for an operator where required; the rate to be calculated in accordance with the principles set out earlier in this section, i.e. with an allowance for plus rates, etc.

For convenience the all in rates per hour used in the calculations of Prices for Measured Work are shown below and where included in this book, are included in the Material £ column.

Plant	Labour	All in rate per hour £
Excavator (4 wheeled – 0.76 m³ shovel, 0.24 m³ bucket)	Driver	27.50
Excavator (JCB 3C – 0.24 m³ bucket)	Driver	25.00
Excavator (JCB 3C off centre – 0.24 m³ bucket)	Driver	27.50
Excavator (Hitachi EX120 – 0.53 m³ bucket)	Driver	32.50
Dumper (2.30 m³)	Driver	17.50
Two tool portable compressor (125 cfm)*		
per breaking tool		2.33
per punner foot and stem rammer		2.00
Roller		
Bomag BW75S – pedestrian double drum		5.00
Bomag BW120AD – tandem		6.00
5/3.50 cement mixer		2.00
Kango heavy duty breaker		1.00
Power float		1.67
Light percussion drill		0.83

* Operation of compressor by tool operator

Total rate column

Total rate £ column is the sum of **Labour £** and **Material £** columns. This column excludes any allowance for Preliminaries which must be taken into account if one is concerned with the total cost of work.

The example of Preliminaries in the following section indicates that in the absence of detailed calculations currently 11% should be added to all main contractors' prices for measured work to arrive at total cost for the project (excluding VAT).

Preliminaries

The number of items priced in the preliminaries section of Bills of Quantities and the manner in which they are priced vary considerably between contractors. Some contractors, by modifying their percentage factor for overheads and profit, attempt to cover the costs of preliminary items in their Prices for Measured Work. However, the cost of Preliminaries will vary widely according to job size and complexity, site location, accessibility, degree of mechanization practicable, position of the contractor's head office and relationships with local labour/domestic subcontractors. It is therefore usually far safer to price preliminary items separately on their merits according to the project.

In amending the Preliminaries/General Conditions section for SMM7, the Joint Committee stressed that the preliminaries section of a bill should contain two types of cost significant item:

- Items which are not specific to work sections but which have an identifiable cost which is useful to consider separately in tendering e.g. contractual requirements for insurances, site facilities for the employer's representative and payments to the local authority
- Items for fixed and time related costs which derive from the contractor's expected method of carrying out the work, e.g. bringing plant to and from site, providing temporary works and supervision.

A fixed charge is for work the cost of which is to be considered as independent of duration. A time related charge is for work the cost of which is to be considered as dependent on duration. The fixed and time related subdivision given for a number of preliminaries items will enable tenderers to price the elements separately should they so desire. Tenderers also have the facility at their discretion to extend the list of fixed and time related cost items to suit their particular methods of construction.

The opportunity for tenderers to price fixed and time related items in A30 – A37, A40 – A44 and A51 – A52 has been noted against the following appropriate items although we have not always provided guidance as costs can only be assessed in the light of circumstances of a particular job.

Works of a temporary nature are deemed to include rates, fees and charges related thereto in Sections A36, A41, A42, and A44, all of which will probably be dealt with as fixed charges.

In addition to the cost significant items required by the method, other preliminaries items which are important from other points of view, e.g. quality control requirements, administrative procedures, may need to be included to complete the preliminaries/general conditions as a comprehensive statement of the employer's requirements.

Typical clause descriptions from a preliminaries/general conditions section are given below together with details of those items that are most likely to be priced in detail here when submitting tenders.

An example in pricing preliminaries follows, and this assumes the form of contract used is the JCT 2005 Standard Building Contract With Quantities (SBC/Q) and the value, including preliminaries, is approximately £3,500,000. The contract is estimated to take 60 weeks to complete and the value is built up as follows:

	£
Labour value	1,100,000
Material value	925,000
Provisional sums and all subcontractors	975,000
	£3,000,000

At the end of the section the example is summarized to give a total value of preliminaries for the project example.

PRELIMINARIES/GENERAL CONDITIONS

A PRELIMINARIES/GENERAL CONDITIONS

(NOTE the term 'Not priced' or 'Generally not priced', where used throughout this section means either that the cost implication is negligible or that it is usually included elsewhere in the tender).

Preliminary particulars

A10 Project particulars – Not priced

A11 Tender and Contract Drawings – Not priced

A12 The Site/Existing buildings – Generally not priced
The reference to the site and existing buildings relates only to access and those buildings that could have an influence on cost. This could arise from their close proximity making access difficult, their heights relative to the possible use of tower cranes or the fragility of, for example, an historic building necessitating special care.

A13 Description of the work – Generally not priced

A20 The Contract/Sub-contract – Generally not priced (except where indicated)
(The JCT2005 Standard Building Contract is assumed)
(Note: Most of the contract particulars tend to be either priced elsewhere in specific preliminaries clauses or in general allowances for overheads etc. In a number of instances the cost implication is negligible and included elsewhere in the tender. Where prices are included against listed contract particulars they tend to be of a specialist nature with measurable risk attributed to the specific contract obligation)

Section 1: Definitions and Interpretation – Not priced

Section 2: Carrying out the Works – Generally not priced (except where marked with an*)

- Contractors Obligations
- Possession
- Supply of Documents, Setting Out etc.
- The contract conditions may require a master programme to be prepared. This will normally form part of head office overheads and therefore is not priced separately here.
- Errors, Discrepancies and Divergences
- CDP Design Work
- Where there is a Contractor's Design Portion, Design liabilities and limitation are identified here. Design costs are usually included with the related work section. See also note on Professional Indemnity Insurance in section 6 below.
- Fees, Royalties and Patent Rights
- Unfixed Materials and Goods; property, risk etc
- Adjustment of Completion Date
- Practical Completion, Lateness and Liquidated Damages
- Partial Possession by Employer
- Defects *
  Inevitably some defects will arise after practical completion and an allowance will often be made to cover this. An allowance of say 0.20 to 0.50% should be sufficient, e.g. Example

  Defects after completion

  Based on 0.20% of the contract sum

  £3,500,000 × 0.20%, say = **£7,000**

PRELIMINARIES/GENERAL CONDITIONS

Contractors Design Documents

Contractor is to supply as built drawings for works included in Contractor Design Portion. Costs are likely to be included in Specialist Sub-contract work package or general overheads unless design works is extensive and of a special nature

Section 3: Control of the Works – Not priced

- Access for Employers Agent
- Subletting
- Architect/ Contract Administrators' Instructions
- Antiquities
- CDM Regulations

Section 4: Payment – Not priced

- Contract Sum and Adjustments
- Certificates and Payments
- Gross Valuation
- Retention
- Fluctuations
- Loss and Expense

Section 5: Variations – Not priced

- General
- The Valuation Rules

Section 6: Injury, Damage and Insurance – Generally not priced (except where marked with an *)

- Injury to Persons and Property
  Sets out liability of Contractor against personal injury or death of any person arising out of or in the course of or caused by the carrying out of the Works
- Insurance against Personal Injury and Property Damage
  The Contractor's Employer's Liability and Public Liability policies (which would both be involved under this heading) are often in the region of 0.50 to 0.60% on the value of his own contract work (excluding provisional sums and work by subcontractors whose prices should allow for these insurances). This is normally included in the Contractor's overheads therefore not included here.

  No requirement is made upon the Contractor to insure the liability of the Employer unless it is stated in the contract particulars that insurance may be required and the Architect/CA instructs the Contractor to take out a joint names policy for the sum as stated in the particulars. If instructed the amount expended by the Contractor to take out and maintain insurance is added to the Contract Sum

Insurance of the Works *

If at the Contractor's risk, the insurance cover must be sufficient to include the full cost of reinstatement, all increases in cost, professional fees and any consequential costs such as demolition. The average provision for fire risk is 0.10% of the value of the work after adding for increased costs and professional fees, e.g.

PRELIMINARIES/GENERAL CONDITIONS

Contractor's Liability – Insurance of works against fire, etc.	£
Contract value (including preliminaries), say	3,500,000
Estimated increased costs during contract period, say 3%	105,000
	3,605,000
Estimated increased costs incurred during period of reinstatement, say 5%	180,000
	3,785,000
Professional fees @ 14%	529,900
	4,314,900
Allow 0.1% say	**£4,315**

NOTE: Insurance premiums are liable to considerable variation, depending on the contractor, the nature of the work and the market in which the insurance is placed.

CDP Professional Indemnity Insurance

When the works include a Contractor Designed Portion, professional indemnity Insurance is now a contract condition. Inclusion of the premium here will depend on who is carrying out the design i.e. if it is specialist work it would be normal for the specialists rates to include the premium. The contractor is still liable for professional negligence of his subcontractor's which may carry a premium in itself. This is likely to be included in the contractor's overheads unless the design responsibility from the project is of a particularly high risk.

Joint Fire Code: Compliance

Section 7: Assignment, Third Party Rights and Collateral Warranties

Generally not priced (except occasionally where marked with an *)

- Assignment
- Clauses 7A to 7F: Preliminary
- This section reflects the JCT policy of introducing Third Party Rights into its contracts while maintaining the option of using alternative collateral warranties
- Third Party Rights from Contractor
- The form of Third Party Rights to be granted (where applicable) are set out in Schedule 5 and are substantially identical to those in the corresponding Collateral Warranty
- Collateral Warranties *
- Agreement of contractor and subcontractor third party warranties is often complex and can involve legal input. This cost can vary depending on the size of project, number of third parties involved, together with the scope of contractor design responsibility. Costs are normally part of the Contractor's overheads and therefore not priced here.

Section 8 Termination – Not priced

- General
- Termination by Employer
- Termination by Contractor
- Termination by Either Party
- Consequences of Termination under Clauses 8-9 to 8-11, etc.

EMPLOYER'S REQUIREMENTS

Section 9: Settlement of Disputes – Generally not priced (except where marked with an *)

- Mediation
- Adjudication
- Arbitration General Note: If the contractor is required to provide sureties for the fulfilment of the work the usual method of providing this is by a bond provided by one or more insurance companies. The cost of a performance bond depends largely on the financial standing of the applying contractor. Figures tend to range from 0.15 to 0.25% of the net tender sum (tender sum – preliminaries = net tender sum).

A30 – A37 EMPLOYERS' REQUIREMENTS

These include the following items but costs can only be assessed in the light of circumstances on a particular job. Details should be given for each item and the opportunity for the Tenderer to separately price items related to fixed charges and time related charges.

A30 Tendering/Subletting/Supply

A31 Provision, content and use of documents

A32 Management of the works

This includes Client's specific requirements for management of the works including supervision, management schemes, such as the Considerate Constructors, specific programming requirements, site meetings, progress reports, control of cost etc. The Contractor should allow for costs here where not already included in his general management and Staff cost section A40.

A33 Quality standards/control

Most contractor's undertaking major projects will have accredited Quality Assurance schemes such as ISO 9001. The cost of running these schemes is normally accounted for in overhead charges however, specific Employers Requirements for specific or special Quality Control activity may be priced here.

A34 Security/Safety/Protection

This includes allowing for specific execution or product hazards, site security requirements, constraints due to working on occupied buildings or hazardous areas. Also, protection against or control of noise, pollution, fire, waste, adjoining buildings, public and private roads, live services, deterioration, security and work in all sections.

- Control of noise, pollution and other obligations
  The Local Authority, Landlord or Management Company may impose restrictions on the timing of certain operations, particularly noisy of dust-producing operations, which may necessitate the carrying out of these works outside normal working hours or using special tools and equipment. The situation is most likely to occur in built-up areas such as city centres, shopping malls etc., where the site is likely to be in close proximity to offices, commercial or residential property.
- Maintenance of public and private roads
  Some additional value or allowance may be required against this item to insure/protect against damage to entrance gates, kerbs or bridges caused by extraordinary traffic in the execution of the works.
- The requirements of the Site Waste Management Plans Regulations 2008 came into force on 6 April 2008. This requires the preparation of project specific waste management plans together with additional management resource particularly on projects in excess of £0.5m in value. It is expected that the cost of meeting these requirements will be included in General management and staff costs. Additional costs for treatment of waste will depend on the project location etc and may incur additional costs within work sections or within A42 Contractor's General Cost Items – Services and facilities.

A35 Specific limitations on method/sequence/timing

This includes design constraints, method and sequence of work, access, possession and use of the site, use or disposal of materials found, start of work, working hours, employment of labour and sectional possession or partial possession etc.

CONTRACTORS GENERAL COST ITEMS

A36 Facilities/Temporary work/Services

This includes offices, sanitary accommodation, temporary fences, hoardings, screens and roofs, name boards, technical and surveying equipment, temperature and humidity, telephone/facsimile installation and rental/maintenance, special lighting and other general requirements, etc. The attainment and maintenance of suitable levels of facilities and services necessary for satisfactory completion of the work including the installation of joinery, suspended ceilings, lift machinery, etc. is the responsibility of the contractor.

The installation of telephones or facsimiles for the use of the Employer, and all related charges therewith, shall be given as a provisional sum.

A37 Operation/Maintenance of the finished building

Requirements for spares and replacement parts are usually identified in work sections and therefore priced elsewhere. However, the Employer often requires the Contractor to provide significant documentation and training on completion of the works including a Building Manual (incorporating the Health and Safety File) together with a separate Building Log book. The cost is likely to be included either of part of the overhead or within site management and staff costs

A40 – A44 CONTRACTORS GENERAL COST ITEMS

For items A41–A44 it shall be clearly indicated whether such items are to be 'Provided by the Contractor' or 'Made available (in any part) by the Employer'.

A40 Management and staff (Provided by the Contractor)

Includes management, trades supervision, engineering, programming and production, quantity surveying, support staff and the like.

Typical allowance for Management and Staff could be 4% to 8% of the net tender sum (tender sum excluding preliminaries).

Based on 4.5% of £3,000,000, say = **£135,000**

A41 Site accommodation (Provided by the Contractor or made available by the Employer)

This includes all temporary offices, laboratories, cabins, stores, compounds, canteens, sanitary facilities and the like for the Contractor's and his domestic subcontractors' use (temporary office for a Clerk of Works is covered under obligations and restrictions imposed by the Employer).

Typical costs for jack-type timber or steel vandal-proof offices are as follows, based upon a 12 months minimum hire period they exclude furniture which could add a further £15.00–£20.00 per week.

Typical rates for other units are as follows:

Size	Rate/week
Office cabins – 24 ft × 9 ft (20 m²)	£25–£28
Office cabins – 32 ft × 10 ft (30 m²)	£32–-£35
Fire-rated cabins – 24 ft × 9 ft (20 m²)	£50–£60
Fire-rated cabin – 32 ft × 10 ft (30 m²)	£70–£80
Meeting room – 24 ft × 9 ft (20 m²)	£25–£28
Meeting room – 32 ft × 9 ft (30 m²)	£32–£35
Mess cabins (incl Furniture)	£28–£35
Drying rooms (incl Furniture)	£30–£40
Safestore – 20 ft × 8 ft (15 m²)	£15–£20
Container with padlock – 20 ft × 8 ft (15 m²)	£8–£12

CONTRACTORS GENERAL COST ITEMS

Toilets – 13 ft × 9 ft	£35–£45
Fire signs and notices	£30–40
Fire extinguishers	£5–£10
Haulage to and from site – Site offices, Storage sheds, Toilets	£3,850

Typical allowance for site accommodation is 0.40% to 0.60% of the net tender sum (tender sum excluding preliminaries).

Based on 0.30% of £3,000,000, say = **£12,000**

A42 Services and facilities (provided by the contractor or made available by the employer)

This generally includes the provision of all of the contractor's own services, power, lighting, fuels, water, telephone and administration, safety, health and welfare, storage of materials, rubbish disposal, cleaning, drying out, protection of work in all sections, security, maintaining public and private roads, small plant and tools and general attendance on nominated subcontractors.

However, this section does not cover fuel for testing and commissioning permanent installations, which would be measured under Sections Y51 and Y81. Examples of build-ups/allowances for some of the major items are provided below:

A42/110 – 120 Lighting and power for the works

The contractor is usually responsible for providing all temporary lighting and power for the works and all charges involved. On large sites this could be expensive and involve substations and the like, but on smaller sites it is often limited to general lighting (depending upon time of year) and power for power operated tools for which a small diesel generator and some transformers usually proves adequate.

Typical costs are:	Rate/week
Power and Lighting	
Cost of locating existing services	
3 Kva transformer	£10–£15
5 Kva transformer	£15–£25
10 Kva transformer	£25–£35
4 way distribution box	£10–£15
50ft extension lead	£3.50–£7.50
2 × 500W floodlights	£15–£30
2 × 500W floodlights on stands	£15–£30
Generators	
4 Kva	£55
8 Kva	£155
12.5 Kva silenced	£180
25 Kva silenced	£220
50 Kva silenced	£315
100 Kva silenced	£370
200 Kva silenced	£690

CONTRACTORS GENERAL COST ITEMS

Typical allowance for lighting and power could be 1.0% to 2.0% of the net tender sum (tender sum excluding preliminaries)

Based on 1.0% of £3,000,000, say = **£30,000**

A42/140 Water for the works

Charges should properly be ascertained from the local Water Authority. If these are not readily available, an allowance of 0.10 to 0.15% of the value of the net tender sum (tender sum excluding preliminaries) is probably adequate, providing water can be obtained directly from the mains. Failing this, each case must be dealt with on its merits. In all cases an allowance should also be made for temporary plumbing including site storage of water if required.

Useful rates for temporary plumbing include:

Water for the works	
Connection main works	£500
Piping	£15 per metre
Standpipe	£150–£250
Water charges	£10 per week
Allow for hoses etc.	£250

Based on 0.10% of £3,000,000, say = **£3,000**

A42/150 Temporary telephones for the use of the contractor

Communications	
Typical rates are:	
Line installation costs/line	£100
Line rental	£50 per quarter
Mobile call charges	£50 per week
Server	£5,000
External ringing device	£100
Radiophone	£15 per week
Walkie/talkie	£15 per week
Broadband	£20 per month
Fax machine	£400
Connection of fax line	£100
Rental of fax line	£50 per quarter
Photocopier	£35 per week
Call charges per week	£35 per week per line

Typical allowance for communications could be 0.20% to 0.30% of the net tender sum (tender sum excluding preliminaries)

Based on 0.15% of £3,000,000, say = **£4,500**

CONTRACTORS GENERAL COST ITEMS

A42/160 Safety, health and welfare of workpeople

The Contractor is required to comply with the Code of Welfare Conditions for the Building Industry which sets out welfare requirements for the following: Shelter from inclement weather; Accommodation for clothing; Accommodation and provision for meals; Provision of drinking water; sanitary conveniences; Washing facilities; First aid; Site conditions

A variety of self-contained mobile or jack-type units are available for hire and a selection of rates is given below:

Kitchen with cooker, fridge, sink unit, water heater and basin	Rate/week
32 ft × 10 ft jack-type	£145
Mess room with water heater, wash basin and seating	
16 ft × 7 ft 6 in mobile	£85
16 ft × 9 ft jack-type	£75
Welfare unit with drying rack, lockers, tables, seating, cooker, heater, sink and basin	
22 ft × 7 ft 6 in mobile	£120
Toilets (mains type)	
One pan unit	£40
Three pan unit mobile (one fire-rated)	£125
Four pan unit jack-type (one fire-rated)	£165

Allowance must be made in addition for transport costs to and from site, setting up costs, connection to mains, fuel supplies and attendance

Site first aid kit say, = £10.00 per week

A general provision to comply with the above code is often 0.1 to 0.15% of the measured work value. The costs of safety supervisors (required for firms employing more than 20 people) are usually part of head office overhead costs.

Example
Safety, health and welfare

Combined charge
The fixed charge would normally represent a proportion of the following allowance, with the majority allocated to time related charges.

Based on 0.10% of £3,000,000, say = **£3,000**

A42/180 Removing rubbish, protective casings and coverings and cleaning the works on completion.

This includes removing surplus materials and final cleaning of the site prior to handover. Allow for sufficient skips for the site throughout the contract duration and for some operatives time at the end of the contract for final clearing and cleaning ready for handover.

Cost of skips – approx. £200.00 each
A general allowance of 0.3% to 0.5% of measured work value is probably sufficient.

Example
Removing rubbish, etc., and cleaning
Combined charge

CONTRACTORS GENERAL COST ITEMS

The fixed charge would normally represent an allowance for final clearing of the works on completion with the residue for cleaning throughout the contract period. This amount I being reduced with the introduction of waste management plans.

Based on 0.15% of £3,000,000, say = **£4,500**

A42/200a Drying the works

Use or otherwise of an installed heating system will probably determine the value to be placed against this item. Dependent upon the time of year, say allow 0.03% to 0.05% of the contract value to cover this item

Example

	Rate/week
Dehumidifier	
Small	£25
Large	£50
Turbo dryer	£35
JetAir heaters (gas included in rate)	£35

Typical allowance for drying the works could be 0.03% to 0.05% of the net tender sum (tender sum excluding preliminaries)

Based on 0.03% of £3,000,000, say = **£900**

A42/210 Protecting the works from inclement weather

In areas likely to suffer particularly inclement weather, some nominal allowance should be included for tarpaulins, polythene sheeting, battening, etc., and the effect of any delays in concreting or brickwork by such weather.

Typical allowance for protection of works could be 0.12% to 0.15% of the net tender sum (tender sum excluding preliminaries)

Based on 0.10% of £3,000,000, say = **£3,000**

A42/220 Security

This includes watchman, electronic surveillance and protection of scaffolds

Typical allowance for protection of works could be 0.10% to 0.15% of the net tender sum (tender sum excluding preliminaries)

Based on 0.10% of £3,000,000, say = **£3,000**

A42/240 Small plant and tools

Small plant and hand tools are usually assessed as between 0.10% and 0.12% of total labour value.

	Rate/week
Useful rates are:	
Mixers	£15–£20
Compressor & tools	£100–£130
Small tools	£50–£60
Concrete test tubes	£10–£15

CONTRACTORS GENERAL COST ITEMS

Typical allowance for small plant and tools could be 0.10% to 0.12% of the net tender sum (tender sum excluding preliminaries)

Based on 0.10% of £3,000,000 say	£3,000
Testing and commissioning: Water, fuel, gas, electricity and other	£2,500

Allowance of say = **£5,500**

A43 Mechanical plant

This includes for cranes, hoists, personnel transport, transport, earthmoving plant, concrete plant, piling plant, paving and surfacing plant, etc. SMM6 required that items for protection or for plant be given in each section, whereas SMM7 provides for these items to be covered under A34, A42 and A43, as appropriate.

A43/110 Plant/Transport

Quite often, the contractors own plant and plant employed by subcontractors are included in measured rates, (e.g. for earthmoving, concrete or piling plant) and the editors have adopted this method of pricing where they believe it to be appropriate. As for other items of plant e.g. cranes, hoists, site vans etc., these tend to be used by a variety of trades and are therefore often priced in the preliminaries section. A typical allowance is 1.5%–2.5% of the net tender sum (tender sum excluding preliminaries).

Example:

Tower Crane – Luffing jib 30 m radius – 4/5 t max. load

Fixed costs	
Erection	£6,000
Dismantling	£6,000
Base and base angles	£8,500
Radios chain	£2,500
Signage	£1,500
Flood lights	£1,000
Time related charges:	Rate £ / week
Hire of crane say 16 weeks @ £1,450	£23,200
Banksman say 16 weeks @ £700/week	£11,200
Power consumed	£3,750
Transport allowance of say	£1,500
Total	**£65,150**

CONTRACTORS GENERAL COST ITEMS

A44 Temporary works (Provided by the Contractor or made available by the Employer)

This includes for temporary roads, temporary walkways, access scaffolding, support scaffolding and propping, hoardings, fans, fencing etc., hardstanding and traffic regulations etc. The contractor should include maintaining any temporary works in connection with the items, adapting, clearing away and making good, and all notices and fees to Local Authorities and public undertakings. n fluctuating contracts, i.e. where Option A and B is incorporated there is no allowance for fluctuations in respect of plant and temporary works and in such instances allowances must be made for any increases likely to occur over the contract period.

Examples of build-ups/allowances for some items are provided below against the relevant preliminaries reference:

A44/110 Temporary roads, crossings and similar items.

Quite often consolidated bases of eventual site roads are used throughout a contract to facilitate movement of materials around the site. However, during the initial setting up of a site, with drainage works outstanding, this is not always possible and occasionally temporary roadways have to be formed and ground levels later reinstated.

Typical costs are:	
3.5 m wide @ £7–10/ m²	£7,500
Useful costs are:	
Type 1 fill say 150 mm thick	£4.50/m²
Terram	£1.25/m²
Dig	£3.75/m³
Cart away	£17.50/m³

A44/120 Temporary walkways

Typical cost = £1,000

A44/130 Access scaffolding

The General Contractor's standing scaffolding is usually undertaken by specialist Subcontractors who will submit quotations based on the specific requirements of the works
(Typical allowances)

Access scaffolding	£25,000
Scissor lifts (SL30 Flying Carpet)	£175–£200
Scissor lifts (Gennie boom 245)	£275–£325
Cherry picker	£275–£325

A44/140 Support scaffolding and propping £1,000

A44/150 Temporary fencing, hoarding, screens, fans, planked footways, guardrails, gantries, and similar items.

This item must be considered in some detail as it is dependent on site perimeter, phasing of the work, work within existing buildings, etc.

Useful rates include:

Hoarding 2.30 m high of 18 mm thick plywood with 50 mm × 100 mm sawn softwood studding, rails and posts, including later dismantling	
– undecorated	£70.00/m (£30.50/m²)
– decorated one side	£83.00/m (£36.00/m²)
Pair of gates for hoarding	extra £500.00 per pair
Cleft Chestnut fencing 1.20 m high including dismantling	£9.25/m
Monaflex T-Plus scaffold sheeting	£5.000/m²

CONTRACTORS GENERAL COST ITEMS

Example:

Temporary hoarding
Combined fixed charge

Decorated plywood hoarding	£
100 m @ £83.00	£8,300
extra for one pair of gates	£500
	£8,800

A44/160 Temporary hardstandings
£8–£12/m², say = **£1,200**

A44/170 Traffic regulations
Waiting and unloading restrictions can occasionally add considerably to costs, resulting in forced overtime or additional weekend working. Any such restrictions must be carefully assessed for the job in hand.

Typical allowance, say = **£1,200**

A44/200 Additional Temporary Works Items
Insert below further cost items as may be required, with fixed charges and time related charge

	£
Setting out equipment	250
Sign boards	1,200
Photographs	500
Considerate constructors scheme	1,000
Sundries	3,000
Programme	3,000
Towers, trestles etc.	750
	£9,700

A50 Work/Materials by the Employer
A description shall be given of works by others directly engaged by the Employer and any attendance that is required shall be priced.

A51 Nominated subcontractors
Not applicable with JCT 2005 Contracts

A52 Nominated suppliers
Not applicable with JCT 2005 Contracts

A53 Work by statutory authorities
Works which are to be carried out by a Local Authority or statutory undertakings shall be given as provisional sums.

CONTRACTORS GENERAL COST ITEMS

A54 Provisional work

SMM7 requires the identification of provisional sums as being for either defined or undefined work.

The rules require that each sum for defined work should be accompanied in the bills of quantities by a description of the work sufficiently detailed for the tenderer to make allowance for its effect in the pricing of relevant preliminaries. The information should also enable the length of time required for execution of the work to be estimated and its position in the sequence of construction to be determined and incorporated into the programme. Where Provisional Sums are given for undefined work the contractor will be deemed not to have made any allowance in programming, planning and pricing preliminaries.

Any provision for contingencies shall be given as a provisional sum for undefined work.

A55 Dayworks

To include provisional sums for: Labour, Materials and Goods and Plant.

Summary of Preliminaries costs included in previous pages

Items		£
A20 sec 2	Defects after completion	7,000
A20 sec 6	Insurance of the works against fire, etc.	4,315
A40	Management and staff	135,000
A41	Contractor's accommodation	9,000
A42/110-120	Lighting and power for the works	30,000
A42/140	Water for the works	3,000
A42/150	Temporary telephones	4,500
A42/160	Safety, health and welfare	3,000
A42/180	Removing rubbish, etc., and cleaning	4,500
A42/200a	Drying the works	900
A42/210	Protection of the works	3,000
A42/220	Security	3,000
A42/240	Small plant and tools	5,500
A43/110	Mechanical plant	63,650
A43	Personnel transport	1,500
A44/110	Temporary roads	7,500
A44/120	Temporary walkways	1,000
A44/130	Access scaffolding	25,000
A44/140	Support scaffolding and propping	1,000
A44/150	Hoardings, fans, fencing, etc.	8,800
A44/160	Temporary hardstandings	1,200
A44/170	Traffic regulations	1,200
A44/200	Additional temporary works	9,700
	TOTAL £	**333,265**

It is emphasized that the above is an example only of the way in which Preliminaries may be priced and it is essential that for any particular contract or project the items set out in Preliminaries should be assessed on their respective values. The value of the Preliminaries items in recent tenders received by the editors varies from a 10% to 13% addition to all other costs. The above example represents approximately an 11% addition to the value of measured work.

PART 4

Prices for Measured Works – Major Works

INTRODUCTION

The rates contained in Prices for Measured Works – Major Works are intended to apply to a project in the outer London area costing about £3,500,000 (including Preliminaries) and assume that reasonable quantities of all types of work are required. Similarly it has been necessary to assume that the size of the project warrants the subletting of all types of work normally sub let. Adjustments should be made to standard rates for time, location, local conditions, site constraints and any other factors likely to affect costs of a specific scheme.

The distinction between builders' work and work normally sub let is stressed because prices for work which can be sub let may well be inadequate for the contractor who is called upon to carry out relatively small quantities of such work themselves.

As explained in more detail later, Measured Works prices are generally based upon wage rates which came into force in June 2010, and known material costs from April/May 2010. Built up prices include an allowance of 2½% for overheads and profit, whereas non analysed subcontractor prices are used they include a mark up of 2½% for profit. They do not allow for preliminary items that are dealt with under a separate heading (see page 185) or for any Value Added Tax or professional services fees.

D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
D20 EXCAVATING AND FILLING						
Prices are applicable to excavation in firm soil						
Site preparation						
Removing trees						
girth 600 mm–1.50 m	–	18.50	212.56	–	nr	**212.56**
girth 1.50–3.00 m	–	32.50	373.43	–	nr	**373.43**
girth exceeding 3.00 m	–	46.50	534.29	–	nr	**534.29**
Removing tree stumps						
girth 600 mm–1.50 m	–	0.93	10.69	28.67	nr	**39.36**
girth 1.50–3.00 m	–	0.93	10.69	42.04	nr	**52.73**
girth exceeding 3.00 m	–	0.93	10.69	57.40	nr	**68.09**
Clearing site vegetation						
bushes, scrub, undergrowth, hedges and trees and tree stumps not exceeding 600 mm girth	–	0.03	0.35	–	m^2	**0.35**
Lifting turf for preservation						
stacking	–	0.32	3.68	–	m^2	**3.68**
Excavating by machine						
Topsoil for preservation						
average depth 150 mm	–	0.02	0.23	0.65	m^2	**0.88**
add or deduct for each 25 mm variation in average depth	–	0.01	0.12	0.16	m^2	**0.28**
To reduce levels						
maximum depth not exceeding 0.25 m	–	0.03	0.38	0.49	m^3	**0.87**
maximum depth not exceeding 1.00 m	–	0.03	0.38	0.49	m^3	**0.87**
maximum depth not exceeding 2.00 m	–	0.04	0.42	0.54	m^3	**0.96**
maximum depth not exceeding 4.00 m	–	0.04	0.46	0.59	m^3	**1.05**
Basements and the like; commencing level exceeding 0.25 m below existing ground level						
maximum depth not exceeding 1.00 m	–	0.06	0.69	0.76	m^3	**1.45**
maximum depth not exceeding 2.00 m	–	0.07	0.80	0.76	m^3	**1.56**
maximum depth not exceeding 4.00 m	–	0.08	0.92	0.94	m^3	**1.86**
maximum depth not exceeding 6.00 m	–	0.09	1.04	1.17	m^3	**2.21**
maximum depth not exceeding 8.00 m	–	0.12	1.38	1.35	m^3	**2.73**
Pits						
maximum depth not exceeding 0.25 m	–	0.31	3.57	2.76	m^3	**6.33**
maximum depth not exceeding 1.00 m	–	0.33	3.79	2.76	m^3	**6.55**
maximum depth not exceeding 2.00 m	–	0.39	4.48	3.11	m^3	**7.59**
maximum depth not exceeding 4.00 m	–	0.47	5.40	3.52	m^3	**8.92**
maximum depth not exceeding 6.00 m	–	0.49	5.63	3.70	m^3	**9.33**
Extra over pit excavating for commencing level exceeding 0.25 m below existing ground level						
1.00 m below	–	0.03	0.35	0.41	m^3	**0.76**
2.00 m below	–	0.05	0.57	0.58	m^3	**1.15**
3.00 m below	–	0.06	0.69	0.76	m^3	**1.45**
4.00 m below	–	0.09	1.04	0.99	m^3	**2.03**

D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Trenches; width not exceeding 0.30 m						
maximum depth not exceeding 0.25 m	–	0.26	2.98	2.17	m^3	**5.15**
maximum depth not exceeding 1.00 m	–	0.28	3.22	2.17	m^3	**5.39**
maximum depth not exceeding 2.00 m	–	0.33	3.79	2.52	m^3	**6.31**
maximum depth not exceeding 4.00 m	–	0.40	4.59	3.11	m^3	**7.70**
maximum depth not exceeding 6.00 m	–	0.46	5.29	3.70	m^3	**8.99**
Trenches; width exceeding 0.30 m						
maximum depth not exceeding 0.25 m	–	0.23	2.64	1.94	m^3	**4.58**
maximum depth not exceeding 1.00 m	–	0.25	2.87	1.94	m^3	**4.81**
maximum depth not exceeding 2.00 m	–	0.30	3.44	2.35	m^3	**5.79**
maximum depth not exceeding 4.00 m	–	0.35	4.02	2.76	m^3	**6.78**
maximum depth not exceeding 6.00 m	–	0.43	4.94	3.52	m^3	**8.46**
Extra over trench excavating for commencing level exceeding 0.25 m below existing ground level						
1.00 m below	–	0.03	0.35	0.41	m^3	**0.76**
2.00 m below	–	0.05	0.57	0.58	m^3	**1.15**
3.00 m below	–	0.06	0.69	0.76	m^3	**1.45**
4.00 m below	–	0.09	1.04	0.99	m^3	**2.03**
For pile caps and ground beams between piles						
maximum depth not exceeding 0.25 m	–	0.35	4.02	3.75	m^3	**7.77**
maximum depth not exceeding 1.00 m	–	0.39	4.48	3.70	m^3	**8.18**
maximum depth not exceeding 2.00 m	–	0.39	4.48	4.11	m^3	**8.59**
To bench sloping ground to receive filling						
maximum depth not exceeding 0.25 m	–	0.07	0.80	0.99	m^3	**1.79**
maximum depth not exceeding 1.00 m	–	0.09	1.04	0.99	m^3	**2.03**
maximum depth not exceeding 2.00 m	–	0.09	1.04	1.17	m^3	**2.21**
Extra over any types of excavating irrespective of depth						
excavating below ground water level	–	0.13	1.50	1.35	m^3	**2.85**
next to existing services	–	2.55	29.30	0.76	m^3	**30.06**
around existing services crossing excavation	–	5.80	66.65	2.17	m^3	**68.82**
Extra over any types of excavating irrespective of depth for breaking out existing materials						
rock	–	2.95	33.90	13.11	m^3	**47.01**
concrete	–	2.55	29.30	10.22	m^3	**39.52**
reinforced concrete	–	3.60	41.37	14.93	m^3	**56.30**
brickwork, blockwork or stonework	–	1.85	21.26	7.54	m^3	**28.80**
Extra over any types of excavating irrespective of depth for breaking out existing hard pavings, 75 mm thick						
coated macadam or asphalt	–	0.19	2.18	0.63	m^2	**2.81**
Extra over any types of excavating irrespective of depth for breaking out existing hard pavings, 150 mm thick						
concrete	–	0.39	4.48	1.56	m^2	**6.04**
reinforced concrete	–	0.58	6.66	2.12	m^2	**8.78**
coated macadam or asphalt and hardcore	–	0.26	2.98	0.71	m^2	**3.69**
Working space allowance to excavations 600 mm wide						
reduce levels, basements and the like	–	0.07	0.80	0.76	m^2	**1.56**
pits	–	0.19	2.18	2.17	m^2	**4.35**
trenches	–	0.18	2.07	1.94	m^2	**4.01**
pile caps and ground beams between piles	–	0.20	2.30	2.17	m^2	**4.47**

D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
D20 EXCAVATING AND FILLING – cont						
Excavating by machine – cont						
Extra over excavating for working space for backfilling in with special materials						
hardcore	–	0.13	1.50	12.64	m^2	**14.14**
sand	–	0.13	1.50	18.81	m^2	**20.31**
40 mm–20 mm gravel	–	0.13	1.50	23.90	m^2	**25.40**
plain in situ ready mixed designated concrete C7.5 – 40 mm aggregate	–	0.93	12.49	45.34	m^2	**57.83**
Excavating by hand						
Topsoil for preservation						
average depth 150 mm	–	0.23	2.64	–	m^2	**2.64**
add or deduct for each 25 mm variation in average depth	–	0.03	0.35	–	m^2	**0.35**
To reduce levels						
maximum depth not exceeding 0.25 m	–	1.44	16.54	–	m^3	**16.54**
maximum depth not exceeding 1.00 m	–	1.63	18.73	–	m^3	**18.73**
maximum depth not exceeding 2.00 m	–	1.80	20.68	–	m^3	**20.68**
maximum depth not exceeding 4.00 m	–	1.99	22.87	–	m^3	**22.87**
Basements and the like; commencing level exceeding 0.25 m below existing ground level						
maximum depth not exceeding 1.00 m	–	1.90	21.83	–	m^3	**21.83**
maximum depth not exceeding 2.00 m	–	2.04	23.44	–	m^3	**23.44**
maximum depth not exceeding 4.00 m	–	2.73	31.37	–	m^3	**31.37**
maximum depth not exceeding 6.00 m	–	3.33	38.26	–	m^3	**38.26**
maximum depth not exceeding 8.00 m	–	4.02	46.19	–	m^3	**46.19**
Pits						
maximum depth not exceeding 0.25 m	–	2.13	24.48	–	m^3	**24.48**
maximum depth not exceeding 1.00 m	–	2.75	31.60	–	m^3	**31.60**
maximum depth not exceeding 2.00 m	–	3.30	37.91	–	m^3	**37.91**
maximum depth not exceeding 4.00 m	–	4.18	48.03	–	m^3	**48.03**
maximum depth not exceeding 6.00 m	–	5.17	59.41	–	m^3	**59.41**
Extra over pit excavating for commencing level exceeding 0.25 m below existing ground level						
1.00 m below	–	0.42	4.83	–	m^3	**4.83**
2.00 m below	–	0.88	10.11	–	m^3	**10.11**
3.00 m below	–	1.30	14.93	–	m^3	**14.93**
4.00 m below	–	1.71	19.65	–	m^3	**19.65**
Trenches; width not exceeding 0.30 m						
maximum depth not exceeding 0.25 m	–	1.85	21.26	–	m^3	**21.26**
maximum depth not exceeding 1.00 m	–	2.76	31.71	–	m^3	**31.71**
maximum depth not exceeding 2.00 m	–	3.24	37.23	–	m^3	**37.23**
maximum depth not exceeding 4.00 m	–	3.96	45.50	–	m^3	**45.50**
maximum depth not exceeding 6.00 m	–	5.10	58.60	–	m^3	**58.60**

D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Trenches; width exceeding 0.30 m						
maximum depth not exceeding 0.25 m	–	1.80	20.68	–	m^3	**20.68**
maximum depth not exceeding 1.00 m	–	2.46	28.27	–	m^3	**28.27**
maximum depth not exceeding 2.00 m	–	2.88	33.09	–	m^3	**33.09**
maximum depth not exceeding 4.00 m	–	3.66	42.06	–	m^3	**42.06**
maximum depth not exceeding 6.00 m	–	4.68	53.77	–	m^3	**53.77**
Extra over trench excavating for commencing level exceeding 0.25 m below existing ground level						
1.00 m below	–	0.42	4.83	–	m^3	**4.83**
2.00 m below	–	0.88	10.11	–	m^3	**10.11**
3.00 m below	–	1.30	14.93	–	m^3	**14.93**
4.00 m below	–	1.71	19.65	–	m^3	**19.65**
For pile caps and ground beams between piles						
maximum depth not exceeding 0.25 m	–	2.78	31.94	–	m^3	**31.94**
maximum depth not exceeding 1.00 m	–	2.96	34.01	–	m^3	**34.01**
maximum depth not exceeding 2.00 m	–	3.52	40.45	–	m^3	**40.45**
To bench sloping ground to receive filling						
maximum depth not exceeding 0.25 m	–	1.30	14.93	–	m^3	**14.93**
maximum depth not exceeding 1.00 m	–	1.48	17.00	–	m^3	**17.00**
maximum depth not exceeding 2.00 m	–	1.67	19.19	–	m^3	**19.19**
Extra over any types of excavating irrespective of depth						
excavating below ground water level	–	0.32	3.68	–	m^3	**3.68**
next existing services	–	0.93	10.69	–	m^3	**10.69**
around existing services crossing excavation	–	1.85	21.26	–	m^3	**21.26**
Extra over any types of excavating irrespective of depth for breaking out existing materials						
rock	–	4.63	53.20	10.96	m^3	**64.16**
concrete	–	4.16	47.80	9.12	m^3	**56.92**
reinforced concrete	–	5.55	63.78	12.78	m^3	**76.56**
brickwork, blockwork or stonework	–	2.78	31.94	5.47	m^3	**37.41**
Extra over any types of excavating irrespective of depth for breaking out existing hard pavings, 60 mm thick						
precast concrete paving slabs	–	0.28	3.22	–	m^2	**3.22**
Extra over any types of excavating irrespective of depth for breaking out existing hard pavings, 75 mm thick						
coated macadam or asphalt	–	0.37	4.25	0.74	m^2	**4.99**
Extra over any types of excavating irrespective of depth for breaking out existing hard pavings, 150 mm thick						
concrete	–	0.65	7.47	1.28	m^2	**8.75**
reinforced concrete	–	0.83	9.53	1.82	m^2	**11.35**
coated macadam or asphalt and hardcore	–	0.46	5.29	0.91	m^2	**6.20**
Working space allowance to excavations						
reduce levels, basements and the like	–	2.13	24.48	–	m^2	**24.48**
pits	–	2.22	25.51	–	m^2	**25.51**
trenches	–	1.94	22.29	–	m^2	**22.29**
pile caps and ground beams between piles	–	2.31	26.55	–	m^2	**26.55**

D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
D20 EXCAVATING AND FILLING – cont						
Excavating by hand – cont						
Extra over excavation for working space for backfilling with special materials						
hardcore	–	0.74	8.51	12.31	m^2	**20.82**
sand	–	0.74	8.51	20.41	m^2	**28.92**
40 mm–20 mm gravel	–	0.74	8.51	22.77	m^2	**31.28**
plain in situ concrete ready mixed designated concrete; C7.5 – 40 mm aggregate	–	1.02	13.70	44.14	m^2	**57.84**
Earthwork support (average risk prices)						
Maximum depth not exceeding 1.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.10	1.09	0.30	m^2	**1.39**
distance between opposing faces 2.00–4.00 m	–	0.10	1.20	0.35	m^2	**1.55**
distance between opposing faces exceeding 4.00 m	–	0.11	1.31	0.44	m^2	**1.75**
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.11	1.31	0.35	m^2	**1.66**
distance between opposing faces 2.00–4.00 m	–	0.12	1.41	0.44	m^2	**1.85**
distance between opposing faces exceeding 4.00 m	–	0.13	1.53	0.54	m^2	**2.07**
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.15	1.74	0.44	m^2	**2.18**
distance between opposing faces 2.00–4.00 m	–	0.15	1.74	0.54	m^2	**2.28**
distance between opposing faces exceeding 4.00 m	–	0.17	1.97	0.69	m^2	**2.66**
Maximum depth not exceeding 6.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.17	1.97	0.51	m^2	**2.48**
distance between opposing faces 2.00–4.00 m	–	0.18	2.07	0.69	m^2	**2.76**
distance between opposing faces exceeding 4.00 m	–	0.21	2.40	0.86	m^2	**3.26**
Maximum depth not exceeding 8.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.22	2.51	0.69	m^2	**3.20**
distance between opposing faces 2.00–4.00 m	–	0.27	3.05	0.86	m^2	**3.91**
distance between opposing faces exceeding 4.00 m	–	0.31	3.60	1.04	m^2	**4.64**
Earthwork support (open boarded)						
Maximum depth not exceeding 1.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.27	3.05	0.60	m^2	**3.65**
distance between opposing faces 2.00–4.00 m	–	0.29	3.38	0.69	m^2	**4.07**
distance between opposing faces exceeding 4.00 m	–	0.33	3.82	0.86	m^2	**4.68**

D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.33	3.82	0.69	m^2	**4.51**
distance between opposing faces 2.00–4.00 m	–	0.37	4.25	0.83	m^2	**5.08**
distance between opposing faces exceeding 4.00 m	–	0.42	4.81	1.04	m^2	**5.85**
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.42	4.81	0.78	m^2	**5.59**
distance between opposing faces 2.00–4.00 m	–	0.47	5.45	0.96	m^2	**6.41**
distance between opposing faces exceeding 4.00 m	–	0.53	6.11	1.21	m^2	**7.32**
Maximum depth not exceeding 6.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.53	6.11	0.86	m^2	**6.97**
distance between opposing faces 2.00–4.00 m	–	0.58	6.66	1.09	m^2	**7.75**
distance between opposing faces exceeding 4.00 m	–	0.67	7.64	1.38	m^2	**9.02**
Maximum depth not exceeding 8.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.70	8.08	1.13	m^2	**9.21**
distance between opposing faces 2.00–4.00 m	–	0.79	9.06	1.30	m^2	**10.36**
distance between opposing faces exceeding 4.00 m	–	0.92	10.59	1.72	m^2	**12.31**
Earthwork support (close boarded)						
Maximum depth not exceeding 1.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.70	8.08	1.21	m^2	**9.29**
distance between opposing faces 2.00–4.00 m	–	0.77	8.85	1.38	m^2	**10.23**
distance between opposing faces exceeding 4.00 m	–	0.85	9.82	1.72	m^2	**11.54**
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.88	10.15	1.38	m^2	**11.53**
distance between opposing faces 2.00–4.00 m	–	0.97	11.13	1.65	m^2	**12.78**
distance between opposing faces exceeding 4.00 m	–	1.05	12.12	2.07	m^2	**14.19**
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	–	1.10	12.66	1.55	m^2	**14.21**
distance between opposing faces 2.00–4.00 m	–	1.24	14.19	1.93	m^2	**16.12**
distance between opposing faces exceeding 4.00 m	–	1.36	15.61	2.42	m^2	**18.03**
Maximum depth not exceeding 6.00 m						
distance between opposing faces not exceeding 2.00 m	–	1.37	15.72	1.72	m^2	**17.44**
distance between opposing faces 2.00–4.00 m	–	1.49	17.14	2.17	m^2	**19.31**
distance between opposing faces exceeding 4.00 m	–	1.67	19.21	2.76	m^2	**21.97**

D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
D20 EXCAVATING AND FILLING – cont						
Earthwork support (close boarded) – cont						
Maximum depth not exceeding 8.00 m						
distance between opposing faces not exceeding 2.00 m	–	1.67	19.21	2.24	m^2	**21.45**
distance between opposing faces 2.00–4.00 m	–	1.84	21.18	2.58	m^2	**23.76**
distance between opposing faces exceeding 4.00 m	–	2.11	24.23	3.11	m^2	**27.34**
Extra over earthwork support for						
Curved	–	0.02	0.22	0.30	m^2	**0.52**
Below ground water level	–	0.27	3.05	0.27	m^2	**3.32**
Unstable ground	–	0.44	5.02	0.51	m^2	**5.53**
Next to roadways	–	0.35	4.04	0.44	m^2	**4.48**
Left in	–	0.57	6.55	12.07	m^2	**18.62**
Earthwork support (average risk prices – inside existing buildings)						
Maximum depth not exceeding 1.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.18	2.07	0.44	m^2	**2.51**
distance between opposing faces 2.00–4.00 m	–	0.19	2.18	0.50	m^2	**2.68**
distance between opposing faces exceeding 4.00 m	–	0.22	2.53	0.60	m^2	**3.13**
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.22	2.53	0.50	m^2	**3.03**
distance between opposing faces 2.00–4.00 m	–	0.24	2.76	0.66	m^2	**3.42**
distance between opposing faces exceeding 4.00 m	–	0.32	3.68	0.73	m^2	**4.41**
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.28	3.22	0.66	m^2	**3.88**
distance between opposing faces 2.00–4.00 m	–	0.31	3.57	0.78	m^2	**4.35**
distance between opposing faces exceeding 4.00 m	–	0.34	3.91	0.91	m^2	**4.82**
Maximum depth not exceeding 6.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.34	3.91	0.74	m^2	**4.65**
distance between opposing faces 2.00–4.00 m	–	0.38	4.37	0.91	m^2	**5.28**
distance between opposing faces exceeding 4.00 m	–	0.43	4.94	1.09	m^2	**6.03**
Disposal load lorry by machine						
Excavated material						
inactive waste off site; to tip not exceeding 13 km (using lorries); including Landfill Tax	–	–	–	16.14	m^3	**16.14**
active non-hazardous waste off site; to tip not exceeding 13 km (using lorries); including Landfill Tax	–	–	–	80.65	m^3	**80.65**
inactive waste on site; depositing in spoil heaps; average 25 m distance	–	0.01	0.07	2.87	m^3	**2.94**

D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
on site; spreading; average 25 m distance	–	0.20	2.30	0.35	m^3	**2.65**
on site; depositing in spoil heaps; average 50 m distance	–	–	–	0.84	m^3	**0.84**
on site; spreading; average 50 m distance	–	0.20	2.30	0.65	m^3	**2.95**
on site; depositing in spoil heaps; average 100 m distance	–	–	–	1.49	m^3	**1.49**
on site; spreading; average 100 m distance	–	0.20	2.30	0.99	m^3	**3.29**
on site; depositing in spoil heaps; average 200 m distance	–	–	–	1.89	m^3	**1.89**
on site; spreading; average 200 m distance	–	0.20	2.30	1.34	m^3	**3.64**
Disposal load lorry by hand						
Excavated material						
inactive waste; off site; to tip not exceeding 13 km (using lorries); including Landfill Tax	–	0.75	8.62	15.00	m^3	**23.62**
active non-hazardous waste; off site; to tip not exceeding 13 km (using lorries); including Landfill Tax	–	1.25	14.36	15.00	m^3	**29.36**
inactive waste on site; depositing in spoil heaps; average 25 m distance	–	1.02	11.72	–	m^3	**11.72**
on site; spreading; average 25 m distance	–	1.34	15.40	–	m^3	**15.40**
on site; depositing in spoil heaps; average 50 m distance	–	1.34	15.40	–	m^3	**15.40**
on site; spreading; average 50 m distance	–	1.62	18.61	–	m^3	**18.61**
on site; depositing in spoil heaps; average 100 m distance	–	1.94	22.29	–	m^3	**22.29**
on site; spreading; average 100 m distance	–	2.22	25.51	–	m^3	**25.51**
on site; depositing in spoil heaps; average 200 m distance	–	2.87	32.97	–	m^3	**32.97**
on site; spreading; average 200 m distance	–	3.15	36.19	–	m^3	**36.19**
Filling to excavations						
Basic material prices, supply only in full loads						
D.O.T. type 1	12.35	–	–	–	tonne	**–**
D.O.T. type 2	11.96	–	–	–	tonne	**–**
Hardcore	10.18	–	–	–	tonne	**–**
Soft/building sand	14.94	–	–	–	tonne	**–**
Recycled type 1	10.50	–	–	–	tonne	**–**
E-blend (50% type 1 and 50% recycled type 1)	11.47	–	–	–	tonne	**–**
Filling to excavations; by machine						
Average thickness not exceeding 0.25 m						
arising from the excavations	–	0.15	1.76	1.34	m^3	**3.10**
obtained off site; hardcore	–	0.22	2.48	22.07	m^3	**24.55**
obtained off site; granular fill type one	–	0.17	1.97	32.43	m^3	**34.40**
obtained off site; granular fill type two	–	0.17	1.97	30.77	m^3	**32.74**
Average thickness exceeding 0.25 m						
arising from the excavations	–	0.13	1.45	0.99	m^3	**2.44**
obtained off site; hardcore	–	0.14	1.65	20.54	m^3	**22.19**
obtained off site; granular fill type one	–	0.14	1.65	31.94	m^3	**33.59**
obtained off site; granular fill type two	–	0.14	1.65	30.27	m^3	**31.92**

D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
D20 EXCAVATING AND FILLING – cont						
Filling to make up levels; by machine						
Average thickness not exceeding 0.25m						
arising from the excavations	–	0.22	2.48	1.51	m^3	**3.99**
obtained off site; imported topsoil	–	0.22	2.48	19.28	m^3	**21.76**
obtained off site; hardcore	–	0.25	2.89	22.45	m^3	**25.34**
obtained off site; granular fill type one	–	0.25	2.89	32.52	m^3	**35.41**
obtained off site; granular fill type two	–	0.25	2.89	30.86	m^3	**33.75**
obtained off site; sand	–	0.25	2.89	37.90	m^3	**40.79**
Average thickness exceeding 0.25m						
arising from the excavations	–	0.18	2.07	1.08	m^3	**3.15**
obtained off site; imported topsoil	–	0.18	2.07	19.36	m^3	**21.43**
obtained off site; hardcore	–	0.22	2.48	21.08	m^3	**23.56**
obtained off site; granular fill type one	–	0.22	2.48	31.95	m^3	**34.43**
obtained off site; granular fill type two	–	0.22	2.48	30.29	m^3	**32.77**
obtained off site; sand	–	0.22	2.48	37.33	m^3	**39.81**
Filling to excavations; by hand						
Average thickness not exceeding 0.25m						
arising from the excavations	–	1.16	13.33	–	m^3	**13.33**
obtained off site; hardcore	–	1.25	14.36	24.52	m^3	**38.88**
obtained off site; granular fill type one	–	1.48	17.00	29.95	m^3	**46.95**
obtained off site; granular fill type two	–	1.48	17.00	28.29	m^3	**45.29**
obtained off site; sand	–	1.48	17.00	35.33	m^3	**52.33**
Average thickness exceeding 0.25m						
arising from the excavations	–	0.93	10.69	–	m^3	**10.69**
obtained off site; hardcore	–	1.02	11.72	21.01	m^3	**32.73**
obtained off site; granular fill type one	–	1.20	13.79	29.95	m^3	**43.74**
obtained off site; granular fill type two	–	1.20	13.79	28.29	m^3	**42.08**
obtained off site; sand	–	1.20	13.79	35.33	m^3	**49.12**
Filling to make up levels; by hand						
Average thickness not exceeding 0.25m						
arising from the excavations	–	1.25	14.36	2.64	m^3	**17.00**
obtained off site; imported topsoil	–	1.25	14.36	20.58	m^3	**34.94**
obtained off site; hardcore	–	1.39	15.97	23.94	m^3	**39.91**
obtained off site; granular fill type one	–	1.54	17.69	33.19	m^3	**50.88**
obtained off site; granular fill type two	–	1.54	17.69	31.53	m^3	**49.22**
obtained off site; sand	–	1.54	17.69	38.58	m^3	**56.27**
Average thickness exceeding 0.25m						
arising from the excavations	–	1.02	11.72	2.15	m^3	**13.87**
arising from on site spoil heaps; average 25m distance; multiple handling	–	2.22	25.51	4.69	m^3	**30.20**
obtained off site; imported topsoil	–	1.02	11.72	20.09	m^3	**31.81**
obtained off site; hardcore	–	1.34	15.40	23.84	m^3	**39.24**
obtained off site; granular fill type one	–	1.43	16.43	32.98	m^3	**49.41**
obtained off site; granular fill type two	–	1.43	16.43	31.32	m^3	**47.75**
obtained off site; sand	–	1.43	16.43	38.37	m^3	**54.80**

D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Surface packing to filling						
To vertical or battered faces	–	0.17	1.96	0.13	m^2	**2.09**
Surface treatments						
Compacting						
filling; blinding with sand	–	0.04	0.46	1.93	m^2	**2.39**
bottoms of excavations	–	0.04	0.46	0.03	m^2	**0.49**
Trimming						
sloping surfaces	–	0.17	1.96	–	m^2	**1.96**
sloping surfaces; in rock	–	0.93	10.59	2.55	m^2	**13.14**
Filter membrane; one layer; laid on earth to receive granular material						
Terram 500 filter membrane or other equal and approved; one layer; laid on earth	–	0.04	0.46	0.30	m^2	**0.76**
Terram 700 filter membrane or other equal and approved; one layer; laid on earth	–	0.04	0.46	0.38	m^2	**0.84**
Terram 1000; filter membrane or other equal and approved; one layer; laid on earth	–	0.04	0.46	0.44	m^2	**0.90**
Terram 2000; filter membrane or other equal and approved; one layer; laid on earth	–	0.04	0.46	0.57	m^2	**1.03**

D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
D30 CAST IN PLACE PILING						
NOTE: The following approximate prices, for the quantities of piling quoted, are for work on clear open sites with reasonable access. They are based on normal concrete mix 20.00 N/mm²; reinforced for loading up to 40,000 kg; and include up to 0.16 m of projecting reinforcement at top of pile. The prices do not allow for removal of spoil.						
*** indicates work normally carried out by the Main Contractor**						
Minipile cast-in-place concrete piles						
Provision of all plant (2 nr rigs) ; including bringing to and removing from site; maintenance, erection and dismantling at each pile position for 100 nr piles	–	–	–	–	item	**15000.00**
Bored piles						
450 mm diameter piles; reinforced; 10 m long	–	–	–	–	nr	**1350.00**
add for additional piles length up to 15 m	–	–	–	–	m	**135.00**
deduct for reduction in pile length	–	–	–	–	m	**13.50**
Cutting off tops of piles*	–	1.20	23.76	–	m	**23.76**
Blind bored piles						
500 mm diameter	–	–	–	–	m	**22.50**
Delays						
rig standing time	–	–	–	–	hour	**250.00**
Extra over piling						
breaking through obstructions	–	–	–	–	hour	**270.00**
Pile tests						
working to 600 kN/t; using tension piles as reaction; first pile	–	–	–	–	nr	**4275.00**
working to 600 kN/t; using tension piles as reaction; subsequent piles	–	–	–	–	nr	**4050.00**
Rotary bored cast-in-place concrete piles						
Provision of all plant (1 nr rig); including bringing to and removing from site; maintenance, erection and dismantling at each pile position for 100 nr piles	–	–	–	–	item	**11000.00**
Bored piles						
500 mm diameter piles; reinforced; 10 m long	–	–	–	–	nr	**450.00**
add for additional piles length up to 15 m	–	–	–	–	m	**45.00**
deduct for reduction in pile length	–	–	–	–	m	**36.00**
Cutting off tops of piles*	–	1.20	23.76	–	m	**23.76**
Blind bored piles						
500 mm diameter	–	–	–	–	m	**22.50**
Delays						
rig standing time	–	–	–	–	hour	**250.00**
Extra over piling						
breaking through obstructions	–	–	–	–	hour	**270.00**

D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Pile tests						
working to 600 kN/t; using tension piles as reaction; first pile	–	–	–	–	nr	**4050.00**
working to 600 kN/t; using tension piles as reaction; subsequent piles	–	–	–	–	nr	**3600.00**
D32 STEEL PILING						
Arcelor 600 mm wide 'U' shaped steel sheeting piling; or other equal and approved; pitched and driven						
Provision of all plant for sheet pile installation; including bringing to and removing from site; maintenance, erection and dismantling; assuming one rig for 1500 m^2 of piling						
Leader rig with vibratory hammer	–	–	–	–	item	**3467.50**
Conventional rig	–	–	–	–	item	**4560.00**
Silent vibrationless rig	–	–	–	–	item	**5130.00**
Supply only of standard sheet pile sections						
PU12	–	–	–	–	m^2	**88.92**
PU18-1	–	–	–	–	m^2	**97.71**
PU22-1	–	–	–	–	m^2	**110.20**
PU25	–	–	–	–	m^2	**125.97**
PU32	–	–	–	–	m^2	**153.62**
Pitching and driving of sheet piles; using the following plant						
Leader rig with vibratory hammer	–	–	–	–	m^2	**19.00**
Conventional rig	–	–	–	–	m^2	**26.60**
Silent vibrationless rig	–	–	–	–	m^2	**39.90**
Provision of all plant for sheet pile extraction; including bringing to and removing from site; maintenance, erection and dismantling; assuming one rig for 1500 m^2 of piling						
Leader rig with vibratory hammer	–	–	–	–	item	**3467.50**
Conventional rig	–	–	–	–	item	**4560.00**
Silent vibrationless rig	–	–	–	–	item	**4512.50**
Extraction of sheet piles; using the following plant						
Leader rig with vibratory hammer	–	–	–	–	m^2	**14.25**
Conventional rig	–	–	–	–	m^2	**16.63**
Silent vibrationless rig	–	–	–	–	m^2	**24.70**
Credit on extracted piles; recovered in reusable lengths; for sheet pile sections						
PU12	–	–	–	–	m^2	**62.70**
PU18-1	–	–	–	–	m^2	**68.97**
PU22-1	–	–	–	–	m^2	**77.81**
PU25	–	–	–	–	m^2	**88.92**
PU32	–	–	–	–	m^2	**108.39**

D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
D40 EMBEDDED RETAINING WALLING						
Diaphragm walls; contiguous panel construction; panel lengths not exceeding 5 m						
Provision of all plant; including bringing to and removing from site; maintenance, erection and dismantling; assuming one rig for 1000 m^2 of walling	–	–	–	–	item	**140000.00**
Excavation for diaphragm wall; excavated material removed from site; Bentonite slurry supplied and disposed of						
600 mm thick walls	–	–	–	–	m^3	**255.15**
1000 mm thick walls	–	–	–	–	m^3	**255.15**
Ready mixed reinforced in situ concrete; normal portland cement; C30 – 10 mm aggregate in walls	–	–	–	–	m^3	**108.44**
Reinforcement bar; BS 4449 cold rolled deformed square high yield steel bars; straight or bent						
25 mm–40 mm diameter	–	–	–	–	tonne	**850.00**
20 mm diameter	–	–	–	–	tonne	**850.00**
16 mm diameter	–	–	–	–	tonne	**850.00**
Formwork 75 mm thick to form chases	–	–	–	–	m^2	**55.28**
Construct twin guide walls in reinforced concrete; together with reinforcement and formwork along the axis of the diaphragm wall	–	–	–	–	m	**238.14**
Delays						
rig standing	–	–	–	–	hour	**800.00**
D41 CRIB WALLS/GABIONS/REINFORCED EARTHWORKS						
Gabion baskets						
Wire mesh gabion baskets; Maccaferri Ltd or other equal and approved; galvanized mesh 80 mm × 100 mm; filling with broken stones 125 mm–200 mm size						
2.00 × 1.00 × 0.50	19.94	1.00	19.80	81.12	nr	**100.92**
2.00 × 1.00 × 0.50 pvc coated	25.80	1.00	19.80	87.93	nr	**107.73**
2.00 × 1.00 × 1.00	27.94	2.00	39.61	149.69	nr	**189.30**
2.00 × 1.00 × 1.00 pvc coated	36.32	2.00	39.61	158.50	nr	**198.11**
Reno mattress gabion baskets or other equal and approved; Maccaferri Ltd; filling with broken stones 125 mm–200 mm size						
6.00 × 2.00 × 0.17	72.05	2.00	39.61	194.11	nr	**233.72**
6.00 × 2.00 × 0.23	77.99	2.50	49.51	241.91	nr	**291.42**
6.00 × 2.00 × 0.30	91.49	3.00	59.41	301.90	nr	**361.31**

D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
D50 UNDERPINNING						
Excavating; by machine						
Preliminary trenches						
maximum depth not exceeding 1.00 m	–	0.23	2.64	4.12	m^3	**6.76**
maximum depth not exceeding 2.00 m	–	0.28	3.22	4.96	m^3	**8.18**
maximum depth not exceeding 4.00 m	–	0.32	3.68	5.81	m^3	**9.49**
Extra over preliminary trench excavating for breaking out existing hard pavings, 150 mm thick						
concrete	–	0.65	7.47	1.28	m^2	**8.75**
Excavating; by hand						
Preliminary trenches						
maximum depth not exceeding 1.00 m	–	2.68	30.79	–	m^3	**30.79**
maximum depth not exceeding 2.00 m	–	3.05	35.04	–	m^3	**35.04**
maximum depth not exceeding 4.00 m	–	3.93	45.16	–	m^3	**45.16**
Extra over preliminary trench excavating for breaking out existing hard pavings, 150 mm thick						
concrete	–	0.28	3.22	1.76	m^2	**4.98**
Underpinning pits; commencing from 1.00 m below existing ground level						
maximum depth not exceeding 0.25 m	–	4.07	46.76	–	m^3	**46.76**
maximum depth not exceeding 1.00 m	–	4.44	51.01	–	m^3	**51.01**
maximum depth not exceeding 2.00 m	–	5.32	61.13	–	m^3	**61.13**
Underpinning pits; commencing from 2.00 m below existing ground level						
maximum depth not exceeding 0.25 m	–	5.00	57.45	–	m^3	**57.45**
maximum depth not exceeding 1.00 m	–	5.37	61.71	–	m^3	**61.71**
maximum depth not exceeding 2.00 m	–	6.24	71.70	–	m^3	**71.70**
Underpinning pits; commencing from 4.00 m below existing ground level						
maximum depth not exceeding 0.25 m	–	5.92	68.02	–	m^3	**68.02**
maximum depth not exceeding 1.00 m	–	6.29	72.27	–	m^3	**72.27**
maximum depth not exceeding 2.00 m	–	7.17	82.39	–	m^3	**82.39**
Extra over any types of excavating irrespective of depth						
excavating below ground water level	–	0.32	3.68	–	m^3	**3.68**
Earthwork support to preliminary trenches (open boarded – in 3.00 m lengths)						
Maximum depth not exceeding 1.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.37	4.25	1.13	m^2	**5.38**
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.46	5.29	1.38	m^2	**6.67**
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.59	6.78	1.72	m^2	**8.50**

D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
D50 UNDERPINNING – cont						
Earthwork support to underpinning pits (open boarded – in 3.00 m lengths)						
Maximum depth not exceeding 1.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.41	4.71	1.21	m^2	**5.92**
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.51	5.86	1.55	m^2	**7.41**
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.65	7.47	1.90	m^2	**9.37**
Earthwork support to preliminary trenches (closed boarded – in 3.00 m lengths)						
Maximum depth not exceeding 1.00 m						
1.00 m deep	–	0.93	10.69	1.90	m^2	**12.59**
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	–	1.16	13.33	2.42	m^2	**15.75**
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	–	1.43	16.43	2.93	m^2	**19.36**
Earthwork support to underpinning pits (closed boarded – in 3.00 m lengths)						
Maximum depth not exceeding 1.00 m						
distance between opposing faces not exceeding 2.00 m	–	1.02	11.72	2.07	m^2	**13.79**
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	–	1.28	14.71	2.58	m^2	**17.29**
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	–	1.57	18.04	3.28	m^2	**21.32**
Extra over earthwork support for						
Left in	–	0.69	7.92	12.07	m^2	**19.99**
Cutting away existing projecting foundations						
Concrete						
maximum width 150 mm; maximum depth 150 mm	–	0.15	1.72	0.14	m	**1.86**
maximum width 150 mm; maximum depth 225 mm	–	0.22	2.53	0.21	m	**2.74**
maximum width 150 mm; maximum depth 300 mm	–	0.30	3.44	0.28	m	**3.72**
maximum width 300 mm; maximum depth 300 mm	–	0.58	6.66	0.53	m	**7.19**
Masonry						
maximum width one brick thick; maximum depth one course high	–	0.04	0.46	0.05	m	**0.51**
maximum width one brick thick; maximum depth two courses high	–	0.13	1.50	0.13	m	**1.63**
maximum width one brick thick; maximum depth three courses high	–	0.25	2.87	0.23	m	**3.10**

D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
maximum width one brick thick; maximum depth four courses high	–	0.42	4.83	0.38	m	**5.21**
Preparing the underside of existing work to receive the pinning up of the new work						
Width of existing work						
380 mm wide	–	0.56	6.44	–	m	**6.44**
600 mm wide	–	0.74	8.51	–	m	**8.51**
900 mm wide	–	0.93	10.69	–	m	**10.69**
1200 mm wide	–	1.11	12.75	–	m	**12.75**
Disposal; by hand						
Excavated material						
off site; to tip not exceeding 13 km (using lorries); including Landfill Tax based on inactive waste	–	0.75	8.62	15.00	m^3	**23.62**
Filling to excavations; by hand						
Average thickness exceeding 0.25 m						
arising from the excavations	–	0.93	10.69	–	m^3	**10.69**
Surface treatments						
Compacting						
bottoms of excavations	–	0.04	0.46	0.03	m^2	**0.49**
Plain in situ ready mixed designated concrete; C10 – 40 mm aggregate; poured against faces of excavation						
Underpinning						
thickness not exceeding 150 mm	–	3.42	45.96	81.26	m^3	**127.22**
thickness 150–450 mm	–	2.87	38.57	81.26	m^3	**119.83**
thickness exceeding 450 mm	–	2.50	33.59	81.26	m^3	**114.85**
Plain in situ ready mixed designated concrete; C20 – 20 mm aggregate; poured against faces of excavation						
Underpinning						
thickness not exceeding 150 mm	–	3.42	45.96	83.00	m^3	**128.96**
thickness 150–450 mm	–	2.87	38.57	83.00	m^3	**121.57**
thickness exceeding 450 mm	–	2.50	33.59	83.00	m^3	**116.59**
Extra for working around reinforcement	–	0.28	3.76	–	m^3	**3.76**
Sawn formwork; sides of foundations in underpinning						
Plain vertical						
height exceeding 1.00 m	–	1.48	23.00	4.32	m^2	**27.32**
height not exceeding 250 mm	–	0.51	7.92	1.24	m^2	**9.16**
height 250–500 mm	–	0.79	12.28	2.31	m^2	**14.59**
height 500 mm–1.00 m	–	1.20	18.64	4.32	m^2	**22.96**

D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
D50 UNDERPINNING – cont						
Reinforcement bar; BS 4449 hot rolled deformed square high yield steel bars						
20 mm diameter nominal size						
straight	555.75	22.80	356.94	652.99	tonne	**1009.93**
bent	598.50	22.80	356.94	697.90	tonne	**1054.84**
16 mm diameter nominal size						
straight	555.75	24.70	387.07	661.62	tonne	**1048.69**
bent	598.50	24.70	387.07	706.53	tonne	**1093.60**
12 mm diameter nominal size						
straight	555.75	26.60	417.20	670.26	tonne	**1087.46**
bent	598.50	26.60	417.20	715.17	tonne	**1132.37**
10 mm diameter nominal size						
straight	555.75	28.50	447.32	680.76	tonne	**1128.08**
bent	555.75	28.50	447.32	680.76	tonne	**1128.08**
8 mm diameter nominal size						
straight	598.50	30.40	475.15	734.32	tonne	**1209.47**
straight	598.50	30.40	475.15	734.32	tonne	**1209.47**
Extra over for cutting and bending to shape codes 67 to 99	–	–	–	51.25	tonne	**51.25**
Common bricks; in cement mortar (1:3)						
Walls in underpinning						
one brick thick (PC £ per 1000)	240.00	2.22	44.80	34.99	m^2	**79.79**
one and a half brick thick	–	3.05	61.55	52.18	m^2	**113.73**
two brick thick	–	3.79	76.50	71.94	m^2	**148.44**
Class A engineering bricks; in cement mortar (1:3)						
Walls in underpinning						
one brick thick (PC £ per 1000)	342.00	2.22	44.80	48.48	m^2	**93.28**
one and a half brick thick	–	3.05	61.55	72.42	m^2	**133.97**
two brick thick	–	3.79	76.50	98.92	m^2	**175.42**
Class B engineering bricks; in cement mortar (1:3)						
Walls in underpinning						
one brick thick (PC £ per 1000)	288.00	2.22	44.80	41.35	m^2	**86.15**
one and a half brick thick	–	3.05	61.55	61.71	m^2	**123.26**
two brick thick	–	3.79	76.50	84.64	m^2	**161.14**
Add or deduct for variation of £10.00/1000 in PC of bricks						
one brick thick	–	–	–	1.32	m^2	**1.32**
one and a half bricks thick	–	–	–	1.99	m^2	**1.99**
two bricks thick	–	–	–	2.64	m^2	**2.64**

D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Zedex CPT (Co-Polymer Thermoplastic) damp proof course or other equal and approved; 200 mm laps; in gauged mortar (1:1:6)						
Horizontal						
width exceeding 225 mm	–	0.23	4.64	4.10	m^2	**8.74**
width not exceeding 225 mm	–	0.46	9.29	4.10	m^2	**13.39**
Hyload (pitch polymer) damp proof course or similar; 150 mm laps; in cement mortar (1:3)						
Horizontal						
width exceeding 225 mm	–	0.23	4.64	4.36	m^2	**9.00**
width not exceeding 225 mm	–	0.46	9.29	4.46	m^2	**13.75**
Alumite aluminium cored bitumen gas retardant damp proof course or other equal and approved; 200 mm laps; in gauged mortar (1:1:6)						
Horizontal						
width exceeding 225 mm	–	0.31	6.25	5.29	m^2	**11.54**
width not exceeding 225 mm	–	0.60	12.11	5.29	m^2	**17.40**
Two courses of slates in cement mortar (1:3)						
Horizontal						
width exceeding 225 mm	–	1.39	28.05	40.42	m^2	**68.47**
width not exceeding 225 mm	–	2.31	46.62	41.35	m^2	**87.97**
Wedging and pinning						
To underside of existing construction with slates in cement mortar (1:3)						
width of wall – half brick thick	–	1.02	20.58	8.71	m	**29.29**
width of wall – one brick thick	–	1.20	24.22	17.42	m	**41.64**
width of wall – one and a half brick thick	–	1.39	28.05	26.14	m	**54.19**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
E10 IN SITU CONCRETE CONSTRUCTION						
BASIC MIXED CONCRETE PRICES						
DESIGNED MIXES						
Definition: Mix for which the purchaser is responsible for specifying the required performances and the producer is responsible for selecting the mix proportions to produce the required performance.						
NOTE: The following prices are for designed mix concrete ready for placing excluding any allowance for waste, discount or overheads and profit. Prices are based upon delivery to site within a 5 mile (8 km) radius of concrete mixing plant, using full loads						
Grade C7.5; cement to BS12; 10 mm aggregate	69.87	–	–	–	m^3	–
Grade C7.5; cement to BS12; 20 mm aggregate	68.50	–	–	–	m^3	–
Grade C7.5; cement to BS12; 40 mm aggregate	68.08	–	–	–	m^3	–
Grade C7.5; sulphate-resistant cement; 10 mm aggregate	76.28	–	–	–	m^3	–
Grade C7.5; sulphate-resistant cement; 20 mm aggregate	75.72	–	–	–	m^3	–
Grade C7.5; sulphate-resistant cement; 40 mm aggregate	74.48	–	–	–	m^3	–
Grade C10; cement to BS12; 10 mm aggregate	70.53	–	–	–	m^3	–
Grade C10; cement to BS12; 20 mm aggregate	69.17	–	–	–	m^3	–
Grade C10; cement to BS12; 40 mm aggregate	68.40	–	–	–	m^3	–
Grade C10; sulphate-resistant cement; 10 mm aggregate	76.95	–	–	–	m^3	–
Grade C10; sulphate-resistant cement; 20 mm aggregate	75.57	–	–	–	m^3	–
Grade C10; sulphate-resistant cement; 40 mm aggregate	74.82	–	–	–	m^3	–
Grade C15; cement to BS12; 10 mm aggregate	70.89	–	–	–	m^3	–
Grade C15; cement to BS12; 20 mm aggregate	69.51	–	–	–	m^3	–
Grade C15; cement to BS12; 40 mm aggregate	68.72	–	–	–	m^3	–
Grade C15; sulphate-resistant cement; 10 mm aggregate	77.31	–	–	–	m^3	–
Grade C15; sulphate-resistant cement; 20 mm aggregate	75.92	–	–	–	m^3	–
Grade C15; sulphate-resistant cement; 40 mm aggregate	75.13	–	–	–	m^3	–
Grade C20; cement to BS12; 10 mm aggregate	71.23	–	–	–	m^3	–
Grade C20; cement to BS12; 20 mm aggregate	69.83	–	–	–	m^3	–
Grade C20; cement to BS12; 40 mm aggregate	69.06	–	–	–	m^3	–
Grade C20; sulphate-resistant cement; 10 mm aggregate	77.64	–	–	–	m^3	–
Grade C20; sulphate-resistant cement; 20 mm aggregate	76.25	–	–	–	m^3	–
Grade C20; sulphate-resistant cement; 40 mm aggregate	75.47	–	–	–	m^3	–

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Grade C25; cement to BS12; 10 mm aggregate	73.18	–	–	–	m^3	**–**
Grade C25; cement to BS12; 20 mm aggregate	71.78	–	–	–	m^3	**–**
Grade C25; cement to BS12; 40 mm aggregate	70.98	–	–	–	m^3	**–**
Grade C25; sulphate-resistant cement; 10 mm aggregate	80.40	–	–	–	m^3	**–**
Grade C25; sulphate-resistant cement; 20 mm aggregate	78.99	–	–	–	m^3	**–**
Grade C25; sulphate-resistant cement; 40 mm aggregate	78.20	–	–	–	m^3	**–**
Grade C30; cement to BS12; 10 mm aggregate	68.72	–	–	–	m^3	**–**
Grade C30; cement to BS12; 20 mm aggregate	72.11	–	–	–	m^3	**–**
Grade C30; cement to BS12; 40 mm aggregate	71.33	–	–	–	m^3	**–**
Grade C30; sulphate-resistant cement; 10 mm aggregate	80.74	–	–	–	m^3	**–**
Grade C30; sulphate-resistant cement; 20 mm aggregate	79.33	–	–	–	m^3	**–**
Grade C30; sulphate-resistant cement; 40 mm aggregate	78.54	–	–	–	m^3	**–**
Grade C40; cement to BS12; 10 mm aggregate	78.85	–	–	–	m^3	**–**
Grade C40; cement to BS12; 20 mm aggregate	77.52	–	–	–	m^3	**–**
Grade C40; sulphate-resistant cement; 10 mm aggregate	86.86	–	–	–	m^3	**–**
Grade C40; sulphate-resistant cement; 20 mm aggregate	85.54	–	–	–	m^3	**–**
Grade C50; cement to BS12; 10 mm aggregate	79.06	–	–	–	m^3	**–**
Grade C50; cement to BS12; 20 mm aggregate	77.53	–	–	–	m^3	**–**
Grade C50; sulphate-resistant cement; 10 mm aggregate	87.08	–	–	–	m^3	**–**
Grade C50; sulphate-resistant cement; 20 mm aggregate	85.55	–	–	–	m^3	**–**
STANDARD MIXES						
Definition: Mix selected from the restricted list given in section 4 of BS 5328 : 2 : 1991 and made with a restricted range of materials.						
NOTE: The following prices are for standard mix concrete ready for placing excluding any allowance for waste, discount or overheads and profit. Prices are based upon delivery to site within a 5 mile (8 km) radius of concrete mixing plant, using full loads.						
Designated concrete mix; GEN0	62.51	–	–	–	m^3	**–**
Designated concrete mix; GEN1	63.00	–	–	–	m^3	**–**
Designated concrete mix; GEN2	64.80	–	–	–	m^3	**–**
Designated concrete mix; GEN3	66.60	–	–	–	m^3	**–**
Designated concrete mix; RC20/25	68.40	–	–	–	m^3	**–**
Designated concrete mix; RC25/30	70.20	–	–	–	m^3	**–**
Designated concrete mix; RC30/37	72.00	–	–	–	m^3	**–**
Designated concrete mix; RC35/45	73.26	–	–	–	m^3	**–**
Designated concrete mix; RC40/50	74.70	–	–	–	m^3	**–**
Designated concrete mix; FND3	73.53	–	–	–	m^3	**–**
Designated concrete mix; FND4	74.38	–	–	–	m^3	**–**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
E10 IN SITU CONCRETE CONSTRUCTION – cont						
STANDARD MIXES – cont						
NOTE: The following prices are for standard mix concrete ready for placing excluding any allowance for waste, discount or overheads and profit – cont						
Designed concrete mix; ST 1	64.43	–	–	–	m^3	–
Designed concrete mix; ST 2	65.53	–	–	–	m^3	–
Designed concrete mix; ST 3	66.63	–	–	–	m^3	–
Designed concrete mix; ST 4	67.71	–	–	–	m^3	–
Designed concrete mix; ST 5	69.17	–	–	–	m^3	–
LIGHTWEIGHT CONCRETE						
Grade 25; pumped; Lytag medium and natural sand	99.14	–	–	–	m^3	–
Grade 30; pumped; Lytag medium and natural sand	102.79	–	–	–	m^3	–
Grade 35; pumped; Lytag medium and natural sand	106.43	–	–	–	m^3	–
Reduction for unpumped concrete	10.00	–	–	–	m^3	–
SITE MIXED CONCRETE (on site batching plant)						
Mix 7.50 N/mm^2; cement to BS12 (1:8); 40 mm aggregate	74.52	–	–	–	m^3	–
Mix 7.50 N/mm^2; sulphate-resisting cement (1:8): 40 mm aggregate	82.62	–	–	–	m^3	–
Mix 10.00 N/mm^2; cement to BS12 (1:8): 40 mm aggregate	76.14	–	–	–	m^3	–
Mix 10.00 N/mm^2; sulphate-resisting cement (1:8): 40 mm aggregate.	84.24	–	–	–	m^3	–
Mix 20.00 N/mm^2; cement to BS12 (1:2:4); 20 mm aggregate	79.38	–	–	–	m^3	–
Mix 20.00 N/mm^2; sulphate-resisting cement (1:2:4); 20 mm aggregate	87.48	–	–	–	m^3	–
Mix 25.00 N/mm^2; cement to BS12 (1:1:5:3); 20 mm aggregate	81.81	–	–	–	m^3	–
Mix 25.00 N/mm^2; sulphate-resisting cement (1:1:5:3); 20 mm aggregate	89.10	–	–	–	m^3	–
ADD TO THE PRECEDING PRICES FOR:						
Rapid-hardening cement to BS 12	8.10	–	–	–	m^3	–
Polypropylene fibre additive	4.50	–	–	–	m^3	–
Air entrained concrete	3.96	–	–	–	m^3	–
Water repellent additive	4.23	–	–	–	m^3	–
Distance per mile in excess of 5 miles (8 km)	0.48	–	–	–	m^3	–
Part loads per m^3 below full load	22.50	–	–	–	m^3	–

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
OTHER MATERIAL PRICES						
CEMENTS						
Ordinary portland to BS12	102.00	–	–	–	tonne	**–**
Lighting high alumina	480.25	–	–	–	tonne	**–**
Sulfacrete sulphate-resisting	130.05	–	–	–	tonne	**–**
Ferrocrete rapid hardening	247.35	–	–	–	tonne	**–**
Snowcrete white cement	169.15	–	–	–	tonne	**–**
CEMENT ADMIXTURES						
Febtone colorant – red, marigold, yellow, brown, black	5.28	–	–	–	kg	**–**
Febproof waterproof	1.79	–	–	–	5 ltrs	**–**
Febond PVA bonding agent	1.45	–	–	–	5 ltrs	**–**
Febspeed frostproofer and hardener	1.07	–	–	–	5 ltrs	**–**
SUPPLY AND FIX PRICES						
NOTE: The following concrete material prices include an allowance for shrinkage and waste. PC Sums are designated basic mixed concrete supply only prices						
Plain in situ ready mixed designated concrete; C7.5 – 40 mm aggregate						
Foundations	66.77	1.02	13.78	71.85	m^3	**85.63**
Isolated foundations	–	1.13	15.12	71.85	m^3	**86.97**
Beds						
thickness not exceeding 150 mm	–	1.02	13.78	71.85	m^3	**85.63**
thickness 150–450 mm	–	1.00	13.44	71.85	m^3	**85.29**
thickness exceeding 450 mm	–	0.93	12.49	71.85	m^3	**84.34**
Screeded beds; protection to compressible formwork						
50 mm thick	–	0.10	1.34	3.60	m^2	**4.94**
75 mm thick	–	0.15	2.02	5.39	m^2	**7.41**
100 mm thick	–	0.20	2.69	7.19	m^2	**9.88**
Filling hollow walls						
thickness not exceeding 150 mm	–	3.15	42.33	71.85	m^3	**114.18**
Column casings						
stub columns beneath suspended ground slabs	–	4.50	60.46	71.85	m^3	**132.31**
Plain in situ ready mixed designated concrete; C10 – 40 mm aggregate						
Foundations	67.04	1.02	13.78	72.15	m^3	**85.93**
Isolated foundations	–	1.13	15.15	72.15	m^3	**87.30**
Beds						
thickness not exceeding 150 mm	–	1.02	13.78	72.15	m^3	**85.93**
thickness 150–450 mm	–	0.95	12.76	72.15	m^3	**84.91**
thickness exceeding 450 mm	–	0.93	12.43	72.15	m^3	**84.58**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
E10 IN SITU CONCRETE CONSTRUCTION – cont						
Plain in situ ready mixed designated concrete; C10 – 40 mm aggregate – cont						
Filling hollow walls						
thickness not exceeding 150 mm	–	3.15	42.33	72.15	m^3	**114.48**
Plain in situ ready mixed designated concrete; C10 – 40 mm aggregate; poured on or against earth or unblinded hardcore						
Foundations	67.04	1.02	13.78	72.15	m^3	**85.93**
Isolated foundations	–	1.13	15.15	72.15	m^3	**87.30**
Beds						
thickness not exceeding 150 mm	–	1.02	13.78	72.15	m^3	**85.93**
thickness 150–450 mm	–	0.95	12.76	72.15	m^3	**84.91**
thickness exceeding 450 mm	–	0.93	12.43	72.15	m^3	**84.58**
Plain in situ ready mixed designated concrete; C20 – 20 mm aggregate						
Foundations	71.91	1.00	13.44	73.71	m^3	**87.15**
Isolated foundations	–	1.13	15.15	73.71	m^3	**88.86**
Beds						
thickness not exceeding 150 mm	–	1.02	13.78	73.71	m^3	**87.49**
thickness 150–450 mm	–	0.95	12.76	73.71	m^3	**86.47**
thickness exceeding 450 mm	–	0.93	12.43	73.71	m^3	**86.14**
Filling hollow walls						
thickness not exceeding 150 mm	–	3.15	42.33	73.71	m^3	**116.04**
Plain in situ ready mixed designated concrete; C20 – 20 mm aggregate; poured on or against earth or unblinded hardcore						
Foundations	68.48	1.02	13.78	73.71	m^3	**87.49**
Isolated foundations	–	1.13	15.15	73.71	m^3	**88.86**
Beds						
thickness not exceeding 150 mm	–	1.02	13.78	73.71	m^3	**87.49**
thickness 150–450 mm	–	0.95	12.76	73.71	m^3	**86.47**
thickness exceeding 450 mm	–	0.93	12.43	73.71	m^3	**86.14**
Reinforced in situ ready mixed designated concrete; C25 – 20 mm aggregate						
Foundations	70.39	1.02	13.78	75.76	m^3	**89.54**
Ground beams	–	2.59	34.80	75.76	m^3	**110.56**
Isolated foundations	–	1.13	15.12	75.76	m^3	**90.88**
Beds						
thickness not exceeding 150 mm	–	1.90	25.53	75.76	m^3	**101.29**
thickness 150–450 mm	–	1.40	18.81	75.76	m^3	**94.57**
thickness exceeding 450 mm	–	1.14	15.32	75.76	m^3	**91.08**
Slabs						
thickness not exceeding 150 mm	–	1.25	16.80	77.56	m^3	**94.36**
thickness 150–450 mm	–	1.20	16.12	77.56	m^3	**93.68**
thickness exceeding 450 mm	–	1.15	15.46	77.56	m^3	**93.02**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Coffered and troughed slabs						
thickness 150–450 mm	–	2.96	39.78	77.56	m^3	**117.34**
thickness exceeding 450 mm	–	2.59	34.80	77.56	m^3	**112.36**
Extra over for sloping						
not exceeding 15°	–	–	–	–	m^3	**–**
over 15°	–	0.46	6.18	–	m^3	**6.18**
Walls						
thickness not exceeding 150 mm	–	3.15	42.33	75.76	m^3	**118.09**
thickness 150–450 mm	–	2.67	35.95	75.76	m^3	**111.71**
thickness exceeding 450 mm	–	2.40	32.32	75.76	m^3	**108.08**
Beams						
isolated	–	3.70	49.72	77.56	m^3	**127.28**
isolated deep	–	4.07	54.69	77.56	m^3	**132.25**
attached deep	–	3.70	49.72	77.56	m^3	**127.28**
Beam casings						
isolated	–	4.07	54.69	77.56	m^3	**132.25**
isolated deep	–	4.44	59.67	77.56	m^3	**137.23**
attached deep	–	4.07	54.69	77.56	m^3	**132.25**
Columns	–	4.20	56.44	75.76	m^3	**132.20**
Column casings	–	4.90	65.85	77.56	m^3	**143.41**
Staircases	–	5.25	70.55	75.76	m^3	**146.31**
Upstands	–	3.30	44.34	75.76	m^3	**120.10**
Reinforced in situ ready mixed designated concrete; C35 – 20 mm aggregate						
Foundations	73.71	1.02	13.78	81.22	m^3	**95.00**
Ground beams	–	2.59	34.80	81.22	m^3	**116.02**
Isolated foundations	–	1.57	21.09	81.22	m^3	**102.31**
Beds						
thickness not exceeding 150 mm	–	1.02	13.70	81.22	m^3	**94.92**
thickness 150–450 mm	–	0.95	12.76	81.22	m^3	**93.98**
thickness exceeding 450 mm	–	0.95	12.76	81.22	m^3	**93.98**
Slabs						
thickness not exceeding 150 mm	–	1.25	16.80	81.22	m^3	**98.02**
thickness 150–450 mm	–	1.20	16.12	81.22	m^3	**97.34**
thickness exceeding 450 mm	–	1.15	15.46	81.22	m^3	**96.68**
Coffered and troughed slabs						
thickness 150–450 mm	–	2.96	39.78	81.22	m^3	**121.00**
thickness exceeding 450 mm	–	2.59	34.80	81.22	m^3	**116.02**
Extra over for sloping						
not exceeding 15°	–	0.23	3.10	–	m^3	**3.10**
over 15°	–	0.46	6.18	–	m^3	**6.18**
Walls						
thickness not exceeding 150 mm	–	3.15	42.33	81.22	m^3	**123.55**
thickness 150–450 mm	–	2.67	35.95	81.22	m^3	**117.17**
thickness exceeding 450 mm	–	2.41	32.35	81.22	m^3	**113.57**
Beams						
isolated	–	3.70	49.72	81.22	m^3	**130.94**
isolated deep	–	4.07	54.69	81.22	m^3	**135.91**
attached deep	–	3.70	49.72	81.22	m^3	**130.94**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
E10 IN SITU CONCRETE CONSTRUCTION – cont						
Reinforced in situ ready mixed designated concrete; C35 – 20 mm aggregate – cont						
Beam casings						
isolated	–	4.07	54.69	81.22	m^3	**135.91**
isolated deep	–	4.44	59.67	81.22	m^3	**140.89**
attached deep	–	4.07	54.69	81.22	m^3	**135.91**
Columns	–	4.44	59.67	81.22	m^3	**140.89**
Column casings	–	4.90	65.85	81.22	m^3	**147.07**
Staircases	–	5.55	74.58	81.22	m^3	**155.80**
Upstands	–	3.56	47.84	81.22	m^3	**129.06**
Reinforced in situ ready mixed designated concrete; C40 – 20 mm aggregate						
Foundations	75.68	1.02	13.78	83.39	m^3	**97.17**
Isolated foundations	–	1.13	15.15	83.39	m^3	**98.54**
Ground beams	–	2.59	34.80	83.39	m^3	**118.19**
Beds						
thickness not exceeding 150 mm	–	1.02	13.78	83.39	m^3	**97.17**
thickness 150–450 mm	–	0.95	12.76	83.39	m^3	**96.15**
thickness exceeding 450 mm	–	0.93	12.43	83.39	m^3	**95.82**
Slabs						
thickness not exceeding 150 mm	–	1.02	13.78	83.39	m^3	**97.17**
thickness 150–450 mm	–	0.95	12.76	83.39	m^3	**96.15**
thickness exceeding 450 mm	–	0.93	12.43	83.39	m^3	**95.82**
Coffered and troughed slabs						
thickness 150–450 mm	–	2.96	39.78	83.39	m^3	**123.17**
thickness exceeding 450 mm	–	2.59	34.80	83.39	m^3	**118.19**
Extra over for sloping						
not exceeding 15°	–	0.23	3.10	–	m^3	**3.10**
over 15°	–	0.46	6.18	–	m^3	**6.18**
Walls						
thickness not exceeding 150 mm	–	3.42	45.96	83.39	m^3	**129.35**
thickness 150–450 mm	–	2.73	36.68	83.39	m^3	**120.07**
thickness exceeding 450 mm	–	2.41	32.39	83.39	m^3	**115.78**
Beams						
isolated	–	3.70	49.72	83.39	m^3	**133.11**
isolated deep	–	4.07	54.69	83.39	m^3	**138.08**
attached deep	–	3.70	49.72	83.39	m^3	**133.11**
Beam casings						
isolated	–	4.07	54.69	83.39	m^3	**138.08**
isolated deep	–	4.44	59.67	83.39	m^3	**143.06**
attached deep	–	4.07	54.69	83.39	m^3	**138.08**
Columns	–	4.44	59.67	83.39	m^3	**143.06**
Column casings	–	4.90	65.85	83.39	m^3	**149.24**
Staircases	–	5.55	74.58	83.39	m^3	**157.97**
Upstands	–	3.56	47.84	83.39	m^3	**131.23**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Proprietary voided Bubbledeck, Cobiax or other equal and approved slab; concrete mix RC35; to achieve design loadings of 5.0 kN/m2 live and 3.0 kN/m2 dead; with trowelled finish						
Beds						
360 mm overall thickness	–	–	–	–	44	**104.50**
Extra for						
Additional concrete 600 mm wide at edges where formers omitted at junctions with walls etc.	–	–	–	–	m	**42.75**
Extra over vibrated concrete for						
Reinforcement content over 5%	–	0.51	6.86	–	m^3	**6.86**
Grouting with cement mortar (1:1)						
Stanchion bases						
10 mm thick	–	0.93	12.49	0.11	nr	**12.60**
25 mm thick	–	1.16	15.59	0.28	nr	**15.87**
Grouting with epoxy resin						
Stanchion bases						
10 mm thick	–	1.16	15.59	8.25	nr	**23.84**
25 mm thick	–	1.39	18.68	21.09	nr	**39.77**
Grouting with Conbextra GP cementitious grout						
Stanchion bases						
10 mm thick	–	1.16	15.59	1.05	nr	**16.64**
25 mm thick	–	1.39	18.68	2.67	nr	**21.35**
Grouting with Conbextra HF flowable cementitious grout						
Stanchion bases						
10 mm thick	–	1.16	15.59	1.29	nr	**16.88**
25 mm thick	–	1.39	18.68	3.29	nr	**21.97**
Filling; plain in situ designated concrete; C20 – 20 mm aggregate						
Mortices	–	0.09	1.21	0.42	nr	**1.63**
Holes	–	0.23	3.10	87.18	m^3	**90.28**
Chases exceeding 0.01 m^2	–	0.19	2.55	87.18	m^3	**89.73**
Chases not exceeding 0.01 m^2	–	0.14	1.89	0.87	m	**2.76**
Sheeting to prevent moisture loss						
Building paper; lapped joints						
subsoil grade 410; horizontal on foundations	–	0.02	0.27	0.45	m^2	**0.72**
standard grade 420; horizontal on slabs	–	0.04	0.53	0.67	m^2	**1.20**
Polythene sheeting; lapped joints; horizontal on slabs						
250 microns; 0.25 mm thick	–	0.04	0.53	0.49	m^2	**1.02**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
E10 IN SITU CONCRETE CONSTRUCTION – cont						
Sheeting to prevent moisture loss – cont						
Visqueen sheeting or other equal and approved; lapped joints; horizontal on slabs						
250 microns; 0.25 mm thick	–	0.04	0.53	0.41	m^2	**0.94**
300 microns; 0.30 mm thick	–	0.05	0.68	0.23	m^2	**0.91**
E20 FORMWORK FOR IN SITU CONCRETE						
NOTE: Generally all formwork based on four uses unless otherwise stated.						
Sides of foundations; basic finish						
Plain vertical						
height exceeding 1.00 m	–	1.33	20.69	5.18	m^2	**25.87**
height exceeding 1.00 m; left in	–	1.17	18.18	12.89	m^2	**31.07**
height not exceeding 250 mm	–	0.38	5.87	2.16	m	**8.03**
height not exceeding 250 mm; left in	–	0.38	5.87	3.80	m	**9.67**
height 250–500 mm	–	0.71	11.05	4.40	m	**15.45**
height 250–500 mm; left in	–	0.62	9.65	8.91	m	**18.56**
height 500 mm–1.00 m	–	1.00	15.52	5.18	m	**20.70**
height 500 mm–1.00 m; left in	–	0.95	14.82	12.89	m	**27.71**
Sides of foundations; polystyrene sheet formwork; Cordek Claymaster or other equal and approved; 50 mm thick						
Plain vertical						
height exceeding 1.00 m; left in	–	0.27	4.19	8.85	m^2	**13.04**
height not exceeding 250 mm; left in	–	0.09	1.39	2.21	m	**3.60**
height 250–500 mm; left in	–	0.14	2.23	4.42	m	**6.65**
height 500 mm–1.00 m; left in	–	0.22	3.35	8.85	m	**12.20**
Sides of foundations; polystyrene sheet formwork; Cordek Claymaster or other equal and approved; 75 mm thick						
Plain vertical						
height exceeding 1.00 m; left in	–	0.27	4.19	13.26	m^2	**17.45**
height not exceeding 250 mm; left in	–	0.09	1.39	3.31	m	**4.70**
height 250–500 mm; left in	–	0.14	2.23	6.63	m	**8.86**
height 500 mm–1.00 m; left in	–	0.22	3.35	13.26	m	**16.61**
Sides of foundations; polystyrene sheet formwork; Cordek Claymaster or other equal and approved; 100 mm thick						
Plain vertical						
height exceeding 1.00 m; left in	–	0.27	4.19	17.68	m^2	**21.87**
height not exceeding 250 mm; left in	–	0.09	1.39	4.42	m	**5.81**
height 250–500 mm; left in	–	0.14	2.23	8.84	m	**11.07**
height 500 mm–1.00 m; left in	–	0.22	3.35	17.68	m	**21.03**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Combined heave pressure relief insulation and compressible board substructure formwork; Cordeck 'Cellcore CP' or other equal and approved; butt joints; securely fixed in place						
Plain horizontal						
200 mm thick; beneath slabs; left in	–	0.54	8.39	9.28	m^2	**17.67**
250 mm thick; beneath slabs; left in	–	0.58	9.09	10.22	m^2	**19.31**
300 mm thick; beneath slabs; left in	–	0.63	9.79	11.12	m^2	**20.91**
Void former						
Dufaylite Clayboard void former; butt joints						
KN30; compressive strength of 30 kN/m2; board thickness;						
60 mm	–	0.05	0.57	5.71	m^2	**6.28**
90 mm	–	0.05	0.57	6.48	m^2	**7.05**
110 mm	–	0.05	0.57	6.85	m^2	**7.42**
160 mm	–	0.05	0.57	7.74	m^2	**8.31**
KN90; compressive strength of 90 kN/m^2; board thickness;						
60 mm	–	0.06	0.69	6.70	m^2	**7.39**
90 mm	–	0.06	0.69	7.34	m^2	**8.03**
110 mm	–	0.06	0.69	7.96	m^2	**8.65**
160 mm	–	0.06	0.69	8.44	m^2	**9.13**
600 mm voidpack pipe; 36 mm diameter	–	0.05	0.57	6.66	nr	**7.23**
Sides of ground beams and edges of beds; basic finish						
Plain vertical						
height exceeding 1.00 m	–	1.38	21.40	5.15	m^2	**26.55**
height not exceeding 250 mm	–	0.41	6.44	2.12	m	**8.56**
height 250–500 mm	–	0.75	11.60	4.36	m	**15.96**
height 500 mm–1.00 m	–	1.04	16.23	5.15	m	**21.38**
Edges of suspended slabs; basic finish						
Plain vertical						
height not exceeding 250 mm	–	0.62	9.65	2.19	m	**11.84**
height 250–500 mm	–	0.92	14.27	3.52	m	**17.79**
height 500 mm–1.00 m	–	1.46	22.65	5.22	m	**27.87**
Sides of upstands; basic finish						
Plain vertical						
height exceeding 1.00 m	–	1.67	25.87	6.53	m^2	**32.40**
height not exceeding 250 mm	–	0.52	8.11	2.28	m	**10.39**
height 250–500 mm	–	0.84	13.01	4.51	m	**17.52**
height 500 mm–1.00 m	–	1.46	22.65	6.53	m	**29.18**
Steps in top surfaces; basic finish						
Plain vertical						
height not exceeding 250 mm	–	0.41	6.44	2.32	m	**8.76**
height 250–500 mm	–	0.67	10.35	4.55	m	**14.90**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
E20 FORMWORK FOR IN SITU CONCRETE – cont						
Steps in soffits; basic finish						
Plain vertical						
height not exceeding 250 mm	–	0.46	7.13	1.77	m	**8.90**
height 250–500 mm	–	0.73	11.33	3.17	m	**14.50**
Machine bases and plinths; basic finish						
Plain vertical						
height exceeding 1.00 m	–	1.33	20.69	5.15	m^2	**25.84**
height not exceeding 250 mm	–	0.41	6.44	2.12	m	**8.56**
height 250–500 mm	–	0.71	11.05	4.36	m	**15.41**
height 500 mm–1.00 m	–	1.04	16.23	5.15	m	**21.38**
Soffits of slabs; basic finish						
Slab thickness not exceeding 200 mm						
horizontal; height to soffit not exceeding 1.50 m	–	1.50	23.36	4.71	m^2	**28.07**
horizontal; height to soffit 1.50–3.00 m	–	1.46	22.65	4.80	m^2	**27.45**
horizontal; height to soffit 1.50–3.00 m (based on 5 uses)	–	1.38	21.40	3.99	m^2	**25.39**
horizontal; height to soffit 1.50–3.00 m (based on 6 uses)	–	1.33	20.69	3.45	m^2	**24.14**
horizontal; height to soffit 3.00–4.50 m	–	1.41	21.96	4.99	m^2	**26.95**
horizontal; height to soffit 4.50–6.00 m	–	1.50	23.36	5.18	m^2	**28.54**
Slab thickness 200–300 mm						
horizontal; height to soffit 1.50–3.00 m	–	1.50	23.36	6.41	m^2	**29.77**
Slab thickness 300–400 mm						
horizontal; height to soffit 1.50–3.00 m	–	1.54	23.91	7.22	m^2	**31.13**
Slab thickness 400–500 mm						
horizontal; height to soffit 1.50–3.00 m	–	1.62	25.17	8.03	m^2	**33.20**
Slab thickness 500–600 mm						
horizontal; height to soffit 1.50–3.00 m	–	1.75	27.13	8.03	m^2	**35.16**
Extra over soffits of slabs for						
sloping not exceeding 15°	–	0.17	2.65	–	m^2	**2.65**
sloping exceeding 15°	–	0.33	5.18	–	m^2	**5.18**
Soffits of slabs; Richard Lees galvanized steel permanent shuttering; or other equal and approved						
Slab thickness not exceeding 200 mm						
0.9 mm S350 Holorib decking; height to soffit 1.50–3.00 m	12.22	1.00	5.38	12.53	m^2	**17.91**
0.9 mm S350 Holorib decking; height to soffit 3.00–4.50 m	12.22	0.27	1.46	12.53	m^2	**13.99**
1.2 mm S350 Holorib decking; height to soffit 3.00–4.50 m	15.05	0.27	1.46	15.43	m^2	**16.89**
0.9 mm S350 Ribdeck E60 decking; height to soffit 3.00–4.50 m	9.45	0.27	1.46	9.69	m^2	**11.15**
1.2 mm S350 Ribdeck E60 decking; height to soffit 3.00–4.50 m	11.42	0.27	1.46	11.71	m^2	**13.17**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
0.9 mm S350 Ribdeck AL decking; height to soffit 3.00–4.50 m	19.72	0.27	1.46	20.21	m^2	**21.67**
1.2 mm S350 Ribdeck AL decking; height to soffit 3.00–4.50 m	22.45	0.27	1.46	23.01	m^2	**24.47**
0.9 mm S350 Ribdeck 80 decking; height to soffit 3.00–4.50 m	11.25	0.27	1.46	11.53	m^2	**12.99**
1.2 mm S350 Ribdeck 80 decking; height to soffit 3.00–4.50 m	13.73	0.27	1.46	14.07	m^2	**15.53**
Edge trim and restraints to decking						
edge trim 1.2 mm × 300 mm girth	–	0.20	3.64	4.00	m	**7.64**
edge trim 1.2 mm × 350 mm girth	–	0.20	3.64	4.48	m	**8.12**
edge trim 1.2 mm × 400 mm girth	–	0.20	3.64	0.22	m	**3.86**
Bearings to decking; connection to steel work with 'thru-deck' welded shear studs						
1995 × 95 mm high studs at 100 mm centres	–	–	–	10.22	m	**10.22**
1995 × 95 mm high studs at 200 mm centres	–	–	–	5.11	m	**5.11**
1995 × 95 mm high studs at 300 mm centres	–	–	–	3.40	m	**3.40**
19120 × 120 mm high studs at 100 mm centres	–	–	–	11.51	m	**11.51**
19120 × 120 mm high studs at 200 mm centres	–	–	–	5.76	m	**5.76**
19120 × 120 mm high studs at 300 mm centres	–	–	–	3.83	m	**3.83**
Soffits of landings; basic finish						
Slab thickness not exceeding 200 mm						
horizontal; height to soffit 1.50–3.00 m	–	1.50	23.36	5.11	m^2	**28.47**
Slab thickness 200–300 mm						
horizontal; height to soffit 1.50–3.00 m	–	1.58	24.61	6.90	m^2	**31.51**
Slab thickness 300–400 mm						
horizontal; height to soffit 1.50–3.00 m	–	1.62	25.17	7.78	m^2	**32.95**
Slab thickness 400–500 mm						
horizontal; height to soffit 1.50–3.00 m	–	1.71	26.57	8.67	m^2	**35.24**
Slab thickness 500–600 mm						
horizontal; height to soffit 1.50–3.00 m	–	1.84	28.53	8.67	m^2	**37.20**
Extra over soffits of landings for						
sloping not exceeding 15°	–	0.17	2.65	–	m^2	**2.65**
sloping exceeding 15°	–	0.33	5.18	–	m^2	**5.18**
Soffits of coffered or troughed slabs; basic finish						
Cordek Correx trough mould or other equal and approved; 300 mm deep; ribs of mould at 600 mm centres and cross ribs at centres of bay; slab thickness 300–400 mm						
horizontal; height to soffit 1.50–3.00 m	–	2.08	32.31	9.69	m^2	**42.00**
horizontal; height to soffit 3.00–4.50 m	–	2.17	33.70	9.88	m^2	**43.58**
horizontal; height to soffit 4.50–6.00 m	–	2.25	34.96	9.99	m^2	**44.95**
Top formwork; basic finish						
Sloping exceeding 15°	–	1.25	19.44	3.37	m^2	**22.81**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
E20 FORMWORK FOR IN SITU CONCRETE – cont						
Walls; basic finish						
Vertical	–	1.50	23.36	6.41	m^2	**29.77**
Vertical; height exceeding 3.00 m above floor level	–	1.84	28.53	6.60	m^2	**35.13**
Vertical; interrupted	–	1.75	27.13	6.60	m^2	**33.73**
Vertical; to one side only	–	2.92	45.32	8.40	m^2	**53.72**
Battered	–	2.33	36.22	6.95	m^2	**43.17**
Beams; basic finish						
Attached to slabs						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	–	1.84	28.53	6.18	m^2	**34.71**
regular shaped; square or rectangular; height to soffit 3.00–4.50 m	–	1.92	29.79	6.41	m^2	**36.20**
regular shaped; square or rectangular; height to soffit 4.50–6.00 m	–	2.00	31.05	6.60	m^2	**37.65**
Attached to walls						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	–	1.92	29.79	6.18	m^2	**35.97**
Isolated						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	–	2.00	31.05	6.18	m^2	**37.23**
regular shaped; square or rectangular; height to soffit 3.00–4.50 m	–	2.08	32.31	6.41	m^2	**38.72**
regular shaped; square or rectangular; height to soffit 4.50–6.00 m	–	2.17	33.70	6.60	m^2	**40.30**
Extra over beams for						
regular shaped; sloping not exceeding 15°	–	0.25	3.92	0.77	m^2	**4.69**
regular shaped; sloping exceeding 15°	–	0.50	7.83	1.54	m^2	**9.37**
Beam casings; basic finish						
Attached to slabs						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	–	1.92	29.79	6.18	m^2	**35.97**
regular shaped; square or rectangular; height to soffit 3.00–4.50 m	–	2.00	31.05	6.41	m^2	**37.46**
Attached to walls						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	–	2.00	31.05	6.18	m^2	**37.23**
Isolated						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	–	2.08	32.31	6.18	m^2	**38.49**
regular shaped; square or rectangular; height to soffit 3.00–4.50 m	–	2.17	33.70	6.41	m^2	**40.11**
Extra over beam casings for						
regular shaped; sloping not exceeding 15°	–	0.25	3.92	0.77	m^2	**4.69**
regular shaped; sloping exceeding 15°	–	0.50	7.83	1.54	m^2	**9.37**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Columns; basic finish						
Attached to walls						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	–	1.84	28.53	5.18	m^2	**33.71**
Isolated						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	–	1.92	29.79	5.18	m^2	**34.97**
regular shaped; circular; not exceeding 300 mm diameter; height to soffit 1.50–3.00 m	–	3.33	51.74	9.26	m^2	**61.00**
regular shaped; circular; 300–600 mm diameter; height to soffit 1.50–3.00 m	–	3.12	48.52	8.03	m^2	**56.55**
regular shaped; circular; 600–900 mm diameter; height to soffit 1.50–3.00 m	–	2.92	45.32	7.83	m^2	**53.15**
Column casings; basic finish						
Attached to walls						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	–	1.92	29.79	5.18	m^2	**34.97**
Isolated						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	–	2.00	31.05	5.18	m^2	**36.23**
Recesses or rebates						
12 × 12 mm	–	0.05	0.84	0.21	m	**1.05**
25 × 25 mm	–	0.05	0.84	0.43	m	**1.27**
25 × 50 mm	–	0.05	0.84	0.55	m	**1.39**
50 × 50 mm	–	0.05	0.84	0.53	m	**1.37**
Nibs						
50 × 50 mm	–	0.46	7.13	0.53	m	**7.66**
100 × 100 mm	–	0.65	10.07	0.68	m	**10.75**
100 × 200 mm	–	0.86	13.43	7.44	m	**20.87**
Extra over a basic finish for fine formed finishes						
Slabs	–	0.27	4.19	–	m^2	**4.19**
Walls	–	0.27	4.19	–	m^2	**4.19**
Beams	–	0.27	4.19	–	m^2	**4.19**
Columns	–	0.27	4.19	–	m^2	**4.19**
Add to prices for basic formwork for						
Curved radius 6.00 m – 50%						
Curved radius 2.00 m – 100%						
Coating with retardant agent	–	0.01	0.15	0.24	m^2	**0.39**
Wall kickers; basic finish						
Height 150 mm	–	0.41	6.44	1.47	m	**7.91**
Height 225 mm	–	0.54	8.39	1.70	m	**10.09**
Suspended wall kickers; basic finish						
Height 150 mm	–	0.52	8.11	1.61	m	**9.72**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
E20 FORMWORK FOR IN SITU CONCRETE – cont						
Wall ends, soffits and steps in walls; basic finish						
Plain						
width exceeding 1.00 m	–	1.58	24.61	6.41	m^2	**31.02**
width not exceeding 250 mm	–	0.50	7.83	1.58	m	**9.41**
width 250–500 mm	–	0.79	12.31	3.59	m	**15.90**
width 500 mm–1.00 m	–	1.25	19.44	6.41	m	**25.85**
Openings in walls						
Plain						
width exceeding 1.00 m	–	1.75	27.13	6.41	m^2	**33.54**
width not exceeding 250 mm	–	0.54	8.39	1.58	m	**9.97**
width 250–500 mm	–	0.92	14.27	3.59	m	**17.86**
width 500 mm–1.00 m	–	1.41	21.96	6.41	m	**28.37**
Stairflights						
Width 1.00 m; 150 mm waist; 150 mm undercut risers						
string, width 300 mm	–	4.17	64.75	13.11	m	**77.86**
Width 2.00 m; 200 mm waist; 150 mm undercut risers						
string, width 350 mm	–	7.50	116.49	45.99	m	**162.48**
Mortices						
Girth not exceeding 500 mm						
depth not exceeding 250 mm; circular	–	0.13	1.96	0.36	nr	**2.32**
Holes						
Girth not exceeding 500 mm						
depth not exceeding 250 mm; circular	–	0.17	2.65	0.51	nr	**3.16**
depth 250–500 mm; circular	–	0.25	3.92	1.70	nr	**5.62**
Girth 500 mm–1.00 m						
depth not exceeding 250 mm; circular	–	0.21	3.22	0.83	nr	**4.05**
depth 250–500 mm; circular	–	0.32	4.90	2.94	nr	**7.84**
Girth 1.00–2.00 m						
depth not exceeding 250 mm; circular	–	0.38	5.87	2.94	nr	**8.81**
depth 250–500 mm; circular	–	0.56	8.67	6.30	nr	**14.97**
Girth 2.00–3.00 m						
depth not exceeding 250 mm; circular	–	0.50	7.83	5.84	nr	**13.67**
depth 250–500 mm; circular	–	0.75	11.60	51.84	nr	**63.44**
E30 REINFORCEMENT FOR IN SITU CONCRETE						
Bars; BS 4449; hot rolled deformed high steel bars; grade 500C						
40 mm diameter nominal size						
straight	–	14.44	228.97	625.37	tonne	**854.34**
bent	–	17.15	271.90	670.29	tonne	**942.19**
32 mm diameter nominal size						
straight	–	15.34	243.28	627.40	tonne	**870.68**
bent	–	18.95	300.53	672.32	tonne	**972.85**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
25 mm diameter nominal size						
straight	–	16.25	257.59	629.80	tonne	**887.39**
bent	–	18.95	300.53	674.72	tonne	**975.25**
20 mm diameter nominal size						
straight	–	16.25	257.59	633.33	tonne	**890.92**
bent	–	18.95	300.53	678.24	tonne	**978.77**
16 mm diameter nominal size						
straight	–	19.86	314.84	637.22	tonne	**952.06**
bent	–	22.56	357.77	682.14	tonne	**1039.91**
12 mm diameter nominal size						
straight	–	21.66	343.46	643.15	tonne	**986.61**
bent	–	24.37	386.39	688.06	tonne	**1074.45**
10 mm diameter nominal size						
straight	–	23.46	372.07	650.95	tonne	**1023.02**
bent	–	26.17	415.01	650.95	tonne	**1065.96**
8 mm diameter nominal size						
straight	–	24.37	386.39	656.87	tonne	**1043.26**
links	–	27.07	429.32	709.90	tonne	**1139.22**
bent	–	27.07	429.32	701.79	tonne	**1131.11**
Extra over for cutting and bending to shape codes 67 to 99	–	–	–	51.25	tonne	**51.25**
Bars; stainless steel; to EN 1.4301						
32 mm diameter nominal size						
straight	–	17.00	269.56	4406.31	tonne	**4675.87**
bent	–	21.00	328.15	4647.95	tonne	**4976.10**
25 mm diameter nominal size						
straight	–	18.00	285.42	4403.30	tonne	**4688.72**
bent	–	18.00	285.42	4644.94	tonne	**4930.36**
20 mm diameter nominal size						
straight	–	20.00	317.13	4408.18	tonne	**4725.31**
bent	–	20.00	317.13	4649.82	tonne	**4966.95**
16 mm diameter nominal size						
straight	–	22.00	348.85	4416.82	tonne	**4765.67**
bent	–	22.00	348.85	4658.46	tonne	**5007.31**
12 mm diameter nominal size						
straight	–	24.00	380.56	4425.46	tonne	**4806.02**
bent	–	24.00	380.56	4667.10	tonne	**5047.66**
10 mm diameter nominal size						
straight	–	26.00	412.28	4435.96	tonne	**4848.24**
bent	–	26.00	412.28	4677.61	tonne	**5089.89**
8 mm diameter nominal size						
straight	–	28.00	441.57	4444.59	tonne	**4886.16**
bent	–	28.00	441.57	4686.24	tonne	**5127.81**
Bars; stainless steel; to EN 1.4462						
32 mm diameter nominal size						
straight	–	17.00	269.56	5814.15	tonne	**6083.71**
bent	–	21.00	328.15	6066.30	tonne	**6394.45**
25 mm diameter nominal size						
straight	–	18.00	285.42	5811.13	tonne	**6096.55**
bent	–	18.00	285.42	6063.28	tonne	**6348.70**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
E30 REINFORCEMENT FOR IN SITU CONCRETE – cont						
Bars; stainless steel; to EN 1.4462 – cont						
20 mm diameter nominal size						
straight	–	20.00	317.13	5816.01	tonne	**6133.14**
bent	–	20.00	317.13	6068.16	tonne	**6385.29**
16 mm diameter nominal size						
straight	–	22.00	348.85	5824.65	tonne	**6173.50**
bent	–	22.00	348.85	6076.80	tonne	**6425.65**
12 mm diameter nominal size						
straight	–	24.00	380.56	5833.30	tonne	**6213.86**
bent	–	24.00	380.56	6085.45	tonne	**6466.01**
10 mm diameter nominal size						
straight	–	26.00	412.28	5843.80	tonne	**6256.08**
bent	–	26.00	412.28	6095.95	tonne	**6508.23**
8 mm diameter nominal size						
straight	–	28.00	441.57	5852.43	tonne	**6294.00**
bent	–	28.00	441.57	6104.58	tonne	**6546.15**
Bars; stainless steel; to LDX2101® (EN 1.4362)						
32 mm diameter nominal size						
straight	4048.75	17.00	269.56	4217.20	tonne	**4486.76**
bent	4294.75	21.00	328.15	4469.35	tonne	**4797.50**
25 mm diameter nominal size						
straight	4048.75	18.00	285.42	4214.18	tonne	**4499.60**
bent	4294.75	18.00	285.42	4466.33	tonne	**4751.75**
20 mm diameter nominal size						
straight	4048.75	20.00	317.13	4219.06	tonne	**4536.19**
bent	4294.75	20.00	317.13	4471.21	tonne	**4788.34**
16 mm diameter nominal size						
straight	4048.75	22.00	348.85	4227.70	tonne	**4576.55**
bent	4294.75	22.00	348.85	4479.85	tonne	**4828.70**
12 mm diameter nominal size						
straight	4048.75	24.00	380.56	4236.35	tonne	**4616.91**
bent	4294.75	24.00	380.56	4488.50	tonne	**4869.06**
10 mm diameter nominal size						
straight	4048.75	26.00	412.28	4246.85	tonne	**4659.13**
bent	4294.75	26.00	412.28	4499.00	tonne	**4911.28**
8 mm diameter nominal size						
straight	4048.75	28.00	441.57	4255.48	tonne	**4697.05**
bent	4294.75	28.00	441.57	4507.63	tonne	**4949.20**
Fabric; BS 4449						
Ref D98 (1.54 kg/m^2)						
400 mm minimum laps	–	0.12	1.91	1.38	m^2	**3.29**
strips in one width; 600 mm width	–	0.15	2.38	1.38	m^2	**3.76**
strips in one width; 900 mm width	–	0.14	2.22	1.38	m^2	**3.60**
strips in one width; 1200 mm width	–	0.13	2.06	1.38	m^2	**3.44**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Ref A142 (2.22 kg/m²)						
400 mm minimum laps	–	0.12	1.91	1.78	m²	**3.69**
strips in one width; 600 mm width	–	0.15	2.38	1.78	m²	**4.16**
strips in one width; 900 mm width	–	0.14	2.22	1.78	m²	**4.00**
strips in one width; 1200 mm width	–	0.13	2.06	1.78	m²	**3.84**
Ref A193 (3.02 kg/m²)						
400 mm minimum laps	–	0.12	1.91	2.45	m²	**4.36**
strips in one width; 600 mm width	–	0.15	2.38	2.45	m²	**4.83**
strips in one width; 900 mm width	–	0.14	2.22	2.45	m²	**4.67**
strips in one width; 1200 mm width	–	0.13	2.06	2.45	m²	**4.51**
Ref A252 (3.95 kg/m²)						
400 mm minimum laps	–	0.13	2.06	3.13	m²	**5.19**
strips in one width; 600 mm width	–	0.16	2.54	3.13	m²	**5.67**
strips in one width; 900 mm width	–	0.15	2.38	3.13	m²	**5.51**
strips in one width; 1200 mm width	–	0.14	2.22	3.13	m²	**5.35**
Ref A393 (6.16 kg/m²)						
400 mm minimum laps	–	0.15	2.38	4.86	m²	**7.24**
strips in one width; 600 mm width	–	0.18	2.85	4.86	m²	**7.71**
strips in one width; 900 mm width	–	0.17	2.70	4.86	m²	**7.56**
strips in one width; 1200 mm width	–	0.16	2.54	4.86	m²	**7.40**
Ref B196 (3.05 kg/m²)						
400 mm minimum laps	–	0.12	1.91	4.55	m²	**6.46**
strips in one width; 600 mm width	–	0.15	2.38	4.55	m²	**6.93**
strips in one width; 900 mm width	–	0.14	2.22	4.55	m²	**6.77**
strips in one width; 1200 mm width	–	0.13	2.06	4.55	m²	**6.61**
Ref B283 (3.73 kg/m²)						
400 mm minimum laps	–	0.12	1.91	3.06	m²	**4.97**
strips in one width; 600 mm width	–	0.15	2.38	3.06	m²	**5.44**
strips in one width; 900 mm width	–	0.14	2.22	3.06	m²	**5.28**
strips in one width; 1200 mm width	–	0.13	2.06	3.06	m²	**5.12**
Ref B385 (4.53 kg/m²)						
400 mm minimum laps	–	0.13	2.06	3.73	m²	**5.79**
strips in one width; 600 mm width	–	0.16	2.54	3.73	m²	**6.27**
strips in one width; 900 mm width	–	0.15	2.38	3.73	m²	**6.11**
strips in one width; 1200 mm width	–	0.14	2.22	3.73	m²	**5.95**
Ref B503 (5.93 kg/m²)						
400 mm minimum laps	–	0.15	2.38	4.82	m²	**7.20**
strips in one width; 600 mm width	–	0.18	2.85	4.82	m²	**7.67**
strips in one width; 900 mm width	–	0.17	2.70	4.82	m²	**7.52**
strips in one width; 1200 mm width	–	0.16	2.54	4.82	m²	**7.36**
Ref B785 (8.14 kg/m²)						
400 mm minimum laps	–	0.17	2.70	6.61	m²	**9.31**
strips in one width; 600 mm width	–	0.20	3.17	6.61	m²	**9.78**
strips in one width; 900 mm width	–	0.19	3.01	6.61	m²	**9.62**
strips in one width; 1200 mm width	–	0.18	2.85	6.61	m²	**9.46**
Ref B1131 (10.90 kg/m²)						
400 mm minimum laps	–	0.18	2.85	8.85	m²	**11.70**
strips in one width; 600 mm width	–	0.24	3.80	8.85	m²	**12.65**
strips in one width; 900 mm width	–	0.22	3.48	8.85	m²	**12.33**
strips in one width; 1200 mm width	–	0.20	3.17	8.85	m²	**12.02**
Ref D49 (0.77 kg/m²)						
100 mm minimum laps; bent	–	0.24	3.80	2.15	m²	**5.95**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
E40 DESIGNED JOINTS IN SITU CONCRETE						
Formed; Fosroc impregnated fibreboard joint filler or other equal and approved						
Width not exceeding 150 mm						
12.50 mm thick	–	0.14	2.17	1.68	m	**3.85**
20 mm thick	–	0.19	2.95	2.29	m	**5.24**
25 mm thick	–	0.23	3.58	2.95	m	**6.53**
Width 150–300 mm						
12.50 mm thick	–	0.23	3.58	2.46	m	**6.04**
20 mm thick	–	0.23	3.58	4.47	m	**8.05**
25 mm thick	–	0.23	3.58	5.36	m	**8.94**
Width 300–450 mm						
12.50 mm thick	–	0.28	4.35	3.42	m	**7.77**
20 mm thick	–	0.28	4.35	6.19	m	**10.54**
25 mm thick	–	0.28	4.35	7.40	m	**11.75**
Formed; Grace Servicised Kork-pak waterproof bonded cork joint filler board or other equal and approved						
Width not exceeding 150 mm						
10 mm thick	–	0.14	2.17	2.86	m	**5.03**
13 mm thick	–	0.14	2.17	2.90	m	**5.07**
19 mm thick	–	0.14	2.17	3.81	m	**5.98**
25 mm thick	–	0.14	2.17	4.38	m	**6.55**
Width 150–300 mm						
10 mm thick	–	0.19	2.95	5.22	m	**8.17**
13 mm thick	–	0.19	2.95	5.31	m	**8.26**
19 mm thick	–	0.19	2.95	7.11	m	**10.06**
25 mm thick	–	0.19	2.95	8.24	m	**11.19**
Width 300–450 mm						
10 mm thick	–	0.23	3.58	8.01	m	**11.59**
13 mm thick	–	0.23	3.58	8.14	m	**11.72**
19 mm thick	–	0.23	3.58	10.85	m	**14.43**
25 mm thick	–	0.23	3.58	12.55	m	**16.13**
Sealants; Fosroc Pliastic 77 hot poured rubberized bituminous compound or other equal and approved						
Width 10 mm						
25 mm depth	–	0.17	2.64	0.75	m	**3.39**
Width 12.50 mm						
25 mm depth	–	0.18	2.80	0.92	m	**3.72**
Width 20 mm						
25 mm depth	–	0.19	2.95	1.51	m	**4.46**
Width 25 mm						
25 mm depth	–	0.20	3.11	1.85	m	**4.96**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Sealants; Fosroc Thioflex 600 gun grade two part polysulphide or other equal and approved						
Width 10 mm						
25 mm depth	–	0.05	0.78	4.53	m	**5.31**
Width 12.50 mm						
25 mm depth	–	0.06	0.93	5.67	m	**6.60**
Width 20 mm						
25 mm depth	–	0.07	1.09	9.06	m	**10.15**
Width 25 mm						
25 mm depth	–	0.08	1.24	11.33	m	**12.57**
Sealants; Grace Servicised Paraseal polysulphide compound or other equal and approved; priming with Grace Servicised Primer P						
Width 10 mm						
25 mm depth	–	0.19	2.55	2.75	m	**5.30**
Width 13 mm						
25 mm depth	–	0.19	2.55	3.53	m	**6.08**
Width 19 mm						
25 mm depth	–	0.23	3.10	5.08	m	**8.18**
Width 25 mm						
25 mm depth	–	0.23	3.10	6.63	m	**9.73**
Waterstops; Grace Servicised or other equal and approved						
Hydrophilic strip water stop; lapped joints; cast into concrete						
5 × 20 mm Servistrip AH 205	4.38	0.30	4.03	4.88	m	**8.91**
50 × 20 mm Adcor 500S	4.95	0.30	4.03	6.45	m	**10.48**
Servitite Internal 10 mm thick PVC water stop; flat dumbbell type; heat welded joints; cast into concrete						
Servitite 150; 150 mm wide	–	0.23	3.65	8.22	m	**11.87**
flat angle	–	0.28	4.44	16.68	nr	**21.12**
vertical angle	–	0.28	4.44	16.59	nr	**21.03**
flat three way intersection	–	0.37	5.86	24.27	nr	**30.13**
vertical three way intersection	–	0.37	5.86	27.33	nr	**33.19**
four way intersection	–	0.46	7.30	30.26	nr	**37.56**
Servitite 230; 230 mm wide	–	0.23	3.65	11.75	m	**15.40**
flat angle	–	0.28	4.44	20.56	nr	**25.00**
vertical angle	–	0.28	4.44	24.10	nr	**28.54**
flat three way intersection	–	0.37	5.86	30.08	nr	**35.94**
vertical three way intersection	–	0.37	5.86	50.89	nr	**56.75**
four way intersection	–	0.46	7.30	38.00	nr	**45.30**
Servitite AT200; 200 mm wide	–	0.23	3.65	15.57	m	**19.22**
flat angle	–	0.28	4.44	24.42	nr	**28.86**
vertical angle	–	0.28	4.44	26.29	nr	**30.73**
flat three way intersection	–	0.37	5.86	41.88	nr	**47.74**
vertical three way intersection	–	0.37	5.86	33.46	nr	**39.32**
four way intersection	–	0.46	7.30	50.07	nr	**57.37**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
E40 DESIGNED JOINTS IN SITU CONCRETE – cont						
Waterstops – cont						
Servitite Internal 10 mm thick PVC water stop – cont						
Servitite K305; 305 mm wide	–	0.28	4.44	18.95	m	**23.39**
flat angle	–	0.32	5.07	35.33	nr	**40.40**
vertical angle	–	0.32	5.07	37.91	nr	**42.98**
flat three way intersection	–	0.42	6.66	50.57	nr	**57.23**
vertical three way intersection	–	0.42	6.66	58.63	nr	**65.29**
four way intersection	–	0.51	8.09	68.44	nr	**76.53**
Serviseal External pvc water stop; PVC water stop; centre bulb type; heat welded joints; cast into concrete						
Serviseal 195; 195 mm wide	–	0.23	3.65	5.51	m	**9.16**
flat angle	–	0.28	4.44	10.53	nr	**14.97**
vertical angle	–	0.28	4.44	17.10	nr	**21.54**
flat three way intersection	–	0.37	5.86	17.60	nr	**23.46**
four way intersection	–	0.46	7.30	25.90	nr	**33.20**
Serviseal 240; 240 mm wide	–	0.23	3.65	6.83	m	**10.48**
flat angle	–	0.28	4.44	12.19	nr	**16.63**
vertical angle	–	0.28	4.44	18.31	nr	**22.75**
flat three way intersection	–	0.37	5.86	20.10	nr	**25.96**
four way intersection	–	0.46	7.30	29.23	nr	**36.53**
Serviseal AT240; 240 mm wide	–	0.23	3.65	18.26	m	**21.91**
flat angle	–	0.28	4.44	24.24	nr	**28.68**
vertical angle	–	0.28	4.44	23.27	nr	**27.71**
flat three way intersection	–	0.37	5.86	37.06	nr	**42.92**
four way intersection	–	0.46	7.30	53.85	nr	**61.15**
Serviseal K320; 320 mm wide	–	0.28	4.44	8.93	m	**13.37**
flat angle	–	0.32	5.07	25.60	nr	**30.67**
vertical angle	–	0.32	5.07	14.29	nr	**19.36**
flat three way intersection	–	0.42	6.66	37.69	nr	**44.35**
four way intersection	–	0.51	8.09	47.48	nr	**55.57**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
E41 WORKED FINISHES/CUTTING TO IN SITU CONCRETE						
Worked finishes						
Tamping by mechanical means	–	0.02	0.27	0.08	m^2	**0.35**
Power floating	–	0.16	2.15	0.24	m^2	**2.39**
Trowelling	–	0.31	4.16	–	m^2	**4.16**
Hacking						
by mechanical means	–	0.31	4.16	0.28	m^2	**4.44**
by hand	–	0.65	8.73	–	m^2	**8.73**
Lightly shot blasting surface of concrete	–	0.37	4.97	–	m^2	**4.97**
Blasting surface of concrete to produce textured finish	–	0.65	8.73	0.59	m^2	**9.32**
Sand blasting (blast and vac method)	–	–	–	–	m^2	**36.75**
Wood float finish	–	0.12	1.61	–	m^2	**1.61**
Tamped finish						
level or to falls	–	0.06	0.81	–	m^2	**0.81**
to falls	–	0.09	1.21	–	m^2	**1.21**
Spade finish	–	0.14	1.89	–	m^2	**1.89**
Cutting chases						
Depth not exceeding 50 mm						
width 10 mm	–	0.31	4.16	1.18	m	**5.34**
width 50 mm	–	0.46	6.18	1.32	m	**7.50**
width 75 mm	–	0.61	8.20	1.46	m	**9.66**
Depth 50–100 mm						
width 75 mm	–	0.83	11.15	2.61	m	**13.76**
width 100 mm	–	0.93	12.49	2.70	m	**15.19**
width 100 mm; in reinforced concrete	–	1.39	18.68	4.39	m	**23.07**
Depth 100–150 mm						
width 100 mm	–	1.20	16.12	2.89	m	**19.01**
width 100 mm; in reinforced concrete	–	1.85	24.86	5.43	m	**30.29**
width 150 mm	–	1.48	19.88	3.15	m	**23.03**
width 150 mm; in reinforced concrete	–	2.22	29.83	5.73	m	**35.56**
Cutting rebates						
Depth not exceeding 50 mm						
width 50 mm	–	0.46	6.18	1.32	m	**7.50**
Depth 50–100 mm						
width 100 mm	–	0.93	12.49	2.70	m	**15.19**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
E41 WORKED FINISHES/CUTTING TO IN SITU CONCRETE – cont						
NOTE: The following rates for cutting holes and mortices in concrete allow for diamond drilling.						
Diamond drilling						
Cutting holes and mortices in concrete; per 25 mm depth						
25 mm diameter	–	–	–	–	nr	**2.10**
32 mm diameter	–	–	–	–	nr	**1.63**
52 mm diameter	–	–	–	–	nr	**1.99**
78 mm diameter	–	–	–	–	nr	**2.31**
107 mm diameter	–	–	–	–	nr	**2.52**
127 mm diameter	–	–	–	–	nr	**2.78**
152 mm diameter	–	–	–	–	nr	**3.31**
200 mm diameter	–	–	–	–	nr	**4.41**
250 mm diameter	–	–	–	–	nr	**6.46**
300 mm diameter	–	–	–	–	nr	**8.56**
Cutting holes and mortices in reinforced concrete; per 25 mm depth						
25 mm diameter	–	–	–	–	nr	**2.73**
32 mm diameter	–	–	–	–	nr	**2.42**
52 mm diameter	–	–	–	–	nr	**2.31**
78 mm diameter	–	–	–	–	nr	**2.42**
107 mm diameter	–	–	–	–	nr	**2.83**
127 mm diameter	–	–	–	–	nr	**3.31**
152 mm diameter	–	–	–	–	nr	**3.89**
200 mm diameter	–	–	–	–	nr	**5.62**
250 mm diameter	–	–	–	–	nr	**8.50**
300 mm diameter	–	–	–	–	nr	**10.97**
Other items in reinforced concrete						
diamond chasing; per 25 × 25 mm section	–	–	–	–	m	**12.60**
forming box; per 25 mm depth (per m of perimeter)	–	–	–	–	m	**5.04**
diamond floor sawing; per 25 mm depth	–	–	–	–	m	**2.89**
diamond track mount or ring sawing; per 25 mm depth	–	–	–	–	m	**10.50**
stitch drilling 107 mm diameter hole; per 25 mm depth	–	–	–	–	nr	**2.36**
E42 ACCESSORIES CAST INTO IN SITU CONCRETE						
Foundation bolt boxes						
Temporary plywood; for group of 4 nr bolts						
75 × 75 × 150 mm	–	0.42	6.53	0.77	nr	**7.30**
75 × 75 × 250 mm	–	0.42	6.53	0.93	nr	**7.46**
Expanded metal; Expamet Building Products Ltd or other equal and approved						
75 mm diameter × 150 mm long	–	0.28	4.35	1.21	nr	**5.56**
75 mm diameter × 300 mm long	–	0.28	4.35	1.53	nr	**5.88**
100 mm diameter × 450 mm long	–	0.28	4.35	2.69	nr	**7.04**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Foundation bolts and nuts						
Black hexagon						
10 mm diameter × 100 mm long	–	0.23	3.58	0.42	nr	**4.00**
12 mm diameter × 120 mm long	–	0.23	3.58	0.64	nr	**4.22**
16 mm diameter × 160 mm long	–	0.28	4.35	1.75	nr	**6.10**
20 mm diameter × 180 mm long	–	0.28	4.35	2.05	nr	**6.40**
Masonry slots						
Stainless steel; dovetail slots; 1.20 mm thick; 18G						
1000 mm long	–	0.25	3.88	5.61	m	**9.49**
100 mm long	–	0.07	1.09	0.26	nr	**1.35**
Stainless steel; metal insert slots; Halfen Ltd Ribslot or other equal and approved; 2.50 mm thick; end caps and foam filling						
41 × 41 mm; ref P3270	–	0.37	5.75	7.45	m	**13.20**
41 × 41 × 100 mm; ref P3250	–	0.09	1.39	1.11	nr	**2.50**
41 × 41 × 150 mm; ref P3251	–	0.09	1.39	0.80	nr	**2.19**
Cramps						
Stainless steel; once bent; one end shot fired into concrete; other end fanged and built into brickwork joint						
200 mm girth	–	0.14	2.44	1.00	nr	**3.44**
Column guards						
White nylon coated steel; Rigifix or other equal and approved; Huntley and Sparks Ltd; plugging; screwing to concrete; 1.50 mm thick						
75 × 75 × 1000 mm	–	0.74	11.50	14.85	nr	**26.35**
Galvanized steel; Rigifix or other equal and approved; Huntley and Sparks Ltd; 3 mm thick						
75 × 75 × 1000 mm	–	0.56	8.70	10.51	nr	**19.21**
Galvanized steel; Rigifix or other equal and approved; Huntley and Sparks Ltd; 4.50 mm thick						
75 × 75 × 1000 mm	–	0.56	8.70	14.12	nr	**22.82**
Stainless steel; HKW or other equal and approved; Halfen Ltd; 5 mm thick						
50 × 50 × 1200 mm	–	0.93	14.45	65.54	nr	**79.99**
50 × 50 × 2000 mm	–	1.11	17.25	108.31	nr	**125.56**
Channels						
Stainless steel; Halfen Ltd or other equal and approved						
ref 38/17/HTA	–	0.32	4.97	37.91	m	**42.88**
ref 41/22/HZA; 80 mm long; including T headed bolts and plate washers	–	0.09	1.39	24.51	nr	**25.90**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
E42 ACCESSORIES CAST INTO IN SITU CONCRETE – cont						
Channel ties						
Stainless steel; Halfen Ltd or other equal and approved						
ref HTS – B12; 150 mm projection; including insulation retainer	–	0.03	0.60	0.48	nr	**1.08**
ref HTS – B12; 200 mm projection; including insulation retainer	–	0.03	0.60	0.56	nr	**1.16**
E50 PRECAST CONCRETE LARGE UNITS						
Contractor designed precast concrete staircases and landings; including all associated steel supports and fixing in position						
Straight staircases; 280 mm treads; 170 mm undercut risers						
1200 mm wide; 2750 mm rise	–	–	–	–	nr	**1531.88**
1200 mm wide; 3750 mm rise	–	–	–	–	nr	**2042.50**
Dogleg staircases						
1200 mm wide; one full width half landing; 2750 mm rise	–	–	–	–	nr	**2348.88**
1200 mm wide; one full width half landing; 3750 mm rise	–	–	–	–	nr	**3063.75**
Extra over for 200 mm concrete landing support walls	–	–	–	–	nr	**714.88**
1800 mm wide; one full width half landing; 2750 mm rise	–	–	–	–	nr	**3319.06**
1800 mm wide; one full width half landing; 3750 mm rise	–	–	–	–	nr	**4340.31**
Extra over for 200 mm concrete landing support walls	–	–	–	–	nr	**1102.95**
E60 PRECAST/COMPOSITE CONCRETE DECKING						
Prestressed precast concrete structural suspended floors; Bison Hollowcore or other equal and approved; supplied and fixed on hard level bearings, to areas of 500 m^2 per site visit; top surface screeding and ceiling finishes by others						
Floors to dwellings, offices, car parks, shop retail floors, hospitals, school teaching rooms, staff rooms and the like; superimposed load of 5.00 kN/m^2						
floor spans up to 3.00 m; 1200 mm × 150 mm	–	–	–	–	m^2	**41.68**
floor spans 3.00 m–6.00 m; 1200 mm × 150 mm	–	–	–	–	m^2	**42.44**
floor spans 6.00 m–7.50 m; 1200 mm × 200 mm	–	–	–	–	m^2	**42.81**
floor spans 7.50 m–9.50 m; 1200 mm × 250 mm	–	–	–	–	m^2	**48.42**
floor spans 9.50 m–12.00 m; 1200 mm × 300 mm	–	–	–	–	m^2	**49.26**
floor spans 12.00 m–12.50 m; 1200 mm × 350 mm	–	–	–	–	m^2	**51.62**
floor spans 12.50 m–14.00 m; 1200 mm × 400 mm	–	–	–	–	m^2	**56.54**
floor spans 14.00 m–15.00 m; 1200 mm × 450 mm	–	–	–	–	m^2	**57.43**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Floors to shop stockrooms, light warehousing, schools, churches or similar places of assembly, light factory accommodation, laboratories and the like; superimposed load of 8.50 kN/m2						
floor spans up to 3.00 m; 1200 mm × 150 mm	–	–	–	–	m^2	**41.93**
floor spans 3.00 m–6.00 m; 1200 mm × 200 mm	–	–	–	–	m^2	**42.62**
floor spans 6.00 m–7.50 m; 1200 mm × 250 mm	–	–	–	–	m^2	**48.92**
Floors to heavy warehousing, factories, stores and the like; superimposed load of 12.50 kN/m2						
floor spans up to 3.00 m; 1200 mm × 150 mm	–	–	–	–	m^2	**42.20**
floor spans 3.00 m–6.00 m; 1200 mm × 250 mm	–	–	–	–	m^2	**48.67**
Prestressed precast concrete staircase, supplied and fixed in conjunction with Bison 'Hollowcore' flooring system or similar; comprising 2 nr 1100 mm wide flights with 7 nr 275 mm treads, 8 nr 185 mm risers and 150 mm waist; 1 nr 2200 mm × 1400 mm × 150 mm half landing and 1 nr top landing						
3.00 m storey height	–	–	–	–	nr	**2250.00**
Composite floor comprising reinforced in situ ready-mixed concrete 30.00 N/mm^2; on and including 1.20 mm thick Holorib steel deck permanent shutting; complete with reinforcement to support imposed loading and A142 anti-crack mesh						
150 mm thick suspended slab; 5.00 kN/m^2 loading						
1.50 m–3.00 m high to soffit	–	1.43	20.86	33.63	m^2	**54.49**
3.00 m–4.50 m high to soffit	–	1.43	20.86	34.64	m^2	**55.50**
4.50 m–6.00 m high to soffit	–	1.67	24.59	35.02	m^2	**59.61**
200 mm thick suspended slab; 7.50 kN/m^2 loading						
1.50 m–3.00 m high to soffit	–	1.47	21.40	37.52	m^2	**58.92**
3.00 m–4.50 m high to soffit	–	1.47	21.40	38.53	m^2	**59.93**
4.50 m–6.00 m high to soffit	–	1.70	24.97	38.92	m^2	**63.89**

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
F10 BRICK/BLOCK WALLING						
BASIC MORTAR PRICES						
Coloured mortar materials (£/tonne); (excluding cement)						
light	–	–	–	48.13	tonne	**48.13**
medium	–	–	–	50.07	tonne	**50.07**
dark	–	–	–	60.57	tonne	**60.57**
extra dark	–	–	–	60.57	tonne	**60.57**
Mortar materials (£/tonne)						
cement	–	–	–	93.81	tonne	**93.81**
sand	–	–	–	16.71	tonne	**16.71**
lime	–	–	–	149.12	tonne	**149.12**
white cement	–	–	–	173.96	tonne	**173.96**
Mortar materials						
Cemplas Super mortar plasticizer	–	–	–	5.13	5litre	**5.13**
SUPPLY AND FIX PRICES						
Common bricks; PC £240.00 per 1000; in gauged mortar (1:1:6)						
PC allowance for bricks; £ per 1000	240.00	–	–	–	1000	**–**
Walls						
half brick thick	–	0.84	16.89	17.19	m^2	**34.08**
half brick thick; building against other work; concrete	–	0.92	18.53	18.31	m^2	**36.84**
half brick thick; building overhand	–	1.04	21.07	17.19	m^2	**38.26**
half brick thick; curved; 6.00 m radii	–	1.08	21.80	17.19	m^2	**38.99**
half brick thick; curved; 1.50 m radii	–	1.41	28.52	19.77	m^2	**48.29**
one brick thick	–	1.41	28.52	34.37	m^2	**62.89**
one brick thick; curved; 6.00 m radii	–	1.84	37.05	36.95	m^2	**74.00**
one brick thick; curved; 1.50 m radii	–	2.29	46.14	37.52	m^2	**83.66**
one and a half brick thick	–	1.92	38.69	51.56	m^2	**90.25**
one and a half brick thick; battering	–	2.21	44.51	51.56	m^2	**96.07**
two brick thick	–	2.33	47.05	68.74	m^2	**115.79**
two brick thick; battering	–	2.75	55.40	68.74	m^2	**124.14**
337 average thick; tapering, one side	–	2.41	48.68	51.56	m^2	**100.24**
450 average thick; tapering, one side	–	3.12	63.03	68.74	m^2	**131.77**
337 average thick; tapering, both sides	–	2.79	56.31	51.56	m^2	**107.87**
450 average thick; tapering, both sides	–	3.50	70.65	69.30	m^2	**139.95**
facework one side, half brick thick	–	0.92	18.53	17.19	m^2	**35.72**
facework one side, one brick thick	–	1.50	30.33	34.37	m^2	**64.70**
facework one side, one and a half brick thick	–	2.00	40.32	51.56	m^2	**91.88**
facework one side, two brick thick	–	2.41	48.68	68.74	m^2	**117.42**
facework both sides, half brick thick	–	1.00	20.16	17.19	m^2	**37.35**
facework both sides, one brick thick	–	1.58	31.97	34.37	m^2	**66.34**
facework both sides, one and a half brick thick	–	2.08	41.96	51.56	m^2	**93.52**
facework both sides, two brick thick	–	2.50	50.49	68.74	m^2	**119.23**

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Isolated piers						
one brick thick	–	2.36	47.63	34.37	m^2	**82.00**
two brick thick	–	3.70	74.67	69.30	m^2	**143.97**
three brick thick	–	4.67	94.25	104.23	m^2	**198.48**
Isolated casings						
half brick thick	–	1.20	24.22	17.19	m^2	**41.41**
one brick thick	–	2.04	41.17	34.37	m^2	**75.54**
Chimney stacks						
one brick thick	–	2.36	47.63	34.37	m^2	**82.00**
two brick thick	–	3.70	74.67	69.30	m^2	**143.97**
three brick thick	–	4.67	94.25	104.23	m^2	**198.48**
Projections						
225 mm width; 112 mm depth; vertical	–	0.28	5.65	3.64	m	**9.29**
225 mm width; 225 mm depth; vertical	–	0.56	11.31	7.28	m	**18.59**
337 mm width; 225 mm depth; vertical	–	0.83	16.75	10.93	m	**27.68**
440 mm width; 225 mm depth; vertical	–	0.93	18.77	14.57	m	**33.34**
Closing cavities						
width of cavity 50 mm, closing with common brickwork half brick thick; vertical	–	0.28	5.65	0.87	m	**6.52**
width of cavity 50 mm, closing with common brickwork half brick thick; horizontal	–	0.28	5.65	2.71	m	**8.36**
width of cavity 50 mm, closing with common brickwork half brick thick; including damp proof course; vertical	–	0.37	7.47	1.63	m	**9.10**
width of cavity 50 mm, closing with common brickwork half brick thick; including damp proof course; horizontal	–	0.32	6.46	3.45	m	**9.91**
width of cavity 75 mm, closing with common brickwork half brick thick; vertical	–	0.28	5.65	1.28	m	**6.93**
width of cavity 75 mm, closing with common brickwork half brick thick; horizontal	–	0.28	5.65	4.00	m	**9.65**
width of cavity 75 mm, closing with common brickwork half brick thick; including damp proof course; vertical	–	0.37	7.47	2.04	m	**9.51**
width of cavity 75 mm, closing with common brickwork half brick thick; including damp proof course; horizontal	–	0.32	6.46	4.75	m	**11.21**
Bonding to existing						
half brick thick	–	0.28	5.65	0.96	m	**6.61**
one brick thick	–	0.42	8.48	1.93	m	**10.41**
one and a half brick thick	–	0.65	13.12	2.90	m	**16.02**
two brick thick	–	0.88	17.76	3.86	m	**21.62**
Arches						
height on face 102 mm, width of exposed soffit 102 mm, shape of arch – segmental, one ring	–	1.57	26.22	4.54	m	**30.76**
height on face 102 mm, width of exposed soffit 215 mm, shape of arch – segmental, one ring	–	2.04	35.70	6.53	m	**42.23**
height on face 102 mm, width of exposed soffit 102 mm, shape of arch – semicircular, one ring	–	1.99	34.70	4.54	m	**39.24**

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
F10 BRICK/BLOCK WALLING – cont						
Common bricks – cont						
Arches – cont						
height on face 102 mm, width of exposed soffit 215 mm, shape of arch – semicircular, one ring	–	2.50	44.99	6.53	m	**51.52**
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – segmental, two ring	–	1.99	34.70	6.42	m	**41.12**
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – segmental, two ring	–	2.45	43.97	10.28	m	**54.25**
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – semicircular, two ring	–	2.68	48.62	6.42	m	**55.04**
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – semicircular, two ring	–	3.05	56.09	10.28	m	**66.37**
ADD or DEDUCT to walls for variation of £10.00/1000 in PC of common bricks						
half brick thick	–	–	–	0.62	m^2	**0.62**
one brick thick	–	–	–	1.23	m^2	**1.23**
one and a half brick thick	–	–	–	1.85	m^2	**1.85**
two brick thick	–	–	–	2.46	m^2	**2.46**
Class B engineering bricks in cement mortar (1:3)						
PC allowance for bricks; £ per 1000	288.00	–	–	–	1000	**–**
Walls						
half brick thick	–	0.92	18.53	20.48	m^2	**39.01**
one brick thick	–	1.50	30.33	40.96	m^2	**71.29**
one brick thick; building against other work	–	1.79	36.14	42.84	m^2	**78.98**
one brick thick; curved; 6.00 m radii	–	2.00	40.32	40.96	m^2	**81.28**
one and a half brick thick	–	2.00	40.32	61.44	m^2	**101.76**
one and a half brick thick; building against other work	–	2.41	48.68	61.44	m^2	**110.12**
two brick thick	–	2.50	50.49	81.92	m^2	**132.41**
337 mm thick; tapering, one side	–	2.58	52.13	61.44	m^2	**113.57**
450 mm thick; tapering, one side	–	3.33	67.21	81.92	m^2	**149.13**
337 mm thick; tapering, both sides	–	3.00	60.49	61.44	m^2	**121.93**
450 mm thick; tapering, both sides	–	3.79	76.48	82.55	m^2	**159.03**
facework one side, half brick thick	–	1.00	20.16	20.48	m^2	**40.64**
facework one side, one brick thick	–	1.58	31.97	40.96	m^2	**72.93**
facework one side, one and a half brick thick	–	2.08	41.96	61.44	m^2	**103.40**
facework one side, two brick thick	–	2.58	52.13	81.92	m^2	**134.05**
facework both sides, half brick thick	–	1.08	21.80	20.48	m^2	**42.28**
facework both sides, one brick thick	–	1.67	33.60	40.96	m^2	**74.56**
facework both sides, one and a half brick thick	–	2.17	43.78	61.44	m^2	**105.22**
facework both sides, two brick thick	–	2.66	53.76	81.92	m^2	**135.68**
Isolated piers						
one brick thick	–	2.59	52.27	40.96	m^2	**93.23**
two brick thick	–	4.07	82.14	82.55	m^2	**164.69**
three brick thick	–	5.00	100.91	124.14	m^2	**225.05**

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Isolated casings						
half brick thick	–	1.30	26.24	20.48	m^2	**46.72**
one brick thick	–	2.22	44.80	40.96	m^2	**85.76**
Projections						
225 mm width; 112 mm depth; vertical	–	0.32	6.46	4.36	m	**10.82**
225 mm width; 225 mm depth; vertical	–	0.60	12.11	8.70	m	**20.81**
337 mm width; 225 mm depth; vertical	–	0.88	17.76	13.06	m	**30.82**
440 mm width; 225 mm depth; vertical	–	1.02	20.58	17.41	m	**37.99**
Bonding to existing						
half brick thick	–	0.32	6.46	1.13	m	**7.59**
one brick thick	–	0.46	9.29	2.26	m	**11.55**
one and a half brick thick	–	0.65	13.12	3.38	m	**16.50**
two brick thick	–	0.97	19.58	4.51	m	**24.09**
ADD or DEDUCT to walls for variation of £10.00/1000 in PC of bricks						
half brick thick	–	–	–	0.62	m^2	**0.62**
one brick thick	–	–	–	1.23	m^2	**1.23**
one and a half brick thick	–	–	–	1.85	m^2	**1.85**
two brick thick	–	–	–	2.46	m^2	**2.46**
ALTERNATIVE FACING BRICK PRICES (PC £ per 1000)						
Ibstock facing bricks; 215 × 102.5 × 65 mm						
Aldridge Brown Blend	355.70	–	–	–	1000	**–**
Aldridge Leicester Anglican Red Rustic	290.90	–	–	–	1000	**–**
Ashdown Cottage Mixture	293.70	–	–	–	1000	**–**
Ashdown Crowborough Multi	380.30	–	–	–	1000	**–**
Ashdown Pevensey Multi	355.70	–	–	–	1000	**–**
Cattybrook Bristol Gold	297.30	–	–	–	1000	**–**
Chailey Stock	355.70	–	–	–	1000	**–**
Dorking Multi	288.20	–	–	–	1000	**–**
Funton Second Hard Stock	392.20	–	–	–	1000	**–**
Holbook Smooth Red	310.10	–	–	–	1000	**–**
Leicester Red Stock	408.00	–	–	–	1000	**–**
Roughdales Red Multi Rustic	289.10	–	–	–	1000	**–**
Roughdales Trafford Multi Rustic	319.20	–	–	–	1000	**–**
Stourbridge Himley Mixed Russet	434.10	–	–	–	1000	**–**
Stourbridge Kenilworth Multi	277.20	–	–	–	1000	**–**
Stourbridge Pennine Pastone	338.40	–	–	–	1000	**–**
Strattford Red Rustic	271.80	–	–	–	1000	**–**
Swanage Handmade Restoration	625.60	–	–	–	1000	**–**
Tonbridge Handmade Multi	609.20	–	–	–	1000	**–**
Hanson Brick Limited, London brand; 215 × 102.5 × 65 mm						
Brecken Grey	287.10	–	–	–	1000	**–**
Brown Rustic	348.30	–	–	–	1000	**–**
Burghley Red Rustic	287.10	–	–	–	1000	**–**
Chiltern	340.20	–	–	–	1000	**–**
Claydon Red Multi	297.00	–	–	–	1000	**–**
Cotswold	333.90	–	–	–	1000	**–**
Dapple Light	371.70	–	–	–	1000	**–**

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
F10 BRICK/BLOCK WALLING – cont						
ALTERNATIVE FACING BRICK PRICES (PC £ per 1000) – cont						
Hanson Brick Limited, London brand – cont						
Georgian	293.40	–	–	–	1000	**–**
Golden Buff	388.80	–	–	–	1000	**–**
Hathaway Brindled	342.00	–	–	–	1000	**–**
Heather	340.20	–	–	–	1000	**–**
Hereward Light	305.10	–	–	–	1000	**–**
Honey Buff	281.70	–	–	–	1000	**–**
Ironstone	293.40	–	–	–	1000	**–**
Medway Yellow	384.30	–	–	–	1000	**–**
Milton Buff	311.40	–	–	–	1000	**–**
Mixed Brown Brindle Rustic	372.60	–	–	–	1000	**–**
Old English Brindled Red	284.40	–	–	–	1000	**–**
Orient Gold	383.40	–	–	–	1000	**–**
Regency	319.50	–	–	–	1000	**–**
Rustic	384.30	–	–	–	1000	**–**
Sandfaced	327.60	–	–	–	1000	**–**
Saxon Gold	326.70	–	–	–	1000	**–**
Sunset Red	301.50	–	–	–	1000	**–**
Tudor	335.70	–	–	–	1000	**–**
Windsor	296.10	–	–	–	1000	**–**
Selected Regrades	186.30	–	–	–	1000	**–**
Sherbourne Red Pavers	17.10	–	–	–	m^2	**–**
Coxmoor Rose Multi Pavers	17.10	–	–	–	m^2	**–**
SUPPLY AND FIX PRICES						
Facing bricks; machine-made facings; in gauged mortar (1:1:6)						
PC allowance for bricks; £ per 1000	350.00	–	–	–	1000	**–**
Walls						
facework one side, half brick thick; stretcher bond	–	1.08	21.80	24.24	m^2	**46.04**
facework one side, half brick thick, flemish bond with snapped headers	–	1.25	25.25	24.29	m^2	**49.54**
facework one side, half brick thick, stretcher bond; building against other work; concrete	–	1.17	23.62	25.41	m^2	**49.03**
facework one side, half brick thick; flemish bond with snapped headers; building against other work; concrete	–	1.33	26.89	25.41	m^2	**52.30**
facework one side, half brick thick, stretcher bond; building overhand	–	1.33	26.89	24.29	m^2	**51.18**
facework one side, half brick thick; flemish bond with snapped headers; building overhand	–	1.50	30.33	24.29	m^2	**54.62**
facework one side, half brick thick; stretcher bond; curved; 6.00 m radii	–	1.58	31.97	24.29	m^2	**56.26**

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
facework one side, half brick thick; flemish bond with snapped headers; curved; 6.00 m radii	–	1.79	36.14	24.29	m^2	**60.43**
facework one side, half brick thick; stretcher bond; curved; 1.50 m radii	–	2.00	40.32	28.05	m^2	**68.37**
facework one side, half brick thick; flemish bond with snapped headers; curved; 1.50 m radii	–	2.33	47.05	28.05	m^2	**75.10**
facework both sides, one brick thick; two stretcher skins tied together	–	1.87	37.78	54.67	m^2	**92.45**
facework both sides, one brick thick; flemish bond	–	1.92	38.69	48.57	m^2	**87.26**
facework both sides, one brick thick; two stretcher skins tied together; curved; 6.00 m radii	–	2.58	52.13	58.45	m^2	**110.58**
facework both sides, one brick thick; flemish bond; curved; 6.00 m radii	–	2.66	53.76	52.35	m^2	**106.11**
facework both sides, one brick thick; two stretcher skins tied together; curved; 1.50 m radii	–	3.20	64.67	62.77	m^2	**127.44**
facework both sides, one brick thick; flemish bond; curved; 1.50 m radii	–	3.33	67.21	56.67	m^2	**123.88**
Isolated piers						
facework both sides, one brick thick; two stretcher skins tied together	–	2.45	49.45	58.17	m^2	**107.62**
facework both sides, one brick thick; flemish bond	–	2.50	50.46	58.17	m^2	**108.63**
Isolated casings						
facework one side, half brick thick; stretcher bond	–	1.85	37.34	24.29	m^2	**61.63**
facework one side, half brick thick; flemish bond with snapped headers	–	2.04	41.17	24.29	m^2	**65.46**
Projections						
225 mm width; 112 mm depth; stretcher bond; vertical	–	0.28	5.65	5.22	m	**10.87**
225 mm width; 112 mm depth; flemish bond with snapped headers; vertical	–	0.37	7.47	5.22	m	**12.69**
225 mm width; 225 mm depth; flemish bond; vertical	–	0.60	12.11	15.22	m	**27.33**
328 mm width; 112 mm depth; stretcher bond; vertical	–	0.56	11.31	7.83	m	**19.14**
328 mm width; 112 mm depth; flemish bond with snapped headers; vertical	–	0.65	13.12	7.83	m	**20.95**
328 mm width; 225 mm depth; flemish bond; vertical	–	1.11	22.41	15.63	m	**38.04**
440 mm width; 112 mm depth; stretcher bond; vertical	–	0.83	16.75	10.43	m	**27.18**
440 mm width; 112 mm depth; flemish bond with snapped headers; vertical	–	0.88	17.76	10.43	m	**28.19**
440 mm width; 225 mm depth; flemish bond; vertical	–	1.62	32.70	20.88	m	**53.58**
Arches						
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – flat	–	0.93	16.34	6.44	m	**22.78**
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – flat	–	1.39	25.63	11.84	m	**37.47**
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – segmental, one ring	–	1.76	29.44	7.91	m	**37.35**

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
F10 BRICK/BLOCK WALLING – cont						
Facing bricks – cont						
Arches – cont						
height on face 215 mm, width of exposed soffit 215 mm, shape of arch segmental, one ring	–	2.13	36.91	13.05	m	**49.96**
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – semicircular, one ring	–	2.68	48.01	7.91	m	**55.92**
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – semicircular, one ring	–	3.61	66.78	13.05	m	**79.83**
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – segmental, two ring	–	2.17	37.72	7.91	m	**45.63**
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – segmental; two ring	–	2.82	50.84	13.05	m	**63.89**
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – semicircular, two ring	–	3.61	66.78	7.91	m	**74.69**
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – semicircular, two ring	–	5.00	94.83	13.05	m	**107.88**
Arches; cut voussoirs (PC £ per 1000)	3450.00	–	–	–	1000	**–**
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – segmental, one ring	–	1.80	30.25	52.40	m	**82.65**
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – segmental, one ring	–	2.27	39.74	102.02	m	**141.76**
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – semicircular, one ring	–	2.04	35.10	52.40	m	**87.50**
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – semicircular, one ring	–	2.59	46.20	102.02	m	**148.22**
height on face 320 mm, width of exposed soffit 102 mm, shape of arch – segmental, one and a half ring	–	2.41	42.56	102.02	m	**144.58**
height on face 320 mm, width of exposed soffit 215 mm, shape of arch – segmental, one and a half ring	–	3.15	57.49	207.56	m	**265.05**
Arches; bullnosed specials (PC £ per 1000)	2000.00	–	–	–	1000	**–**
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – flat	–	0.97	17.15	30.11	m	**47.26**
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – flat	–	1.43	26.42	59.79	m	**86.21**
Bullseye windows; 600 mm diameter						
height on face 215 mm, width of exposed soffit 102 mm, two rings	–	4.63	87.36	12.11	nr	**99.47**
height on face 215 mm, width of exposed soffit 215 mm, two rings	–	6.48	124.70	23.29	nr	**147.99**
Bullseye windows; 600 mm; cut voussoirs (PC £ per 1000)	3450.00	–	–	–	1000	**–**
height on face 215 mm, width of exposed soffit 102 mm, one ring	–	3.89	72.43	131.51	nr	**203.94**
height on face 215 mm, width of exposed soffit 215 mm, one ring	–	5.37	102.31	262.11	nr	**364.42**

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Bullseye windows; 1200 mm diameter						
height on face 215 mm, width of exposed soffit 102 mm, two rings	–	7.22	139.64	25.40	nr	**165.04**
height on face 215 mm, width of exposed soffit 215 mm, two rings	–	10.36	203.01	48.30	nr	**251.31**
Bullseye windows; 1200 mm diameter; cut voussoirs (PC £ per 1000)	3450.00	–	–	–	1000	**–**
height on face 215 mm, width of exposed soffit 102 mm, one ring	–	6.11	117.24	227.65	nr	**344.89**
height on face 215 mm, width of exposed soffit 215 mm, one ring	–	8.70	169.50	451.67	nr	**621.17**
ADD or DEDUCT for variation of £10.00 per 1000 in PC of facing bricks in 102 mm high arches with 215 mm soffit	–	–	–	0.28	m	**0.28**
Facework sills						
150 mm × 102 mm; headers on edge; pointing top and one side; set weathering; horizontal	–	0.51	10.29	5.10	m	**15.39**
150 mm × 102 mm; cant headers on edge; pointing top and one side; set weathering; horizontal (PC £ per 1000)	2000.00	0.56	11.31	28.22	m	**39.53**
150 mm × 102 mm; bullnosed specials; headers on flat; pointing top and one side; horizontal (PC £ per 1000)	2000.00	0.46	9.29	28.22	m	**37.51**
Facework copings						
215 mm × 102 mm; headers on edge; pointing top and both sides; horizontal	–	0.42	8.48	5.30	m	**13.78**
260 mm × 102 mm; headers on edge; pointing top and both sides; horizontal	–	0.65	13.12	7.89	m	**21.01**
215 mm × 102 mm; double bullnose specials; headers on edge; pointing top and both sides; horizontal (PC £ per 1000)	2000.00	0.46	9.29	27.61	m	**36.90**
260 mm × 102 mm; single bullnose specials; headers on edge; pointing top and both sides; horizontal (PC £ per 1000)	2000.00	0.65	13.12	55.02	m	**68.14**
ADD or DEDUCT for variation of £10.00 per 1000 in PC of facing bricks in copings 215 mm wide, 102 mm high	–	–	–	0.14	m	**0.14**
Extra over facing bricks for; facework ornamental bands and the like, plain bands						
flush; horizontal; 225 mm width; entirely of stretchers (PC £ per 1000)	400.00	0.19	3.83	0.57	m	**4.40**
Extra over facing brick for; facework quoins						
flush; mean girth 320 mm (PC £ per 1000)	400.00	0.28	5.65	0.57	m	**6.22**
Bonding to existing						
facework one side, half brick thick; stretcher bond	–	0.46	9.29	1.34	m	**10.63**
facework one side, half brick thick; flemish bond with snapped headers	–	0.46	9.29	1.34	m	**10.63**
facework both sides, one brick thick; two stretcher skins tied together	–	0.65	13.12	2.68	m	**15.80**
facework both sides, one brick thick; flemish bond	–	0.65	13.12	2.68	m	**15.80**

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
F10 BRICK/BLOCK WALLING – cont						
Facing bricks – cont						
ADD or DEDUCT for variation of £10.00 per 1000 in PC of facing bricks; in walls built entirely of facings; in stretcher or flemish bond						
half brick thick	–	–	–	0.62	m^2	**0.62**
one brick thick	–	–	–	1.23	m^2	**1.23**
Facing bricks; handmade; PC £500.00 per 1000 (unless otherwise stated); in gauged mortar (1:1:6)						
Walls						
facework one side, half brick thick; stretcher bond	–	1.08	21.80	33.98	m^2	**55.78**
facework one side, half brick thick; flemish bond with snapped headers	–	1.25	25.25	33.98	m^2	**59.23**
facework one side; half brick thick; stretcher bond; building against other work; concrete	–	1.17	23.62	35.10	m^2	**58.72**
facework one side, half brick thick; flemish bond with snapped headers; building against other work; concrete	–	1.33	26.89	35.10	m^2	**61.99**
facework one side, half brick thick; stretcher bond; building overhand	–	1.33	26.89	33.98	m^2	**60.87**
facework one side, half brick thick; flemish bond with snapped headers; building overhand	–	1.50	30.33	33.98	m^2	**64.31**
facework one side, half brick thick; stretcher bond; curved; 6.00 m radii	–	1.58	31.97	33.98	m^2	**65.95**
facework one side, half brick thick; flemish bond with snapped headers; curved; 6.00 m radii	–	1.79	36.14	38.01	m^2	**74.15**
facework one side, half brick thick; stretcher bond; curved 1.50 m radii	–	2.00	40.32	33.98	m^2	**74.30**
facework one side, half brick thick; flemish bond with snapped headers; curved; 1.50 m radii	–	2.33	47.05	40.70	m^2	**87.75**
facework both sides, one brick thick; two stretcher skins tied together	–	1.87	37.78	74.05	m^2	**111.83**
facework both sides, one brick thick; flemish bond	–	1.92	38.69	67.95	m^2	**106.64**
facework both sides; one brick thick; two stretcher skins tied together; curved; 6.00 m radii	–	2.58	52.13	79.43	m^2	**131.56**
facework both sides, one brick thick; flemish bond; curved; 6.00 m radii	–	2.66	53.76	73.33	m^2	**127.09**
facework both sides, one brick thick; two stretcher skins tied together; curved; 1.50 m radii	–	3.20	64.67	85.37	m^2	**150.04**
facework both sides, one brick thick; flemish bond; curved; 1.50 m radii	–	3.33	67.21	79.27	m^2	**146.48**
Isolated piers						
facework both sides, one brick thick; two stretcher skins tied together	–	2.45	49.45	77.54	m^2	**126.99**
facework both sides, one brick thick; flemish bond	–	2.50	50.46	77.54	m^2	**128.00**
Isolated casings						
facework one side, half brick thick; stretcher bond	–	1.85	37.34	33.98	m^2	**71.32**
facework one side, half brick thick; flemish bond with snapped headers	–	2.04	41.17	33.98	m^2	**75.15**

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Projections						
225 mm width; 112 mm depth; stretcher bond; vertical	–	0.28	5.65	7.37	m	**13.02**
225 mm width; 112 mm depth; flemish bond with snapped headers; vertical	–	0.37	7.47	7.37	m	**14.84**
225 mm width; 225 mm depth; flemish bond; vertical	–	0.60	12.11	14.74	m	**26.85**
328 mm width; 112 mm depth; stretcher bond; vertical	–	0.56	11.31	11.07	m	**22.38**
328 mm width; 112 mm depth; flemish bond with snapped headers; vertical	–	0.65	13.12	11.07	m	**24.19**
328 mm width; 225 mm depth; flemish bond; vertical	–	1.11	22.41	22.09	m	**44.50**
440 mm width; 112 mm depth; stretcher bond; vertical	–	0.83	16.75	14.74	m	**31.49**
440 mm width; 112 mm depth; flemish bond with snapped headers; vertical	–	0.88	17.76	14.74	m	**32.50**
440 mm width; 225 mm depth; flemish bond; vertical	–	1.62	32.70	29.49	m	**62.19**
Arches						
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – flat	–	0.93	16.34	8.59	m	**24.93**
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – flat	–	1.39	25.63	16.20	m	**41.83**
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – segmental, one ring	–	1.76	29.44	10.07	m	**39.51**
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – segmental, one ring	–	2.13	36.91	17.35	m	**54.26**
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – semicircular, one ring	–	2.68	48.01	10.07	m	**58.08**
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – semicircular, one ring	–	3.61	66.78	17.35	m	**84.13**
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – segmental, two ring	–	2.17	37.72	10.07	m	**47.79**
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – segmental, two ring	–	2.82	50.84	17.35	m	**68.19**
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – semicircular, two ring	–	3.61	66.78	10.07	m	**76.85**
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – semicircular, two ring	–	5.00	94.83	17.35	m	**112.18**
Arches; cut voussoirs (PC £ per 1000)	3450.00	–	–	–	1000	**–**
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – segmental, one ring	–	1.80	30.25	52.40	m	**82.65**
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – segmental, one ring	–	2.27	39.74	102.02	m	**141.76**
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – semicircular, one ring	–	2.04	35.10	52.40	m	**87.50**
height on face 215 mm, width of exposed soffit 215 mm, shape of – arch semicircular, one ring	–	2.59	46.20	102.02	m	**148.22**
height on face 320 mm, width of exposed soffit 102 mm, shape of arch – segmental, one and a half ring	–	2.41	42.56	102.02	m	**144.58**

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
F10 BRICK/BLOCK WALLING – cont						
Facing bricks – cont						
Arches – cont						
height on face 320 mm, width of exposed soffit 215 mm, shape of arch – segmental, one and a half ring	–	3.15	57.49	207.56	m	**265.05**
Arches; bullnosed specials (PC £ per 1000)	2000.00	–	–	–	1000	**–**
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – flat	–	0.97	17.15	30.11	m	**47.26**
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – flat	–	1.43	26.42	59.79	m	**86.21**
Bullseye windows; 600 mm diameter						
height on face 215 mm, width of exposed soffit 102 mm, two ring	–	4.63	87.36	16.63	nr	**103.99**
height on face 215 mm, width of exposed soffit 215 mm, two ring	–	6.48	124.70	42.46	nr	**167.16**
Bullseye windows; 600 mm diameter; cut voussoirs (PC £ per 1000)	3450.00	–	–	–	1000	**–**
height on face 215 mm, width of exposed soffit 102 mm, one ring	–	3.89	72.43	131.51	nr	**203.94**
height on face 215 mm, width of exposed soffit 215 mm, one ring	–	5.37	102.31	262.11	nr	**364.42**
Bullseye windows; 1200 mm diameter						
height on face 215 mm, width of exposed soffit 102 mm, two ring	–	7.22	139.64	34.44	nr	**174.08**
height on face 215 mm, width of exposed soffit 215 mm, two ring	–	10.36	203.01	66.37	nr	**269.38**
Bullseye windows; 1200 mm diameter; cut voussoirs (PC £ per 1000)	3450.00	–	–	–	1000	**–**
height on face 215 mm, width of exposed soffit 102 mm, one ring	–	6.11	117.24	227.65	nr	**344.89**
height on face 215 mm, width of exposed soffit 215 mm, one ring	–	8.70	169.50	451.67	nr	**621.17**
ADD or DEDUCT for variation of £10.00 per 1000 in PC of facing bricks in 102 mm high arches with 215 mm soffit	–	–	–	0.28	m	**0.28**
Facework sills						
150 mm × 102 mm; headers on edge; pointing top and one side; set weathering; horizontal	–	0.51	10.29	7.37	m	**17.66**
150 mm × 102 mm; cant headers on edge; pointing top and one side; set weathering; horizontal (PC £ per 1000)	2000.00	0.56	11.31	28.89	m	**40.20**
150 mm × 102 mm; bullnosed specials; headers on edge; pointing top and one side; horizontal (PC £ per 1000)	2000.00	0.46	9.29	28.89	m	**38.18**

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Facework copings						
215 mm × 102 mm; headers on edge; pointing top and both sides; horizontal	–	0.42	8.48	7.45	m	**15.93**
260 mm × 102 mm; headers on edge; pointing top and both sides; horizontal	–	0.65	13.12	11.12	m	**24.24**
215 mm × 102 mm; double bullnose specials; headers on edge; pointing top and both sides; horizontal (PC £ per 1000)	2000.00	0.46	9.29	28.98	m	**38.27**
260 mm × 102 mm; single bullnose specials; headers on edge; pointing top and both sides; horizontal (PC £ per 1000)	2000.00	0.65	13.12	57.76	m	**70.88**
ADD or DEDUCT for variation of £10.00 per 1000 in PC of facing bricks in copings 215 mm wide, 102 mm high	–	–	–	0.14	m	**0.14**
Extra over facing bricks for; facework ornamental bands and the like, plain bands						
flush; horizontal; 225 mm width; entirely of stretchers (PC £ per 1000)	550.00	0.19	3.83	0.72	m	**4.55**
Extra over facing bricks for; facework quoins						
flush mean girth 320 mm (PC £ per 1000)	550.00	0.28	5.65	0.69	m	**6.34**
Bonding ends to existing						
facework one side, half brick thick; stretcher bond	–	0.46	9.29	1.88	m	**11.17**
facework one side, half brick thick; flemish bond with snapped headers	–	0.46	9.29	1.88	m	**11.17**
facework both sides, one brick thick; two stretcher skins tied together	–	0.65	13.12	3.75	m	**16.87**
facework both sides, one brick thick; flemish bond	–	0.65	13.12	3.75	m	**16.87**
ADD or DEDUCT for variation of £10.00/1000 in PC of facing bricks; in walls built entirely of facings; in stretcher or flemish bond						
half brick thick	–	–	–	0.65	m^2	**0.65**
one brick thick	–	–	–	1.29	m^2	**1.29**
Facing bricks; slips 50 mm thick; in gauged mortar (1:1:6) built up against concrete including flushing up at back (ties not included)						
Walls (PC £ per 1000)	1200.00	1.85	37.34	79.18	m^2	**116.52**
Edges of suspended slabs; 200 mm wide	–	0.56	11.31	15.84	m	**27.15**
Columns; 400 mm wide	–	1.11	22.41	31.67	m	**54.08**
Class A engineering bricks; and bullnosed specials; in cement mortar (1:3)						
Facework steps						
215 mm × 102 mm; all headers-on-edge; edges set with bullnosed specials; pointing top and one side; set weathering; horizontal (specials PC £ per 1000)	2000.00	0.51	10.29	28.92	m	**39.21**
returned ends pointed	–	0.14	2.83	5.39	nr	**8.22**
430 mm × 102 mm; all headers-on-edge; edges set with bullnosed specials; pointing top and one side; set weathering; horizontal (engineering bricks PC £ per 1000)	342.00	0.74	14.93	34.05	m	**48.98**
returned ends pointed	–	0.19	3.83	6.90	nr	**10.73**

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
F10 BRICK/BLOCK WALLING – cont						
Facing tile bricks; Ibstock Tilebrick or other equal and approved; in gauged mortar (1:1:6)						
Walls						
facework one side; half brick thick; stretcher bond (PC £ per 1000)	1225.00	0.87	17.56	63.66	m^2	**81.22**
Extra over facing tile bricks for						
fair ends; 79 mm long	–	0.28	5.65	27.63	m	**33.28**
fair ends; 163 mm long	–	0.28	5.65	27.63	m	**33.28**
90° × 1/2 external return	–	0.28	5.65	58.30	m	**63.95**
90° internal return	–	0.28	5.65	68.80	m	**74.45**
45° external return	–	0.28	5.65	58.30	m	**63.95**
45° internal return	–	0.28	5.65	58.30	m	**63.95**
angled verge	–	0.28	5.65	32.47	m	**38.12**
ALTERNATIVE BLOCK PRICES						
Aerated concrete Durox Supablocs; 630 mm × 215 mm (7 nr per m^2)						
100 mm	9.94	–	–	–	m^2	–
130 mm	12.88	–	–	–	m^2	–
140 mm	13.89	–	–	–	m^2	–
150 mm	19.04	–	–	–	m^2	–
215 mm	21.32	–	–	–	m^2	–
Hanson Conbloc blocks: 450 × 215 mm						
Cream fair faced						
100 mm hollow	6.37	–	–	–	m^2	–
100 mm solid	6.89	–	–	–	m^2	–
140mm hollow	9.44	–	–	–	m^2	–
140 mm solid	11.23	–	–	–	m^2	–
190 mm hollow	13.45	–	–	–	m^2	–
190 mm solid	14.82	–	–	–	m^2	–
215 mm hollow	13.41	–	–	–	m^2	–
Fenlite						
100 mm solid; 3.50 N/mm^2	5.95	–	–	–	m^2	–
100 mm solid; 7.00 N/mm^2	6.16	–	–	–	m^2	–
Standard Dense						
100 mm solid	5.70	–	–	–	m^2	–
140 mm hollow	8.26	–	–	–	m^2	–
215 mm hollow	11.08	–	–	–	m^2	–
Celcon blocks; 450 mm × 215 mm						
75 mm Standard	8.38	–	–	–	m^2	–
100 mm Standard	11.19	–	–	–	m^2	–
150 mm Standard	16.77	–	–	–	m^2	–
100 mm coursing brick; 215 mm × 65 mm	1.46	–	–	–	m	–
265 mm Standard footing	20.16	–	–	–	m^2	–
215 mm hollow	21.15	–	–	–	m^2	–
100 mm Solar	11.19	–	–	–	m^2	–
215 mm Solar	24.04	–	–	–	m^2	–
265 mm Solar	30.61	–	–	–	m^2	–

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Forticrete painting quality blocks; 450 mm × 215 mm						
100 mm hollow	8.55	–	–	–	m^2	**–**
100 mm solid	9.36	–	–	–	m^2	**–**
140 mm hollow	11.82	–	–	–	m^2	**–**
140 mm solid	13.78	–	–	–	m^2	**–**
190 mm hollow	15.66	–	–	–	m^2	**–**
190 mm solid	17.87	–	–	–	m^2	**–**
215 mm hollow	16.45	–	–	–	m^2	**–**
215 mm solid	19.78	–	–	–	m^2	**–**
Lignacite Lignacrete standard blocks; 450 mm × 215 mm; 7.3 N/mm^2						
100 mm	5.61	–	–	–	m^2	**–**
140 mm	8.01	–	–	–	m^2	**–**
150 mm	9.49	–	–	–	m^2	**–**
190 mm	11.58	–	–	–	m^2	**–**
215 mm	12.58	–	–	–	m^2	**–**
Tarmac Hemelite; 450 mm × 215 mm						
100 mm solid; 3.50 N/mm^2	7.01	–	–	–	m^2	**–**
100 mm solid; 7.00 N/mm^2	7.25	–	–	–	m^2	**–**
140 mm solid; 7.00 N/mm^2	10.31	–	–	–	m^2	**–**
190 mm solid; 7.00 N/mm^2	14.89	–	–	–	m^2	**–**
215 mm solid; 7.00 N/mm^2	18.36	–	–	–	m^2	**–**
Tarmac Toplite standard blocks; 450 mm × 215 mm						
100 mm	7.49	–	–	–	m^2	**–**
140 mm	10.48	–	–	–	m^2	**–**
150 mm	11.23	–	–	–	m^2	**–**
215 mm	12.38	–	–	–	m^2	**–**
Tarmac Toplite GTI (thermal) blocks; 450 mm × 215 mm						
115 mm	6.62	–	–	–	m^2	**–**
125 mm	7.20	–	–	–	m^2	**–**
130 mm	7.49	–	–	–	m^2	**–**
140 mm	8.06	–	–	–	m^2	**–**
150 mm	8.64	–	–	–	m^2	**–**
215 mm	12.38	–	–	–	m^2	**–**
SUPPLY AND FIX PRICES						
Lightweight aerated concrete blocks; Thermalite Turbo blocks or other equal and approved; in gauged mortar (1:2:9)						
Walls						
100 mm thick	6.43	0.41	8.35	7.44	m^2	**15.79**
115 mm thick	7.39	0.41	8.35	8.55	m^2	**16.90**
125 mm thick	8.03	0.41	8.35	9.31	m^2	**17.66**
130 mm thick	8.36	0.41	8.35	9.68	m^2	**18.03**
140 mm thick	8.99	0.46	9.27	10.41	m^2	**19.68**
150 mm thick	9.64	0.46	9.27	11.16	m^2	**20.43**
190 mm thick	12.21	0.50	10.17	14.13	m^2	**24.30**
200 mm thick	12.85	0.50	10.17	14.88	m^2	**25.05**
215 mm thick	13.81	0.50	10.17	16.00	m^2	**26.17**

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
F10 BRICK/BLOCK WALLING – cont						
Lightweight aerated concrete blocks; Thermalite Turbo blocks or other equal and approved; in gauged mortar (1:2:9) – cont						
Isolated piers or chimney stacks						
190 mm thick	–	0.83	16.75	14.13	m^2	**30.88**
215 mm thick	–	0.83	16.75	16.00	m^2	**32.75**
Isolated casings						
100 mm thick	–	0.51	10.29	7.44	m^2	**17.73**
115 mm thick	–	0.51	10.29	8.55	m^2	**18.84**
125 mm thick	–	0.51	10.29	9.31	m^2	**19.60**
140 mm thick	–	0.56	11.31	10.41	m^2	**21.72**
Extra over for fair face; flush pointing						
walls; one side	–	0.04	0.81	–	m^2	**0.81**
walls; both sides	–	0.09	1.81	–	m^2	**1.81**
Closing cavities						
width of cavity 50 mm, closing with lightweight blockwork 100 mm thick; vertical	–	0.23	4.64	0.42	m	**5.06**
width of cavity 50 mm, closing with lightweight blockwork 100 mm thick; including damp proof course; vertical	–	0.28	5.65	1.18	m	**6.83**
width of cavity 75 mm, closing with lightweight blockwork 100 mm thick; vertical	–	0.23	4.64	0.60	m	**5.24**
width of cavity 75 mm, closing with lightweight blockwork 100 mm thick; including damp proof course; vertical	–	0.28	5.65	1.35	m	**7.00**
Bonding ends to common brickwork						
100 mm thick	–	0.14	2.83	0.86	m	**3.69**
115 mm thick	–	0.14	2.83	0.98	m	**3.81**
125 mm thick	–	0.23	4.64	1.08	m	**5.72**
130 mm thick	–	0.23	4.64	1.12	m	**5.76**
140 mm thick	–	0.23	4.64	1.21	m	**5.85**
150 mm thick	–	0.23	4.64	1.29	m	**5.93**
190 mm thick	–	0.28	5.65	1.63	m	**7.28**
200 mm thick	–	0.28	5.65	1.72	m	**7.37**
215 mm thick	–	0.32	6.46	1.86	m	**8.32**
Lightweight aerated concrete blocks; Thermalite Shield blocks or other equal and approved; in thin joint mortar						
Walls						
50 mm thick	4.68	0.40	8.08	6.06	m^2	**14.14**
75 mm thick	5.30	0.40	8.08	6.73	m^2	**14.81**
90 mm thick	6.25	0.40	8.08	7.95	m^2	**16.03**
100 mm thick	6.25	0.46	9.29	8.09	m^2	**17.38**
140 mm thick	8.75	0.51	10.29	11.32	m^2	**21.61**
150 mm thick	9.38	0.51	10.29	12.14	m^2	**22.43**
190 mm thick	11.87	0.56	11.31	15.34	m^2	**26.65**
200 mm thick	12.49	0.60	12.11	16.16	m^2	**28.27**

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Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Isolated piers or chimney stacks						
190 mm thick	–	0.60	12.11	15.34	m^2	**27.45**
Isolated casings						
75 mm thick	–	0.35	7.06	7.04	m^2	**14.10**
90 mm thick	–	0.35	7.06	8.09	m^2	**15.15**
100 mm thick	–	0.35	7.06	8.09	m^2	**15.15**
140 mm thick	–	0.38	7.67	11.32	m^2	**18.99**
Lightweight aerated concrete blocks; Thermalite Shield blocks or other equal and approved; in gauged mortar (1:2:9)						
Walls						
75 mm thick	5.70	0.38	7.63	6.12	m^2	**13.75**
90 mm thick	6.72	0.38	7.63	7.21	m^2	**14.84**
100 mm thick	6.72	0.41	8.35	7.25	m^2	**15.60**
140 mm thick	9.40	0.46	9.27	10.15	m^2	**19.42**
150 mm thick	10.08	0.46	9.27	10.88	m^2	**20.15**
190 mm thick	12.76	0.50	10.17	13.77	m^2	**23.94**
200 mm thick	13.43	0.50	10.17	14.49	m^2	**24.66**
Isolated piers or chimney stacks						
190 mm thick	–	0.83	16.75	13.77	m^2	**30.52**
Isolated casings						
75 mm thick	–	0.51	10.29	6.12	m^2	**16.41**
90 mm thick	–	0.51	10.29	7.21	m^2	**17.50**
100 mm thick	–	0.51	10.29	7.25	m^2	**17.54**
140 mm thick	–	0.56	11.31	10.15	m^2	**21.46**
Extra over for fair face; flush pointing						
walls; one side	–	0.04	0.81	–	m^2	**0.81**
walls; both sides	–	0.09	1.81	–	m^2	**1.81**
Closing cavities						
width of cavity 50 mm, closing with lightweight blockwork 100 mm thick; vertical	–	0.23	4.64	0.41	m	**5.05**
width of cavity 50 mm, closing with lightweight blockwork 100 mm thick; including damp proof course; vertical	–	0.28	5.65	1.17	m	**6.82**
width of cavity 75 mm, closing with lightweight blockwork 100 mm thick; vertical	–	0.23	4.64	0.58	m	**5.22**
width of cavity 75 mm, closing with lightweight blockwork 100 mm thick; including damp proof course; vertical	–	0.28	5.65	1.34	m	**6.99**
Bonding ends to common brickwork						
75 mm thick	–	0.09	1.81	0.71	m	**2.52**
90 mm thick	–	0.09	1.81	0.83	m	**2.64**
100 mm thick	–	0.14	2.83	0.83	m	**3.66**
140 mm thick	–	0.23	4.64	1.18	m	**5.82**
150 mm thick	–	0.23	4.64	1.26	m	**5.90**
190 mm thick	–	0.28	5.65	1.59	m	**7.24**
200 mm thick	–	0.28	5.65	1.68	m	**7.33**

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Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
F10 BRICK/BLOCK WALLING – cont						
Lightweight smooth face aerated concrete blocks; Thermalite Smooth Face blocks or other equal and approved; in gauged mortar (1:2:9); flush pointing one side						
Walls						
100 mm thick	8.48	0.50	10.17	9.71	m^2	**19.88**
140 mm thick	11.87	0.58	11.81	13.59	m^2	**25.40**
150 mm thick	12.72	0.58	11.81	14.57	m^2	**26.38**
190 mm thick	16.12	0.67	13.44	18.44	m^2	**31.88**
200 mm thick	16.97	0.67	13.44	19.41	m^2	**32.85**
215 mm thick	18.23	0.67	13.44	20.87	m^2	**34.31**
Isolated piers or chimney stacks						
190 mm thick	–	0.93	18.77	18.44	m^2	**37.21**
200 mm thick	–	0.93	18.77	19.41	m^2	**38.18**
215 mm thick	–	0.93	18.77	20.87	m^2	**39.64**
Isolated casings						
100 mm thick	–	0.69	13.93	9.71	m^2	**23.64**
140 mm thick	–	0.74	14.93	13.59	m^2	**28.52**
Extra over for fair face flush pointing walls; both sides	–	0.04	0.81	–	m^2	**0.81**
Bonding ends to common brickwork						
100 mm thick	–	0.23	4.64	1.14	m	**5.78**
140 mm thick	–	0.23	4.64	1.60	m	**6.24**
150 mm thick	–	0.28	5.65	1.70	m	**7.35**
190 mm thick	–	0.32	6.46	2.15	m	**8.61**
200 mm thick	–	0.32	6.46	2.28	m	**8.74**
215 mm thick	–	0.32	6.46	2.45	m	**8.91**
Lightweight smooth face aerated concrete blocks; Thermalite Party Wall blocks or other equal and approved; in gauged mortar (1:2:9); flush pointing one side						
Walls						
100 mm thick	6.25	0.56	11.31	7.09	m^2	**18.40**
215 mm thick	13.43	0.74	14.93	15.23	m^2	**30.16**
Isolated piers or chimney stacks						
215 mm thick	–	0.93	18.77	15.23	m^2	**34.00**
Isolated casings						
100 mm thick	–	0.69	13.93	7.09	m^2	**21.02**
Extra over for fair face flush pointing walls; both sides	–	0.04	0.81	–	m^2	**0.81**
Bonding ends to common brickwork						
100 mm thick	–	0.23	4.64	0.78	m	**5.42**
215 mm thick	–	0.32	6.46	1.69	m	**8.15**

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Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Lightweight aerated high strength concrete blocks (7.00 N/mm²); Thermalite High Strength 7 blocks or other equal and approved; in cement mortar (1:3)						
Walls						
100 mm thick	8.03	0.41	8.35	9.28	m²	**17.63**
140 mm thick	11.25	0.46	9.27	12.98	m²	**22.25**
150 mm thick	12.05	0.46	9.27	13.91	m²	**23.18**
190 mm thick	15.26	0.50	10.17	17.60	m²	**27.77**
200 mm thick	16.07	0.50	10.17	18.53	m²	**28.70**
215 mm thick	17.27	0.50	10.17	19.93	m²	**30.10**
Isolated piers or chimney stacks						
190 mm thick	–	0.83	16.75	17.60	m²	**34.35**
200 mm thick	–	0.83	16.75	18.53	m²	**35.28**
215 mm thick	–	0.83	16.75	19.93	m²	**36.68**
Isolated casings						
100 mm thick	–	0.51	10.29	9.28	m²	**19.57**
140 mm thick	–	0.56	11.31	12.98	m²	**24.29**
150 mm thick	–	0.56	11.31	13.91	m²	**25.22**
190 mm thick	–	0.69	13.93	17.60	m²	**31.53**
200 mm thick	–	0.69	13.93	18.53	m²	**32.46**
215 mm thick	–	0.69	13.93	19.93	m²	**33.86**
Extra over for flush pointing						
walls; one side	–	0.04	0.81	–	m²	**0.81**
walls; both sides	–	0.09	1.81	–	m²	**1.81**
Bonding ends to common brickwork						
100 mm thick	–	0.23	4.64	1.09	m	**5.73**
140 mm thick	–	0.23	4.64	1.54	m	**6.18**
150 mm thick	–	0.28	5.65	1.64	m	**7.29**
190 mm thick	–	0.32	6.46	2.07	m	**8.53**
200 mm thick	–	0.32	6.46	2.18	m	**8.64**
215 mm thick	–	0.32	6.46	2.35	m	**8.81**
Lightweight aerated high strength concrete blocks (10.00 N/mm²); Thermalite High Strength 10 blocks or other equal and approved; in cement mortar (1:3)						
Walls						
100 mm thick (NB other thicknesses as a special order item)	–	0.50	10.17	11.89	m²	**22.06**
Lightweight concrete blocks; Thermalite Trenchblock or other equal and approved; with tongued and grooved joints; in cement mortar (1:4)						
Walls						
255 mm thick	–	0.60	12.11	19.46	m²	**31.57**
275 mm thick	–	0.65	13.12	20.68	m²	**33.80**
305 mm thick	–	0.70	14.12	22.90	m²	**37.02**
355 mm thick	–	0.75	15.14	26.57	m²	**41.71**

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Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
F10 BRICK/BLOCK WALLING – cont						
Concrete blocks; Thermalite Trenchblock 7.00N/mm² or other equal and approved; with tongued and grooved joints; in cement mortar (1:4)						
Walls						
255 mm thick	22.75	0.70	14.12	25.87	m²	**39.99**
275 mm thick	24.54	0.75	15.14	27.89	m²	**43.03**
305 mm thick	27.22	0.80	16.14	30.90	m²	**47.04**
355 mm thick	31.68	0.85	17.16	35.88	m²	**53.04**
Medium dense smooth faced concrete blocks; Lignacite standard and paint grade 3.60N/mm² blocks or other equal and approved; in gauged mortar (1:2:9); flush pointing one side						
Walls						
100 mm thick	6.26	0.56	11.26	7.26	m²	**18.52**
140 mm thick	19.01	0.65	13.08	10.60	m²	**23.68**
150 mm thick	9.75	0.67	13.44	11.29	m²	**24.73**
190 mm thick	12.45	0.77	15.62	14.40	m²	**30.02**
215 mm thick	13.34	0.85	17.25	15.48	m²	**32.73**
Isolated piers or chimney stacks						
190 mm thick	–	1.14	23.01	14.40	m²	**37.41**
215 mm thick	–	1.26	25.43	15.48	m²	**40.91**
Isolated casings						
100 mm thick	–	0.78	15.74	7.26	m²	**23.00**
140 mm thick	–	0.90	18.16	10.60	m²	**28.76**
Extra over for fair face flush pointing						
walls; both sides	–	0.04	0.81	–	m²	**0.81**
Bonding ends to common brickwork						
100 mm thick	–	0.23	4.64	0.85	m	**5.49**
140 mm thick	–	0.23	4.64	1.26	m	**5.90**
150 mm thick	–	0.28	5.65	1.33	m	**6.98**
190 mm thick	–	0.32	6.46	1.69	m	**8.15**
215 mm thick	–	0.32	6.46	1.83	m	**8.29**
Medium dense smooth faced concrete blocks; Lignacite standard and paint grade 7.30N/mm² blocks or other equal and approved; in gauged mortar (1:2:9); flush pointing one side						
Walls						
100 mm thick	6.84	0.56	11.26	7.37	m²	**18.63**
140 mm thick	9.93	0.65	13.08	10.69	m²	**23.77**
150 mm thick	11.03	0.67	13.44	11.85	m²	**25.29**
190 mm thick	13.81	0.77	15.62	14.84	m²	**30.46**
215 mm thick	15.30	0.85	17.25	16.46	m²	**33.71**
Isolated piers or chimney stacks						
190 mm thick	–	1.14	23.01	14.84	m²	**37.85**
215 mm thick	–	1.26	25.43	16.46	m²	**41.89**
Isolated casings						
100 mm thick	–	0.78	15.74	7.37	m²	**23.11**
140 mm thick	–	0.90	18.16	10.69	m²	**28.85**

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Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Dense aggregate concrete blocks; ARC Conbloc or other equal and approved; in cement mortar (1:2:9)						
Walls or partitions or skins of hollow walls						
75 mm thick; solid	4.83	0.50	11.00	5.60	m^2	**16.60**
100 mm thick; solid	5.34	0.62	13.54	6.25	m^2	**19.79**
140 mm thick; solid	10.51	0.75	16.30	12.08	m^2	**28.38**
140 mm thick; hollow	10.09	0.67	14.52	11.62	m^2	**26.14**
190 mm thick; hollow	11.91	0.84	18.26	13.81	m^2	**32.07**
215 mm thick; hollow	12.42	0.92	20.03	14.47	m^2	**34.50**
Isolated piers or chimney stacks						
140 mm thick; hollow	–	1.02	22.25	11.62	m^2	**33.87**
190 mm thick; hollow	–	1.34	29.23	13.81	m^2	**43.04**
215 mm thick; hollow	–	1.53	33.37	14.47	m^2	**47.84**
Isolated casings						
75 mm thick; solid	–	0.69	15.05	5.60	m^2	**20.65**
100 mm thick; solid	–	0.74	16.14	6.25	m^2	**22.39**
140 mm thick; solid	–	0.93	20.28	12.08	m^2	**32.36**
Extra over for fair face; flush pointing						
walls; one side	–	0.09	1.97	–	m^2	**1.97**
walls; both sides	–	0.14	3.05	–	m^2	**3.05**
Bonding ends to common brickwork						
75 mm thick solid	–	0.14	3.05	0.66	m	**3.71**
100 mm thick solid	–	0.23	5.01	0.74	m	**5.75**
140 mm thick solid	–	0.28	6.11	1.42	m	**7.53**
140 mm thick hollow	–	0.28	6.11	1.37	m	**7.48**
190 mm thick hollow	–	0.32	6.98	1.63	m	**8.61**
215 mm thick hollow	–	0.37	8.07	1.72	m	**9.79**
Dense aggregate concrete blocks; (7.00 N/mm²) Forticrete blocks or other equal and approved; in cement mortar (1:3)						
Walls						
75 mm thick; solid	–	0.50	11.00	7.51	m^2	**18.51**
100 mm thick; hollow	–	0.62	13.54	6.29	m^2	**19.83**
100 mm thick; solid	–	0.62	13.54	5.90	m^2	**19.44**
140 mm thick; hollow	–	0.67	14.52	9.26	m^2	**23.78**
140 mm thick; solid	–	0.75	16.30	9.26	m^2	**25.56**
190 mm thick; hollow	–	0.84	18.26	12.53	m^2	**30.79**
190 mm thick; solid	–	0.92	20.03	12.52	m^2	**32.55**
215 mm thick; hollow	–	0.92	20.03	11.54	m^2	**31.57**
215 mm thick; solid	–	0.94	20.49	13.74	m^2	**34.23**
Dwarf support wall						
140 mm thick; solid	–	1.16	25.30	9.26	m^2	**34.56**
190 mm thick; solid	–	1.34	29.23	12.52	m^2	**41.75**
215 mm thick; solid	–	1.53	33.37	13.74	m^2	**47.11**
Isolated piers or chimney stacks						
140 mm thick; hollow	–	1.02	22.25	9.26	m^2	**31.51**
190 mm thick; hollow	–	1.34	29.23	12.53	m^2	**41.76**
215 mm thick; hollow	–	1.53	33.37	11.54	m^2	**44.91**

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Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
F10 BRICK/BLOCK WALLING – cont						
Dense aggregate concrete blocks; (7.00 N/mm²) Forticrete blocks or other equal and approved; in cement mortar (1:3) – cont						
Isolated casings						
75 mm thick; solid	–	0.69	15.05	7.51	m²	**22.56**
100 mm thick; solid	–	0.74	16.14	5.90	m²	**22.04**
140 mm thick; solid	–	0.93	20.28	9.26	m²	**29.54**
Extra over for fair face; flush pointing						
walls; one side	–	0.09	1.97	–	m²	**1.97**
walls; both sides	–	0.14	3.05	–	m²	**3.05**
Bonding ends to common brickwork						
75 mm thick solid	–	0.14	3.05	0.87	m	**3.92**
100 mm thick solid	–	0.23	5.01	0.70	m	**5.71**
140 mm thick solid	–	0.28	6.11	1.10	m	**7.21**
190 mm thick solid	–	0.32	6.98	1.47	m	**8.45**
215 mm thick solid	–	0.37	8.07	1.62	m	**9.69**
Dense aggregate coloured concrete blocks; Forticrete Bathstone or other equal and approved; in coloured gauged mortar (1:1:6); flush pointing one side						
Walls						
100 mm thick hollow	–	0.74	16.14	22.14	m²	**38.28**
100 mm thick solid	–	0.74	16.14	22.14	m²	**38.28**
140 mm thick hollow	–	0.83	18.10	32.05	m²	**50.15**
140 mm thick solid	–	0.93	20.28	32.05	m²	**52.33**
215 mm thick hollow	–	1.16	25.30	36.88	m²	**62.18**
Isolated piers or chimney stacks						
140 mm thick solid	–	1.25	27.27	32.05	m²	**59.32**
215 mm thick hollow	–	1.57	34.25	36.88	m²	**71.13**
Extra over blocks for						
100 mm thick half lintel blocks; ref D14	–	0.23	5.01	16.77	m	**21.78**
140 mm thick half lintel blocks; ref H14	–	0.28	6.11	30.00	m	**36.11**
140 mm thick quoin blocks; ref H16	–	0.32	6.98	25.18	m	**32.16**
140 mm thick cavity closer blocks; ref H17	–	0.32	6.98	27.01	m	**33.99**
140 mm thick cill blocks; ref H21	–	0.28	6.11	19.84	m	**25.95**
Glazed finish blocks; Forticrete Astra-Glaze or other equal and approved; in gauged mortar (1:1:6); joints raked out; gun applied latex grout to joints						
Walls or partitions or skins of hollow walls						
100 mm thick; glazed one side	–	0.93	20.28	89.75	m²	**110.03**
extra; glazed square end return	–	0.37	8.07	25.85	m	**33.92**
100 mm thick; glazed both sides	–	1.11	24.21	112.49	m²	**136.70**
100 mm thick lintel 200 mm high; glazed one side	–	0.83	14.25	23.57	m	**37.82**

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Fireborn terracotta blocks or other equal and approved; Ibstock Brick Ltd; in coloured gauged mortar (1:1:6); flush pointing one side						
Walls or partitions or skins of hollow walls						
102.50 mm thick; stretcher bond	–	0.33	7.20	44.20	m^2	**51.40**
102.50 mm thick; stack bond	–	0.35	7.64	44.16	m^2	**51.80**
F11 GLASS BLOCK WALLING						
NOTE: The following specialist prices for glass block walling; supplied by Roger Wilde Ltd; assume standard blocks in panels of 50 m^2; work in straight walls at ground level; and all necessary ancillary fixing; strengthening; easy access; pointing and expansion materials etc.						
Hollow glass block walling; Pittsburgh Corning sealed Thinline or other equal and approved; in cement mortar joints; reinforced with 6 mm diameter stainless steel rods; pointed both sides with mastic or other equal and approved						
Walls; facework both sides						
115 mm × 115 mm × 80 mm flemish blocks	–	–	–	–	m^2	**496.80**
190 mm × 190 mm × 80 mm flemish; cross reeded or clear blocks	–	–	–	–	m^2	**203.40**
240 mm × 240 mm × 80 mm flemish; cross reeded or clear blocks	–	–	–	–	m^2	**320.40**
240 mm × 115 mm × 80 mm flemish, or clear blocks	–	–	–	–	m^2	**235.80**
Fire-rated walls						
190 mm × 190 mm × 100 mm glass blocks; 30 minute fire-rated	–	–	–	–	m^2	**489.60**
190 mm × 190 mm × 160 mm glass blocks; 60 minute fire-rated	–	–	–	–	m^2	**879.30**
F20 NATURAL STONE RUBBLE WALLING						
Cotswold Guiting limestone or other equal and approved; laid dry						
Uncoursed random rubble walling						
275 mm thick	–	2.07	47.47	69.63	m^2	**117.10**
350 mm thick	–	2.46	55.95	88.60	m^2	**144.55**
425 mm thick	–	2.81	63.44	107.59	m^2	**171.03**
500 mm thick	–	3.15	70.65	126.59	m^2	**197.24**
Cotswold Guiting limestone or other equal and approved; bedded; jointed and pointed in cement:lime mortar (1:2:9)						
Uncoursed random rubble walling; faced and pointed; both sides						
275 mm thick	–	1.98	45.17	72.92	m^2	**118.09**
350 mm thick	–	2.18	48.82	92.79	m^2	**141.61**
425 mm thick	–	2.39	52.73	112.68	m^2	**165.41**
500 mm thick	–	2.59	56.39	132.57	m^2	**188.96**

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Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
F20 NATURAL STONE RUBBLE WALLING – cont						
Cotswold Guiting limestone or other equal and approved – cont						
Coursed random rubble walling; rough dressed; faced and pointed one side						
114 mm thick	–	1.48	29.06	45.27	m^2	**74.33**
150 mm thick	–	1.76	42.94	45.70	m^2	**88.64**
Fair returns on walling						
114 mm wide	–	0.02	0.40	–	m	**0.40**
150 mm wide	–	0.03	0.60	–	m	**0.60**
275 mm wide	–	0.06	1.21	–	m	**1.21**
350 mm wide	–	0.08	1.62	–	m	**1.62**
425 mm wide	–	0.10	2.02	–	m	**2.02**
500 mm wide	–	0.12	2.42	–	m	**2.42**
Fair raking cutting or circular cutting						
114 mm wide	–	0.20	4.14	6.59	m	**10.73**
150 mm wide	–	0.25	5.21	6.59	m	**11.80**
Level uncoursed rubble walling for damp proof courses and the like						
275 mm wide	–	0.19	4.85	7.83	m	**12.68**
350 mm wide	–	0.20	5.09	9.89	m	**14.98**
425 mm wide	–	0.21	5.35	12.00	m	**17.35**
500 mm wide	–	0.22	5.61	14.09	m	**19.70**
Copings formed of rough stones; faced and pointed all round						
275 mm × 200 mm (average) high	–	0.56	13.19	28.61	m	**41.80**
350 mm × 250 mm (average) high	–	0.75	17.44	40.18	m	**57.62**
425 mm × 300 mm (average) high	–	0.97	22.31	56.61	m	**78.92**
500 mm × 300 mm (average) high	–	1.23	27.98	77.00	m	**104.98**
F22 CAST STONE WALLING/DRESSINGS						
Reconstructed limestone walling; Bradstone 100 bed weathered Cotswold or North Cerney masonry blocks or other equal and approved; laid to pattern or course recommended; bedded; jointed and pointed in approved coloured cement:lime mortar (1:2:9)						
Walls; facing and pointing one side						
Enviromasonry Rustic	–	1.00	20.18	20.71	m^2	**40.89**
masonry blocks; random uncoursed	–	1.04	20.99	36.75	m^2	**57.74**
extra; returned ends	–	0.37	7.47	29.01	m	**36.48**
extra; plain L shaped quoins	–	0.12	2.42	36.08	m	**38.50**
traditional walling; coursed squared	–	1.30	26.24	36.75	m^2	**62.99**
squared coursed rubble	–	1.25	25.23	37.73	m^2	**62.96**
squared random rubble	–	1.30	26.24	37.60	m^2	**63.84**
squared and pitched rock faced walling; coursed	–	1.34	27.04	37.60	m^2	**64.64**
ashlar; 440 × 215 × 100 mm thick	–	1.10	22.20	38.39	m^2	**60.59**
rough hewn rockfaced walling; random	–	1.39	28.05	37.45	m^2	**65.50**
extra; returned ends	–	0.15	3.02	–	m	**3.02**

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Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Isolated piers or chimney stacks; facing and pointing one side						
Enviromasonry Rustic	–	1.40	28.26	20.71	m^2	**48.97**
masonry blocks; random uncoursed	–	1.43	28.86	36.75	m^2	**65.61**
traditional walling; coursed squared	–	1.80	36.33	36.75	m^2	**73.08**
squared coursed rubble	–	1.76	35.52	37.73	m^2	**73.25**
squared random rubble	–	1.80	36.33	37.60	m^2	**73.93**
squared and pitched rock faced walling; coursed	–	1.90	38.35	37.60	m^2	**75.95**
ashlar; 440 × 215 × 100 mm thick	–	1.54	31.08	38.39	m^2	**69.47**
rough hewn rockfaced walling; random	–	1.94	39.16	37.45	m^2	**76.61**
Isolated casings; facing and pointing one side						
Enviromasonry Rustic	–	1.20	24.22	20.71	m^2	**44.93**
masonry blocks; random uncoursed	–	1.25	25.23	36.75	m^2	**61.98**
traditional walling; coursed squared	–	1.57	31.68	36.75	m^2	**68.43**
squared coursed rubble	–	1.53	30.88	37.73	m^2	**68.61**
squared random rubble	–	1.57	31.68	37.60	m^2	**69.28**
squared and pitched rock faced walling; coursed	–	1.62	32.70	37.60	m^2	**70.30**
ashlar; 440 × 215 × 100 mm thick	–	1.32	26.64	38.39	m^2	**65.03**
rough hewn rockfaced walling; random	–	1.67	33.70	37.45	m^2	**71.15**
Fair returns 100 mm wide						
Enviromasonry Rustic	–	0.10	2.02	–	m^2	**2.02**
masonry blocks; random uncoursed	–	0.11	2.22	–	m^2	**2.22**
traditional walling; coursed squared	–	0.14	2.83	–	m^2	**2.83**
squared coursed rubble	–	0.13	2.62	–	m^2	**2.62**
squared random rubble	–	0.14	2.83	–	m^2	**2.83**
squared and pitched rock faced walling; coursed	–	0.14	2.83	–	m^2	**2.83**
ashlar; 440 × 215 × 100 mm thick	–	0.14	2.83	–	m^2	**2.83**
rough hewn rockfaced walling; random	–	0.15	3.02	–	m^2	**3.02**
Fair raking cutting or circular cutting						
100 mm wide	–	0.17	3.43	–	m	**3.43**
Quoin						
ashlar; 440 × 215 × 215 × 100 mm thick	–	0.75	15.14	73.80	m	**88.94**
Reconstructed limestone dressings; Bradstone Architectural dressings in weathered Cotswold or North Cerney shades or other equal and approved; bedded, jointed and pointed in approved coloured cement:lime mortar (1:2:9)						
Copings; twice weathered and throated						
305 mm × 76 mm; type A	–	0.37	7.47	23.24	m	**30.71**
Extra for						
fair end	–	–	–	11.55	nr	**11.55**
returned mitred fair end	–	–	–	11.55	nr	**11.55**
Copings; once weathered and throated						
305 mm × 76 mm	–	0.37	7.47	22.90	m	**30.37**
356 mm × 76 mm	–	0.37	7.47	21.23	m	**28.70**
Extra for						
fair end	–	–	–	11.55	nr	**11.55**
returned mitred fair end	–	–	–	11.55	nr	**11.55**

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Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
F22 CAST STONE WALLING/DRESSINGS – cont						
Reconstructed limestone dressings – cont						
Pier caps; four times weathered and throated						
305 mm × 305 mm	–	0.23	4.64	13.71	nr	**18.35**
381 mm × 381 mm	–	0.23	4.64	20.34	nr	**24.98**
457 mm × 457 mm	–	0.28	5.65	27.81	nr	**33.46**
533 mm × 533 mm	–	0.28	5.65	38.61	nr	**44.26**
Splayed corbels						
479 mm × 100 mm × 215 mm	–	0.14	2.83	22.72	nr	**25.55**
665 mm × 100 mm × 215 mm	–	0.19	3.83	31.43	nr	**35.26**
100 mm × 140 mm lintels; rectangular; reinforced with mild steel bars						
all lengths to 2.07 m	–	0.26	5.25	36.33	m	**41.58**
100 mm × 215 mm lintels; rectangular; reinforced with mild steel bars						
all lengths to 2.85 m	–	0.30	6.06	38.79	m	**44.85**
Sills to suit standard windows; stooled 100 mm at ends						
197 mm x140 mm; not exceeding 1.97 m long	–	0.28	5.65	49.03	m	**54.68**
197 mm x140 mm; not exceeding 1.97 m long	–	0.28	5.65	55.05	m	**60.70**
Window surround; traditional with label moulding; for single light; sill 146 mm × 133 mm; jambs 146 mm × 146 mm; head 146 mm × 105 mm; including all dowels and anchors						
overall size 508 mm × 1479 mm	–	0.83	16.75	169.02	nr	**185.77**
Window surround; traditional with label moulding; three light; for windows 508 mm × 1219 mm; sill 146 mm × 133 mm; jambs 146 mm × 146 mm; head 146 mm × 103 mm; mullions 146 mm × 108 mm; including all dowels and anchors						
overall size 1975 mm × 1479 mm	–	2.17	43.80	397.76	nr	**441.56**
Door surround; moulded continuous jambs and head with label moulding; including all dowels and anchors						
door 839 mm × 1981 mm in 102 mm × 64 mm frame	–	1.53	30.88	360.42	nr	**391.30**
F30 ACCESSORIES/SUNDRY ITEMS FOR BRICK/ BLOCKS/STONE WALLING						
Forming cavities						
In hollow walls						
width of cavity 50 mm; polypropylene ties; three wall ties per m^2	–	0.05	1.00	0.17	m^2	**1.17**
width of cavity 50 mm; galvanized steel twisted wall ties; three wall ties per m^2	–	0.05	1.00	0.67	m^2	**1.67**
width of cavity 50 mm; stainless steel butterfly wall ties; three wall ties per m^2	–	0.05	1.00	0.48	m^2	**1.48**
width of cavity 50 mm; stainless steel twisted wall ties; three wall ties per m^2	–	0.05	1.00	0.60	m^2	**1.60**

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Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
width of cavity 75 mm; polypropylene ties; three wall ties per m^2	–	0.05	1.00	0.17	m^2	**1.17**
width of cavity 75 mm; galvanized steel twisted wall ties; three wall ties per m^2	–	0.05	1.00	0.71	m^2	**1.71**
width of cavity 75 mm; stainless steel butterfly wall ties; three wall ties per m^2	–	0.05	1.00	0.68	m^2	**1.68**
width of cavity 75 mm; stainless steel twisted wall ties; three wall ties per m^2	–	0.05	1.00	0.67	m^2	**1.67**
Damp proof courses						
Polythene damp proof course or other equal and approved; 200 mm laps; in gauged mortar (1:1:6)						
width exceeding 225 mm; horizontal	–	0.23	4.64	0.37	m^2	**5.01**
width exceeding 225 mm; forming cavity gutters in hollow walls; horizontal	–	0.37	7.47	0.37	m^2	**7.84**
width not exceeding 225 mm; horizontal	–	0.46	9.29	0.37	m^2	**9.66**
width not exceeding 225 mm; vertical	–	0.69	13.93	0.37	m^2	**14.30**
Engerseal polymer elastomeric damp proof course or other equal and approved; 200 mm laps; in gauged morter (1:1:6)						
width exceeding 225 mm; horizontal	–	0.23	4.64	2.61	m^2	**7.25**
width exceeding 225 mm; forming cavity gutters in hollow walls; horizontal	–	0.37	7.47	2.61	m^2	**10.08**
width not exceeding 225 mm; horizontal	–	0.46	9.29	2.61	m^2	**11.90**
width not exceeding 225 mm; vertical	–	0.69	13.93	2.61	m^2	**16.54**
Zedex CPT (Co-Polymer Thermoplastic) damp proof course or other equal and approved; 200 mm laps; in gauged mortar (1:1:6)						
width exceeding 225 mm; horizontal	–	0.23	4.64	4.10	m^2	**8.74**
width exceeding 225 mm wide; forming cavity gutters in hollow walls; horizontal	–	0.37	7.47	4.10	m^2	**11.57**
width not exceeding 225 mm; horizontal	–	0.46	9.29	4.10	m^2	**13.39**
width not exceeding 225 mm; vertical	–	0.69	13.93	4.10	m^2	**18.03**
Hyload (pitch polymer) damp proof course or other equal and approved; 150 mm laps; in gauged mortar (1:1:6)						
width exceeding 225 mm; horizontal	–	0.23	4.64	4.05	m^2	**8.69**
width exceeding 225 mm; forming cavity gutters in hollow walls; horizontal	–	0.37	7.47	4.05	m^2	**11.52**
width not exceeding 225 mm; horizontal	–	0.46	9.29	4.05	m^2	**13.34**
width not exceeding 225 mm	–	0.69	13.93	4.05	m^2	**17.98**
Nubit bitumen and polyester-based damp proof course or other equal and approved; 200 mm laps; in gauged mortar (1:1:6)						
width exceeding 225 mm; horizontal	–	0.23	4.64	4.93	m^2	**9.57**
width exceeding 225 mm wide; forming cavity gutters in hollow walls; horizontal	–	0.37	7.47	4.93	m^2	**12.40**
width not exceeding 225 mm; horizontal	–	0.46	9.29	4.93	m^2	**14.22**
width not exceeding 225 mm; vertical	–	0.69	13.93	4.93	m^2	**18.86**

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Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
F30 ACCESSORIES/SUNDRY ITEMS FOR BRICK/ BLOCKS/STONE WALLING – cont						
Damp proof courses – cont						
Permabit bitumen polymer damp proof course or other equal and approved; 150 mm laps; in gauged mortar (1:1:6)						
width exceeding 225 mm; horizontal	–	0.23	4.64	8.47	m^2	**13.11**
width exceeding 225 mm; forming cavity gutters in hollow walls; horizontal	–	0.37	7.47	8.47	m^2	**15.94**
width not exceeding 225 mm; horizontal	–	0.46	9.29	8.47	m^2	**17.76**
width not exceeding 225 mm; vertical	–	0.69	13.93	8.47	m^2	**22.40**
Alumite aluminium cored bitumen gas retardant damp proof course or other equal and approved; 200 mm laps; in gauged mortar (1:1;6)						
width exceeding 225 mm; horizontal	–	0.31	6.25	5.29	m^2	**11.54**
width exceeding 225 mm; forming cavity gutters in hollow walls; horizontal	–	0.49	9.89	5.29	m^2	**15.18**
width not exceeding 225 mm; horizontal	–	0.60	12.11	5.29	m^2	**17.40**
width not exceeding 225 mm; vertical	–	0.83	16.75	5.29	m^2	**22.04**
Milled lead damp proof course; BS 1178; 1.80 mm thick (code 4), 175 mm laps; in cement:lime mortar (1:2:9)						
width exceeding 225 mm; horizontal (PC £/kg)	–	1.85	37.34	35.95	m^2	**73.29**
width not exceeding 225 mm; horizontal	–	2.78	56.11	35.95	m^2	**92.06**
Two courses slates in cement:mortar (1:3)						
width exceeding 225 mm; horizontal	–	1.39	28.05	16.80	m^2	**44.85**
width exceeding 225 mm; vertical	–	2.08	41.98	16.80	m^2	**58.78**
Synthaprufe damp proof membrane or other equal and approved; PC £45.65/25 litres; three coats brushed on						
width not exceeding 150 mm; vertical	–	0.31	3.53	4.25	m^2	**7.78**
width 150 mm–225 mm; vertical	–	0.30	3.41	4.25	m^2	**7.66**
width 225 mm–300 mm; vertical	–	0.28	3.19	4.25	m^2	**7.44**
width exceeding 300 mm wide; vertical	–	0.26	2.96	4.25	m^2	**7.21**
Joint reinforcement						
Brickforce galvanized steel joint reinforcement or other equal and approved						
width 60 mm; ref GBF40W60B25	–	0.05	1.00	2.01	m	**3.01**
width 100 mm; ref GBF40W100B25	–	0.07	1.41	2.34	m	**3.75**
width 150 mm; ref GBF40W150B25	–	0.09	1.71	2.90	m	**4.61**
width 175 mm; ref GBF40W175B25	–	0.10	2.02	3.47	m	**5.49**
Brickforce stainless steel joint reinforcement or other equal and approved						
width 60 mm; ref SBF35W60BSC	–	0.05	1.00	5.11	m	**6.11**
width 100 mm; ref SBF35W100BSC	–	0.07	1.41	5.26	m	**6.67**
width 150 mm; ref SBF35W150BSC	–	0.09	1.71	5.77	m	**7.48**
width 175 mm; ref SBF35W175BSC	–	0.10	2.02	6.28	m	**8.30**
width 60 mm; ref SBF40W60BSC	–	0.06	1.11	6.74	m	**7.85**
width 100 mm; ref SBF40W100BSC	–	0.07	1.41	6.94	m	**8.35**
width 150 mm; ref SBF40W150BSC	–	0.09	1.71	7.30	m	**9.01**
width 175 mm; ref SBF40W175BSC	–	0.10	2.02	7.65	m	**9.67**

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Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Wallforce stainless steel joint reinforcement or other equal and approved						
width 240 mm; ref SWF35W240	–	0.12	2.42	4.67	m	**7.09**
width 260 mm; ref SWF35W260	–	0.13	2.62	5.81	m	**8.43**
width 275 mm; ref SWF35W275	–	0.14	2.83	6.95	m	**9.78**
Weather fillets						
Weather fillets in cement:mortar (1:3)						
50 mm face width	–	0.11	2.22	0.05	m	**2.27**
100 mm face width	–	0.19	3.83	0.16	m	**3.99**
Angle fillets						
Angle fillets in cement:mortar (1:3)						
50 mm face width	–	0.11	2.22	0.05	m	**2.27**
100 mm face width	–	0.19	3.83	0.16	m	**3.99**
Pointing in						
Pointing with mastic						
wood frames or sills	–	0.09	1.27	1.31	m	**2.58**
Pointing with polysulphide sealant						
wood frames or sills	–	0.09	1.27	2.00	m	**3.27**
Wedging and pinning						
To underside of existing construction with slates in cement mortar (1:3)						
width of wall – one brick thick	–	0.74	14.93	3.85	m	**18.78**
width of wall – one and a half brick thick	–	0.93	18.77	7.71	m	**26.48**
width of wall – two brick thick	–	1.11	22.41	11.56	m	**33.97**
Joints						
Hacking joints and faces of brickwork or blockwork to form key for plaster	–	0.24	2.74	–	m^2	**2.74**
Raking out joint in brickwork or blockwork for turned-in edge of flashing						
horizontal	–	0.14	2.83	–	m	**2.83**
stepped	–	0.19	3.83	–	m	**3.83**
Raking out and enlarging joint in brickwork or blockwork for nib of asphalt						
horizontal	–	0.19	3.83	–	m	**3.83**
Cutting grooves in brickwork or blockwork						
for water bars and the like	–	0.23	2.62	0.64	m	**3.26**
for nib of asphalt; horizontal	–	0.23	2.62	0.64	m	**3.26**
Preparing to receive new walls						
top existing 215 mm wall	–	0.19	3.83	–	m	**3.83**
Cleaning and priming both faces; filling with pre-formed closed cell joint filler and pointing one side with polysulphide sealant; 12 mm deep						
expansion joints; 12 mm wide	–	0.23	4.04	4.12	m	**8.16**
expansion joints; 20 mm wide	–	0.28	4.74	5.93	m	**10.67**
expansion joints; 25 mm wide	–	0.32	5.24	7.13	m	**12.37**

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Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
F30 ACCESSORIES/SUNDRY ITEMS FOR BRICK/ BLOCKS/STONE WALLING – cont						
Joints – cont						
Fire-resisting horizontal expansion joints; filling with joint filler; fixed with high temperature slip adhesive; between top of wall and soffit						
wall not exceeding 215 mm wide; 10 mm wide joint with 30 mm deep filler (one hour fire seal)	–	0.23	4.64	5.13	m	**9.77**
wall not exceeding 215 mm wide; 10 mm wide joint with 30 mm deep filler (two hour fire seal)	–	0.23	4.64	5.13	m	**9.77**
wall not exceeding 215 mm wide; 20 mm wide joint with 45 mm deep filler (two hour fire seal)	–	0.28	5.65	7.69	m	**13.34**
wall not exceeding 215 mm wide; 30 mm wide joint with 75 mm deep filler (three hour fire seal)	–	0.32	6.46	19.15	m	**25.61**
Fire-resisting vertical expansion joints; filling with joint filler; fixed with high temperature slip adhesive; with polysulphide sealant one side; between end of wall and concrete						
wall not exceeding 215 mm wide; 20 mm wide joint with 45 mm deep filler (two hour fire seal)	–	0.37	6.86	11.67	m	**18.53**
Slate and tile sills						
Sills; two courses of machine-made plain roofing tiles						
set weathering; bedded and pointed	–	0.56	11.31	5.10	m	**16.41**
Sundries						
Weep holes						
Perpend units; plastic	–	0.02	0.40	0.13	nr	**0.53**
Chimney pots; red terracotta; plain or cannon-head; setting and flaunching in cement mortar (1:3)						
185 mm diameter × 300 mm long	20.29	1.67	33.70	22.05	nr	**55.75**
185 mm diameter × 600 mm long	31.07	1.85	37.34	33.10	nr	**70.44**
185 mm diameter × 900 mm long	-72.33	1.85	37.34	75.39	nr	**112.73**
Air bricks						
Air bricks; red terracotta; building into prepared openings						
215 mm × 65 mm	–	0.07	1.41	2.09	nr	**3.50**
215 mm × 140 mm	–	0.07	1.41	2.89	nr	**4.30**
215 mm × 215 mm	–	0.07	1.41	7.74	nr	**9.15**
Gas flue blocks						
Gas flue system; Schiedel HP or other equal and approved; concrete blocks built in; in flue joint mortar mix; cutting brickwork or blockwork around						
recess unit; ref HP1	–	0.09	1.81	2.51	nr	**4.32**
cover block; ref HP2	–	0.09	1.81	5.55	nr	**7.36**
222 mm standard block with nib; ref HP3	–	0.09	1.81	4.07	nr	**5.88**

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Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
112 mm standard block with nib; ref HP3112	–	0.09	1.81	3.21	nr	**5.02**
72 mm standard block with nib; ref HP372	–	0.09	1.81	3.21	nr	**5.02**
222 mm standard block without nib; ref HP4	–	0.09	1.81	4.07	nr	**5.88**
112 mm standard block without nib; ref HP4112	–	0.09	1.81	3.21	nr	**5.02**
72 mm standard block without nib; ref HP472	–	0.09	1.81	3.21	nr	**5.02**
120 mm side offset block; ref HP5	–	0.09	1.81	4.29	nr	**6.10**
70 mm back offset block; ref HP6	–	0.09	1.81	13.79	nr	**15.60**
vertical exit block; ref HP7	–	0.09	1.81	8.20	nr	**10.01**
angled entry/exit block; ref HP8	–	0.09	1.81	8.15	nr	**9.96**
reverse rebate block; ref HP9	–	0.09	1.81	5.98	nr	**7.79**
corbel block; ref HP10	–	0.09	1.81	8.03	nr	**9.84**
lintel unit; ref HP11	–	0.09	1.81	7.49	nr	**9.30**
Proprietary items						
External door and window cavity closers; Thermabate or equivalent; inclusive of flange clips; jointing strips; wall fixing ties and adhesive tape						
closing cavities; width of cavity 50 mm–60 mm	–	0.14	2.83	7.13	m	**9.96**
closing cavities; width of cavity 75 mm–84 mm	–	0.14	2.83	7.60	m	**10.43**
closing cavities; width of cavity 90 mm–99 mm	–	0.14	2.83	9.05	m	**11.88**
closing cavities; width of cavity 100 mm–110 mm	–	0.14	2.83	9.05	m	**11.88**
Type H cavicloser or other equal and approved; uPVC universal cavity closer, insulator and damp proof course by Cavity Trays Ltd; built into cavity wall as work proceeds, complete with face closer and ties						
closing cavities; width of cavity 50 mm–100 mm	–	0.07	1.41	4.20	m	**5.61**
Type L durropolyethelene lintel stop ends or other equal and approved; Cavity Trays Ltd; fixing with butyl anchoring strip; building in as the work proceeds						
adjusted to lintel as required	–	0.04	0.81	0.42	nr	**1.23**
Type W polypropylene weeps/vents or other equal and approved; Cavity Trays Ltd; built into cavity wall as work proceeds						
100/115 mm × 65 mm × 10 mm including lock fit wedges	–	0.04	0.81	0.32	nr	**1.13**
extra; extension duct 200/ 225 mm × 65 mm × 10 mm	–	0.07	1.41	0.54	nr	**1.95**
Type X polypropylene abutment cavity tray or other equal and approved; Cavity Trays Ltd; built into facing brickwork as the work proceeds; complete with Code 4 flashing; intermediate/catchment tray with short leads (requiring soakers); to suit roof of						
17 – 20° pitch	–	0.05	1.00	3.92	nr	**4.92**
21 – 25° pitch	–	0.05	1.00	3.65	nr	**4.65**
26 – 45° pitch	–	0.05	1.00	3.48	nr	**4.48**

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
F30 ACCESSORIES/SUNDRY ITEMS FOR BRICK/ BLOCKS/STONE WALLING – cont						
Proprietary items – cont						
Type X polypropylene abutment cavity tray or other equal and approved; Cavity Trays Ltd; built into facing brickwork as the work proceeds; complete with Code 4 flashing; intermediate/catchment tray with long leads (suitable only for corrugated roof tiles); to suit roof of						
17–20° pitch	–	0.05	1.00	5.29	nr	**6.29**
21–25° pitch	–	0.05	1.00	4.87	nr	**5.87**
26–45° pitch	–	0.05	1.00	4.49	nr	**5.49**
Type X polypropylene abutment cavity tray or other equal and approved; Cavity Trays Ltd; built into facing brickwork as the work proceeds; complete with Code 4 flashing; ridge tray with short/long leads; to suit roof of						
17–20° pitch	–	0.05	1.00	8.91	nr	**9.91**
21–25° pitch	–	0.05	1.00	8.26	nr	**9.26**
26–45° pitch	–	0.05	1.00	7.36	nr	**8.36**
Servicised Bituthene MR aluminium faced gas-resistant cavity flashing or other equal and approved; sealed at joints with Servitape 30mm; in gauged mortar (1:1:6)						
width exceeding 225 mm wide	–	0.79	15.95	13.00	m^2	**28.95**
Expamet stainless steel wall starters or other equal and approved; plugged and screwed						
to suit walls 60 mm–75 mm thick	–	0.23	2.62	9.73	m	**12.35**
to suit walls 100 mm–115 mm thick	–	0.23	2.62	10.70	m	**13.32**
to suit walls 125 mm–180 mm thick	–	0.37	4.21	14.30	m	**18.51**
to suit walls 190 mm–260 mm thick	–	0.46	5.24	18.28	m	**23.52**
Stainless steel posts, channels and ties						
Windposts; 130 × 70 × 6 mm; including one piece through ties						
1200 mm overall long	–	–	–	100.42	nr	**100.42**
3000 mm overall long	–	–	–	318.26	nr	**318.26**
4800 mm overall long	–	–	–	465.01	nr	**465.01**
Wall restraint channel ties; vertical channels; welded to steelwork. with lateral restraint ties						
channel reference 28/15; tie reference HTS-B9; 200 mm long; one end of tie secured to channel; other end and debonding sleeve built into horizontal joint of masonry at 250 mm centres	–	0.12	2.42	15.21	m	**17.63**
Brickwork support angle welded to bracket reference HC6C or other equal and approved; Halfen Ltd; to suit 75 mm cavity, support to brickwork 6000 mm high 6 mm thick; bolting with M12 × 50 mm T head bolts to cast in channel (not included)	–	0.32	5.59	132.75	m	**138.34**

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Wall restraint individually fixed ties; fixed to steelwork						
ties reference HTS-B9; 200 mm long; one end of tie secured to channel; other end and debonding sleeve built into horizontal joint of masonry at 250 mm centres	–	0.02	0.40	0.47	nr	**0.87**
Head restraints; sliding brick anchors reference SBA/L at 900 mm horizontal centres; 500 mm deep tying into two courses of blockwork; fixed to steelwork						
2 nr ties reference HTS-B12; 200 mm long; built into horizontal joint of masonry	–	0.05	1.00	13.15	nr	**14.15**
Head restraint fixings; sliding brick anchors with 500 mm long stem; 2 nr 100 mm projection HST brick anchor ties or other equal and approved; Halfen Ltd; fixing with bolts to concrete soffit (bolts measured elsewhere)						
ref. SBA/L	–	0.19	3.32	11.38	nr	**14.70**
Ties in walls; 200 mm long butterfly type; building into joints of brickwork or blockwork						
galvanized steel or polypropylene	–	0.02	0.40	0.07	nr	**0.47**
stainless steel	–	0.02	0.40	0.20	nr	**0.60**
Ties in walls; 20 mm × 3 mm × 200 mm long twisted wall type; building into joints of brickwork or blockwork						
galvanized steel	–	0.02	0.40	0.27	nr	**0.67**
stainless steel	–	0.02	0.40	0.25	nr	**0.65**
Anchors in walls; 25 mm × 3 mm × 100 mm long; one end dovetailed; other end building into joints of brickwork or blockwork						
galvanized steel	–	0.05	1.00	0.18	nr	**1.18**
stainless steel	–	0.05	1.00	0.23	nr	**1.23**
Slotted frame cramp; Halfen Ltd or other equal and approved; fixing by bolting (bolts measured elsewhere)						
ref. HTS – FH12; 150 mm projection	–	0.07	0.94	0.47	nr	**1.41**
Single expansion bolt; Halfen Ltd or other equal and approved: including washer						
8 mm diameter; ref. SEB 8	–	0.11	1.92	1.07	nr	**2.99**
Fixing cramps; 25 mm × 3 mm × 250 mm long; once bent; fixed to back of frame; other end building into joints of brickwork or blockwork						
galvanized steel	–	0.05	1.00	0.46	nr	**1.46**
Galvanized steel lintels; Catnic or other equal and approved; built into brickwork or blockwork						
70/125 Range CG open back lintel for cavity wall						
750 mm long	–	0.23	4.64	24.43	nr	**29.07**
900 mm long	–	0.28	5.65	29.17	nr	**34.82**
1200 mm long	–	0.32	6.46	38.32	nr	**44.78**
1500 mm long	–	0.37	7.47	48.23	nr	**55.70**
1800 mm long	–	0.42	8.48	66.17	nr	**74.65**
2100 mm long	–	0.46	9.29	77.91	nr	**87.20**
2400 mm long	–	0.56	11.31	107.55	nr	**118.86**

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
F30 ACCESSORIES/SUNDRY ITEMS FOR BRICK/ BLOCKS/STONE WALLING – cont						
Galvanized steel lintels – cont						
70/125 range CUB open back lintel for cavity wall						
2700 mm long	–	0.65	13.12	126.28	nr	**139.40**
3000 mm long	–	0.74	14.93	175.81	nr	**190.74**
70/125 range CU open back lintel for cavity wall						
3300 mm long	–	0.83	16.75	216.65	nr	**233.40**
3600 mm long	–	0.93	18.77	243.32	nr	**262.09**
3900 mm long	–	1.02	20.58	261.01	nr	**281.59**
4200 mm long	–	0.46	9.29	286.25	nr	**295.54**
90/125 range CG open back lintel for cavity wall						
750 mm long	–	0.23	4.64	27.16	nr	**31.80**
900 mm long	–	0.28	5.65	32.60	nr	**38.25**
1200 mm long	–	0.32	6.46	42.78	nr	**49.24**
1500 mm long	–	0.37	7.47	53.34	nr	**60.81**
1800 mm long	–	0.42	8.48	67.50	nr	**75.98**
2100 mm long	–	0.46	9.29	79.98	nr	**89.27**
2400 mm long	–	0.56	11.31	112.97	nr	**124.28**
90/125 range CUB open back lintel for cavity wall						
2700 mm long	–	0.65	13.12	130.71	nr	**143.83**
3000 mm long	–	0.74	14.93	187.98	nr	**202.91**
90/125 range CU open back lintel for cavity wall						
3300 mm long	–	0.83	16.75	233.97	nr	**250.72**
3600 mm long	–	0.93	18.77	260.59	nr	**279.36**
3900 mm long	–	1.02	20.58	278.01	nr	**298.59**
4200 mm long	–	0.46	9.29	298.00	nr	**307.29**
CN92 single lintel; for 75 mm internal walls						
1050 mm long	–	0.28	5.65	4.15	nr	**9.80**
1200 mm long	–	0.32	6.46	4.68	nr	**11.14**
CN102 single lintel; for 100 mm internal walls						
1050 mm long	–	0.28	5.65	5.24	nr	**10.89**
1200 mm long	–	0.32	6.46	5.77	nr	**12.23**
CN100 single lintel; for 75 mm internal walls						
1050 mm long	–	0.28	5.65	12.75	nr	**18.40**
1200 mm long	–	0.32	6.46	15.85	nr	**22.31**
CN5XA single lintel; for 100 mm internal walls						
1050 mm long	–	0.28	5.65	15.62	nr	**21.27**
1200 mm long	–	0.32	6.46	16.33	nr	**22.79**
F31 PRECAST CONCRETE SILLS/LINTELS/ COPING FEATURES						
Mix 20.00 N/mm² – 20 mm aggregate (1:2:4)						
Lintels; plate; prestressed bedded						
100 mm × 70 mm × 600 mm long	4.94	0.37	7.47	5.08	nr	**12.55**
100 mm × 70 mm × 900 mm long	7.37	0.37	7.47	7.57	nr	**15.04**
100 mm × 70 mm × 1100 mm long	9.04	0.37	7.47	9.28	nr	**16.75**

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
100 mm × 70 mm × 1200 mm long	9.84	0.37	7.47	10.11	nr	**17.58**
100 mm × 70 mm × 1500 mm long	12.32	0.46	9.29	12.66	nr	**21.95**
100 mm × 70 mm × 1800 mm long	14.76	0.46	9.29	15.17	nr	**24.46**
100 mm × 70 mm × 2100 mm long	17.22	0.56	11.31	17.69	nr	**29.00**
140 mm × 70 mm × 1200 mm long	14.48	0.46	9.29	14.87	nr	**24.16**
140 mm × 70 mm × 1500 mm long	18.09	0.56	11.31	18.58	nr	**29.89**
Lintels; rectangular; reinforced with mild steel bars; bedded						
100 mm × 145 mm × 900 mm long	3.26	0.56	11.31	3.35	nr	**14.66**
100 mm × 145 mm × 1050 mm long	3.80	0.56	11.31	3.92	nr	**15.23**
100 mm × 145 mm × 1200 mm long	4.33	0.56	11.31	4.46	nr	**15.77**
225 mm × 145 mm × 1200 mm long	16.83	0.74	14.93	17.29	nr	**32.22**
225 mm × 225 mm × 1800 mm long	25.18	1.39	28.05	25.85	nr	**53.90**
Lintels; boot; reinforced with mild steel bars; bedded						
250 mm × 225 mm × 1200 mm long	18.65	1.11	22.41	19.16	nr	**41.57**
275 mm × 225 mm × 1800 mm long	30.77	1.67	33.70	31.58	nr	**65.28**
Padstones						
100 mm × 200 mm × 440 mm	16.69	0.28	5.65	17.12	nr	**22.77**
150 mm × 215 mm × 440 mm	16.68	0.37	7.47	17.13	nr	**24.60**
150 mm × 225 mm × 225 mm	13.11	0.56	11.31	13.56	nr	**24.87**
Mix 30.00 N/mm² – 20 mm aggregate (1:1:2)						
Copings; once weathered; once throated; bedded and pointed						
152 mm × 76 mm	4.90	0.65	13.12	5.08	m	**18.20**
178 mm × 64 mm	5.41	0.65	13.12	5.61	m	**18.73**
305 mm × 76 mm	9.13	0.74	14.93	9.50	m	**24.43**
extra for fair ends	–	–	–	4.09	nr	**4.09**
extra for angles	–	–	–	4.63	nr	**4.63**
Copings; twice weathered; twice throated; bedded and pointed						
152 mm × 76 mm	4.90	0.65	13.12	5.08	m	**18.20**
178 mm × 64 mm	5.36	0.65	13.12	5.57	m	**18.69**
305 mm × 76 mm	9.13	0.74	14.93	9.50	m	**24.43**
extra for fair ends	–	–	–	4.09	nr	**4.09**
extra for angles	–	–	–	4.63	nr	**4.63**
Sills; splayed top edge, stooled ends; bedded and pointed						
200 mm × 90 mm	31.76	0.75	15.14	32.62	m	**47.76**
200 mm × 90 mm; slip sill	35.62	0.75	15.14	36.57	m	**51.71**

G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
G10 STRUCTURAL STEEL FRAMING						
BASIC STEEL PRICES						
UNIVERSAL BEAMS AND COLUMNS						
NOTE: The following basis prices are for quantities Advance sections grade 275 steel (over 10 tonnes of one quantity, one serial size and one thickness in lengths between 9 m and 18½ m, for delivery to outer London).						
Universal beams (kg/m)						
1016 × 305 mm (222, 249, 272, 314, 349, 393, 438, 487)	1350.00	–	–	–	tonne	–
914 × 419 mm (343, 388)	880.00	–	–	–	tonne	–
914 × 305 mm (201, 224, 253, 289)	880.00	–	–	–	tonne	–
838 × 292 mm (176, 194, 226)	870.00	–	–	–	tonne	–
762 × 267 mm (134, 147, 173, 197)	870.00	–	–	–	tonne	–
686 × 254 mm (125, 140, 152, 170)	870.00	–	–	–	tonne	–
610 × 305 mm (149, 179, 238)	860.00	–	–	–	tonne	–
610 × 229 mm (101, 113, 125, 140)	840.00	–	–	–	tonne	–
610 × 178 mm (82, 92, 100)	840.00	–	–	–	tonne	–
533 × 312 mm (150, 182, 219, 272)	840.00	–	–	–	tonne	–
533 × 210 mm (82, 92, 101, 109, 122)	840.00	–	–	–	tonne	–
533 × 165 mm (66, 74, 85)	840.00	–	–	–	tonne	–
457 × 191 mm (67, 74, 82, 89, 98)	830.00	–	–	–	tonne	–
457 × 152 mm (52, 60, 67, 74, 82)	830.00	–	–	–	tonne	–
406 × 178 mm (54, 60, 67, 74)	840.00	–	–	–	tonne	–
406 × 140 mm (39, 46)	840.00	–	–	–	tonne	–
356 × 171 mm (45, 51, 57, 67)	840.00	–	–	–	tonne	–
356 × 127 mm (33, 39)	840.00	–	–	–	tonne	–
305 × 165 mm (40, 46, 54)	830.00	–	–	–	tonne	–
305 × 127 mm (37, 42, 48)	830.00	–	–	–	tonne	–
305 × 102 mm (25, 28, 33)	830.00	–	–	–	tonne	–
254 × 102 mm (22, 25, 28)	820.00	–	–	–	tonne	–
203 × 133 mm (25, 30)	820.00	–	–	–	tonne	–
203 × 102 mm (23)	820.00	–	–	–	tonne	–
178 × 102 mm (19)	820.00	–	–	–	tonne	–
152 × 89 mm (16)	830.00	–	–	–	tonne	–
127 × 76 mm (13)	830.00	–	–	–	tonne	–
Universal columns (kg/m)						
356 × 406 mm (235, 287, 340, 393, 467, 551, 634)	895.00	–	–	–	tonne	–
356 × 368 mm (129, 153, 177, 202)	885.00	–	–	–	tonne	–
305 × 305 mm (97, 118, 137, 158, 198, 240, 283)	840.00	–	–	–	tonne	–
254 × 254 mm (73, 89, 107, 132, 167)	840.00	–	–	–	tonne	–
203 × 203 mm (46, 52, 60, 71, 86)	830.00	–	–	–	tonne	–
152 × 152 mm (23, 30, 37)	820.00	–	–	–	tonne	–

G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Channels (kg/m)						
430 × 100 mm (64.4)	1070.00	–	–	–	tonne	**–**
380 × 100 mm (54.0)	910.00	–	–	–	tonne	**–**
300 × 100 mm (45.5)	910.00	–	–	–	tonne	**–**
300 × 90 mm (41.4)	910.00	–	–	–	tonne	**–**
260 × 90 mm (34.8)	910.00	–	–	–	tonne	**–**
260 × 75 mm (27.6)	910.00	–	–	–	tonne	**–**
230 × 90 mm (32.2)	910.00	–	–	–	tonne	**–**
230 × 75 mm (25.7)	910.00	–	–	–	tonne	**–**
200 × 90 mm (29.7)	840.00	–	–	–	tonne	**–**
200 × 75 mm (23.4)	805.00	–	–	–	tonne	**–**
180 × 90 mm (26.1)	805.00	–	–	–	tonne	**–**
180 × 75 mm (20.3)	805.00	–	–	–	tonne	**–**
150 × 90 mm (23.9)	805.00	–	–	–	tonne	**–**
150 × 75 mm (17.9)	805.00	–	–	–	tonne	**–**
125 × 65 mm (14.8)	805.00	–	–	–	tonne	**–**
100 × 50 mm (10.2)	805.00	–	–	–	tonne	**–**
Equal angles (mm)						
200 × 200 mm (16,18,20,24)	880.00	–	–	–	tonne	**–**
150 × 150 mm (10,12,15,18)	800.00	–	–	–	tonne	**–**
120 × 120 mm (8, 10, 12, 15)	790.00	–	–	–	tonne	**–**
100 × 100 mm (8, 10, 12, 15)	790.00	–	–	–	tonne	**–**
90 × 90 mm (6, 7, 8, 10, 12)	790.00	–	–	–	tonne	**–**
Unequal angles (mm)						
200 × 150 mm (12,15, 18)	1280.00	–	–	–	tonne	**–**
200 × 100 mm (10, 12, 15)	880.00	–	–	–	tonne	**–**
150 × 90 mm (10, 12, 15)	800.00	–	–	–	tonne	**–**
150 × 75 mm (10, 12, 15)	800.00	–	–	–	tonne	**–**
125 × 75 mm (8, 10, 12)	790.00	–	–	–	tonne	**–**
100 × 75 mm (8, 10, 12)	790.00	–	–	–	tonne	**–**
100 × 65 mm (7, 8, 10)	790.00	–	–	–	tonne	**–**
Please refer to the Corus Price List for other extras to basis prices						
HOLLOW SECTIONS						
NOTE: The following basis March 2010 prices are for basic quantities of 10 tonnes and over in one size, thickness, length, steelgrade and surface finish and include delivery for delivery to outer London.						
Circular hollow sections	563.50	–	–	–	tonne	**–**
Rectangular hollow section	556.50	–	–	–	tonne	**–**
Square hollow sections	556.50	–	–	–	tonne	**–**

G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
G10 STRUCTURAL STEEL FRAMING – cont						
SUPPLY AND FIX PRICES						
Framing, fabrication; weldable steel; BS EN 10025: 2004 Grade S275; hot rolled structural steel sections; welded fabrication						
Columns						
weight not exceeding 40 kg/m	–	–	–	–	tonne	**1333.85**
weight not exceeding 40 kg/m; cellular (Fabsec)	–	–	–	–	tonne	**1788.95**
weight not exceeding 40 kg/m; curved	–	–	–	–	tonne	**1777.85**
weight not exceeding 40 kg/m; square hollow section	–	–	–	–	tonne	**1661.30**
weight not exceeding 40 kg/m; circular hollow section	–	–	–	–	tonne	**1758.42**
weight 40–100 kg/m	–	–	–	–	tonne	**1153.47**
weight 40–100 kg/m; cellular (Fabsec)	–	–	–	–	tonne	**1510.53**
weight 40–100 kg/m; curved	–	–	–	–	tonne	**1498.50**
weight 40–100 kg/m; square hollow section	–	–	–	–	tonne	**1410.63**
weight 40–100 kg/m; circular hollow section	–	–	–	–	tonne	**1491.10**
weight exceeding 100 kg/m	–	–	–	–	tonne	**1035.08**
weight exceeding 100 kg/m; cellular (Fabsec)	–	–	–	–	tonne	**1307.03**
weight exceeding 100 kg/m; curved	–	–	–	–	tonne	**1330.15**
weight exceeding 100 kg/m; square hollow section	–	–	–	–	tonne	**1345.88**
weight exceeding 100 kg/m; circular hollow section	–	–	–	–	tonne	**1453.17**
Beams						
weight not exceeding 40 kg/m	–	–	–	–	tonne	**1377.33**
weight not exceeding 40 kg/m; cellular (Fabsec)	–	–	–	–	tonne	**1837.97**
weight not exceeding 40 kg/m; curved	–	–	–	–	tonne	**1774.15**
weight not exceeding 40 kg/m; square hollow section	–	–	–	–	tonne	**1814.85**
weight not exceeding 40 kg/m; circular hollow section	–	–	–	–	tonne	**2158.95**
weight 40–100 kg/m	–	–	–	–	tonne	**1124.80**
weight 40–100 kg/m; cellular (Fabsec)	–	–	–	–	tonne	**1500.35**
weight 40–100 kg/m; curved	–	–	–	–	tonne	**1436.53**
weight 40–100 kg/m; square hollow section	–	–	–	–	tonne	**1740.85**
weight 40–100 kg/m; circular hollow section	–	–	–	–	tonne	**1995.22**
weight exceeding 100 kg/m	–	–	–	–	tonne	**1003.63**
weight exceeding 100 kg/m; cellular (Fabsec)	–	–	–	–	tonne	**1311.65**
weight exceeding 100 kg/m; curved	–	–	–	–	tonne	**1333.85**
weight exceeding 100 kg/m; square hollow section	–	–	–	–	tonne	**1646.50**
weight exceeding 100 kg/m; circular hollow section	–	–	–	–	tonne	**1886.08**
Bracings						
weight not exceeding 40 kg/m	–	–	–	–	tonne	**1392.13**
weight not exceeding 40 kg/m; square hollow section	–	–	–	–	tonne	**2016.50**
weight not exceeding 40 kg/m; circular hollow section	–	–	–	–	tonne	**2016.50**

G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
weight 40–100 kg/m	–	–	–	–	tonne	**1531.80**
weight 40–100 kg/m; square hollow section	–	–	–	–	tonne	**1889.78**
weight 40–100 kg/m; circular hollow section	–	–	–	–	tonne	**1889.78**
weight exceeding 100 kg/m	–	–	–	–	tonne	**1446.70**
weight exceeding 100 kg/m; square hollow section	–	–	–	–	tonne	**1798.20**
weight exceeding 100 kg/m; circular hollow section	–	–	–	–	tonne	**1798.20**
Purlins and cladding rails						
weight not exceeding 40 kg/m	–	–	–	–	tonne	**1256.15**
weight not exceeding 40 kg/m; square hollow section	–	–	–	–	tonne	**2044.25**
weight not exceeding 40 kg/m; circular hollow section	–	–	–	–	tonne	**2044.25**
weight 40–100 kg/m	–	–	–	–	tonne	**1111.85**
weight 40–100 kg/m; square hollow section	–	–	–	–	tonne	**1830.58**
weight 40–100 kg/m; circular hollow section	–	–	–	–	tonne	**1830.58**
weight exceeding 100 kg/m	–	–	–	–	tonne	**1021.20**
weight exceeding 100 kg/m; square hollow section	–	–	–	–	tonne	**1768.60**
weight exceeding 100 kg/m; circular hollow section	–	–	–	–	tonne	**1768.60**
Grillages						
weight not exceeding 40 kg/m	–	–	–	–	tonne	**1424.50**
weight 40–100 kg/m	–	–	–	–	tonne	**1133.13**
weight exceeding 100 kg/m	–	–	–	–	tonne	**1077.63**
Trestles, towers and built up columns						
straight	–	–	–	–	tonne	**1563.25**
Trusses and built up girders						
straight	–	–	–	–	tonne	**1563.25**
curved	–	–	–	–	tonne	**1914.75**
fittings	–	–	–	–	tonne	**1910.13**
Add to the aforementioned prices for:						
grade 355 steelwork	–	–	–	–	%	**7.50**
Framing, erection						
Trial erection	–	–	–	–	tonne	**200.00**
Permanent erection on site	–	–	–	–	tonne	**200.00**
Surface preparation						
At works						
blast cleaning	–	–	–	–	m^2	**2.65**
Surface treatment						
At works						
galvanizing	–	–	–	–	m^2	**12.55**
shotblasting and priming to SA 2.5	–	–	–	–	m^2	**6.95**
touch up primer and one coat of two pack epoxy zinc phosphate primer	–	–	–	–	m^2	**4.80**
intumescent paint fire protection (30 minutes); spray applied	–	–	–	–	m^2	**8.95**
intumescent paint fire protection (60 minutes); spray applied	–	–	–	–	m^2	**13.43**
Extra over for; separate decorative sealer top coat	–	–	–	–	m^2	**2.69**

G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
G10 STRUCTURAL STEEL FRAMING – cont						
Surface treatment – cont						
On site						
intumescent paint fire protection (30 minutes); spray applied	–	–	–	–	m^2	**6.72**
intumescent paint fire protection (30 minutes) to circular columns etc.; spray applied	–	–	–	–	m^2	**11.26**
intumescent paint fire protection (60 minutes) to UBs etc.; spray applied	–	–	–	–	m^2	**8.51**
intumescent paint fire protection (60 minutes) to circular columns etc.; spray applied	–	–	–	–	m^2	**14.28**
Extra over for; separate decorative sealer top coat	–	–	–	–	m^2	**2.23**
Metsec Lightweight Steel Framing System (SFS); or other equal and approved; as inner leaf to external wall; studs typically at 600 mm centres; including provision for all openings, abutments, junctions and head details etc.						
Inner leaf; with supports and perimeter sections; 12mm plasterboard internally; 10 mm cement fibre substrate externally; (insulation and external cladding measured separately)						
100 mm thick steel walling	–	–	–	–	m^2	**57.00**
150 mm thick steel walling	–	–	–	–	m^2	**61.50**
200 mm thick steel walling	–	–	–	–	m^2	**66.00**
Inner leaf; with 16 mm Pyroc sheething board						
100 mm thick steel walling	–	–	–	–	m^2	**70.50**
150 mm thick steel walling	–	–	–	–	m^2	**75.00**
200 mm thick steel walling	–	–	–	–	m^2	**79.50**
16 mm Pyroc sheething board fixed to slab perimeter not exceeding 300 mm	–	–	–	–	m	**7.00**
Inner leaf; with 16 mm Pyroc sheething board and Thermawall TW50 insulation supported by halfen channels type 28/15 fixed to studs at 450 mm centres						
100 mm thick steel walling with 50 mm insulation	–	–	–	–	m^2	**79.28**
150 mm thick steel walling with 75 mm insulation	–	–	–	–	m^2	**87.02**
200 mm thick steel walling with 100 mm insulation	–	–	–	–	m^2	**93.67**
16 mm Pyroc sheething board and 40 mm Thermawall TW55 insulation fixed to slab perimeter not exceeding 300 mm	–	–	–	–	m	**8.00**

G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Cold formed galvanized steel; Kingspan Multibeam or other equal and approved						
Cold rolled purlins and cladding rails						
175 × 65 × 1.40 mm gauge purlins or rails; fixed to steelwork	–	0.04	0.65	15.48	m	**16.13**
175 × 65 × 1.60 mm gauge purlins or rails; fixed to steelwork	–	0.04	0.65	16.48	m	**17.13**
175 × 65 × 2.00 mm gauge purlins or rails; fixed to steelwork	–	0.04	0.65	19.96	m	**20.61**
205 × 65 × 1.40 mm gauge purlins or rails; fixed to steelwork	–	0.04	0.65	17.13	m	**17.78**
205 × 65 × 1.60 mm gauge purlins or rails; fixed to steelwork	–	0.04	0.65	18.64	m	**19.29**
205 × 65 × 2.00 mm gauge purlins or rails; fixed to steelwork	–	0.04	0.65	21.23	m	**21.88**
Heavy duty Zed section spacers						
vertically; across cladding rails; fixed to steelwork	–	0.05	0.80	9.13	m	**9.93**
Cleats						
weld-on for 175 mm purlin or rail	–	0.10	1.61	4.48	nr	**6.09**
bolt-on for 175 mm purlin or rail; including fixing bolts	–	0.02	0.32	8.33	m	**8.65**
weld-on for 205 mm purlin or rail	–	0.10	1.61	5.11	nr	**6.72**
bolt-on for 205 mm purlin or rail; including fixing bolts	–	0.02	0.32	9.07	m	**9.39**
Tubular ties						
1500 mm long; bolted diagonally across purlins or cladding rails	–	0.02	0.32	9.05	m	**9.37**
Storage costs						
Costs for storing fabricated steelwork						
Storage off site	–	–	–	–	t/week	**18.45**
Storage on extending trailers	–	–	–	–	t/week	**30.75**
G12 ISOLATED STRUCTURAL METAL MEMBERS						
Isolated structural member; weldable steel; BS EN 10025: 2004 Grade S275; hot rolled structural steel sections						
Plain member; beams						
weight not exceeding 40 kg/m	–	–	–	–	tonne	**992.00**
weight 40–100 kg/m	–	–	–	–	tonne	**992.00**
weight exceeding 100 kg/m	–	–	–	–	tonne	**992.00**

G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
G12 ISOLATED STRUCTURAL METAL MEMBERS – cont						
Metsec open web steel lattice beams or other equal and approved; in single members; raised 3.50 m above ground; ends built in						
Beams; one coat zinc phosphate primer at works						
220 mm deep; to span 6.00 m (11.50 kg/m); ref B22	–	0.19	4.85	22.36	m	**27.21**
270 mm deep; to span 7.00 m (11.50 kg/m); ref B27	–	0.19	4.85	22.36	m	**27.21**
300 mm deep; to span 8.00 m (12.50 kg/m); ref B30	–	0.23	5.86	24.27	m	**30.13**
350 mm deep; to span 9.00 m (14.00 kg/m); ref B35	–	0.23	5.86	27.15	m	**33.01**
350 mm deep; to span 10.00 m (20.00 kg/m); ref D35	–	0.28	7.13	38.65	m	**45.78**
450 mm deep; to span 11.00 m (21.00 kg/m); ref D45	–	0.32	8.16	40.57	m	**48.73**
450 mm deep; to span 12.00 m (32.50 kg/m); ref G45	–	0.46	11.73	62.61	m	**74.34**
Beams; galvanized						
220 mm deep; to span 6.00 m (11.50 kg/m); ref B22	–	0.19	4.85	25.36	m	**30.21**
270 mm deep; to span 7.00 m (11.50 kg/m); ref B27	–	0.19	4.85	25.36	m	**30.21**
300 mm deep; to span 8.00 m (12.50 kg/m); ref B30	–	0.23	5.86	27.54	m	**33.40**
350 mm deep; to span 9.00 m (14.00 kg/m); ref B35	–	0.23	5.86	30.81	m	**36.67**
350 mm deep; to span 10.00 m (20.00 kg/m); ref D35	–	0.28	7.13	43.88	m	**51.01**
450 mm deep; to span 11.00 m (21.00 kg/m); ref D45	–	0.32	8.16	46.05	m	**54.21**
450 mm deep; to span 12.00 m (32.50 kg/m); ref G45	–	0.46	11.73	71.10	m	**82.83**
G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING						
BASIC TIMBER PRICES						
Hardwood; Joinery quality; 25 mm thicknes (£/m^3)						
Black Walnut	1129.00	–	–	–	m^3	**–**
American White Ash	424.00	–	–	–	m^3	**–**
American White Oak	492.00	–	–	–	m^3	**–**
Timber Treatment (£/m^3)						
Pretreatment of timber by vacuum/pressure impregnation, excluding transport costs and any subsequent seasoning:						
interior work; minimum salt retention 4.00 kg/m^3	57.76	–	–	–	m^3	**–**
exterior work; minimum salt retention 5.30 kg/m^3	66.50	–	–	–	m^3	**–**
Pretreatment of timber including flame proofing						
all purposes; minimum salt retention 36.00 kg/m^3	119.25	–	–	–	m^3	**–**
Aquaseal timber treatments – (£/25 litres)						
Timbershield	113.63	–	–	–	25litr	**–**
Longlife Wood Protector	57.26	–	–	–	25litr	**–**
SUPPLY AND FIX PRICES						
Sawn softwood; untreated						
Floor members						
38 mm × 100 mm	–	0.11	1.92	1.33	m	**3.25**
38 mm × 150 mm	–	0.13	2.27	1.83	m	**4.10**
47 mm × 75 mm	–	0.11	1.92	0.86	m	**2.78**

G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
47 mm × 100 mm	–	0.13	2.27	1.09	m	**3.36**
47 mm × 125 mm	–	0.13	2.27	1.39	m	**3.66**
47 mm × 150 mm	–	0.14	2.44	1.60	m	**4.04**
47 mm × 175 mm	–	0.14	2.44	1.89	m	**4.33**
47 mm × 200 mm	–	0.15	2.61	2.05	m	**4.66**
47 mm × 225 mm	–	0.15	2.61	2.36	m	**4.97**
47 mm × 250 mm	–	0.16	2.79	2.64	m	**5.43**
75 mm × 125 mm	–	0.15	2.61	3.20	m	**5.81**
75 mm × 150 mm	–	0.15	2.61	3.45	m	**6.06**
75 mm × 175 mm	–	0.15	2.61	4.15	m	**6.76**
75 mm × 200 mm	–	0.16	2.79	4.65	m	**7.44**
75 mm × 225 mm	–	0.16	2.79	5.07	m	**7.86**
75 mm × 250 mm	–	0.17	2.97	7.69	m	**10.66**
100 mm × 150 mm	–	0.20	3.50	4.45	m	**7.95**
100 mm × 200 mm	–	0.21	3.67	5.92	m	**9.59**
100 mm × 250 mm	–	0.23	4.02	7.42	m	**11.44**
100 mm × 300 mm	–	0.25	4.37	9.56	m	**13.93**
Wall or partition members						
25 mm × 25 mm	–	0.06	1.05	0.53	m	**1.58**
25 mm × 38 mm	–	0.06	1.05	0.60	m	**1.65**
25 mm × 75 mm	–	0.08	1.39	0.74	m	**2.13**
38 mm × 38 mm	–	0.08	1.39	0.70	m	**2.09**
38 mm × 50 mm	–	0.08	1.39	0.87	m	**2.26**
38 mm × 75 mm	–	0.11	1.92	1.08	m	**3.00**
38 mm × 100 mm	–	0.14	2.44	1.33	m	**3.77**
47 mm × 50 mm	–	0.11	1.92	0.68	m	**2.60**
47 mm × 75 mm	–	0.14	2.44	0.89	m	**3.33**
47 mm × 100 mm	–	0.17	2.97	1.12	m	**4.09**
47 mm × 125 mm	–	0.18	3.15	1.44	m	**4.59**
75 mm × 75 mm	–	0.17	2.97	1.97	m	**4.94**
75 mm × 100 mm	–	0.19	3.32	2.68	m	**6.00**
100 mm × 100 mm	–	0.19	3.32	3.26	m	**6.58**
Joist strutting; herringbone						
47 mm × 50 mm; depth of joist 150 mm	–	0.46	8.03	1.71	m	**9.74**
47 mm × 50 mm; depth of joist 175 mm	–	0.46	8.03	1.74	m	**9.77**
47 mm × 50 mm; depth of joist 200 mm	–	0.46	8.03	1.77	m	**9.80**
47 mm × 50 mm; depth of joist 225 mm	–	0.46	8.03	1.80	m	**9.83**
47 mm × 50 mm; depth of joist 250 mm	–	0.46	8.03	1.83	m	**9.86**
Joist strutting; block						
47 mm × 150 mm; depth of joist 150 mm	–	0.28	4.89	2.07	m	**6.96**
47 mm × 175 mm; depth of joist 175 mm	–	0.28	4.89	2.36	m	**7.25**
47 mm × 200 mm; depth of joist 200 mm	–	0.28	4.89	2.52	m	**7.41**
47 mm × 225 mm; depth of joist 225 mm	–	0.28	4.89	2.83	m	**7.72**
47 mm × 250 mm; depth of joist 250 mm	–	0.28	4.89	3.12	m	**8.01**
Cleats						
225 mm × 100 mm × 75 mm	–	0.19	3.32	0.52	nr	**3.84**
Extra for stress grading to above timbers						
general structural (GS) grade	–	–	–	25.12	m^3	**25.12**
special structural (SS) grade	–	–	–	50.25	m^3	**50.25**

G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING – cont						
Sawn softwood; untreated – cont						
Extra for protecting and flameproofing timber with Celgard CF protection or other equal and approved						
small sections	–	–	–	107.96	m^3	**107.96**
large sections	–	–	–	103.64	m^3	**103.64**
Wrot surfaces						
plain; 50 mm wide	–	0.02	0.35	–	m	**0.35**
plain; 100 mm wide	–	0.03	0.52	–	m	**0.52**
plain; 150 mm wide	–	0.04	0.70	–	m	**0.70**
Sawn softwood; tanalized						
Floor members						
38 mm × 75 mm	–	0.11	1.92	1.20	m	**3.12**
38 mm × 100 mm	–	0.11	1.92	1.50	m	**3.42**
38 mm × 150 mm	–	0.13	2.27	2.08	m	**4.35**
47 mm × 75 mm	–	0.11	1.92	1.03	m	**2.95**
47 mm × 100 mm	–	0.13	2.27	1.30	m	**3.57**
47 mm × 125 mm	–	0.13	2.27	1.67	m	**3.94**
47 mm × 150 mm	–	0.14	2.44	1.93	m	**4.37**
47 mm × 175 mm	–	0.14	2.44	2.28	m	**4.72**
47 mm × 200 mm	–	0.15	2.61	2.49	m	**5.10**
47 mm × 225 mm	–	0.15	2.61	2.85	m	**5.46**
47 mm × 250 mm	–	0.16	2.79	3.20	m	**5.99**
75 mm × 125 mm	–	0.15	2.61	3.61	m	**6.22**
75 mm × 150 mm	–	0.15	2.61	3.96	m	**6.57**
75 mm × 175 mm	–	0.15	2.61	4.74	m	**7.35**
75 mm × 200 mm	–	0.16	2.79	5.32	m	**8.11**
75 mm × 225 mm	–	0.16	2.79	5.81	m	**8.60**
75 mm × 250 mm	–	0.17	2.97	8.52	m	**11.49**
100 mm × 150 mm	–	0.20	3.50	5.10	m	**8.60**
100 mm × 200 mm	–	0.21	3.67	6.81	m	**10.48**
100 mm × 250 mm	–	0.23	4.02	8.52	m	**12.54**
100 mm × 300 mm	–	0.25	4.37	10.89	m	**15.26**
Wall or partition members						
25 mm × 25 mm	–	0.06	1.05	0.55	m	**1.60**
25 mm × 38 mm	–	0.06	1.05	0.65	m	**1.70**
25 mm × 75 mm	–	0.08	1.39	0.82	m	**2.21**
38 mm × 38 mm	–	0.08	1.39	0.76	m	**2.15**
38 mm × 50 mm	–	0.08	1.39	0.95	m	**2.34**
38 mm × 75 mm	–	0.11	1.92	1.20	m	**3.12**
38 mm × 100 mm	–	0.14	2.44	1.50	m	**3.94**
47 mm × 50 mm	–	0.11	1.92	0.79	m	**2.71**
47 mm × 75 mm	–	0.14	2.44	1.06	m	**3.50**
47 mm × 100 mm	–	0.17	2.97	1.34	m	**4.31**
47 mm × 125 mm	–	0.18	3.15	1.71	m	**4.86**
75 mm × 75 mm	–	0.17	2.97	2.21	m	**5.18**
75 mm × 100 mm	–	0.19	3.32	3.00	m	**6.32**
100 mm × 100 mm	–	0.19	3.32	3.70	m	**7.02**

G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Roof members; flat						
38 mm × 75 mm	–	0.13	2.27	1.20	m	**3.47**
38 mm × 100 mm	–	0.13	2.27	1.50	m	**3.77**
38 mm × 125 mm	–	0.13	2.27	1.79	m	**4.06**
38 mm × 150 mm	–	0.13	2.27	2.08	m	**4.35**
47 mm × 100 mm	–	0.13	2.27	1.30	m	**3.57**
47 mm × 125 mm	–	0.13	2.27	1.67	m	**3.94**
47 mm × 150 mm	–	0.14	2.44	1.93	m	**4.37**
47 mm × 175 mm	–	0.14	2.44	2.28	m	**4.72**
47 mm × 200 mm	–	0.15	2.61	2.49	m	**5.10**
47 mm × 225 mm	–	0.15	2.61	2.85	m	**5.46**
47 mm × 250 mm	–	0.16	2.79	3.20	m	**5.99**
75 mm × 150 mm	–	0.15	2.61	3.96	m	**6.57**
75 mm × 175 mm	–	0.15	2.61	4.74	m	**7.35**
75 mm × 200 mm	–	0.16	2.79	5.32	m	**8.11**
75 mm × 225 mm	–	0.16	2.79	5.81	m	**8.60**
75 mm × 250 mm	–	0.17	2.97	8.52	m	**11.49**
Roof members; pitched						
25 mm × 100 mm	–	0.11	1.92	1.19	m	**3.11**
25 mm × 125 mm	–	0.11	1.92	1.60	m	**3.52**
25 mm × 150 mm	–	0.14	2.44	1.92	m	**4.36**
25 mm × 175 mm	–	0.16	2.79	2.23	m	**5.02**
25 mm × 200 mm	–	0.17	2.97	2.56	m	**5.53**
38 mm × 100 mm	–	0.14	2.44	1.50	m	**3.94**
38 mm × 125 mm	–	0.14	2.44	1.79	m	**4.23**
38 mm × 150 mm	–	0.14	2.44	2.08	m	**4.52**
38 mm × 175 mm	–	0.16	2.79	2.46	m	**5.25**
38 mm × 200 mm	–	0.17	2.97	2.83	m	**5.80**
47 mm × 50 mm	–	0.11	1.92	0.76	m	**2.68**
47 mm × 75 mm	–	0.14	2.44	1.03	m	**3.47**
47 mm × 100 mm	–	0.17	2.97	1.30	m	**4.27**
47 mm × 125 mm	–	0.17	2.97	1.67	m	**4.64**
47 mm × 150 mm	–	0.19	3.32	1.93	m	**5.25**
47 mm × 175 mm	–	0.19	3.32	2.28	m	**5.60**
47 mm × 200 mm	–	0.19	3.32	2.49	m	**5.81**
47 mm × 225 mm	–	0.19	3.32	2.85	m	**6.17**
75 mm × 100 mm	–	0.23	4.02	2.93	m	**6.95**
75 mm × 125 mm	–	0.23	4.02	3.61	m	**7.63**
75 mm × 150 mm	–	0.23	4.02	3.96	m	**7.98**
100 mm × 150 mm	–	0.28	4.89	5.14	m	**10.03**
100 mm × 175 mm	–	0.28	4.89	5.99	m	**10.88**
100 mm × 200 mm	–	0.28	4.89	6.81	m	**11.70**
100 mm × 225 mm	–	0.31	5.41	7.64	m	**13.05**
100 mm × 250 mm	–	0.31	5.41	8.52	m	**13.93**
Plates						
38 mm × 75 mm	–	0.11	1.92	1.25	m	**3.17**
38 mm × 100 mm	–	0.14	2.44	1.50	m	**3.94**
47 mm × 75 mm	–	0.14	2.44	1.03	m	**3.47**
47 mm × 100 mm	–	0.17	2.97	1.30	m	**4.27**
75 mm × 100 mm	–	0.19	3.32	2.93	m	**6.25**
75 mm × 125 mm	–	0.22	3.84	3.57	m	**7.41**
75 mm × 150 mm	–	0.25	4.37	3.92	m	**8.29**

G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING – cont						
Sawn softwood – cont						
Plates; fixing by bolting						
38 mm × 75 mm	–	0.20	3.50	1.20	m	**4.70**
38 mm × 100 mm	–	0.23	4.02	1.50	m	**5.52**
47 mm × 75 mm	–	0.23	4.02	1.03	m	**5.05**
47 mm × 100 mm	–	0.26	4.54	1.30	m	**5.84**
75 mm × 100 mm	–	0.29	5.06	2.93	m	**7.99**
75 mm × 125 mm	–	0.31	5.41	3.57	m	**8.98**
75 mm × 150 mm	–	0.34	5.93	3.92	m	**9.85**
Joist strutting; herringbone						
47 mm × 50 mm; depth of joist 150 mm	–	0.46	8.03	1.94	m	**9.97**
47 mm × 50 mm; depth of joist 175 mm	–	0.46	8.03	1.98	m	**10.01**
47 mm × 50 mm; depth of joist 200 mm	–	0.46	8.03	2.01	m	**10.04**
47 mm × 50 mm; depth of joist 225 mm	–	0.46	8.03	2.04	m	**10.07**
47 mm × 50 mm; depth of joist 250 mm	–	0.46	8.03	2.08	m	**10.11**
Joist strutting; block						
47 mm × 150 mm; depth of joist 150 mm	–	0.28	4.89	2.40	m	**7.29**
47 mm × 175 mm; depth of joist 175 mm	–	0.28	4.89	2.75	m	**7.64**
47 mm × 200 mm; depth of joist 200 mm	–	0.28	4.89	2.96	m	**7.85**
47 mm × 225 mm; depth of joist 225 mm	–	0.28	4.89	3.32	m	**8.21**
47 mm × 250 mm; depth of joist 250 mm	–	0.28	4.89	3.66	m	**8.55**
Cleats						
225 mm × 100 mm × 75 mm	–	0.19	3.32	0.59	nr	**3.91**
Extra for stress grading to above timbers						
general structural (GS) grade	–	–	–	25.12	m^3	**25.12**
special structural (SS) grade	–	–	–	50.25	m^3	**50.25**
Extra for protecting and flameproofing timber with Celgard CF protection or other equal and approved						
small sections	–	–	–	107.96	m^3	**107.96**
large sections	–	–	–	103.64	m^3	**103.64**
Wrot surfaces						
plain; 50 mm wide	–	0.02	0.35	–	m	**0.35**
plain; 100 mm wide	–	0.03	0.52	–	m	**0.52**
plain; 150 mm wide	–	0.04	0.70	–	m	**0.70**
Trussed rafters, stress graded sawn softwood pressure impregnated; raised through two storeys and fixed in position						
W type truss (Fink); 22.5 degree pitch; 450 mm eaves overhang						
5.00 m span	–	1.48	25.83	28.28	nr	**54.11**
7.60 m span	–	1.62	28.28	39.93	nr	**68.21**
10.00 m span	–	1.85	32.30	62.57	nr	**94.87**
W type truss (Fink); 30 degree pitch; 450 mm eaves overhang						
5.00 m span	–	1.48	25.83	29.50	nr	**55.33**
7.60 m span	–	1.62	28.28	42.71	nr	**70.99**
10.00 m span	–	1.85	32.30	69.43	nr	**101.73**

G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
W type truss (Fink); 45 degree pitch; 450 mm eaves overhang						
4.60 m span	–	1.48	25.83	67.63	nr	**93.46**
7.00 m span	–	1.62	28.28	125.68	nr	**153.96**
Mono type truss; 17.5 degree pitch; 450 mm eaves overhang						
3.30 m span	–	1.30	22.69	18.63	nr	**41.32**
5.60 m span	–	1.48	25.83	36.26	nr	**62.09**
7.00 m span	–	1.71	29.85	44.00	nr	**73.85**
Attic type truss; 45 degree pitch; 450 mm eaves overhang						
5.00 m span	–	2.91	50.80	31.82	nr	**82.62**
7.60 m span	–	3.05	53.24	48.48	nr	**101.72**
9.00 m span	–	3.24	56.56	148.11	nr	**204.67**
Moelven Toreboda glulam timber beams or other equal and approved; Moelven Laminated Timber Structures; LB grade whitewood; pressure impregnated; phenbol resorcinal adhesive; clean planed finish; fixed						
Laminated roof beams						
56 mm × 225 mm	–	–	–	–	m	**44.54**
66 mm × 315 mm	–	–	–	–	m	**73.49**
90 mm × 315 mm	–	–	–	–	m	**100.22**
90 mm × 405 mm	–	–	–	–	m	**128.86**
115 mm × 405 mm	–	–	–	–	m	**164.63**
115 mm × 495 mm	–	–	–	–	m	**200.99**
115 mm × 630 mm	–	–	–	–	m	**255.53**
Masterboard or other equal and approved; 6 mm thick						
Eaves, verge soffit boards, fascia boards and the like						
over 300 mm wide	6.84	0.65	11.35	7.73	m^2	**19.08**
75 mm wide	–	0.19	3.32	0.59	m	**3.91**
150 mm wide	–	0.22	3.84	1.16	m	**5.00**
225 mm wide	–	0.26	4.54	1.72	m	**6.26**
300 mm wide	–	0.28	4.89	2.29	m	**7.18**
Plywood; external quality; 12 mm thick						
Eaves, verge soffit boards, fascia boards and the like						
over 300 mm wide	7.09	0.76	13.26	8.00	m^2	**21.26**
75 mm wide	–	0.23	4.02	0.62	m	**4.64**
150 mm wide	–	0.27	4.71	1.20	m	**5.91**
225 mm wide	–	0.31	5.41	1.78	m	**7.19**
300 mm wide	–	0.34	5.93	2.36	m	**8.29**

G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING – cont						
Plywood; external quality; 15 mm thick						
Eaves, verge soffit boards, fascia boards and the like						
over 300 mm wide	8.75	0.76	13.26	9.69	m^2	**22.95**
75 mm wide	–	0.23	4.02	0.75	m	**4.77**
150 mm wide	–	0.27	4.71	1.46	m	**6.17**
225 mm wide	–	0.31	5.41	2.16	m	**7.57**
300 mm wide	–	0.34	5.93	2.87	m	**8.80**
Plywood; external quality; 18 mm thick						
Eaves, verge soffit boards, fascia boards and the like						
over 300 mm wide	10.33	0.76	13.26	11.31	m^2	**24.57**
75 mm wide	–	0.23	4.02	0.86	m	**4.88**
150 mm wide	–	0.27	4.71	1.70	m	**6.41**
225 mm wide	–	0.31	5.41	2.52	m	**7.93**
300 mm wide	–	0.34	5.93	3.35	m	**9.28**
Plywood; marine quality; 18 mm thick						
Gutter boards; butt joints						
over 300 mm wide	8.93	0.86	15.02	9.87	m^2	**24.89**
150 mm wide	–	0.31	5.41	1.49	m	**6.90**
225 mm wide	–	0.34	5.93	2.23	m	**8.16**
300 mm wide	–	0.38	6.63	2.96	m	**9.59**
Eaves, verge soffit boards, fascias boards and the like						
over 300 mm wide	–	0.76	13.26	9.87	m^2	**23.13**
75 mm wide	–	0.23	4.02	0.76	m	**4.78**
150 mm wide	–	0.27	4.71	1.49	m	**6.20**
225 mm wide	–	0.31	5.41	2.20	m	**7.61**
300 mm wide	–	0.34	5.93	2.92	m	**8.85**
Plywood; marine quality; 25 mm thick						
Gutter boards; butt joints						
over 300 mm wide	12.40	0.93	16.24	13.44	m^2	**29.68**
150 mm wide	–	0.32	5.59	2.02	m	**7.61**
225 mm wide	–	0.37	6.46	3.04	m	**9.50**
300 mm wide	–	0.42	7.33	4.03	m	**11.36**
Eaves, verge soffit boards, fascia baords and the like						
over 300 mm wide	–	0.81	14.13	13.44	m^2	**27.57**
75 mm wide	–	0.24	4.19	1.03	m	**5.22**
150 mm wide	–	0.29	5.06	2.02	m	**7.08**
225 mm wide	–	0.29	5.06	3.00	m	**8.06**
300 mm wide	–	0.37	6.46	4.00	m	**10.46**

G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Sawn softwood; untreated						
Gutter boards; butt joints						
19 mm thick; sloping	–	1.16	20.24	7.96	m^2	**28.20**
19 mm thick; 75 mm wide	–	0.32	5.59	0.62	m	**6.21**
19 mm thick; 150 mm wide	–	0.37	6.46	1.15	m	**7.61**
19 mm thick; 225 mm wide	–	0.42	7.33	2.05	m	**9.38**
25 mm thick; sloping	–	1.16	20.24	12.43	m^2	**32.67**
25 mm thick; 75 mm wide	–	0.32	5.59	0.78	m	**6.37**
25 mm thick; 150 mm wide	–	0.37	6.46	1.81	m	**8.27**
25 mm thick; 225 mm wide	–	0.42	7.33	2.86	m	**10.19**
Cesspools with 25 mm thick sides and bottom						
225 mm × 225 mm × 150 mm	–	1.11	19.37	2.39	nr	**21.76**
300 mm × 300 mm × 150 mm	–	1.30	22.69	3.13	nr	**25.82**
Individual supports; firrings						
50 mm wide × 36 mm average depth	–	0.14	2.44	1.66	m	**4.10**
50 mm wide × 50 mm average depth	–	0.14	2.44	2.49	m	**4.93**
50 mm wide × 75 mm average depth	–	0.14	2.44	3.21	m	**5.65**
Individual supports; bearers						
25 mm × 50 mm	–	0.09	1.57	0.75	m	**2.32**
38 mm × 50 mm	–	0.09	1.57	0.94	m	**2.51**
50 mm × 50 mm	–	0.09	1.57	0.72	m	**2.29**
50 mm × 75 mm	–	0.09	1.57	0.93	m	**2.50**
Individual supports; angle fillets						
38 mm × 38 mm	–	0.09	1.57	0.67	m	**2.24**
50 mm × 50 mm	–	0.09	1.57	0.84	m	**2.41**
75 mm × 75 mm	–	0.11	1.92	1.69	m	**3.61**
Individual supports; tilting fillets						
19 mm × 38 mm	–	0.09	1.57	0.42	m	**1.99**
25 mm × 50 mm	–	0.09	1.57	0.65	m	**2.22**
38 mm × 75 mm	–	0.09	1.57	0.98	m	**2.55**
50 mm × 75 mm	–	0.09	1.57	1.25	m	**2.82**
75 mm × 100 mm	–	0.14	2.44	2.30	m	**4.74**
Individual supports; grounds or battens						
13 mm × 19 mm	–	0.04	0.70	0.32	m	**1.02**
13 mm × 32 mm	–	0.04	0.70	0.32	m	**1.02**
25 mm × 50 mm	–	0.04	0.70	0.68	m	**1.38**
Individual supports; grounds or battens; plugged and screwed						
13 mm × 19 mm	–	0.14	2.44	0.31	m	**2.75**
13 mm × 32 mm	–	0.14	2.44	0.31	m	**2.75**
25 mm × 50 mm	–	0.14	2.44	0.66	m	**3.10**
Framed supports; open-spaced grounds or battens; at 300 mm centres one way						
25 mm × 50 mm	–	0.14	2.44	2.21	m^2	**4.65**
25 mm × 50 mm; plugged and screwed	–	0.42	7.33	2.19	m^2	**9.52**
Framed supports; at 300 mm centres one way and 600 mm centres the other way						
25 mm × 50 mm	–	0.69	12.04	3.32	m^2	**15.36**
38 mm × 50 mm	–	0.69	12.04	4.34	m^2	**16.38**
50 mm × 50 mm	–	0.69	12.04	3.19	m^2	**15.23**
50 mm × 75 mm	–	0.69	12.04	4.24	m^2	**16.28**
75 mm × 75 mm	–	0.69	12.04	9.62	m^2	**21.66**

G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING – cont						
Sawn softwood; untreated – cont						
Framed supports; at 300 mm centres one way and 600 mm centres the other way; plugged and screwed						
25 mm × 50 mm	–	1.16	20.24	3.42	m^2	**23.66**
38 mm × 50 mm	–	1.16	20.24	4.44	m^2	**24.68**
50 mm × 50 mm	–	1.16	20.24	3.29	m^2	**23.53**
50 mm × 75 mm	–	1.16	20.24	4.35	m^2	**24.59**
75 mm × 75 mm	–	1.16	20.24	9.73	m^2	**29.97**
Framed supports; at 500 mm centres both ways						
25 mm × 50 mm; to bath panels	–	0.83	14.48	4.33	m^2	**18.81**
Framed supports; as bracketing and cradling around steelwork						
25 mm × 50 mm	–	1.30	22.69	4.70	m^2	**27.39**
50 mm × 50 mm	–	1.39	24.26	4.52	m^2	**28.78**
50 mm × 75 mm	–	1.48	25.83	6.00	m^2	**31.83**
Sawn softwood; tanalized						
Gutter boards; butt joints						
19 mm thick; sloping	–	1.16	20.24	8.79	m^2	**29.03**
19 mm thick; 75 mm wide	–	0.32	5.59	0.68	m	**6.27**
19 mm thick; 150 mm wide	–	0.37	6.46	1.28	m	**7.74**
19 mm thick; 225 mm wide	–	0.42	7.33	2.23	m	**9.56**
25 mm thick; sloping	–	1.16	20.24	13.53	m^2	**33.77**
25 mm thick; 75 mm wide	–	0.32	5.59	0.86	m	**6.45**
25 mm thick; 150 mm wide	–	0.37	6.46	1.99	m	**8.45**
25 mm thick; 225 mm wide	–	0.42	7.33	3.11	m	**10.44**
Cesspools with 25 mm thick sides and bottom						
225 mm × 225 mm × 150 mm	–	1.11	19.37	2.60	nr	**21.97**
300 mm × 300 mm × 150 mm	–	1.30	22.69	3.42	nr	**26.11**
Individual supports; firrings						
50 mm wide × 36 mm average depth	–	0.14	2.44	1.74	m	**4.18**
50 mm wide × 50 mm average depth	–	0.14	2.44	2.60	m	**5.04**
50 mm wide × 75 mm average depth	–	0.14	2.44	3.37	m	**5.81**
Individual supports; bearers						
25 mm × 50 mm	–	0.09	1.57	0.80	m	**2.37**
38 mm × 50 mm	–	0.09	1.57	1.03	m	**2.60**
50 mm × 50 mm	–	0.09	1.57	0.83	m	**2.40**
50 mm × 75 mm	–	0.09	1.57	1.10	m	**2.67**
Individual supports; angle fillets						
38 mm × 38 mm	–	0.09	1.57	0.70	m	**2.27**
50 mm × 50 mm	–	0.09	1.57	0.90	m	**2.47**
75 mm × 75 mm	–	0.11	1.92	1.81	m	**3.73**
Individual supports; tilting fillets						
19 mm × 38 mm	–	0.09	1.57	0.43	m	**2.00**
25 mm × 50 mm	–	0.09	1.57	0.68	m	**2.25**
38 mm × 75 mm	–	0.09	1.57	1.05	m	**2.62**
50 mm × 75 mm	–	0.09	1.57	1.33	m	**2.90**
75 mm × 100 mm	–	0.14	2.44	2.46	m	**4.90**

G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Individual supports; grounds or battens						
13 mm × 19 mm	–	0.04	0.70	0.33	m	**1.03**
13 mm × 32 mm	–	0.04	0.70	0.34	m	**1.04**
25 mm × 50 mm	–	0.04	0.70	0.73	m	**1.43**
Individual supports; grounds or battens; plugged and screwed						
13 mm × 19 mm	–	0.14	2.44	0.32	m	**2.76**
13 mm × 32 mm	–	0.14	2.44	0.32	m	**2.76**
25 mm × 50 mm	–	0.14	2.44	0.72	m	**3.16**
Framed supports; open-spaced grounds or battens; at 300 mm centres one way						
25 mm × 50 mm	–	0.14	2.44	2.40	m^2	**4.84**
25 mm × 50 mm; plugged and screwed	–	0.42	7.33	2.38	m^2	**9.71**
Framed supports; at 300 mm centres one way and 600 mm centres the other way						
25 mm × 50 mm	–	0.69	12.04	3.60	m^2	**15.64**
38 mm × 50 mm	–	0.69	12.04	4.76	m^2	**16.80**
50 mm × 50 mm	–	0.69	12.04	3.74	m^2	**15.78**
50 mm × 75 mm	–	0.69	12.04	5.07	m^2	**17.11**
75 mm × 75 mm	–	0.69	12.04	10.87	m^2	**22.91**
Framed supports; at 300 mm centres one way and 600 mm centres the other way; plugged and screwed						
25 mm × 50 mm	–	1.16	20.24	3.70	m^2	**23.94**
38 mm × 50 mm	–	1.16	20.24	4.86	m^2	**25.10**
50 mm × 50 mm	–	1.16	20.24	3.84	m^2	**24.08**
50 mm × 75 mm	–	1.16	20.24	5.18	m^2	**25.42**
75 mm × 75 mm	–	1.16	20.24	10.96	m^2	**31.20**
Framed supports; at 500 mm centres both ways						
25 mm × 50 mm; to bath panels	–	0.83	14.48	4.68	m^2	**19.16**
Framed supports; as bracketing and cradling around steelwork						
25 mm × 50 mm	–	1.30	22.69	5.09	m^2	**27.78**
50 mm × 50 mm	–	1.39	24.26	5.29	m^2	**29.55**
50 mm × 75 mm	–	1.48	25.83	7.15	m^2	**32.98**
Wrought softwood						
Gutter boards; tongued and grooved joints						
19 mm thick; sloping	–	1.39	24.26	9.82	m^2	**34.08**
19 mm thick; 75 mm wide	–	0.37	6.46	0.72	m	**7.18**
19 mm thick; 150 mm wide	–	0.42	7.33	1.42	m	**8.75**
19 mm thick; 225 mm wide	–	0.46	8.03	2.07	m	**10.10**
25 mm thick; sloping	–	1.39	24.26	10.22	m^2	**34.48**
25 mm thick; 75 mm wide	–	0.37	6.46	0.80	m	**7.26**
25 mm thick; 150 mm wide	–	0.42	7.33	1.39	m	**8.72**
25 mm thick; 225 mm wide	–	0.46	8.03	2.08	m	**10.11**
Eaves, verge soffit boards, fascia boards and the like						
19 mm thick; over 300 mm wide	–	1.15	20.07	9.69	m^2	**29.76**
19 mm thick; 150 mm wide; once grooved	–	0.19	3.32	1.63	m	**4.95**
25 mm thick; 150 mm wide; once grooved	–	0.19	3.32	2.00	m	**5.32**
25 mm thick; 175 mm wide; once grooved	–	0.19	3.32	1.96	m	**5.28**
32 mm thick; 225 mm wide; once grooved	–	0.23	4.02	3.19	m	**7.21**

G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING – cont						
Wrought softwood; tanalized						
Gutter boards; tongued and grooved joints						
19 mm thick; sloping	–	1.39	24.26	10.65	m^2	**34.91**
19 mm thick; 75 mm wide	–	0.37	6.46	0.78	m	**7.24**
19 mm thick; 150 mm wide	–	0.42	7.33	1.56	m	**8.89**
19 mm thick; 225 mm wide	–	0.46	8.03	2.26	m	**10.29**
25 mm thick; sloping	–	1.39	24.26	11.32	m^2	**35.58**
25 mm thick; 75 mm wide	–	0.37	6.46	0.88	m	**7.34**
25 mm thick; 150 mm wide	–	0.42	7.33	1.57	m	**8.90**
25 mm thick; 225 mm wide	–	0.46	8.03	2.33	m	**10.36**
Eaves, verge soffit boards, fascia boards and the like						
19 mm thick; over 300 mm wide	–	1.15	20.07	10.52	m^2	**30.59**
19 mm thick; 150 mm wide; once grooved	–	0.19	3.32	1.76	m	**5.08**
25 mm thick; 150 mm wide; once grooved	–	0.19	3.32	2.16	m	**5.48**
25 mm thick; 175 mm wide; once grooved	–	0.20	3.50	2.15	m	**5.65**
32 mm thick; 225 mm wide; once grooved	–	0.23	4.02	3.51	m	**7.53**
Straps; mild steel; galvanized						
Standard twisted vertical restraint; fixing to softwood and brick or blockwork						
27.5 mm × 2.5 mm × 400 mm girth	–	0.23	4.02	0.94	nr	**4.96**
27.5 mm × 2.5 mm × 600 mm girth	–	0.24	4.19	1.30	nr	**5.49**
27.5 mm × 2.5 mm × 800 mm girth	–	0.25	4.37	1.87	nr	**6.24**
27.5 mm × 2.5 mm × 1000 mm girth	–	0.28	4.89	2.42	nr	**7.31**
27.5 mm × 2.5 mm × 1200 mm girth	–	0.29	5.06	2.91	nr	**7.97**
Hangers; mild steel; galvanized						
Joist hangers 0.90 mm thick; The Expanded Metal Company Ltd Speedy or other equal and approved; for fixing to softwood; joist sizes						
50 mm wide; all sizes to 225 mm deep	1.22	0.11	1.92	1.36	nr	**3.28**
75 mm wide; all sizes to 225 mm deep	1.27	0.14	2.44	1.48	nr	**3.92**
100 mm wide; all sizes to 225 mm deep	1.37	0.17	2.97	1.63	nr	**4.60**
Joist hangers 2.50 mm thick; for building in; joist sizes						
50 mm × 100 mm	2.36	0.07	1.28	2.49	nr	**3.77**
50 mm × 125 mm	2.37	0.07	1.28	2.50	nr	**3.78**
50 mm × 150 mm	2.22	0.09	1.63	2.39	nr	**4.02**
50 mm × 175 mm	2.33	0.09	1.63	2.50	nr	**4.13**
50 mm × 200 mm	2.57	0.11	1.98	2.79	nr	**4.77**
50 mm × 225 mm	2.74	0.11	1.98	2.95	nr	**4.93**
75 mm × 150 mm	3.42	0.09	1.63	3.62	nr	**5.25**
75 mm × 175 mm	3.21	0.09	1.63	3.40	nr	**5.03**
75 mm × 200 mm	3.42	0.11	1.98	3.66	nr	**5.64**
75 mm × 225 mm	3.67	0.11	1.98	3.92	nr	**5.90**
75 mm × 250 mm	3.88	0.13	2.33	4.17	nr	**6.50**
100 mm × 200 mm	4.26	0.11	1.98	4.52	nr	**6.50**

G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Metal connectors; mild steel; galvanized						
Round toothed plate; for 10 mm or 12 mm diameter bolts						
38 mm diameter; single sided	–	0.01	0.18	0.34	nr	**0.52**
38 mm diameter; double sided	–	0.01	0.18	0.37	nr	**0.55**
50 mm diameter; single sided	–	0.01	0.18	0.36	nr	**0.54**
50 mm diameter; double sided	–	0.01	0.18	0.40	nr	**0.58**
63 mm diameter; single sided	–	0.01	0.18	0.52	nr	**0.70**
63 mm diameter; double sided	–	0.01	0.18	0.57	nr	**0.75**
75 mm diameter; single sided	–	0.01	0.18	0.77	nr	**0.95**
75 mm diameter; double sided	–	0.01	0.18	0.80	nr	**0.98**
framing anchor	–	0.14	2.44	0.63	nr	**3.07**
Bolts; mild steel; galvanized						
Fixing only bolts; 50 mm–200 mm long						
6 mm diameter	–	0.03	0.52	–	nr	**0.52**
8 mm diameter	–	0.03	0.52	–	nr	**0.52**
10 mm diameter	–	0.04	0.70	–	nr	**0.70**
12 mm diameter	–	0.04	0.70	–	nr	**0.70**
16 mm diameter	–	0.05	0.87	–	nr	**0.87**
20 mm diameter	–	0.05	0.87	–	nr	**0.87**
Bolts						
Expanding bolts; Rawlbolt projecting type or other equal and approved; Rawl Fixings; plated; one nut; one washer						
6 mm diameter; ref M6 10P	–	0.09	1.57	0.36	nr	**1.93**
6 mm diameter; ref M6 25P	–	0.09	1.57	0.40	nr	**1.97**
6 mm diameter; ref M6 60P	–	0.09	1.57	0.51	nr	**2.08**
8 mm diameter; ref M8 25P	–	0.09	1.57	0.59	nr	**2.16**
8 mm diameter; ref M8 60P	–	0.09	1.57	0.62	nr	**2.19**
10 mm diameter; ref M10 15P	–	0.09	1.57	0.76	nr	**2.33**
10 mm diameter; ref M10 30P	–	0.09	1.57	0.79	nr	**2.36**
10 mm diameter; ref M10 60P	–	0.09	1.57	0.83	nr	**2.40**
12 mm diameter; ref M12 15P	–	0.09	1.57	1.23	nr	**2.80**
12 mm diameter; ref M12 30P	–	0.10	1.74	0.12	nr	**1.86**
12 mm diameter; ref M12 75P	–	0.09	1.57	1.60	nr	**3.17**
16 mm diameter; ref M16 35P	–	0.09	1.57	2.95	nr	**4.52**
16 mm diameter; ref M16 75P	–	0.09	1.57	3.27	nr	**4.84**
Expanding bolts; Rawlbolt loose bolt type or other equal and approved; Rawl Fixings; plated; one bolt; one washer						
6 mm diameter; ref M6 10L	–	0.09	1.57	0.29	nr	**1.86**
6 mm diameter; ref M6 25L	–	0.09	1.57	0.34	nr	**1.91**
6 mm diameter; ref M6 40L	–	0.09	1.57	0.38	nr	**1.95**
8 mm diameter; ref M8 25L	–	0.09	1.57	0.45	nr	**2.02**
8 mm diameter; ref M8 40L	–	0.09	1.57	0.64	nr	**2.21**
10 mm diameter; ref M10 10L	–	0.09	1.57	0.65	nr	**2.22**
10 mm diameter; ref M10 25L	–	0.09	1.57	0.85	nr	**2.42**

G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING – cont						
Bolts – cont						
Expanding bolts – cont						
10 mm diameter; ref M10 50L	–	0.09	1.57	0.89	nr	**2.46**
10 mm diameter; ref M10 75L	–	0.09	1.57	0.87	nr	**2.44**
12 mm diameter; ref M12 10L	–	0.09	1.57	0.87	nr	**2.44**
12 mm diameter; ref M12 25L	–	0.09	1.57	1.08	nr	**2.65**
12 mm diameter; ref M12 40L	–	0.09	1.57	1.40	nr	**2.97**
12 mm diameter; ref M12 60L	–	0.09	1.57	1.47	nr	**3.04**
16 mm diameter; ref M16 30L	–	0.09	1.57	2.38	nr	**3.95**
16 mm diameter; ref M16 60L	–	0.09	1.57	2.55	nr	**4.12**
Truss clips						
Truss clips; fixing to softwood; joist size						
38 mm wide	0.48	0.14	2.44	0.72	nr	**3.16**
50 mm wide	0.45	0.14	2.44	0.70	nr	**3.14**
Sole plate angles; mild steel galvanized						
Sole plate angle; fixing to softwood and concrete						
112 mm × 40 mm × 76 mm	0.55	0.19	3.32	1.56	nr	**4.88**
Chemical anchors						
R-CAS Spin-in epoxy acrylate capsules and standard studs or other equal and approved; Rawl Fixings; with nuts and washers; drilling masonry						
capsule ref 60-408; stud ref 60-448	–	0.25	4.37	1.27	nr	**5.64**
capsule ref 60-410; stud ref 60-454	–	0.28	4.89	1.37	nr	**6.26**
capsule ref 60-412; stud ref 60-460	–	0.31	5.41	1.64	nr	**7.05**
capsule ref 60-416; stud ref 60-472	–	0.34	5.93	2.37	nr	**8.30**
capsule ref 60-420; stud ref 60-478	–	0.36	6.28	4.32	nr	**10.60**
capsule ref 60-424; stud ref 60-484	–	0.40	6.98	5.07	nr	**12.05**
R-CAS Spin-in epoxy acrylate capsules and stainless steel studs or other equal and approved; Rawl Fixings; with nuts and washers; drilling masonry						
capsule ref 60-408; stud ref 60-905	–	0.25	4.37	2.16	nr	**6.53**
capsule ref 60-410; stud ref 60-910	–	0.28	4.89	2.83	nr	**7.72**
capsule ref 60-412; stud ref 60-915	–	0.31	5.41	3.81	nr	**9.22**
capsule ref 60-416; stud ref 60-920	–	0.34	5.93	6.28	nr	**12.21**
capsule ref 60-420; stud ref 60-925	–	0.36	6.28	10.54	nr	**16.82**
capsule ref 60-424; stud ref 60-930	–	0.40	6.98	16.97	nr	**23.95**
R-CAS Spin-in epoxy acrylate capsules and standard internal threaded sockets or other equal and approved; Rawl Fixings; drilling masonry						
capsule ref 60-408; socket ref 60-650	–	0.25	4.37	1.50	nr	**5.87**
capsule ref 60-410; socket ref 60-656	–	0.28	4.89	1.53	nr	**6.42**
capsule ref 60-412; socket ref 60-662	–	0.31	5.41	1.85	nr	**7.26**
capsule ref 60-416; socket ref 60-668	–	0.34	5.93	2.31	nr	**8.24**
capsule ref 60-420; socket ref 60-674	–	0.36	6.28	3.56	nr	**9.84**
capsule ref 60-424; socket ref 60-676	–	0.40	6.98	5.72	nr	**12.70**

G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
R-CAS Spin-in epoxy acrylate capsules and stainless steel internal threaded sockets or other equal and approved; Rawl Fixings; drilling masonry						
capsule ref 60-408; socket ref 60-943	–	0.25	4.37	2.62	nr	**6.99**
capsule ref 60-410; socket ref 60-945	–	0.28	4.89	2.65	nr	**7.54**
capsule ref 60-412; socket ref 60-947	–	0.31	5.41	3.00	nr	**8.41**
capsule ref 60-416; socket ref 60-949	–	0.34	5.93	4.05	nr	**9.98**
capsule ref 60-420; socket ref 60-951	–	0.36	6.28	5.67	nr	**11.95**
capsule ref 60-424; socket ref 60-955	–	0.40	6.98	10.21	nr	**17.19**
R-CAS Spin-in epoxy acrylate capsules, perforated sleeves and standard studs or other equal and approved; Rawl Fixings; in low density material; with nuts and washers; drilling masonry						
capsule ref 60-408; sleeve ref 60-538; stud ref 60-448	–	0.25	4.37	2.97	nr	**7.34**
capsule ref 60-410; sleeve ref 60-544; stud ref 60-454	–	0.28	4.89	3.28	nr	**8.17**
capsule ref 60-412; sleeve ref 60-550; stud ref 60-460	–	0.31	5.41	3.73	nr	**9.14**
capsule ref 60-416; sleeve ref 60-562; stud ref 60-472	–	0.34	5.93	4.51	nr	**10.44**
R-CAS Spin-in epoxy acrylate capsules, perforated sleeves and stainless steel studs or other equal and approved; Rawl Fixings; in low density material; with nuts and washers; drilling masonry						
capsule ref 60-408; sleeve ref 60-538; stud ref 60-905	–	0.25	4.37	3.86	nr	**8.23**
capsule ref 60-410; sleeve ref 60-544; stud ref 60-910	–	0.28	4.89	4.74	nr	**9.63**
capsule ref 60-412; sleeve ref 60-550; stud ref 60-915	–	0.31	5.41	5.91	nr	**11.32**
capsule ref 60-416; sleeve ref 60-562; stud ref 60-920	–	0.34	5.93	8.43	nr	**14.36**
R-CAS Spin-in epoxy acrylate capsules, perforated sleeves and standard internal threaded sockets or other equal and approved; The Rawlplug Company; in low density material; with nuts and washers; drilling masonry						
capsule ref 60-408; sleeve ref 60-538; socket ref 60-650	–	0.25	4.37	3.20	nr	**7.57**
capsule ref 60-410; sleeve ref 60-544; socket ref 60-656	–	0.28	4.89	3.43	nr	**8.32**
capsule ref 60-412; sleeve ref 60-550; socket ref 60-662	–	0.31	5.41	3.94	nr	**9.35**

G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING – cont						
Chemical anchors – cont						
R-CAS Spin-in epoxy acrylate capsules, perforated sleeves and stainless steel internal threaded sockets or other equal and approved; The Rawlplug Company; in low density material; drilling masonry						
capsule ref 60-416; sleeve ref 60-562; socket ref 60-668	–	0.34	5.93	4.45	nr	**10.38**
capsule ref 60-408; sleeve ref 60-538; socket ref 60-943	–	0.25	4.37	4.33	nr	**8.70**
capsule ref 60-410; sleeve ref 60-544; socket ref 60-945	–	0.28	4.89	4.55	nr	**9.44**
capsule ref 60-412; sleeve ref 60-550; socket ref 60-947	–	0.31	5.41	5.10	nr	**10.51**
capsule ref 60-416; sleeve ref 60-562; socket ref 60-949	–	0.34	5.93	6.19	nr	**12.12**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
H10 PATENT GLAZING						
Patent glazing; aluminium alloy bars 2.55 m long at 622 mm centres; fixed to supports						
Roof cladding						
single glazed with 6.4 mm laminated glass	–	–	–	–	m^2	**121.88**
single glazed with 7 mm thick Georgian wired cast glass	–	–	–	–	m^2	**131.63**
thermally broken and double glazed with low E clear toughened and laminated double glazed units; aluminium finished RAL matt colour	–	–	–	–	m^2	**341.25**
Extra for opening roof vents						
600 mm × 900 mm top hung opening roof vent; manually operated	–	–	–	–	nr	**390.00**
600 mm × 900 mm top hung opening roof vent; electrically operated	–	–	–	–	nr	**487.50**
Skylight						
Self-supporting hipped or gable ended lantern/ skylight thermally broken and double glazed with low E clear toughened and laminated double glazed units; aluminium finished RAL matt colour	–	–	–	–	m^2	**682.50**
Associated code 4 lead flashings						
top flashing; 210 mm girth	–	–	–	–	m	**53.63**
bottom flashing; 240 mm girth	–	–	–	–	m	**61.42**
end flashing; 300 mm girth	–	–	–	–	m	**66.30**
Wall cladding						
single glazed with 6.4 mm laminated glass	–	–	–	–	m^2	**126.75**
single glazed with 7 mm thick Georgian wired cast glass	–	–	–	–	m^2	**136.50**
thermally broken and double glazed with low E clear toughened and laminated double glazed units; aluminium finished RAL matt colour	–	–	–	–	m^2	**358.80**
Extra for aluminium alloy perimeter members						
38 mm × 38 mm × 3 mm angle jamb	–	–	–	–	m	**18.52**
pressed cill member	–	–	–	–	m	**37.05**
pressed channel head and PVC case	–	–	–	–	m	**37.05**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
H11 CURTAIN WALLING						
Stick curtain walling system; Schuco FW50+ proprietary system or other equal and approved Polyester powder coated solid colour matt finish or natural anodized curtain walling with mullions spaced 1.5 m apart and spanning typical storey height of 3.8 m. Floor to ceiling glass sealed units with 8.8 mm low E coated laminated inner pane, filled FW60 (or similar) cavity and 8 mm clear annealed outer pane, retained by external pressure plates and caps. Rates to include 0.8 m deep glass fronted solid spandrel panels, all brackets, membranes, fire stopping between floors, trade contractor preliminaries, including external access equipment						
Flat system; drilling and screwing; to metal	–	–	–	–	m^2	**461.25**
Extra over for						
neutral selective high performance coating in lieu of low E, for assisting in solar control	–	–	–	–	m^2	**30.75**
outer glass pane to be toughened and heat soak tested or heat strengthened in lieu of annealed	–	–	–	–	m^2	**20.50**
inner laminated glass to be toughened and heat soak tested laminated, or heat strengthened laminated	–	–	–	–	m^2	**41.00**
flush glass finish without external face caps, achieved by concealed toggle fixings locating within perimeter channels within sealed units including silicone sealing between glass panes	–	–	–	–	m^2	**51.25**
typical coping detail, including pressed aluminium profiles, membranes, seals, etc.	–	–	–	–	m	**256.25**
typical cill detail, including pressed aluminium profiles, membranes, seals, etc.	–	–	–	–	m	**205.00**
intermediate transoms (per transom)	–	–	–	–	m	**41.00**
Unitized curtain walling system; Schuco Skyline 65 (or similar) proprietary system or other equal and approved Polyester powder coated solid colour matt finish or natural anodized curtain walling elemental widths of 1.5 m spanning typical storey height of 3.8 m. Floor to ceiling glass sealed units with 8.8 mm low E coated laminated inner pane, air filled cavity and 8 mm clear annealed outer pane, retained by external beading system. Rates to include 0.8 m deep glass fronted solid spandrel panels, all brackets, membranes, fire stopping between floors, trade contractor preliminaries, including external access equipment						
Flat system; drilling and screwing; to metal	–	–	–	–	m^2	**615.00**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Extra over for						
neutral selective high performance coating in lieu of low E, for assisting in solar control	–	–	–	–	m^2	**30.75**
outer glass pane to be toughened and heat soak tested or heat strengthened in lieu of annealed	–	–	–	–	m^2	**20.50**
inner laminated glass to be toughened and heat soak tested laminated, or heat strengthened laminated	–	–	–	–	m^2	**41.00**
flush glass finish without external face caps, achieved by carrier frames with glass sealed units factory silicone bonded; often referred to as SSG (Structural Silicone Glazing)	–	–	–	–	m^2	**76.88**
typical coping detail, including pressed aluminium profiles, membranes, seals, etc.	–	–	–	–	m	**256.25**
typical cill detail, including pressed aluminium profiles, membranes, seals, etc.	–	–	–	–	m	**205.00**
Other curtain walling systems/costs						
Unitized curtain walling system; bespoke solution via specialist facade contractor based in mainland Europe. Generally as described in 1J but comprising a project specific solution, thus additional design development. Note: These rates are subject to currency fluctuations between £ and €. The rate opposite assumes £1 = €1.10	–	–	–	–	m^2	**717.50**
Bespoke unitized curtain walling generally requires project specific performance testing. The rate opposite is for a single wall type.	–	–	–	–	nr	**76875.00**
Visual mock-ups are often required for bespoke curtain walling solutions and in cases for proprietary unitized and stick curtain walling projects. The rate opposite is for a single wall type.	–	–	–	–	nr	**25625.00**
All curtain walling projects should be site hose tested. The rate depends upon the quantum of joints to be tested, generally 5%. Assume 5 days @ £1000	–	–	–	–	nr	**5125.00**
Brise soleil, to mitigate the effects of solar gain and enable compliance with Part L of the Building Regulations. There are a variety of material types which can be adopted for the purpose of solar shading, including but not limited to: Aluminium, Glass, Timber. South elevations require horizontal shading to combat high sun angles, whereas east and west elevations require vertical fins to accommodate low angle sun paths. The rate opposite assumes a single natural anodized extruded aluminium fin, with brackets and orientated either horizontally or vertically. The quantity of fins per storey height should be calculated to achieve desired shading.						
300 mm deep	–	–	–	–	m	**128.13**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
H20 RIGID SHEET CLADDING						
Resoplan sheet or other equal and approved; Eternit UK Ltd; flexible neoprene gasket joints; fixing with stainless steel screws and coloured caps						
6 mm thick cladding to walls						
over 300 mm wide	–	1.94	33.87	56.26	m^2	**90.13**
not exceeding 300 mm wide	–	0.65	11.35	20.59	m	**31.94**
Eternit 2000 Glasal sheet or other equal and approved; Eternit UK Ltd; flexible neoprene gasket joints; fixing with stainless steel screws and coloured caps						
7.50 mm thick cladding to walls						
over 300 mm wide	–	1.94	33.87	49.57	m^2	**83.44**
not exceeding 300 mm wide	–	0.65	11.35	18.58	m	**29.93**
external angle trim	–	0.09	1.57	9.58	m	**11.15**
7.50 mm thick cladding to eaves, verge soffit boards, fascia boards or the like						
100 mm wide	–	0.46	8.03	9.49	m	**17.52**
200 mm wide	–	0.56	9.78	14.03	m	**23.81**
300 mm wide	–	0.65	11.35	18.58	m	**29.93**
Prodema ProdEX high density resin-bonded cellulose fibre weatherboarding panels; including secondary supports and fixing						
Walls						
8 mm Panels face fixed on to timber battens	–	–	–	–	m^2	**149.48**
8 mm Panels face fixed on to aluminium rails	–	–	–	–	m^2	**168.16**
8 mm Panels adhesive fixed on to timber battens or aluminium rails	–	–	–	–	m^2	**177.51**
10 mm Panels secret fixed on to helping hand aluminium system	–	–	–	–	m^2	**205.53**
H30 FIBRE CEMENT PROFILED SHEET CLADDING						
Asbestos-free corrugated sheets; Eternit 2000 or other equal and approved						
Roof cladding; sloping not exceeding 50°; fixing to steel purlins with hook bolts						
Profile 3; natural grey	–	0.23	6.51	16.84	m^2	**23.35**
Profile 3; coloured	–	0.23	6.51	19.26	m^2	**25.77**
Profile 6; natural grey	–	0.28	7.92	13.30	m^2	**21.22**
Profile 6; coloured	–	0.28	7.92	15.04	m^2	**22.96**
Profile 6; natural grey; insulated 80 glass fibre infill; lining panel	–	0.46	13.02	26.68	m^2	**39.70**
Profile 6; coloured; insulated 80 glass fibre infill; lining panel	–	0.46	13.02	30.75	m^2	**43.77**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Accessories; to Profile 3 cladding; natural grey						
eaves filler	–	0.09	2.54	10.41	m	**12.95**
external corner piece	–	0.11	3.12	7.69	m	**10.81**
apron flashing	–	0.11	3.12	10.41	m	**13.53**
plain wing or close fitting two piece adjustable capping to ridge	–	0.16	4.53	9.76	m	**14.29**
ventilating two piece adjustable capping to ridge	–	0.16	4.53	15.02	m	**19.55**
Accessories; to Profile 6 cladding; natural grey						
eaves filler	–	0.09	2.54	6.27	m	**8.81**
external corner piece	–	0.11	3.12	7.14	m	**10.26**
apron flashing	–	0.11	3.12	6.97	m	**10.09**
underglazing flashing	–	0.11	3.12	9.19	m	**12.31**
plain cranked crown to ridge	–	0.16	4.53	13.80	m	**18.33**
plain wing or close fitting two piece adjustable capping to ridge	–	0.16	4.53	12.55	m	**17.08**
ventilating two piece adjustable capping to ridge	–	0.16	4.53	16.04	m	**20.57**
H31 METAL PROFILED/FLAT SHEET CLADDING/ COVERING/SIDING						
Lightweight galvanized steel roof tiles; Decra Roof Systems Stratos; or other equal and approved; coated finish						
Roof coverings	–	0.23	6.51	18.77	m^2	**25.28**
Accessories for roof cladding						
pitched D ridge	–	0.09	2.54	8.56	m	**11.10**
barge cover (handed)	–	0.09	2.54	9.20	m	**11.74**
in line air vent	–	0.09	2.54	46.21	nr	**48.75**
in line soil vent	–	0.09	2.54	66.66	nr	**69.20**
gas flue terminal	–	0.19	5.37	86.52	nr	**91.89**
Galvanized steel strip troughed sheets; Corus Products or other equal and approved						
Roof cladding or decking; sloping not exceeding 50°; fixing to steel purlins with plastic headed self-tapping screws						
0.7 mm thick; 46 profile	–	–	–	–	m^2	**11.03**
0.7 mm thick; 60 profile	–	–	–	–	m^2	**12.07**
0.7 mm thick; 100 profile	–	–	–	–	m^2	**13.13**
Galvanized steel strip troughed sheets; PMF Strip Mill Products or other equal and approved						
Roof cladding; sloping not exceeding 50°; fixing to steel purlins with plastic headed self-tapping screws						
0.7 mm thick type HPS200 13.5/3 corrugated	–	–	–	–	m^2	**12.44**
0.7 mm thick type HPS200 R32/1000	–	–	–	–	m^2	**11.29**
0.7 mm thick type Arcline 40; plasticol finished	–	–	–	–	m^2	**16.60**
Extra over last for aluminium roof cladding or decking	–	–	–	–	m^2	**6.81**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
H31 METAL PROFILED/FLAT SHEET CLADDING/ COVERING/SIDING – cont						
Galvanized steel strip troughed sheets – cont						
Accessories for roof cladding						
HPS200 Drip flashing; 250 mm girth	–	–	–	–	m	**3.86**
HPS200 Ridge flashing; 375 mm girth	–	–	–	–	m	**5.05**
HPS200 Gable flashing; 500 mm girth	–	–	–	–	m	**6.42**
HPS200 Internal angle; 625 mm girth	–	–	–	–	m	**7.41**
Zalutite coated steel flat composite panel cladding; Kingspan or other equal and approved; outer panel 0.7 mm gauge HPS200 colourcoated; HCFC free LPCB FM/FW core and 0.4 mm stucco embossed lining panel with bright white polyester paint finish						
Roof cladding; vertical fixing to steel rails (measured elsewhere)						
80 mm wall panel; ref. KS1000RW	–	–	–	–	m^2	**33.08**
Wall cladding; vertical fixing to steel rails (measured elsewhere)						
60 mm wall panel; ref. KS1000RW	–	–	–	–	m^2	**31.82**
70 mm wall panel; ref. KS1000RW	–	–	–	–	m^2	**32.55**
80 mm wall panel; ref. KS1000RW	–	–	–	–	m^2	**33.28**
70 mm wall panel; ref. KS1000MR	–	–	–	–	m^2	**45.57**
80 mm wall panel; ref. KS1000MR	–	–	–	–	m^2	**46.30**
70 mm wall panel; ref. KS900MR	–	–	–	–	m^2	**48.51**
80 mm wall panel; ref. KS900MR	–	–	–	–	m^2	**49.24**
70 mm wall panel ; ref. KS600MR	–	–	–	–	m^2	**66.99**
80 mm wall panel ; ref. KS600MR	–	–	–	–	m^2	**67.62**
Extra over for						
raking cutting to 60 mm KS1000RW panel including waste	–	–	–	–	m	**16.80**
raking cutting to 70 mm KS1000RW panel including waste	–	–	–	–	m	**17.15**
raking cutting to 80 mm KS1000RW panel including waste	–	–	–	–	m	**17.50**
raking cutting to 70 mm KS1000MR panel including waste	–	–	–	–	m	**23.84**
raking cutting to 80 mm KS1000MR panel including waste	–	–	–	–	m	**24.15**
raking cutting to 70 mm KS900MR panel including waste	–	–	–	–	m	**25.20**
raking cutting to 80 mm KS900MR panel including waste	–	–	–	–	m	**25.55**
raking cutting to 70 mm KS600MR panel including waste	–	–	–	–	m	**33.60**
raking cutting to 80 mm KS600MR panel including waste	–	–	–	–	m	**33.95**
panel bearers' 1500 mm centres	–	–	–	–	m	**5.81**
vertical tophat joint in HPS200	–	–	–	–	m	**9.94**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
vertical tophat joint with cap in HPS200	–	–	–	–	m	**13.05**
cranked KS1000MR panel	–	–	–	–	m	**96.62**
cranked KS900MR panel	–	–	–	–	m	**107.35**
cranked KS600MR panel	–	–	–	–	m	**161.04**
roof penetration; 150 mm dia. opening; with top hat flashing and collar 150 mm high; and silicone joint to roofsheet	–	–	–	–	nr	**49.52**
roof penetration; 250 mm dia. opening; with top hat flashing and collar 150 mm high; and silicone joint to roofsheet	–	–	–	–	nr	**70.47**
GRP Transluscent rooflights; factory assembled						
Rooflight; vertical fixing to steel purlins (measured elsewhere)						
double skin; class 3 over 1	–	–	–	–	m^2	**49.57**
triple skin; class 3 over 1	–	–	–	–	m^2	**50.92**
Wall cladding; Gasell Profiles Ltd or equal and approved; steel GA50-30 profiled sheeting to outer face; steel; GA600 lining to inner face; including profile fillers; sealing						
Coverings; fixing to and including vertical and horizontal secondary supports						
250 mm girth	–	–	–	–	m^2	**130.00**
H32 PLASTICS PROFILED SHEET CLADDING/ COVERING/SIDING						
Extended, hard skinned, foamed PVC-UE profiled sections; Swish Celuka or other equal and approved; Class 1 fire-rated to BS 476; Part 7; in white finish						
Wall cladding; vertical; fixing to timber						
100 mm shiplap profiles; Code 001	–	0.35	6.11	46.37	m^2	**52.48**
150 mm shiplap profiles; Code 002	–	0.32	5.59	41.10	m^2	**46.69**
125 mm feather-edged profiles; Code C208	–	0.34	5.93	52.31	m^2	**58.24**
Vertical angles	–	0.19	3.32	4.78	m	**8.10**
Raking cutting	–	0.14	2.44	–	m	**2.44**
Holes for pipes and the like	–	0.03	0.52	–	nr	**0.52**
H41 GLASS REINFORCED PLASTICS PANEL CLADDING FEATURES						
Glass fibre translucent sheeting grade AB class 3						
Roof cladding; sloping not exceeding 50°; fixing to timber purlins with drive screws; to suit						
'Profile 3' or other equal and approved	11.00	0.18	5.09	14.89	m^2	**19.98**
'Profile 6' or other equal and approved	11.26	0.23	6.51	15.17	m^2	**21.68**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
H41 GLASS REINFORCED PLASTICS PANEL CLADDING FEATURES – cont						
Glass fibre translucent sheeting grade AB class 3 – cont						
Roof cladding; sloping not exceeding 50°; fixing to timber purlins with hook bolts; to suit						
‘Profile 3’ or other equal and approved	11.00	0.23	6.51	15.57	m^2	**22.08**
‘Profile 6’ or other equal and approved	11.26	0.28	7.92	15.84	m^2	**23.76**
‘Longrib 1000’ or other equal and approved	12.66	0.28	7.92	17.27	m^2	**25.19**
H51 NATURAL STONE SLAB CLADDING FEATURES						
SUPPLY AND FIX PRICES						
Portland Whitbed limestone bedded and jointed in cement – lime – mortar (1:2:9); slurrying with weak lime and stone dust mortar; flush pointing and cleaning on completion (cramps etc. not included)						
Facework; one face plain and rubbed; bedded against backing						
50 mm thick stones	–	–	–	–	m^2	**302.38**
63 mm thick stones	–	–	–	–	m^2	**344.40**
75 mm thick stones	–	–	–	–	m^2	**389.50**
100 mm thick stones	–	–	–	–	m^2	**415.13**
Fair returns on facework						
50 mm wide	–	–	–	–	m	**4.10**
63 mm wide	–	–	–	–	m	**5.13**
75 mm wide	–	–	–	–	m	**7.17**
100 mm wide	–	–	–	–	m	**9.22**
Fair raking cutting on facework						
50 mm thick	–	–	–	–	m	**18.45**
63 mm thick	–	–	–	–	m	**20.50**
75 mm thick	–	–	–	–	m	**24.60**
100 mm thick	–	–	–	–	m	**26.65**
Copings; once weathered; and throated; rubbed; set horizontal or raking						
250 mm × 50 mm	–	–	–	–	m	**143.50**
extra for external angle	–	–	–	–	nr	**25.63**
extra for internal angle	–	–	–	–	nr	**25.63**
300 mm × 50 mm	–	–	–	–	m	**151.70**
extra for external angle	–	–	–	–	nr	**25.63**
extra for internal angle	–	–	–	–	nr	**30.75**
350 mm × 75 mm	–	–	–	–	m	**169.13**
extra for external angle	–	–	–	–	nr	**25.63**
extra for internal angle	–	–	–	–	nr	**32.80**
400 mm × 100 mm	–	–	–	–	m	**202.95**
extra for external angle	–	–	–	–	nr	**30.75**
extra for internal angle	–	–	–	–	nr	**43.05**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
450 mm × 100 mm	–	–	–	–	m	**246.00**
extra for external angle	–	–	–	–	nr	**38.95**
extra for internal angle	–	–	–	–	nr	**53.30**
500 mm × 125 mm	–	–	–	–	m	**374.13**
extra for external angle	–	–	–	–	nr	**53.30**
extra for internal angle	–	–	–	–	nr	**66.63**
Band courses; plain; rubbed; horizontal						
225 mm × 112 mm	–	–	–	–	m	**112.75**
300 mm × 112 mm	–	–	–	–	m	**150.68**
extra for stopped ends	–	–	–	–	nr	**6.15**
extra for external angles	–	–	–	–	nr	**6.15**
Band courses; moulded 100 mm girth on face; rubbed; horizontal						
125 mm × 75 mm	–	–	–	–	m	**128.13**
extra for stopped ends	–	–	–	–	nr	**20.50**
extra for external angles	–	–	–	–	nr	**25.63**
extra for internal angles	–	–	–	–	nr	**51.25**
150 mm × 75 mm	–	–	–	–	m	**148.63**
extra for stopped ends	–	–	–	–	nr	**20.50**
extra for external angles	–	–	–	–	nr	**35.88**
extra for internal angles	–	–	–	–	nr	**61.50**
200 mm × 100 mm	–	–	–	–	m	**169.13**
extra for stopped ends	–	–	–	–	nr	**20.50**
extra for external angles	–	–	–	–	nr	**51.25**
extra for internal angles	–	–	–	–	nr	**92.25**
250 mm × 150 mm	–	–	–	–	m	**246.00**
extra for stopped ends	–	–	–	–	nr	**20.50**
extra for external angles	–	–	–	–	nr	**51.25**
extra for internal angles	–	–	–	–	nr	**102.50**
300 mm × 250 mm	–	–	–	–	m	**399.75**
extra for stopped ends	–	–	–	–	nr	**20.50**
extra for external angles	–	–	–	–	nr	**71.75**
extra for internal angles	–	–	–	–	nr	**123.00**
Coping apex block; two sunk faces; rubbed						
650 mm × 450 mm × 225 mm	–	–	–	–	nr	**502.25**
Coping kneeler block; three sunk faces; rubbed						
350 mm × 350 mm × 375 mm	–	–	–	–	nr	**399.75**
450 mm × 450 mm × 375 mm	–	–	–	–	nr	**461.25**
Corbel; turned and moulded; rubbed						
225 mm × 225 mm × 375 mm	–	–	–	–	nr	**328.00**
Slab surrounds to openings; one face splayed; rubbed						
75 mm × 100 mm	–	–	–	–	m	**71.75**
75 mm × 200 mm	–	–	–	–	m	**97.38**
100 mm × 100 mm	–	–	–	–	m	**87.13**
125 mm × 100 mm	–	–	–	–	m	**97.38**
125 mm × 150 mm	–	–	–	–	m	**117.88**
175 mm × 175 mm	–	–	–	–	m	**143.50**
225 mm × 175 mm	–	–	–	–	m	**169.13**
300 mm × 175 mm	–	–	–	–	m	**205.00**
300 mm × 225 mm	–	–	–	–	m	**266.50**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
H51 NATURAL STONE SLAB CLADDING FEATURES – cont						
Portland Whitbed limestone bedded and jointed in cement – lime – mortar (1:2:9) – cont						
Slab surrounds to openings; one face sunk splayed; rubbed						
75 mm × 100 mm	–	–	–	–	m	**92.25**
75 mm × 200 mm	–	–	–	–	m	**117.88**
100 mm × 100 mm	–	–	–	–	m	**107.63**
125 mm × 100 mm	–	–	–	–	m	**117.88**
125 mm × 150 mm	–	–	–	–	m	**138.38**
175 mm × 175 mm	–	–	–	–	m	**164.00**
225 mm × 175 mm	–	–	–	–	m	**189.63**
300 mm × 175 mm	–	–	–	–	m	**225.50**
300 mm × 225 mm	–	–	–	–	m	**287.00**
extra for throating	–	–	–	–	m	**10.25**
extra for rebates and grooves	–	–	–	–	m	**22.55**
extra for stooling	–	–	–	–	m	**38.95**
Sundries – stone walling						
Coating backs of stones with brush applied cold bitumen solution; two coats						
limestone facework	–	0.19	2.55	1.41	m^2	**3.96**
Cutting grooves in limestone masonry for						
water bars or the like	–	–	–	–	m	**10.25**
Mortices in limestone masonry for						
metal dowel	–	–	–	–	nr	**2.05**
metal cramp	–	–	–	–	nr	**4.10**
Eurobrick insulated brick cladding systems or other equal and approved; extruded polystyrene foam insulation; brick slips bonded to insulation panels with Eurobrick gun applied adhesive or other equal and approved; pointing with formulated mortar grout						
25 mm insulation to walls						
over 300 mm wide; fixing with proprietary screws and plates to timber	–	1.39	26.69	44.65	m^2	**71.34**
50 mm insulation to walls						
over 300 mm wide; fixing with proprietary screws and plates; to timber	–	1.39	26.69	48.77	m^2	**75.46**
Stainless steel cramps and dowels; Halfen-Deha or other equal and approved; one end built into brickwork or set in slot in concrete						
Dowel						
8 mm diameter × 75 mm long	0.16	0.04	0.81	0.17	nr	**0.98**
10 mm diameter × 150 mm long	0.45	0.04	0.81	0.46	nr	**1.27**
Pattern J tie						
25 mm × 3 mm × 100 mm	0.33	0.06	1.21	0.34	nr	**1.55**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Pattern S cramp; with two 20 mm turndowns (190 mm girth)						
25 mm × 3 mm × 150 mm	0.47	0.06	1.21	0.48	nr	**1.69**
Pattern B anchor; with 8 mm × 75 mm loose dowel						
25 mm × 3 mm × 150 mm	0.58	0.09	1.81	0.59	nr	**2.40**
Pattern Q tie						
25 mm × 3 mm × 200 mm	0.58	0.06	1.21	0.59	nr	**1.80**
38 mm × 3 mm × 250 mm	1.18	0.06	1.21	1.21	nr	**2.42**
Pattern P half twist tie						
25 mm × 3 mm × 200 mm	0.63	0.06	1.21	0.65	nr	**1.86**
38 mm × 3 mm × 250 mm	0.99	0.06	1.21	1.01	nr	**2.22**
H53 CLAY SLAB/CLADDING/FEATURES						
Terracotta cladding and panels; LockClad or equal and approved; 240 mm × 390 mm × 14½ mm thick terracotta panels; including horizontal rails, clips and vertical spacers, insulation, structural liner trays and fixings						
Walls						
over 300 mm wide	–	–	–	–	m^2	**208.96**
H60 PLAIN ROOF TILING						
ALTERNATIVE TILE PRICES (£/1000)						
Clay tiles; plain, interlocking and pantiles						
Dreadnought						
Red smooth/sandfaced	288.80	–	–	–	1000	**–**
Country brown smooth/sandfaced	321.70	–	–	–	1000	**–**
Brown Antique smooth/sandfaced	334.10	–	–	–	1000	**–**
Blue/Dark Heather	350.60	–	–	–	1000	**–**
Sandtoft pantiles						
Bridgewater Double Roman	5540.90	–	–	–	1000	**–**
Gaelic	2182.90	–	–	–	1000	**–**
Arcadia	1329.30	–	–	–	1000	**–**
William Blyth pantiles						
Barco Bold Roll	711.20	–	–	–	1000	**–**
Celtic (French)	804.00	–	–	–	1000	**–**
Concrete tiles; plain and interlocking						
Marley Eternit roof tiles						
Anglia	440.20	–	–	–	1000	**–**
Ashmore	530.20	–	–	–	1000	**–**
Duo Modern	664.00	–	–	–	1000	**–**
Pewter Mendip	764.20	–	–	–	1000	**–**
Malvern	713.70	–	–	–	1000	**–**
Plain	253.70	–	–	–	1000	**–**
Redland roof tiles						
Redland 49	671.00	–	–	–	1000	**–**
50 Double Roman	560.00	–	–	–	1000	**–**
Mini Stoneworld	1020.00	–	–	–	1000	**–**
Grovebury	972.00	–	–	–	1000	**–**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
H60 PLAIN ROOF TILING – cont						
SUPPLY AND FIX PRICES						
NOTE: The following items of tile roofing unless otherwise described, include for conventional fixing assuming normal exposure with appropriate nails and/or rivets or clips to pressure impregnated softwood battens fixed with galvanized nails; prices also include for all bedding and pointing at verges, beneath ridge tiles, etc.						
Clay interlocking plain tiles; Sandtoft 20/20 natural red faced or other equal and approved; 370 mm × 223 mm; to 75 mm lap; on 25 mm × 38 mm battens and type 1F reinforced underlay						
Roof coverings (PC £ per 1000)	816.69	0.42	11.88	15.94	m^2	**27.82**
Extra over coverings for						
fixing every tile	–	0.02	0.56	0.85	m^2	**1.41**
double course at eaves	–	0.28	7.92	11.58	m	**19.50**
verges; extra single undercloak course of plain tiles	–	0.28	7.92	4.79	m	**12.71**
open valleys; cutting both sides	–	0.17	4.81	3.35	m	**8.16**
dry ridge tiles	–	0.56	15.85	13.78	m	**29.63**
dry hips; cutting both sides	–	0.69	19.52	11.59	m	**31.11**
holes for pipes and the like	–	0.19	5.37	–	nr	**5.37**
Clay pantiles; Sandtoft Old English; red sand faced or other equal and approved; 342 mm × 241 mm; to 75 mm lap; on 25 mm × 38 mm battens and type 1F reinforced underlay						
Roof coverings (PC £ per 1000)	978.18	0.42	11.88	19.85	m^2	**31.73**
Extra over coverings for						
fixing every tile	–	0.02	0.56	2.13	m^2	**2.69**
other colours	–	–	–	1.09	m^2	**1.09**
double course at eaves	–	0.31	8.77	4.73	m	**13.50**
verges; extra single undercloak course of plain tiles	–	0.28	7.92	12.81	m	**20.73**
open valleys; cutting both sides	–	0.17	4.81	4.01	m	**8.82**
ridge tiles; tile slips	–	0.56	15.85	38.78	m	**54.63**
hips; cutting both sides	–	0.69	19.52	42.78	m	**62.30**
holes for pipes and the like	–	0.19	5.37	–	nr	**5.37**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Clay pantiles; William Blyth's Lincoln natural or other equal and approved; 343 mm × 280 mm; to 75 mm lap; on 19 mm × 38 mm battens and type 1F reinforced underlay						
Roof coverings (PC £ per 1000)	1008.00	0.42	11.88	19.82	m^2	**31.70**
Extra over coverings for						
fixing every tile	–	0.02	0.56	2.13	m^2	**2.69**
other colours	–	–	–	1.33	m^2	**1.33**
double course at eaves	–	0.31	8.77	4.85	m	**13.62**
verges; extra single undercloak course of plain tiles	–	0.28	7.92	11.16	m	**19.08**
open valleys; cutting both sides	–	0.17	4.81	4.13	m	**8.94**
ridge tiles; tile slips	–	0.56	15.85	22.38	m	**38.23**
hips; cutting both sides	–	0.69	19.52	26.51	m	**46.03**
holes for pipes and the like	–	0.19	5.37	–	nr	**5.37**
Clay plain tiles; Hinton, Perry and Davenhill Dreadnought smooth red machine-made or other equal and approved; 265 mm × 165 mm; on 19 mm × 38 mm battens and type 1F reinforced underlay						
Roof coverings; to 64 mm lap (PC £ per 1000)	303.24	0.97	27.44	26.28	m^2	**53.72**
Wall coverings; to 38 mm lap	–	1.16	32.82	22.72	m^2	**55.54**
Extra over coverings for						
other colours	–	–	–	2.23	m^2	**2.23**
ornamental tiles	–	–	–	19.58	m^2	**19.58**
double course at eaves	–	0.23	6.51	3.18	m	**9.69**
verges	–	0.28	7.92	0.94	m	**8.86**
swept valleys; cutting both sides	–	0.60	16.97	4.97	m	**21.94**
bonnet hips; cutting both sides	–	0.74	20.93	49.79	m	**70.72**
external vertical angle tiles; supplementary nail fixings	–	0.37	10.47	63.16	m	**73.63**
half round ridge tiles	–	0.56	15.85	11.42	m	**27.27**
holes for pipes and the like	–	0.19	5.37	–	nr	**5.37**
Concrete interlocking tiles; Marley Eternit Anglia granule finish tiles or other equal and approved; 387 mm × 230 mm; to 75 mm lap; on 25 mm × 38 mm battens and type 1F reinforced underlay						
Roof coverings (PC £ per 1000)	440.20	0.42	11.88	10.73	m^2	**22.61**
Extra over coverings for						
fixing every tile	–	0.02	0.56	0.36	m^2	**0.92**
eaves; eaves filler	–	0.04	1.13	8.97	m	**10.10**
verges; 150 mm wide asbestos free strip undercloak	–	0.21	5.94	1.57	m	**7.51**
valley trough tiles; cutting both sides	–	0.51	14.43	20.38	m	**34.81**
segmental ridge tiles; tile slips	–	0.51	14.43	10.36	m	**24.79**
segmental hip tiles; tile slips; cutting both sides	–	0.65	18.39	11.79	m	**30.18**
dry ridge tiles; segmental including batten sections; unions and filler pieces	–	0.28	7.92	15.12	m	**23.04**
segmental mono-ridge tiles	–	0.51	14.43	16.28	m	**30.71**
gas ridge terminal	–	0.46	13.02	56.21	nr	**69.23**
holes for pipes and the like	–	0.19	5.37	–	nr	**5.37**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
H60 PLAIN ROOF TILING – cont						
Concrete interlocking tiles; Marley Eternit Ludlow Major granule finish tiles or other equal and approved; 420 mm × 330 mm; to 75 mm lap; on 25 mm × 38 mm battens and type 1F reinforced underlay						
Roof coverings (PC £ per 1000)	669.48	0.32	9.05	9.46	m^2	**18.51**
Extra over coverings for						
fixing every tile	–	0.02	0.56	0.36	m^2	**0.92**
eaves; eaves filler	–	0.04	1.13	0.32	m	**1.45**
verges; 150 mm wide asbestos free strip undercloak	–	0.21	5.94	1.57	m	**7.51**
dry verge system; extruded white pvc	–	0.14	3.96	9.21	m	**13.17**
segmental ridge cap to dry verge	–	0.02	0.56	2.98	m	**3.54**
valley trough tiles; cutting both sides	–	0.51	14.43	20.81	m	**35.24**
segmental ridge tiles	–	0.46	13.02	6.59	m	**19.61**
segmental hip tiles; cutting both sides	–	0.60	16.97	8.65	m	**25.62**
dry ridge tiles; segmental including batten sections; unions and filler pieces	–	0.28	7.92	15.12	m	**23.04**
segmental mono-ridge tiles	–	0.46	13.02	14.07	m	**27.09**
gas ridge terminal	–	0.46	13.02	56.21	nr	**69.23**
holes for pipes and the like	–	0.19	5.37	–	nr	**5.37**
Concrete interlocking tiles; Marley Eternit Ecologic Ludlow Major granule finish tiles or other equal and approved; 420 mm × 330 mm; to 75 mm lap; on 25 mm × 38 mm battens and type 1F reinforced underlay						
Roof coverings (PC £ per 1000)	718.73	0.32	9.05	9.96	m^2	**19.01**
Extra over coverings for						
fixing every tile	–	0.02	0.56	0.36	m^2	**0.92**
eaves; eaves filler	–	0.04	1.13	0.32	m	**1.45**
verges; 150 mm wide asbestos free strip undercloak	–	0.21	5.94	1.57	m	**7.51**
dry verge system; extruded white pvc	–	0.14	3.96	9.21	m	**13.17**
segmental ridge cap to dry verge	–	0.02	0.56	2.98	m	**3.54**
valley trough tiles; cutting both sides	–	0.51	14.43	20.91	m	**35.34**
segmental ridge tiles	–	0.46	13.02	6.59	m	**19.61**
segmental hip tiles; cutting both sides	–	0.60	16.97	8.79	m	**25.76**
dry ridge tiles; segmental including batten sections; unions and filler pieces	–	0.28	7.92	15.12	m	**23.04**
segmental mono-ridge tiles	–	0.46	13.02	14.07	m	**27.09**
gas ridge terminal	–	0.46	13.02	56.21	nr	**69.23**
holes for pipes and the like	–	0.19	5.37	–	nr	**5.37**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Concrete interlocking tiles; Marley Eternit Mendip granule finish double pantiles or other equal and approved; 420 mm × 330 mm; to 75 mm lap; on 22 mm × 38 mm battens and type 1F reinforced underlay						
Roof coverings (PC £ per 1000)	681.76	0.32	9.05	9.52	m^2	**18.57**
Extra over coverings for						
fixing every tile	–	0.02	0.56	0.36	m^2	**0.92**
eaves; eaves filler	–	0.02	0.56	8.76	m	**9.32**
verges; 150 mm wide asbestos free strip undercloak	–	0.21	5.94	1.57	m	**7.51**
dry verge system; extruded white pvc	–	0.14	3.96	9.21	m	**13.17**
segmental ridge cap to dry verge	–	0.02	0.56	2.98	m	**3.54**
valley trough tiles; cutting both sides	–	0.51	14.43	20.83	m	**35.26**
segmental ridge tiles	–	0.51	14.43	10.36	m	**24.79**
segmental hip tiles; cutting both sides	–	0.65	18.39	12.46	m	**30.85**
dry ridge tiles; segmental including batten sections; unions and filler pieces	–	0.28	7.92	15.12	m	**23.04**
segmental mono-ridge tiles	–	0.46	13.02	15.96	m	**28.98**
gas ridge terminal	–	0.46	13.02	56.21	nr	**69.23**
holes for pipes and the like	–	0.19	5.37	–	nr	**5.37**
Concrete interlocking tiles; Marley Eternit Modern smooth finish tiles or other equal and approved; 420 mm × 220 mm; to 75 mm lap; on 25 mm × 38 mm battens and type 1F reinforced underlay						
Roof coverings (PC £ per 1000)	697.20	0.32	9.05	10.06	m^2	**19.11**
Extra over coverings for						
fixing every tile	–	0.02	0.56	0.36	m^2	**0.92**
verges; 150 mm wide asbestos free strip undercloak	–	0.21	5.94	1.57	m	**7.51**
dry verge system; extruded white pvc	–	0.19	5.37	9.21	m	**14.58**
'Modern' ridge cap to dry verge	–	0.02	0.56	2.98	m	**3.54**
valley trough tiles; cutting both sides	–	0.51	14.43	20.86	m	**35.29**
'Modern' ridge tiles	–	0.46	13.02	8.25	m	**21.27**
'Modern' hip tiles; cutting both sides	–	0.60	16.97	10.39	m	**27.36**
dry ridge tiles; 'Modern'; including batten sections; unions and filler pieces	–	0.28	7.92	16.78	m	**24.70**
'Modern' mono-ridge tiles	–	0.46	13.02	14.07	m	**27.09**
gas ridge terminal	–	0.46	13.02	56.21	nr	**69.23**
holes for pipes and the like	–	0.19	5.37	–	nr	**5.37**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
H60 PLAIN ROOF TILING – cont						
Concrete interlocking tiles; Marley Eternit Wessex smooth finish tiles or other equal and approved; 413 mm × 330 mm; to 75 mm lap; on 25 mm × 38 mm battens and type 1F reinforced underlay						
Roof coverings (PC £ per 1000)	1055.78	0.32	9.05	13.69	m^2	**22.74**
Extra over coverings for						
fixing every tile	–	0.02	0.56	0.36	m^2	**0.92**
verges; 150 mm wide asbestos free strip undercloak	–	0.21	5.94	1.57	m	**7.51**
dry verge system; extruded white pvc	–	0.19	5.37	9.21	m	**14.58**
'Modern' ridge cap to dry verge	–	0.02	0.56	2.98	m	**3.54**
valley trough tiles; cutting both sides	–	0.51	14.43	21.60	m	**36.03**
'Modern' ridge tiles	–	0.46	13.02	8.25	m	**21.27**
'Modern' hip tiles; cutting both sides	–	0.60	16.97	11.50	m	**28.47**
dry ridge tiles; 'Modern'; including batten sections; unions and filler pieces	–	0.28	7.92	16.78	m	**24.70**
'Modern' mono-ridge tiles	–	0.46	13.02	14.07	m	**27.09**
gas ridge terminal	–	0.46	13.02	56.21	nr	**69.23**
holes for pipes and the like	–	0.19	5.37	–	nr	**5.37**
Concrete interlocking slates; Redland Richmond smooth finish tiles or other equal and approved; 430 × 380; to 75 mm lap; on 25 mm × 38 mm battens and type 1F reinforced underlay						
Roof coverings (PC £ per 1000)	1093.58	0.32	9.05	12.03	m^2	**21.08**
Extra over coverings for						
fixing every tile	–	0.02	0.56	0.36	m^2	**0.92**
eaves; eaves filler	–	0.02	0.56	5.57	m	**6.13**
verges; extra single undercloak course of plain tiles	–	0.23	6.51	3.74	m	**10.25**
ambi-dry verge system	–	0.19	5.37	10.88	m	**16.25**
ambi-dry verge eave/ridge end piece	–	0.02	0.56	3.90	m	**4.46**
universal valley trough tiles; cutting both sides	–	0.56	15.85	35.03	m	**50.88**
universal hip tiles; cutting both sides	–	0.60	16.97	12.73	m	**29.70**
universal angle ridge tiles	–	0.46	13.02	9.37	m	**22.39**
dry ridge system; universal angle ridge tiles	–	0.23	6.51	25.30	m	**31.81**
universal mono-pitch angle ridge tiles	–	0.51	14.43	18.12	m	**32.55**
gas ridge terminal	–	0.46	13.02	71.15	nr	**84.17**
ridge vent with 110 mm diameter flexible adaptor	–	0.46	13.02	84.46	nr	**97.48**
holes for pipes and the like	–	0.19	5.37	–	nr	**5.37**
Concrete interlocking slates; Redland Stonewold II smooth finish tiles or other equal and approved; 430 mm × 380 mm; to 75 mm lap; on 25 mm × 38 mm battens and type 1F reinforced underlay						
Roof coverings (PC £ per 1000)	1673.70	0.32	9.05	19.74	m^2	**28.79**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Extra over coverings for						
fixing every tile	–	0.02	0.56	0.75	m^2	**1.31**
verges; extra single undercloak course of plain tiles	–	0.28	7.92	3.74	m	**11.66**
ambi-dry verge system	–	0.19	5.37	10.88	m	**16.25**
ambi-dry verge eave/ridge end piece	–	0.02	0.56	3.90	m	**4.46**
valley trough tiles; cutting both sides	–	0.51	14.43	35.58	m	**50.01**
universal angle ridge tiles	–	0.46	13.02	9.37	m	**22.39**
universal hip tiles; cutting both sides	–	0.60	16.97	14.51	m	**31.48**
dry ridge system; universal angle ridge tiles	–	0.23	6.51	25.30	m	**31.81**
universal mono-pitch angle ridge tiles	–	0.51	14.43	18.12	m	**32.55**
universal gas flue angle ridge tile	–	0.46	13.02	71.77	nr	**84.79**
universal angle ridge vent tile with 110 mm diameter adaptor	–	0.46	13.02	72.64	nr	**85.66**
holes for pipes and the like	–	0.19	5.37	–	nr	**5.37**
Concrete interlocking tiles; Redland Norfolk smooth finish pantiles or other equal and approved; 381 mm × 229 mm; to 75 mm lap; on 25 mm × 38 mm battens and type 1F reinforced underlay						
Roof coverings (PC £ per 1000)	621.28	0.42	11.88	14.67	m^2	**26.55**
Extra over coverings for						
fixing every tile	–	0.04	1.13	0.15	m^2	**1.28**
eaves; eaves filler	–	0.04	1.13	1.21	m	**2.34**
verges; extra single undercloak course of plain tiles	–	0.28	7.92	6.61	m	**14.53**
valley trough tiles; cutting both sides	–	0.56	15.85	33.62	m	**49.47**
universal ridge tiles	–	0.46	13.02	12.65	m	**25.67**
universal hip tiles; cutting both sides	–	0.60	16.97	15.84	m	**32.81**
universal gas flue ridge tile	–	0.46	13.02	71.80	nr	**84.82**
universal ridge vent tile with 110 mm diameter adaptor	–	0.50	14.15	84.11	nr	**98.26**
holes for pipes and the like	–	0.19	5.37	–	nr	**5.37**
Concrete interlocking tiles; Redland Regent granule finish bold roll tiles or other equal and approved; 418 mm × 332 mm; to 75 mm lap; on 25 mm × 38 mm battens and type 1F reinforced underlay						
Roof coverings (PC £ per 1000)	880.95	0.32	9.05	11.79	m^2	**20.84**
Extra over coverings for						
fixing every tile	–	0.03	0.85	0.56	m^2	**1.41**
eaves; eaves filler	–	0.04	1.13	0.91	m	**2.04**
verges; extra single undercloak course of plain tiles	–	0.23	6.51	3.22	m	**9.73**
cloaked verge system	–	0.14	3.96	7.64	m	**11.60**
valley trough tiles; cutting both sides	–	0.51	14.43	33.14	m	**47.57**
universal ridge tiles	–	0.46	13.02	12.65	m	**25.67**
universal hip tiles; cutting both sides	–	0.60	16.97	15.35	m	**32.32**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
H60 PLAIN ROOF TILING – cont						
Concrete interlocking tiles; Redland Regent – cont						
Extra over coverings for – cont						
dry ridge system; universal ridge tiles	–	0.23	6.51	43.64	m	**50.15**
universal half round mono-pitch ridge tiles	–	0.51	14.43	26.77	m	**41.20**
universal gas flue ridge tile	–	0.46	13.02	71.80	nr	**84.82**
universal ridge vent tile with 110 mm diameter adaptor	–	0.46	13.02	84.11	nr	**97.13**
holes for pipes and the like	–	0.19	5.37	–	nr	**5.37**
Concrete interlocking tiles; Redland Renown granule finish tiles or other equal and approved; 418 mm × 330 mm; to 75 mm lap; on 25 mm × 38 mm battens and type 1F reinforced underlay						
Roof coverings (PC £ per 1000)	850.92	0.32	9.05	11.49	m^2	**20.54**
Extra over coverings for						
fixing every tile	–	0.02	0.56	0.18	m^2	**0.74**
verges; extra single undercloak course of plain tiles	–	0.23	6.51	3.85	m	**10.36**
cloaked verge system	–	0.14	3.96	7.73	m	**11.69**
valley trough tiles; cutting both sides	–	0.51	14.43	33.05	m	**47.48**
universal ridge tiles	–	0.46	13.02	12.65	m	**25.67**
universal hip tiles; cutting both sides	–	0.60	16.97	15.26	m	**32.23**
dry ridge system; universal ridge tiles	–	0.23	6.51	42.58	m	**49.09**
universal half round mono-pitch ridge tiles	–	0.51	14.43	26.77	m	**41.20**
universal gas flue ridge tile	–	0.46	13.02	71.80	nr	**84.82**
universal ridge vent tile with 110 mm diameter adaptor	–	0.46	13.02	84.11	nr	**97.13**
holes for pipes and the like	–	0.19	5.37	–	nr	**5.37**
Concrete plain tiles; BS EN 490 group A; 267 mm × 165 mm; on 25 mm × 38 mm battens and type 1F reinforced underlay						
Roof coverings; to 64 mm lap (PC £ per 1000)	358.89	0.97	27.44	29.70	m^2	**57.14**
Wall coverings; to 38 mm lap	–	1.16	32.82	25.75	m^2	**58.57**
Extra over coverings for						
ornamental tiles	–	–	–	18.91	m^2	**18.91**
double course at eaves	–	0.23	6.51	3.52	m	**10.03**
verges	–	0.31	8.77	1.24	m	**10.01**
swept valleys; cutting both sides	–	0.60	16.97	32.37	m	**49.34**
bonnet hips; cutting both sides	–	0.74	20.93	32.43	m	**53.36**
external vertical angle tiles; supplementary nail fixings	–	0.37	10.47	22.92	m	**33.39**
half round ridge tiles	–	0.46	13.02	8.19	m	**21.21**
third round hip tiles; cutting both sides	–	0.46	13.02	10.40	m	**23.42**
holes for pipes and the like	–	0.19	5.37	–	nr	**5.37**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Sundries						
Hip irons						
galvanized mild steel; fixing with screws	–	0.09	2.54	2.04	nr	**4.58**
Rytons Clip strip or other equal and approved; continuous soffit ventilator						
51 mm wide; plastic; code CS351	–	0.28	7.92	0.78	m	**8.70**
Rytons over fascia ventilator or other equal and approved; continuous eaves ventilator						
40 mm wide; plastic; code OFV890	–	0.09	2.54	1.22	m	**3.76**
Rytons roof ventilator or other equal and approved; to suit rafters at 600 mm centres						
250 mm deep × 43 mm high; plastic; code TV600	–	0.09	2.54	1.22	m	**3.76**
Rytons push and lock ventilators or other equal and approved; circular						
83 mm diameter; plastic; code PL235	–	0.04	0.70	0.18	nr	**0.88**
Fixing only						
lead soakers (supply cost not included)	–	0.07	1.45	–	nr	**1.45**
Pressure impregnated softwood counter battens; 25 mm × 50 mm						
450 mm centres	–	0.06	1.70	1.72	m^2	**3.42**
600 mm centres	–	0.04	1.13	1.30	m^2	**2.43**
Underlay; BS EN 13707 type 1B; bitumen felt weighing 14 kg/10 m^2; 75 mm laps						
To sloping or vertical surfaces	0.42	0.02	0.56	0.73	m^2	**1.29**
Underlay; BS EN 13707 type 1F; reinforced bitumen felt weighing 22.50 kg/10 m^2; 75 mm laps						
To sloping or vertical surfaces	0.71	0.02	0.56	1.03	m^2	**1.59**
Underlay; Visqueen Tilene 200P or other equal and approved; micro-perforated sheet; 75 mm laps						
To sloping or vertical surfaces	0.47	0.02	0.56	0.78	m^2	**1.34**
Underlay; Powerlon 250 BM or other equal and approved; reinforced breather membrane; 75 mm laps						
To sloping or vertical surfaces	1.40	0.02	0.56	1.73	m^2	**2.29**
Underlay; Anticon or other equal and approved sarking membrane; Euroroof Ltd; polyethylene; 75 mm laps						
To sloping or vertical surfaces	–	0.02	0.56	1.33	m^2	**1.89**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
H61 FIBRE CEMENT SLATING						
Asbestos-free artificial slates; Eternit Garsdale/ E2000T or other equal and approved; to 75 mm lap; on 19 mm × 50 mm battens and type 1F reinforced underlay						
Coverings; 500 mm × 250 mm slates						
roof coverings	–	0.60	16.97	19.76	m^2	**36.73**
wall coverings	–	0.74	20.93	19.76	m^2	**40.69**
Coverings; 600 mm × 300 mm slates						
roof coverings	–	0.46	13.02	16.14	m^2	**29.16**
wall coverings	–	0.60	16.97	16.14	m^2	**33.11**
Extra over slate coverings for						
double course at eaves	–	0.23	6.51	4.04	m	**10.55**
verges; extra single undercloak course	–	0.31	8.77	0.86	m	**9.63**
open valleys; cutting both sides	–	0.19	5.37	3.43	m	**8.80**
stop end	–	0.09	2.54	8.68	nr	**11.22**
roll top ridge tiles	–	0.56	15.85	28.08	m	**43.93**
stop end	–	0.09	2.54	15.57	nr	**18.11**
mono-pitch ridge tiles	–	0.46	13.02	32.83	m	**45.85**
stop end	–	0.09	2.54	35.70	nr	**38.24**
duo-pitch ridge tiles	–	0.46	13.02	26.60	m	**39.62**
stop end	–	0.09	2.54	26.17	nr	**28.71**
half round hip tiles; cutting both sides	–	0.19	5.37	58.21	m	**63.58**
holes for pipes and the like	–	0.19	5.37	–	nr	**5.37**
H62 NATURAL SLATING						
NOTE: The following items of slate roofing unless otherwise described, include for conventional fixing assuming normal exposure with appropriate nails and/or rivets or clips to pressure impregnated softwood battens fixed with galvanized nails; prices also include for all bedding and pointing at verges; beneath verge tiles etc.						
Natural slates; BS EN 12326 Part 2; Spanish blue grey; uniform size; to 75 mm lap; on 25 mm × 50 mm battens and type 1F reinforced underlay						
Coverings; 400 mm × 250 mm slates						
roof coverings (PC £ per 1000)	480.00	0.73	20.29	18.39	m^2	**38.68**
wall coverings	–	1.06	29.99	18.72	m^2	**48.71**
Coverings; 500 mm × 250 mm slates						
roof coverings (PC £ per 1000)	787.50	0.60	16.97	20.65	m^2	**37.62**
wall coverings	–	0.88	24.90	20.65	m^2	**45.55**
Coverings; 600 mm × 300 mm slates						
roof coverings (PC £ per 1000)	1256.30	0.50	14.15	21.01	m^2	**35.16**
wall coverings	–	0.69	19.52	21.01	m^2	**40.53**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Extra over coverings for						
double course at eaves	–	0.28	7.92	5.32	m	**13.24**
verges; extra single undercloak course	–	0.39	11.03	2.78	m	**13.81**
open valleys; cutting both sides	–	0.20	5.66	10.81	m	**16.47**
blue/black glass reinforced concrete 152 mm half round ridge tiles	–	0.46	13.02	12.19	m	**25.21**
blue/black glass reinforced concrete 125 mm × 125 mm plain angle ridge tiles	–	0.46	13.02	12.19	m	**25.21**
mitred hips; cutting both sides	–	0.20	5.66	10.81	m	**16.47**
blue/black glass reinforced concrete 152 mm half round hip tiles; cutting both sides	–	0.65	18.39	23.00	m	**41.39**
blue/black glass reinforced concrete 125 mm × 125 mm plain angle hip tiles; cutting both sides	–	0.65	18.39	22.99	m	**41.38**
holes for pipes and the like	–	0.19	5.37	–	nr	**5.37**
Natural slates; BS EN 12326 Part 2; Welsh blue grey; uniform size; to 75 mm lap; on 25 mm × 50 mm battens and type 1F reinforced underlay						
Coverings; 400 mm × 250 mm slates						
roof coverings (PC £ per 1000)	1172.33	0.70	19.80	35.50	m^2	**55.30**
wall coverings	–	1.00	28.29	35.50	m^2	**63.79**
Coverings; 500 mm × 250 mm slates						
roof coverings (PC £ per 1000)	2241.75	0.60	16.97	47.77	m^2	**64.74**
wall coverings	–	0.80	22.63	47.77	m^2	**70.40**
Coverings; 500 mm × 300 mm slates						
roof coverings (PC £ per 1000)	2499.00	0.60	16.97	44.76	m^2	**61.73**
wall coverings	–	0.75	21.22	44.76	m^2	**65.98**
Coverings; 600 mm × 300 mm slates						
roof coverings (PC £ per 1000)	4729.73	0.50	14.15	65.07	m^2	**79.22**
wall coverings	–	0.65	18.39	65.07	m^2	**83.46**
Extra over coverings for						
double course at eaves	–	0.25	7.07	16.86	m	**23.93**
verges; extra single undercloak course	–	0.35	9.90	9.77	m	**19.67**
open valleys; cutting both sides	–	0.20	5.66	38.79	m	**44.45**
blue/black glazed ware 152 mm half round ridge tiles	–	0.46	13.02	8.62	m	**21.64**
blue/black glazed ware 125 mm × 125 mm plain angle ridge tiles	–	0.46	13.02	24.70	m	**37.72**
mitred hips; cutting both sides	–	0.20	5.66	38.79	m	**44.45**
blue/black glazed ware 152 mm half round hip tiles; cutting both sides	–	0.65	18.39	47.41	m	**65.80**
blue/black glazed ware 125 mm × 125 mm plain angle hip tiles; cutting both sides	–	0.65	18.39	63.49	m	**81.88**
holes for pipes and the like	–	0.19	5.37	–	nr	**5.37**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
H62 NATURAL SLATING – cont						
Natural slates; Westmoreland green; random lengths; 457 mm–229 mm proportionate widths to 75 mm lap; in diminishing courses; on 25 mm × 50 mm battens and type 1F underlay						
Roof coverings (PC £ per tonne)	1983.05	1.00	28.29	120.52	m^2	**148.81**
Wall coverings	–	1.30	36.78	120.52	m^2	**157.30**
Extra over coverings for						
double course at eaves	–	0.60	16.97	22.30	m	**39.27**
verges; extra single undercloak course slates 152 mm wide	–	0.67	18.95	19.39	m	**38.34**
holes for pipes and the like	–	0.25	7.07	–	nr	**7.07**
H63 RECONSTRUCTED STONE SLATING/TILING						
Reconstructed stone slates; Hardrow Slates or other equal and approved; standard colours; or similar; 75 mm lap; on 25 mm × 50 mm battens and type 1F reinforced underlay						
Coverings; 457 mm × 305 mm slates						
roof coverings	19.99	0.74	20.93	25.98	m^2	**46.91**
wall coverings	–	0.93	26.31	25.98	m^2	**52.29**
Coverings; 457 mm × 457 mm slates						
roof coverings	20.05	0.60	16.97	25.83	m^2	**42.80**
wall coverings	–	0.79	22.35	25.83	m^2	**48.18**
Extra over 457 mm × 305 mm coverings for						
double course at eaves	–	0.28	7.92	4.82	m	**12.74**
verges; pointed	–	0.39	11.03	0.07	m	**11.10**
open valleys; cutting both sides	–	0.20	5.66	11.91	m	**17.57**
ridge tiles	–	0.46	13.02	35.02	m	**48.04**
hip tiles; cutting both sides	–	0.65	18.39	27.69	m	**46.08**
holes for pipes and the like	–	0.19	5.37	–	nr	**5.37**
Reconstructed stone slates; Bradstone Cotswold style or other equal and approved; random lengths 550 mm–300 mm; proportional widths; to 80 mm lap; in diminishing courses; on 25 mm × 50 mm battens and type 1F reinforced underlay						
Roof coverings (all-in rate inclusive of eaves and verges)	26.86	0.97	27.44	33.02	m^2	**60.46**
Extra over coverings for						
open valleys/mitred hips; cutting both sides	–	0.42	11.88	12.39	m^2	**24.27**
ridge tiles	–	0.61	17.26	16.44	m	**33.70**
hip tiles; cutting both sides	–	0.97	27.44	27.98	m	**55.42**
holes for pipes and the like	–	0.28	7.92	–	nr	**7.92**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Reconstructed stone slates; Bradstone Moordale style or other equal and approved; random lengths 550 mm–450 mm; proportional widths; to 80 mm lap; in diminishing course; on 25 mm × 50 mm battens and type 1F reinforced underlay						
Roof coverings (all-in rate inclusive of eaves and verges)	25.27	0.97	27.44	31.39	m^2	**58.83**
Extra over coverings for						
open valleys/mitred hips; cutting both sides	–	0.42	11.88	11.65	m^2	**23.53**
ridge tiles	–	0.61	17.26	16.44	m	**33.70**
holes for pipes and the like	–	0.28	7.92	–	nr	**7.92**
H64 TIMBER SHINGLING						
Red Cedar sawn shingles preservative treated; uniform length 400 mm; to 125 mm gauge; on 25 mm × 38 mm battens and type 1F reinforced underlay						
Roof coverings; 125 mm gauge, 2.28 m^2/bundle (PC £ per bundle)	41.00	0.97	27.44	25.92	m^2	**53.36**
Wall coverings; 190 mm gauge, 3.47 m^2/bundle	–	0.74	20.93	17.38	m^2	**38.31**
Extra over coverings for						
double course at eaves	–	0.19	5.37	2.46	m	**7.83**
open valleys; cutting both sides	–	0.19	5.37	4.62	m	**9.99**
preformed ridge capping	–	0.28	7.92	12.38	m	**20.30**
preformed hip capping; cutting both sides	–	0.46	13.02	17.00	m	**30.02**
double starter course to cappings	–	0.09	2.54	1.28	m	**3.82**
holes for pipes and the like	–	0.14	3.96	–	nr	**3.96**
H71 LEAD SHEET COVERINGS/FLASHINGS						
Milled Lead; BS EN 12588; on and including Geotec underlay						
The following rates are based upon the measurement allowances and the coverage rules of SMM7 clause M2(a-f)						
Roof and dormer coverings						
1.80 mm thick (code 4) roof coverings						
flat (in wood roll construction (PC £ per kg)	1.77	0.90	22.14	43.56	m^2	**65.70**
pitched (in wood roll construction)	–	1.00	24.60	43.78	m^2	**68.38**
pitched (in welded seam construction)	–	0.90	22.14	43.56	m^2	**65.70**
vertical (in welded seam construction)	–	1.00	24.60	41.58	m^2	**66.18**
1.80 mm thick (code 4) dormer coverings						
flat (in wood roll construction)	–	0.68	16.60	43.06	m^2	**59.66**
pitched (in wood roll construction)	–	0.75	18.45	43.23	m^2	**61.68**
pitched (in welded seam construction)	–	0.68	16.60	43.06	m^2	**59.66**
vertical (in welded seam construction)	–	1.50	36.90	41.58	m^2	**78.48**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
H71 LEAD SHEET COVERINGS/FLASHINGS – cont						
Roof and dormer coverings – cont						
2.24 mm thick (code 5) roof coverings						
flat (in wood roll construction)	–	0.94	23.25	52.51	m^2	**75.76**
pitched (in wood roll construction)	–	1.05	25.83	52.74	m^2	**78.57**
pitched (in welded seam construction)	–	0.94	23.25	52.51	m^2	**75.76**
vertical (in welded seam construction)	–	1.05	25.83	50.43	m^2	**76.26**
2.24 mm thick (code 5) dormer coverings						
flat (in wood roll construction)	–	0.71	17.45	51.99	m^2	**69.44**
pitched (in wood roll construction)	–	0.79	19.38	52.16	m^2	**71.54**
pitched (in welded seam construction)	–	0.71	17.45	51.99	m^2	**69.44**
vertical (in welded seam construction)	–	1.57	38.74	50.43	m^2	**89.17**
2.65 mm thick (code 6) roof coverings						
flat (in wood roll construction)	–	0.99	24.35	60.85	m^2	**85.20**
pitched (in wood roll construction)	–	1.10	27.06	61.10	m^2	**88.16**
pitched (in welded seam construction)	–	0.99	24.35	60.85	m^2	**85.20**
vertical (in welded seam construction)	–	1.10	27.06	58.68	m^2	**85.74**
2.65 mm thick (code 6) dormer coverings						
flat (in wood roll construction)	–	0.74	18.28	60.31	m^2	**78.59**
pitched (in wood roll construction)	–	0.82	20.30	60.49	m^2	**80.79**
pitched (in welded seam construction)	–	0.74	18.28	60.31	m^2	**78.59**
vertical (in welded seam construction)	–	1.65	40.59	58.68	m^2	**99.27**
3.15 mm thick (code 7) roof coverings (35.72 kg per m^2)						
flat (in wood roll construction)	–	1.06	26.02	71.06	m^2	**97.08**
pitched (in wood roll construction)	–	1.18	28.90	71.32	m^2	**100.22**
pitched (in welded seam construction)	–	1.06	26.02	71.06	m^2	**97.08**
vertical (in welded seam construction)	–	1.18	28.90	68.73	m^2	**97.63**
3.15 mm thick (code 7) dormer coverings						
flat (in wood roll construction)	–	0.79	19.51	70.48	m^2	**89.99**
pitched (in wood roll construction)	–	0.88	21.67	70.67	m^2	**92.34**
pitched (in welded seam construction)	–	0.79	19.51	70.48	m^2	**89.99**
vertical (in welded seam construction)	–	1.76	43.37	68.73	m^2	**112.10**
3.55 mm thick (code 8) roof coverings (40.26 kg per m^2)						
flat (in wood roll construction)	–	1.15	28.24	79.31	m^2	**107.55**
pitched (in wood roll construction)	–	1.27	31.37	79.59	m^2	**110.96**
pitched (in welded seam construction)	–	1.15	28.24	79.31	m^2	**107.55**
vertical (in welded seam construction)	–	1.27	31.37	76.79	m^2	**108.16**
3.55 mm thick (code 8) dormer coverings						
flat (in wood roll construction)	–	0.86	21.18	78.68	m^2	**99.86**
pitched (in wood roll construction)	–	0.96	23.51	78.89	m^2	**102.40**
pitched (in welded seam construction)	–	0.86	21.18	78.68	m^2	**99.86**
vertical (in welded seam construction)	–	1.91	47.06	76.79	m^2	**123.85**
Sundries						
patination oil to finished work surfaces	–	0.03	0.62	0.22	m^2	**0.84**
chalk slurry to underside of panels	–	0.33	8.19	1.94	m^2	**10.13**
provision of 45 × 45 mm wood rolls at 600 mm centres (per m)	–	0.10	2.46	0.91	m	**3.37**
dressing over glazing bars and glass	–	0.25	6.15	0.59	m	**6.74**
soldered nail head	–	0.01	0.20	0.05	nr	**0.25**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
1.32 mm thick (code 3) lead flashings, etc.						
Soakers						
200 × 200 mm	–	0.02	0.37	0.98	nr	**1.35**
300 × 300 mm	–	0.02	0.37	2.23	nr	**2.60**
1.80 mm thick (code 4) lead flashings, etc.						
Flashings; wedging into grooves						
150 mm girth	–	0.25	6.15	5.65	m	**11.80**
200 mm girth	–	0.25	6.15	7.53	m	**13.68**
240 mm girth	–	0.25	6.15	9.03	m	**15.18**
300 mm girth	–	0.25	6.15	11.29	m	**17.44**
Stepped flashings; wedging into grooves						
180 mm girth	–	0.50	12.30	6.77	m	**19.07**
270 mm girth	–	0.50	12.30	10.16	m	**22.46**
Linings to sloping gutters						
390 mm girth	–	0.40	9.84	14.68	m	**24.52**
450 mm girth	–	0.45	11.07	16.93	m	**28.00**
600 mm girth	–	0.55	13.53	22.57	m	**36.10**
Cappings to hips or ridges						
450 mm girth	–	0.50	12.30	16.93	m	**29.23**
600 mm girth	–	0.60	14.76	22.57	m	**37.33**
Saddle flashings; at intersections of hips and ridges; dressing and bossing						
450 × 450 mm	–	0.50	12.30	9.82	nr	**22.12**
600 × 200 mm	–	0.50	12.30	15.75	nr	**28.05**
Slates; with 150 mm high collar						
450 × 450 mm; to suit 50 mm diameter pipe	–	0.75	18.45	11.81	nr	**30.26**
450 × 450 mm; to suit 100 mm diameter pipe	–	0.75	18.45	12.69	nr	**31.14**
450 × 450 mm; to suit 150 mm diameter pipe	–	0.75	18.45	13.58	nr	**32.03**
2.24 mm thick (code 5) lead flashings, etc.						
Flashings; wedging into grooves						
150 mm girth	–	0.25	6.15	6.94	m	**13.09**
200 mm girth	–	0.25	6.15	9.24	m	**15.39**
240 mm girth	–	0.25	6.15	11.09	m	**17.24**
300 mm girth	–	0.25	6.15	13.87	m	**20.02**
Stepped flashings; wedging into grooves						
180 mm girth	–	0.50	12.30	8.32	m	**20.62**
270 mm girth	–	0.50	12.30	12.48	m	**24.78**
Linings to sloping gutters						
390 mm girth	–	0.40	9.84	18.03	m	**27.87**
450 mm girth	–	0.45	11.07	20.80	m	**31.87**
600 mm girth	–	0.55	13.53	27.73	m	**41.26**
Cappings to hips or ridges						
450 mm girth	–	0.50	12.30	20.80	m	**33.10**
600 mm girth	–	0.60	14.76	27.73	m	**42.49**
Saddle flashings; at intersections of hips and ridges; dressing and bossing						
450 × 450 mm	–	0.50	12.30	10.46	nr	**22.76**
600 × 200 mm	–	0.50	12.30	17.74	nr	**30.04**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
H71 LEAD SHEET COVERINGS/FLASHINGS – cont						
2.24 mm thick (code 5) lead flashings, etc. – cont						
Slates; with 150 mm high collar						
450 × 450 mm; to suit 50 mm diameter pipe	–	0.75	18.45	12.10	nr	**30.55**
450 × 450 mm; to suit 100 mm diameter pipe	–	0.75	18.45	13.19	nr	**31.64**
450 × 450 mm; to suit 150 mm diameter pipe	–	0.75	18.45	14.28	nr	**32.73**
H72 ALUMINIUM SHEET COVERINGS/ FLASHINGS						
Aluminium roofing; commercial grade; on and including Geotec underlay						
The following rates are based upon nett 'deck' or 'wall' areas, and depart from SMM7 coverage rules						
Roof, dormer and wall coverings						
0.7 mm thick roof coverings; mill finish						
flat (in wood roll construction) (PC per kg)	4.72	1.00	24.60	19.08	m^2	**43.68**
eaves detail ED1	–	0.20	4.92	2.36	m	**7.28**
abutment upstands at perimeters	–	0.33	8.12	0.94	m	**9.06**
pitched over 3° (in standing seam construction)	–	0.75	18.45	15.96	m^2	**34.41**
vertical (in angled or flat seam construction)	–	0.80	19.68	15.96	m^2	**35.64**
0.7 mm thick dormer coverings; mill finish						
flat (in wood roll construction)	–	1.50	36.90	18.80	m^2	**55.70**
eaves detail ED1	–	0.20	4.92	2.36	m	**7.28**
pitched over 3° (in standing seam construction)	–	1.25	30.75	15.96	m^2	**46.71**
vertical (in angled or flat seam construction)	–	1.35	33.21	15.96	m^2	**49.17**
0.7 mm thick roof coverings; Pvf2 finish						
flat (in wood roll construction) (PC per kg)	5.88	1.00	24.60	22.36	m^2	**46.96**
eaves detail ED1	–	0.20	4.92	2.94	m	**7.86**
abutment upstands at perimeters	–	0.33	8.12	1.18	m	**9.30**
pitched over 3° (in standing seam construction)	–	0.75	18.45	19.43	m^2	**37.88**
vertical (in angled or flat seam construction)	–	0.80	19.68	19.43	m^2	**39.11**
0.7 mm thick dormer coverings; Pvf2 finish						
flat (in wood roll construction)	–	1.50	36.90	22.36	m^2	**59.26**
eaves detail ED1	–	0.20	4.92	2.94	m	**7.86**
pitched over 3° (in standing seam construction)	–	1.25	30.75	19.43	m^2	**50.18**
vertical (in angled or flat seam construction)	–	1.35	33.21	19.43	m^2	**52.64**
0.7 mm thick aluminium flashings, etc.						
Flashings; wedging into grooves; mill finish						
150 mm girth (PC per kg)	4.72	0.25	6.15	1.42	m	**7.57**
240 mm girth	–	0.25	6.15	2.27	m	**8.42**
300 mm girth	–	0.25	6.15	2.83	m	**8.98**
Stepped flashings; wedging into grooves; mill finish						
180 mm girth	–	0.50	12.30	1.70	m	**14.00**
270 mm girth	–	0.50	12.30	2.55	m	**14.85**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Flashings; wedging into grooves; Pvf2 finish						
150 mm girth (PC per kg)	5.88	0.25	6.15	1.76	m	**7.91**
240 mm girth	–	0.25	6.15	2.82	m	**8.97**
300 mm girth	–	0.25	6.15	3.53	m	**9.68**
Stepped flashings; wedging into grooves; Pvf2 finish						
180 mm girth	–	0.50	12.30	2.12	m	**14.42**
270 mm girth	–	0.50	12.30	3.18	m	**15.48**
Sundries						
provision of square batten roll at 500 mm centres (per m)	–	0.10	2.46	1.16	m	**3.62**
Standing seam aluminium roof cladding Kalzip Corus Building Systems; 65 mm seam, 400 cover width, Ref BS AW 3004 standard natural aluminium, stucco embossed finish, 0.9 mm thick; ST clips fixed with stainless steel fasteners; 37 Plus 180 mm Glassfibre Insulation compressed to 165 mm (0.25 U Value); vapour control layer, clear reinforced polyethelyne 530MNs/g all laps sealed; Liner Sheets, profiled steel, 1000 mm cover width, bright white polyester paint finish Ref TR35/200S, 0.7 mm thick, fixed with stainless steel fasteners						
Roof coverings (twin skin construction); pitch not less than 1.5°; fixed to cold rolled purlins (not included	–	–	–	–	m^2	**62.15**
Eaves details						
40 × 20 mm extruded aluminium drip angle fixed to Kalzip sheet using aluminium blind sealed rivets; black solid rubber eaves filler blocks; ST clips fixed with stainless steel fasteners	–	–	–	–	m	**20.14**
0.90 mm thick stucco embossed natural aluminium external eaves closure; 375 mm girth twice bent	–	–	–	–	m	**8.47**
0.70 mm thick bright white polyester liner sheet closure internal flashing; 200 mm girth once bent with stainless steel fasteners, black solid rubber profiled liner small flute filler sealed top and bottom with sealant tape	–	–	–	–	m	**9.74**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
H72 ALUMINIUM SHEET COVERINGS/ FLASHINGS – cont						
Standing seam aluminium roof cladding Kalzip Corus Building Systems – cont						
Verge details						
Extruded aluminium gable end channel fixed to Kalzip seam using aluminium blind rivets; extruded aluminium gable end clips fixed to ST clips with stainless steel fasteners; extruded aluminium gable tolerence clip hooked over gable end channel	–	–	–	–	m	**16.43**
0.90 mm thick stucco embossed natural aluminium external verge closure 600 mm girth four times bent, fixed to extruded aluminium gable tolerence clip and vertical cladding with stainless steel fasteners, black profiled filler blocks to vertical cladding	–	–	–	–	m	**16.49**
0.70 mm thick bright white polyester liner sheet closure internal flashing 200 mm girth once bent fixed with stainless steel fasteners, black solid rubber profiled filler blocks sealed top and bottom with sealant tape	–	–	–	–	m	**9.91**
Duo-Ridge details						
2 nr extruded aluminium zed sections fixed to Kalzip seams using aluminium blind sealed rivets; 2 nr natural aluminium stucco embossed U Type ridge closures fixed to Kalzip seams using aluminium blind sealed rivets; 2 nr black solid rubber ridge filler blocks, 2 nr ST clips fixed with stainless steel fasteners; fix seam of Kalzip sheet to ST clips using aluminium blind sealed rivets (for fixed point); turn up Kalzip 400 sheets both sides	–	–	–	–	m	**31.81**
0.90 mm thick stucco embossed natural aluminium external ridge closure; 600 mm girth three times bent, fixed to U Type ridge closure with stainless steel fasteners	–	–	–	–	m	**12.65**
0.70 mm thick bright white polyester liner sheet closure flashing 600 mm girth once bent fixed with stainless steel fasteners, black solid rubber profiled filler blocks sealed top and bottom with sealant tape	–	–	–	–	m	**11.02**
Accessories						
Extra over for						
smooth curving Kalzip sheets	–	–	–	–	m^2	**10.97**
crimp curving liner (below 52.5 m convex radius)	–	–	–	–	sheet	**18.50**
polyster coating Kalzip sheets	–	–	–	–	m^2	**5.70**
PvDF coating Kalzip sheets	–	–	–	–	m^2	**6.58**
vapour control layer, foil encapsulated polythene 4300 MNs/g	–	–	–	–	m^2	**1.21**
200 mm thick thermal insulation quilt	–	–	–	–	m^2	**0.37**
30 mm thick semi-rigid acoustic insulation slab	–	–	–	–	m^2	**9.11**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
1.0 mm flashings etc.; fixing/wedging into grooves						
flashing; 500 mm girth	–	–	–	–	m	**12.90**
flashing; 750 mm girth	–	–	–	–	m	**17.04**
flashing; 1000 mm girth	–	–	–	–	m	**23.97**
1.2 mm flashings etc.; fixing/wedging into grooves						
flashing; 500 mm girth	–	–	–	–	m	**14.19**
flashing; 750 mm girth	–	–	–	–	m	**18.74**
flashing; 1000 mm girth	–	–	–	–	m	**23.68**
1.4 mm Flashings etc.; fixing/wedging into grooves						
flashing; 500 mm girth	–	–	–	–	m	**16.32**
flashing; 750 mm girth	–	–	–	–	m	**21.55**
flashing; 1000 mm girth	–	–	–	–	m	**32.38**
Aluminium Alumasc Skyline coping system; polyester powder coated						
Coping; fixing straps plugged and screwed to brickwork						
362 mm wide; for parapet wall 241–300 mm wide	–	0.50	10.33	18.34	m	**28.67**
Extra for						
90° angle	–	0.25	5.17	44.77	nr	**49.94**
90° tee junction	–	0.35	7.24	49.29	nr	**56.53**
stop end	–	0.15	3.10	22.83	nr	**25.93**
stop end upstand	–	0.20	4.13	25.05	nr	**29.18**
H73 COPPER STRIP SHEET COVERINGS/ FLASHINGS						
Copper roofing; BS EN 504; on and including Geotec underlay						
The following rates are based upon nett deck or wall areas, and depart from SMM7 coverage rules						
Roof and dormer coverings						
0.6 mm thick roof coverings; mill finish						
flat (in wood roll construction) (PC per kg)	5.50	1.10	27.06	52.32	m^2	**79.38**
eaves detail ED1	–	0.20	4.92	6.35	m	**11.27**
abutment upstands at perimeters	–	0.33	8.12	3.18	m	**11.30**
pitched over 3° (in standing seam construction)	–	0.85	20.91	42.79	m^2	**63.70**
vertical (in angled or flat seam construction)	–	0.90	22.14	42.79	m^2	**64.93**
0.6 mm thick dormer coverings; mill finish						
flat (in wood roll construction)	–	1.60	39.36	52.32	m^2	**91.68**
eaves detail ED1	–	0.20	4.92	6.35	m	**11.27**
pitched over 3° (in standing seam construction)	–	1.25	30.75	42.79	m^2	**73.54**
vertical (in angled or flat seam construction)	–	1.35	33.21	42.79	m^2	**76.00**
0.6 mm thick roof coverings; oxid finish						
flat (in wood roll construction) (PC per kg)	7.09	1.10	27.06	63.45	m^2	**90.51**
eaves detail ED1	–	0.20	4.92	7.80	m	**12.72**
abutment upstands at perimeters	–	0.33	8.12	3.90	m	**12.02**
pitched over 3° (in standing seam construction)	–	0.85	20.91	52.11	m^2	**73.02**
vertical (in angled or flat seam construction)	–	0.80	19.68	52.11	m^2	**71.79**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
H73 COPPER STRIP SHEET COVERINGS/ FLASHINGS – cont						
Roof and dormer coverings – cont						
0.6 mm thick dormer coverings; oxid finish						
flat (in wood roll construction)	–	1.50	36.90	63.45	m^2	**100.35**
eaves detail ED1	–	0.20	4.92	7.80	m	**12.72**
pitched over 3° (in standing seam construction)	–	1.25	30.75	52.11	m^2	**82.86**
vertical (in angled or flat seam construction)	–	1.35	33.21	52.11	m^2	**85.32**
0.6 mm thick roof coverings; KME pre-patinated finish						
flat (in wood roll construction)	59.33	1.10	27.06	93.74	m^2	**120.80**
eaves detail ED1	–	0.20	4.92	11.87	m	**16.79**
abutment upstands at perimeters	–	0.33	8.12	5.93	m	**14.05**
pitched over 3° (in standing seam construction)	–	0.85	20.91	75.94	m^2	**96.85**
vertical (in angled or flat seam construction)	–	0.90	22.14	75.94	m^2	**98.08**
0.6 mm thick dormer coverings; KME pre-patinated finish						
flat (in wood roll construction)	–	1.50	36.90	93.74	m^2	**130.64**
eaves detail ED1	–	0.20	4.92	11.87	m	**16.79**
pitched over 3° (in standing seam construction)	–	1.25	30.75	75.94	m^2	**106.69**
vertical (in angled or flat seam construction)	–	1.35	33.21	75.94	m^2	**109.15**
0.7 mm thick roof coverings; mill finish						
flat (in wood roll construction) (PC per kg)	5.78	1.00	24.60	59.25	m^2	**83.85**
eaves detail ED1	–	0.20	4.92	7.28	m	**12.20**
abutment upstands at perimeters	–	0.33	8.12	3.64	m	**11.76**
pitched over 3° (in standing seam construction)	–	0.75	18.45	48.33	m^2	**66.78**
vertical (in angled or flat seam construction)	–	0.80	19.68	48.33	m^2	**68.01**
0.7 mm thick dormer coverings; mill finish						
flat (in wood roll construction)	–	1.50	36.90	59.25	m^2	**96.15**
eaves detail ED1	–	0.20	4.92	7.28	m	**12.20**
pitched over 3° (in standing seam construction)	–	1.25	30.75	48.30	m^2	**79.05**
vertical (in angled or flat seam construction)	–	1.35	33.21	48.27	m^2	**81.48**
0.7 mm thick roof coverings; oxid finish						
flat (in wood roll construction) (PC per kg)	7.09	1.00	24.60	80.46	m^2	**105.06**
eaves detail ED1	–	0.20	4.92	8.93	m	**13.85**
abutment upstands at perimeters	–	0.33	8.12	4.47	m	**12.59**
pitched over 3° (in standing seam construction)	–	0.75	18.45	65.57	m^2	**84.02**
vertical (in angled or flat seam construction)	–	0.80	19.68	58.48	m^2	**78.16**
0.7 mm thick dormer coverings; oxid finish						
flat (in wood roll construction)	–	1.50	36.90	71.95	m^2	**108.85**
eaves detail ED1	–	0.20	4.92	8.93	m	**13.85**
pitched over 3° (in standing seam construction)	–	1.25	30.75	58.48	m^2	**89.23**
vertical (in angled or flat seam construction)	–	1.35	33.21	58.48	m^2	**91.69**
0.7 mm thick roof coverings; KME pre-patinated finish						
flat (in wood roll construction)	68.25	1.10	27.06	107.57	m^2	**134.63**
eaves detail ED1	–	0.20	4.92	13.65	m	**18.57**
abutment upstands at perimeters	–	0.33	8.12	6.83	m	**14.95**
pitched over 3° (in standing seam construction)	–	0.85	20.91	87.10	m^2	**108.01**
vertical (in angled or flat seam construction)	–	0.90	22.14	87.10	m^2	**109.24**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
0.7 mm thick dormer coverings; KME pre-patinated finish						
flat (in wood roll construction)	–	1.50	36.90	107.57	m^2	**144.47**
eaves detail ED1	–	0.20	4.92	13.65	m	**18.57**
pitched over 3° (in standing seam construction)	–	1.25	30.75	87.10	m^2	**117.85**
vertical (in angled or flat seam construction)	–	1.35	33.21	87.10	m^2	**120.31**
0.6 mm thick copper flashings, etc.						
Flashings; wedging into grooves; mill finish						
150 mm girth (PC per kg)	5.78	0.25	6.15	3.81	m	**9.96**
240 mm girth	–	0.25	6.15	7.62	m	**13.77**
300 mm girth	–	0.25	6.15	9.53	m	**15.68**
Stepped flashings; wedging into grooves; mill finish						
180 mm girth	–	0.50	12.30	5.72	m	**18.02**
270 mm girth	–	0.50	12.30	8.58	m	**20.88**
Flashings; wedging into grooves; oxid finish						
150 mm girth (PC per kg)	7.09	0.25	6.15	5.85	m	**12.00**
240 mm girth	–	0.25	6.15	9.35	m	**15.50**
300 mm girth	–	0.25	6.15	11.69	m	**17.84**
Stepped flashings; wedging into grooves; oxide finish						
180 mm girth	–	0.50	12.30	7.02	m	**19.32**
270 mm girth	–	0.50	12.30	10.52	m	**22.82**
Flashings; wedging into grooves; KME pre-patinated finish						
150 mm girth (PC per m^2)	59.33	0.25	6.15	8.90	m	**15.05**
240 mm girth	–	0.25	6.15	14.24	m	**20.39**
300 mm girth	–	0.25	6.15	17.80	m	**23.95**
Stepped flashings; wedging into grooves; KME pre-patinated finish						
180 mm girth	–	0.50	12.30	10.68	m	**22.98**
270 mm girth	–	0.50	12.30	16.02	m	**28.32**
0.7 mm thick copper flashings, etc.						
Flashings; wedging into grooves; mill finish						
150 mm girth (PC per kg)	5.78	0.25	6.15	5.46	m	**11.61**
240 mm girth	–	0.25	6.15	8.73	m	**14.88**
300 mm girth	–	0.25	6.15	10.91	m	**17.06**
Stepped flashings; wedging into grooves; mill finish						
180 mm girth	–	0.50	12.30	6.55	m	**18.85**
270 mm girth	–	0.50	12.30	9.82	m	**22.12**
Flashings; wedging into grooves; oxid finish						
150 mm girth (PC per kg)	7.09	0.25	6.15	6.70	m	**12.85**
240 mm girth	–	0.25	6.15	10.72	m	**16.87**
300 mm girth	–	0.25	6.15	13.40	m	**19.55**
Stepped flashings; wedging into grooves; oxid finish						
180 mm girth	–	0.50	12.30	8.04	m	**20.34**
270 mm girth	–	0.50	12.30	12.06	m	**24.36**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
H73 COPPER STRIP SHEET COVERINGS/ FLASHINGS – cont						
0.7 mm thick copper flashings, etc. – cont						
Flashings; wedging into grooves; KME pre-patinated finish						
150 mm girth (PC per m^2)	68.25	0.25	6.15	10.24	m	**16.39**
240 mm girth	–	0.25	6.15	16.38	m	**22.53**
300 mm girth	–	0.25	6.15	20.48	m	**26.63**
Stepped flashings; wedging into grooves; KME pre-patinated finish						
180 mm girth	–	0.50	12.30	12.29	m	**24.59**
270 mm girth	–	0.50	12.30	18.43	m	**30.73**
Sundries						
provision of square batten roll at 500 mm centres (per m)	–	0.10	2.46	1.16	m	**3.62**
H74 ZINC STRIP SHEET COVERINGS/ FLASHINGS						
Zinc roofing; BS 849; on and including Delta Trella underlay						
The following rates are based upon nett deck or wall areas, and depart from SMM7 coverage rules						
Natural Bright Rheinzink						
Roof, dormer and wall coverings						
0.7 mm thick roof coverings						
flat (in wood roll construction) (PC per kg)	2.90	1.00	24.60	27.24	m^2	**51.84**
eaves detail ED1	–	0.20	4.92	4.60	m	**9.52**
abutment upstands at perimeters	–	0.33	8.12	2.30	m	**10.42**
pitched over 3° (in standing seam construction)	–	0.75	18.45	22.63	m^2	**41.08**
0.7 mm thick dormer coverings						
flat (in wood roll construction)	–	1.50	36.90	27.24	m^2	**64.14**
eaves detail ED1	–	0.20	4.92	4.60	m	**9.52**
pitched over 3° (in standing seam construction)	–	1.25	30.75	22.63	m^2	**53.38**
0.8 mm thick wall coverings						
vertical (in angled or flat seam construction)	–	0.80	19.68	25.35	m^2	**45.03**
0.8 mm thick dormer coverings						
vertical (in angled or flat seam construction)	–	1.35	33.21	25.43	m^2	**58.64**
0.8 mm thick zinc flashings, etc.; Natural Bright Rheinzink						
Flashings; wedging into grooves						
150 mm girth	–	0.25	6.15	2.64	m	**8.79**
240 mm girth	–	0.25	6.15	4.23	m	**10.38**
300 mm girth	–	0.25	6.15	5.28	m	**11.43**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Stepped flashings; wedging into grooves						
180 mm girth	–	0.50	12.30	3.17	m	**15.47**
270 mm girth	–	0.50	12.30	4.75	m	**17.05**
Integral box gutter						
900 mm girth; 2 × bent; 2 × welted	–	1.00	24.60	21.83	m	**46.43**
Valley gutter						
600 mm girth; 2 × bent; 2 × welted	–	0.75	18.45	13.09	m	**31.54**
Hips and ridges						
450 mm girth; 2 × bent; 2 × welted	–	1.00	24.60	7.92	m	**32.52**
Natural Bright Rheinzink PRO						
Roof, dormer and wall coverings						
0.7 mm thick roof coverings						
flat (in wood roll construction) (PC per kg)	3.95	1.00	24.60	37.11	m^2	**61.71**
eaves detail ED1	–	0.20	4.92	6.26	m	**11.18**
abutment upstands at perimeters	–	0.33	8.12	3.13	m	**11.25**
pitched over 3° (in standing seam construction)	–	0.75	18.45	30.83	m^2	**49.28**
0.7 mm thick dormer coverings						
flat (in wood roll construction)	–	1.50	36.90	37.11	m^2	**74.01**
eaves detail ED1	–	0.20	4.92	6.26	m	**11.18**
pitched over 3° (in standing seam construction)	–	1.25	30.75	30.82	m^2	**61.57**
0.8 mm thick wall coverings						
vertical (in angled or flat seam construction)	–	0.80	19.68	34.53	m^2	**54.21**
0.8 mm thick dormer coverings						
vertical (in angled or flat seam construction)	–	1.35	33.21	34.53	m^2	**67.74**
0.8 mm thick zinc flashings, etc.; Natural Bright Rheinzink PRO						
Flashings; wedging into grooves						
150 mm girth	–	0.25	6.15	3.60	m	**9.75**
240 mm girth	–	0.25	6.15	5.76	m	**11.91**
300 mm girth	–	0.25	6.15	7.19	m	**13.34**
Stepped flashings; wedging into grooves						
180 mm girth	–	0.50	12.30	4.31	m	**16.61**
270 mm girth	–	0.50	12.30	6.47	m	**18.77**
Integral box gutter						
900 mm girth; 2 × bent; 2 × welted	–	1.00	24.60	29.73	m	**54.33**
Valley gutter						
600 mm girth; 2 × bent; 2 × welted	–	0.75	18.45	17.83	m	**36.28**
Hips and ridges						
450 mm girth; 2 × bent; 2 × welted	–	1.00	24.60	10.78	m	**35.38**
Pre-weathered Rheinzink						
Roof, dormer and wall coverings						
0.7 mm thick roof coverings; pre-weathered Rheinzink						
flat (in wood roll construction) (PC per kg)	3.52	1.00	24.60	31.47	m^2	**56.07**
eaves detail ED1	–	0.20	4.92	5.31	m	**10.23**
abutment upstands at perimeters	–	0.33	8.12	2.66	m	**10.78**
pitched over 3° (in standing seam construction)	–	0.75	18.45	26.15	m^2	**44.60**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
H74 ZINC STRIP SHEET COVERINGS/ FLASHINGS – cont						
Pre-weathered Rheinzink – cont						
Roof, dormer and wall coverings – cont						
0.7 mm thick dormer coverings; pre-weathered Rheinzink						
flat (in wood roll construction)	–	1.50	36.90	31.47	m^2	**68.37**
eaves detail ED1	–	0.20	4.92	5.31	m	**10.23**
pitched over 3° (in standing seam construction)	–	1.25	30.75	26.15	m^2	**56.90**
0.8 mm thick wall coverings; pre-weathered Rheinzink						
vertical (in angled or flat seam construction)	–	0.80	19.68	29.28	m^2	**48.96**
0.8 mm thick dormer coverings; pre-weathered Rheinzink						
vertical (in angled or flat seam construction)	–	1.35	33.21	29.28	m^2	**62.49**
0.8 mm thick zinc flashings, etc.; pre-weathered Rheinzink						
Flashings; wedging into grooves						
150 mm girth	–	0.25	6.15	3.05	m	**9.20**
240 mm girth	–	0.25	6.15	4.88	m	**11.03**
300 mm girth	–	0.25	6.15	6.10	m	**12.25**
Stepped flashings; wedging into grooves						
180 mm girth	–	0.50	12.30	3.66	m	**15.96**
270 mm girth	–	0.50	12.30	5.49	m	**17.79**
Integral box gutter						
900 mm girth; 2 × bent; 2 × welted	–	1.00	24.60	25.22	m	**49.82**
Valley gutter						
600 mm girth; 2 × bent; 2 × welted	–	0.75	18.45	15.13	m	**33.58**
Hips and ridges						
450 mm girth; 2 × bent; 2 × welted	–	1.00	24.60	9.15	m	**33.75**
Pre-weathered Rheinzink PRO						
Roof, dormer and wall coverings						
0.7 mm thick roof coverings						
flat (in wood roll construction) (PC per kg)	4.40	1.00	24.60	41.33	m^2	**65.93**
eaves detail ED1	–	0.20	4.92	6.98	m	**11.90**
abutment upstands at perimeters	–	0.33	8.12	3.49	m	**11.61**
pitched over 3° (in standing seam construction)	–	0.75	18.45	34.34	m^2	**52.79**
0.7 mm thick dormer coverings						
flat (in wood roll construction)	–	1.50	36.90	41.33	m^2	**78.23**
eaves detail ED1	–	0.20	4.92	6.98	m	**11.90**
pitched over 3° (in standing seam construction)	–	1.25	30.75	34.34	m^2	**65.09**
0.8 mm thick wall coverings						
vertical (in angled or flat seam construction)	–	0.80	19.68	38.46	m^2	**58.14**
0.8 mm thick dormer coverings						
vertical (in angled or flat seam construction)	–	1.35	33.21	38.46	m^2	**71.67**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
0.8 mm thick zinc flashings, etc.; pre-weathered Rheinzink PRO						
Flashings; wedging into grooves						
150 mm girth	–	0.25	6.15	4.01	m	**10.16**
240 mm girth	–	0.25	6.15	6.41	m	**12.56**
300 mm girth	–	0.25	6.15	8.01	m	**14.16**
Stepped flashings; wedging into grooves						
180 mm girth	–	0.50	12.30	4.80	m	**17.10**
270 mm girth	–	0.50	12.30	7.21	m	**19.51**
Integral box gutter						
900 mm girth; 2 × bent; 2 × welted	–	–	–	–	m	**33.12**
Valley gutter						
600 mm girth; 2 × bent; 2 × welted	–	0.75	18.45	19.87	m	**38.32**
Hips and ridges						
450 mm girth; 2 × bent; 2 × welted	–	1.00	24.60	12.01	m	**36.61**
VM Natural Bright						
Roof, dormer and wall coverings						
0.7 mm thick roof coverings						
flat (in wood roll construction) (PC per kg)	2.90	1.00	24.60	27.24	m^2	**51.84**
eaves detail ED1	–	0.20	4.92	4.60	m	**9.52**
abutment upstands at perimeters	–	0.33	8.12	2.30	m	**10.42**
pitched over 3° (in standing seam construction)	–	0.75	18.45	22.63	m^2	**41.08**
0.7 mm thick dormer coverings						
flat (in wood roll construction)	–	1.50	36.90	27.24	m^2	**64.14**
eaves detail ED1	–	0.20	4.92	4.60	m	**9.52**
pitched over 3° (in standing seam construction)	–	1.25	30.75	22.63	m^2	**53.38**
0.8 mm thick wall coverings						
vertical (in angled or flat seam construction)	–	0.80	19.68	25.35	m^2	**45.03**
0.8 mm thick dormer coverings						
vertical (in angled or flat seam construction)	–	1.35	33.21	25.35	m^2	**58.56**
0.8 mm thick zinc flashings, etc.; VM Natural Bright						
Flashings; wedging into grooves						
150 mm girth	–	0.25	6.15	2.64	m	**8.79**
240 mm girth	–	0.25	6.15	4.23	m	**10.38**
300 mm girth	–	0.25	6.15	5.28	m	**11.43**
Stepped flashings; wedging into grooves						
180 mm girth	–	0.50	12.30	3.17	m	**15.47**
270 mm girth	–	0.50	12.30	4.75	m	**17.05**
Integral box gutter						
900 mm girth; 2 × bent; 2 × welted	–	1.00	24.60	21.83	m	**46.43**
Valley gutter						
600 mm girth; 2 × bent; 2 × welted	–	0.75	18.45	13.09	m	**31.54**
Hips and ridges						
450 mm girth; 2 × bent; 2 × welted	–	1.00	24.60	7.19	m	**31.79**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
H74 ZINC STRIP SHEET COVERINGS/ FLASHINGS – cont						
VM Natural Bright PLUS						
Roof, dormer and wall coverings						
0.7 mm thick roof coverings						
flat (in wood roll construction) (PC per kg)	3.95	1.00	24.60	37.11	m^2	**61.71**
eaves detail ED1	–	0.20	4.92	6.26	m	**11.18**
abutment upstands at perimeters	–	0.33	8.12	3.13	m	**11.25**
pitched over 3° (in standing seam construction)	–	0.75	18.45	30.83	m^2	**49.28**
0.7 mm thick dormer coverings						
flat (in wood roll construction)	–	1.50	36.90	37.11	m^2	**74.01**
eaves detail ED1	–	0.20	4.92	6.26	m	**11.18**
pitched over 3° (in standing seam construction)	–	1.25	30.75	30.83	m^2	**61.58**
0.8 mm thick wall coverings						
vertical (in angled or flat seam construction)	–	0.80	19.68	34.53	m^2	**54.21**
0.8 mm thick dormer coverings						
vertical (in angled or flat seam construction)	–	1.35	33.21	34.53	m^2	**67.74**
0.8 mm thick zinc flashings, etc.; VM Natural Bright PLUS						
Flashings; wedging into grooves						
150 mm girth	–	0.25	6.15	3.60	m	**9.75**
240 mm girth	–	0.25	6.15	5.76	m	**11.91**
300 mm girth	–	0.25	6.15	7.19	m	**13.34**
Stepped flashings; wedging into grooves						
180 mm girth	–	0.50	12.30	4.31	m	**16.61**
270 mm girth	–	0.50	12.30	6.47	m	**18.77**
Integral box gutter						
900 mm girth; 2 × bent; 2 × welted	–	1.00	24.60	29.73	m	**54.33**
Valley gutter						
600 mm girth; 2 × bent; 2 × welted	–	0.75	18.45	17.83	m	**36.28**
Hips and ridges						
450 mm girth; 2 × bent; 2 × welted	–	1.00	24.60	10.78	m	**35.38**
VM Quartz (pre-weathered)						
Roof, dormer and wall coverings						
0.7 mm thick roof coverings						
flat (in wood roll construction) (PC per kg)	3.60	1.00	24.60	33.82	m^2	**58.42**
eaves detail ED1	–	0.20	4.92	5.71	m	**10.63**
abutment upstands at perimeters	–	0.33	8.12	2.85	m	**10.97**
pitched over 3° (in standing seam construction)	–	0.75	18.45	28.10	m^2	**46.55**
0.7 mm thick dormer coverings						
flat (in wood roll construction)	–	1.50	36.90	33.82	m^2	**70.72**
eaves detail ED1	–	0.20	4.92	5.71	m	**10.63**
pitched over 3° (in standing seam construction)	–	1.25	30.75	28.10	m^2	**58.85**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
0.8 mm thick wall coverings						
vertical (in angled or flat seam construction)	–	0.80	19.68	31.47	m^2	**51.15**
0.8 mm thick dormer coverings						
vertical (in angled or flat seam construction)	–	1.35	33.21	31.47	m^2	**64.68**
0.8 mm thick zinc flashings, etc.; VM Quartz (pre-weathered)						
Flashings; wedging into grooves						
150 mm girth	–	0.25	6.15	3.28	m	**9.43**
240 mm girth	–	0.25	6.15	5.25	m	**11.40**
300 mm girth	–	0.25	6.15	6.55	m	**12.70**
Stepped flashings; wedging into grooves						
180 mm girth	–	0.50	12.30	3.93	m	**16.23**
270 mm girth	–	0.50	12.30	5.90	m	**18.20**
Integral box gutter						
900 mm girth; 2 × bent; 2 × welted	–	1.00	24.60	27.10	m	**51.70**
Valley gutter						
600 mm girth; 2 × bent; 2 × welted	–	0.75	18.45	16.25	m	**34.70**
Hips and ridges						
450 mm girth; 2 × bent; 2 × welted	–	1.00	24.60	9.83	m	**34.43**
VM Quartz (pre-weathered) PLUS						
Roof, dormer and wall coverings						
0.7 mm thick roof coverings						
flat (in wood roll construction) (PC per kg)	4.65	1.00	24.60	43.68	m^2	**68.28**
eaves detail ED1	–	0.20	4.92	7.37	m	**12.29**
abutment upstands at perimeters	–	0.33	8.12	3.69	m	**11.81**
pitched over 3° (in standing seam construction)	–	0.75	18.45	36.29	m^2	**54.74**
0.7 mm thick dormer coverings						
flat (in wood roll construction)	–	1.50	36.90	43.68	m^2	**80.58**
eaves detail ED1	–	0.20	4.92	7.37	m	**12.29**
pitched over 3° (in standing seam construction)	–	1.25	30.75	36.29	m^2	**67.04**
0.8 mm thick wall coverings						
vertical (in angled or flat seam construction)	–	0.80	19.68	40.65	m^2	**60.33**
0.8 mm thick dormer coverings						
vertical (in angled or flat seam construction)	–	1.35	33.21	40.65	m^2	**73.86**
0.8 mm thick zinc flashings, etc.; VM Quartz (pre-weathered) PLUS						
Flashings; wedging into grooves						
150 mm girth	–	0.25	6.15	4.23	m	**10.38**
240 mm girth	–	0.25	6.15	6.78	m	**12.93**
300 mm girth	–	0.25	6.15	8.47	m	**14.62**
Stepped flashings; wedging into grooves						
180 mm girth	–	0.50	12.30	5.08	m	**17.38**
270 mm girth	–	0.50	12.30	7.62	m	**19.92**
Integral box gutter						
900 mm girth; 2 × bent; 2 × welted	–	1.00	24.60	35.00	m	**59.60**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
H74 ZINC STRIP SHEET COVERINGS/ FLASHINGS – cont						
0.8 mm thick zinc flashings, etc. – cont						
Valley gutter						
600 mm girth; 2 × bent; 2 × welted	–	0.75	18.45	20.99	m	**39.44**
Hips and ridges						
450 mm girth; 2 × bent; 2 × welted	–	1.00	24.60	12.69	m	**37.29**
Sundries						
Klober breather membrane/underlay	–	0.10	2.46	3.31	m^2	**5.77**
Delta Trela 'Chestwig' underlay	–	0.10	2.46	5.67	m^2	**8.13**
Delta Trela 'Football Studs' underlay	–	0.10	2.46	1.05	m^2	**3.51**
provision of trapezoidal batten roll at 500 mm centres (per m)	–	0.10	2.46	1.05	m	**3.51**
Zinflash; 0.6 mm thick lead look flashing (no patination oil required)						
Flashings; wedging into grooves						
150 mm girth	–	0.25	6.15	4.68	m	**10.83**
250 mm girth	–	0.25	6.15	7.80	m	**13.95**
300 mm girth	–	0.25	6.15	9.37	m	**15.52**
380 mm girth	–	0.25	6.15	11.87	m	**18.02**
450 mm girth	–	0.25	6.15	14.05	m	**20.20**
Stepped flashings; wedging into grooves						
150 mm girth	–	0.50	12.30	4.68	m	**16.98**
250 mm girth	–	0.50	12.30	7.80	m	**20.10**
300 mm girth	–	0.50	12.30	9.37	m	**21.67**
380 mm girth	–	0.50	12.30	11.87	m	**24.17**
450 mm girth	–	0.50	12.30	14.05	m	**26.35**
H75 STAINLESS STEEL SHEET COVERINGS/ FLASHINGS						
Terne-coated stainless steel roofing; Associated Lead Mills Ltd; or other equal and approved: on and including Metmatt underlay						
The following rates are based upon nett deck or wall areas, and depart from SMM7 coverage rules						
Roof, dormer and wall coverings in Uginox grade 316; marine						
0.4 mm thick roof coverings						
flat (in wood roll construction) (PC per kg)	7.09	1.00	24.60	36.04	m^2	**60.64**
eaves detail ED1	–	0.20	4.92	4.25	m	**9.17**
abutment upstands at perimeters	–	0.33	8.12	2.13	m	**10.25**
pitched over 3° (in standing seam construction)	–	0.75	18.45	29.66	m^2	**48.11**
0.5mm thick dormer coverings						
flat (in wood roll construction) (PC per kg)	6.62	1.50	36.90	41.85	m^2	**78.75**
eaves detail ED1	–	0.20	4.92	3.97	m	**8.89**
pitched over 3° (in standing seam construction)	–	1.25	30.75	34.31	m^2	**65.06**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
0.5 mm thick wall coverings						
vertical (in angled or flat seam construction)	–	0.80	19.68	34.31	m^2	**53.99**
vertical (with Coulisseau joint construction)	–	1.25	30.75	35.42	m^2	**66.17**
0.5 mm thick Uginox grade 316 flashings, etc.						
Flashings; wedging into grooves						
150 mm girth (PC per kg)	6.62	0.25	6.15	3.77	m	**9.92**
240 mm girth	–	0.25	6.15	6.03	m	**12.18**
300 mm girth	–	0.25	6.15	7.54	m	**13.69**
Stepped flashings; wedging into grooves						
180 mm girth	–	0.50	12.30	4.52	m	**16.82**
270 mm girth	–	0.50	12.30	6.79	m	**19.09**
Fan apron						
250 mm girth	–	0.25	6.15	6.28	m	**12.43**
Integral box gutter						
900 mm girth; 2 × bent; 2 × welted	–	1.00	24.60	25.89	m	**50.49**
Valley gutter						
600 mm girth; 2 × bent; 2 × welted	–	0.75	18.45	18.40	m	**36.85**
Hips and ridges						
450 mm girth; 2 × bent; 2 × welted	–	1.00	24.60	11.31	m	**35.91**
Roof, dormer and wall coverings in Ugitop grade 304						
0.4 mm thick roof coverings						
flat (in wood roll construction) (PC per kg)	5.36	1.00	24.60	30.92	m^2	**55.52**
eaves detail ED1	–	0.20	4.92	3.21	m	**8.13**
abutment upstands at perimeters	–	0.33	8.12	1.61	m	**9.73**
pitched over 3° (in standing seam construction)	–	0.75	18.45	23.43	m^2	**41.88**
0.5 mm thick dormer coverings						
flat (in wood roll construction) (PC per kg)	5.09	1.50	36.90	33.17	m^2	**70.07**
eaves detail ED1	–	0.20	4.92	3.06	m	**7.98**
pitched over 3° (in standing seam construction)	–	1.25	30.75	27.37	m^2	**58.12**
0.5 mm thick wall coverings						
vertical (in angled or flat seam construction)	–	0.80	19.68	27.37	m^2	**47.05**
vertical (with Coulisseau joint construction)	–	1.25	30.75	28.22	m^2	**58.97**
0.5 mm thick Ugitop grade 304 flashings, etc.						
Flashings; wedging into grooves						
150 mm girth (PC per kg)	5.09	0.25	6.15	3.05	m	**9.20**
240 mm girth	–	0.25	6.15	4.88	m	**11.03**
300 mm girth	–	0.25	6.15	6.10	m	**12.25**
Stepped flashings; wedging into grooves						
180 mm girth	–	0.50	12.30	3.66	m	**15.96**
270 mm girth	–	0.50	12.30	5.49	m	**17.79**
Fan apron						
250 mm girth	–	0.25	6.15	5.09	m	**11.24**
Integral box gutter						
900 mm girth; 2 × bent; 2 × welted	–	1.00	24.60	20.96	m	**45.56**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
H75 STAINLESS STEEL SHEET COVERINGS/ FLASHINGS – cont						
0.5 mm thick Ugitop grade 304 flashings, etc. – cont						
Valley gutter						
600 mm girth; 2 × bent; 2 × welted	–	0.75	18.45	14.90	m	**33.35**
Hips and ridges						
450 mm girth; 2 × bent; 2 × welted	–	1.00	24.60	9.16	m	**33.76**
Roof, dormer and wall coverings in Ugitop grade 316						
0.4 mm thick roof coverings						
flat (in wood roll construction) (PC per kg)	6.62	1.00	24.60	37.22	m^2	**61.82**
eaves detail ED1	–	0.20	4.92	3.97	m	**8.89**
abutment upstands at perimeters	–	0.33	8.12	1.98	m	**10.10**
pitched over 3° (in standing seam construction)	–	0.75	18.45	27.96	m^2	**46.41**
0.5 mm thick dormer coverings						
flat (in wood roll construction) (PC per kg)	6.30	1.50	36.90	40.06	m^2	**76.96**
eaves detail ED1	–	0.20	4.92	3.78	m	**8.70**
pitched over 3° (in standing seam construction)	–	1.25	30.75	32.88	m^2	**63.63**
0.5 mm thick wall coverings						
vertical (in angled or flat seam construction)	–	0.80	19.68	32.88	m^2	**52.56**
vertical (with Coulisseau joint construction)	–	1.25	30.75	28.22	m^2	**58.97**
0.5 mm thick Ugitop grade 316 flashings, etc.						
Flashings; wedging into grooves						
150 mm girth	–	0.25	6.15	3.77	m	**9.92**
240 mm girth	–	0.25	6.15	6.03	m	**12.18**
300 mm girth	–	0.25	6.15	7.54	m	**13.69**
Stepped flashings; wedging into grooves						
180 mm girth	–	0.50	12.30	4.52	m	**16.82**
270 mm girth	–	0.50	12.30	6.79	m	**19.09**
Fan apron						
250 mm girth	–	0.25	6.15	6.28	m	**12.43**
Integral box gutter						
900 mm girth; 2 × bent; 2 × welted	–	1.00	24.60	25.89	m	**50.49**
Valley gutter						
600 mm girth; 2 × bent; 2 × welted	–	0.75	18.45	18.40	m	**36.85**
Hips and ridges						
450 mm girth; 2 × bent; 2 × welted	–	1.00	24.60	11.31	m	**35.91**
Sundries						
provision of square batten roll at 500 mm centres (per m)	–	0.10	2.46	1.16	m	**3.62**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
H76 FIBRE BITUMEN THERMOPLASTIC SHEET COVERINGS/FLASHINGS						
Glass fibre reinforced bitumen strip slates; Ruberglas 105 or other equal and approved; 1000 mm × 336 mm mineral finish; to external quality plywood boarding (boarding not included)						
Roof coverings	8.34	0.23	6.51	8.87	m^2	**15.38**
Wall coverings	–	0.37	10.47	8.87	m^2	**19.34**
Extra over coverings for						
double course at eaves; felt soaker	–	0.19	5.37	6.00	m	**11.37**
verges; felt soaker	–	0.14	3.96	4.97	m	**8.93**
valley slate; cut to shape; felt soaker and cutting both sides	–	0.42	11.88	7.85	m	**19.73**
ridge slate; cut to shape	–	0.28	7.92	4.97	m	**12.89**
hip slate; cut to shape; felt soaker and cutting both sides	–	0.42	11.88	7.79	m	**19.67**
holes for pipes and the like	–	0.48	13.58	–	nr	**13.58**
Bostik Findley Flashband Plus sealing strips and flashings or other equal and approved; special grey finish						
Flashings; wedging at top if required; pressure bonded; to walls						
100 mm girth	–	0.23	4.76	0.88	m	**5.64**
150 mm girth	–	0.31	6.41	1.27	m	**7.68**
225 mm girth	–	0.37	7.65	1.85	m	**9.50**
300 mm girth	–	0.42	8.68	2.46	m	**11.14**
450 mm girth	–	0.45	9.30	3.86	m	**13.16**
600 mm girth	–	0.47	9.82	4.98	m	**14.80**
H92 RAINSCREEN CLADDING						
Western Red Cedar tongued and grooved wall cladding on and including treated softwood battens on breather membrane, 10 mm Eternit Blueclad board and 50 mm insulation board; the whole fixed to Metsec frame system; including sealing all joints etc.						
26 mm thick cladding to walls; boards laid horizontally	–	–	–	–	m^2	**91.91**
Reynobond rainscreen cladding; aluminium composite material cassettes with thermoplastic cores, back ventilated, including insulation, vapour control membrane and aluminium support system						
4 mm thick cladding; fixed to walls	–	–	–	–	m^2	**152.00**
Terracotta clay rainscreen cladding; including insulation, vapour control membrane and aluminium support system						
400 × 200 × 30 mm tile cladding; fixed to walls	–	–	–	–	m^2	**275.50**

J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
J10 SPECIALIST WATERPROOF RENDERING						
Sika waterproof rendering or other equal and approved; steel trowelled						
20 mm work to walls; three coat; to concrete base						
over 300 mm wide	–	–	–	–	m^2	**36.02**
not exceeding 300 mm wide	–	–	–	–	m^2	**54.57**
25 mm work to walls; three coat; to concrete base						
over 300 mm wide	–	–	–	–	m^2	**42.56**
not exceeding 300 mm wide	–	–	–	–	m^2	**65.48**
40 mm work to walls; four coat; to concrete base						
over 300 mm wide	–	–	–	–	m^2	**62.76**
not exceeding 300 mm wide	–	–	–	–	m^2	**98.23**
J20 MASTIC ASPHALT TANKING/DAMP PROOF MEMBRANES						
Mastic asphalt to BS 6925 Type T 1097						
13 mm thick one coat coverings to concrete base; flat; subsequently covered						
over 300 mm wide	–	–	–	–	m^2	**12.91**
225 mm–300 mm wide	–	–	–	–	m^2	**37.09**
150 mm–225 mm wide	–	–	–	–	m^2	**40.67**
not exceeding 150 mm wide	–	–	–	–	m^2	**50.81**
20 mm thick two coat coverings to concrete base; flat; subsequently covered						
over 300 mm wide	–	–	–	–	m^2	**16.25**
225 mm–300 mm wide	–	–	–	–	m^2	**33.48**
150 mm–225 mm wide	–	–	–	–	m^2	**46.83**
not exceeding 150 mm wide	–	–	–	–	m^2	**54.71**
30 mm thick three coat coverings to concrete base; flat; subsequently covered						
over 300 mm wide	–	–	–	–	m^2	**26.08**
225 mm–300 mm wide	–	–	–	–	m^2	**53.73**
150 mm–225 mm wide	–	–	–	–	m^2	**58.30**
not exceeding 150 mm wide	–	–	–	–	m^2	**71.04**
13 mm thick two coat coverings to brickwork base; vertical; subsequently covered						
over 300 mm wide	–	–	–	–	m^2	**35.87**
225 mm–300 mm wide	–	–	–	–	m^2	**51.57**
150 mm–225 mm wide	–	–	–	–	m^2	**55.68**
not exceeding 150 mm wide	–	–	–	–	m^2	**72.77**
20 mm thick three coat coverings to brickwork base; vertical; subsequently covered						
over 300 mm wide	–	–	–	–	m^2	**58.03**
225 mm–300 mm wide	–	–	–	–	m^2	**69.47**
150 mm–225 mm wide	–	–	–	–	m^2	**76.23**
not exceeding 150 mm wide	–	–	–	–	m^2	**98.84**
Turning into groove 20 mm deep	–	–	–	–	m	**0.68**
Internal angle fillets; subsequently covered	–	–	–	–	m	**4.03**

J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
J21 MASTIC ASPHALT ROOFING/INSULATION/ FINISHES						
Mastic asphalt to BS 6925 Type R 988						
20 mm thick two coat coverings; felt isolating membrane; to concrete (or timber) base; flat or to falls or slopes not exceeding 10° from horizontal						
over 300 mm wide	–	–	–	–	m^2	**17.19**
225 mm–300 mm wide	–	–	–	–	m^2	**26.53**
150 mm–225 mm wide	–	–	–	–	m^2	**31.00**
not exceeding 150 mm wide	–	–	–	–	m^2	**39.90**
Add to the above for covering with						
10 mm thick limestone chippings in hot bitumen	–	–	–	–	m^2	**2.80**
coverings with solar reflective paint	–	–	–	–	m^2	**3.15**
300 mm × 300 mm × 8 mm g.r.p. tiles in hot bitumen	–	–	–	–	m^2	**47.52**
Cutting to line; jointing to old asphalt	–	–	–	–	m	**5.44**
13 mm thick two coat skirtings to brickwork base						
not exceeding 150 mm girth	–	–	–	–	m	**11.71**
150 mm–225 mm girth	–	–	–	–	m	**13.44**
225 mm–300 mm girth	–	–	–	–	m	**16.45**
13 mm thick three coat skirtings; expanded metal lathing reinforcement nailed to timber base						
not exceeding 150 mm girth	–	–	–	–	m	**19.68**
150 mm–225 mm girth	–	–	–	–	m	**23.46**
225 mm–300 mm girth	–	–	–	–	m	**27.44**
13 mm thick two coat fascias to concrete base						
not exceeding 150 mm girth	–	–	–	–	m	**11.71**
150 mm–225 mm girth	–	–	–	–	m	**13.44**
20 mm thick two coat linings to channels to concrete base						
not exceeding 150 mm girth	–	–	–	–	m	**25.75**
150 mm–225 mm girth	–	–	–	–	m	**29.28**
225 mm–300 mm girth	–	–	–	–	m	**30.13**
20 mm thick two coat lining to cesspools						
250 mm × 150 mm × 150 mm deep	–	–	–	–	nr	**25.23**
Collars around pipes, standards and like members	–	–	–	–	nr	**18.05**
Accessories						
Eaves trim; extruded aluminium alloy; working asphalt into trim						
Alutrim; type A roof edging or other equal and approved	–	–	–	–	m	**10.76**
extra; angle	–	–	–	–	nr	**6.01**
Roof screed ventilator – aluminium alloy						
Extr-aqua-vent or other equal and approved; set on screed over and including dished sinking; working collar around ventilator	–	–	–	–	nr	**20.85**

J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
J30 LIQUID APPLIED TANKING/DAMP PROOF MEMBRANES						
Tanking and damp proofing						
Synthaprufe or other equal and approved; blinding with sand; horizontal on slabs						
two coats	–	0.19	2.55	2.02	m^2	**4.57**
three coats	–	0.26	3.50	2.97	m^2	**6.47**
One coat Vandex Super 0.75 kg/m^2 slurry or other equal and approved; one consolidating coat of Vandex BB75 1 kg/m^2 slurry or other equal and approved; horizontal on beds						
over 225 mm wide	–	0.32	4.31	7.30	m^2	**11.61**
Intergritank; Methacrylate resin based structural waterproffing membrane; in two separate colour coded coats; minimumm 2 mm overalll dry film finish; on a primed substrate						
over 250 mm wide						
100 m^2 – 499 m^2	–	–	–	–	m^2	**45.00**
500 m^2 – 1999 m^2	–	–	–	–	m^2	**37.00**
over 2000 m^2	–	–	–	–	m^2	**30.00**
J40 FLEXIBLE SHEET TANKING/DAMP PROOF MEMBRANES						
Tanking and damp proofing						
Visqueen self-adhesive damp proof membrane						
over 300 mm wide; horizontal	–	–	–	–	m^2	**7.18**
not exceeding 300 mm wide; horizontal	–	–	–	–	m	**2.76**
Tanking primer for self-adhesive dpm						
over 300 mm wide; horizontal	–	–	–	–	m^2	**4.97**
not exceeding 300 mm wide; horizontal	–	–	–	–	m	**2.27**
Bituthene sheeting or other equal and approved; lapped joints; horizontal on slabs						
3000 grade	–	0.09	1.21	4.62	m^2	**5.83**
8000 grade	–	0.10	1.34	6.43	m^2	**7.77**
5000HD heavy duty grade	–	0.12	1.61	6.12	m^2	**7.73**
Bituthene sheeting or other equal and approved; lapped joints; dressed up vertical face of concrete						
8000 grade	–	0.17	2.29	6.43	m^2	**8.72**
RIW Structureseal tanking and damp proof membrane; or other equal and approved						
over 300 mm wide; horizontal	–	–	–	–	m^2	**6.00**
Structureseal Fillet						
40 mm × 40 mm	–	–	–	–	m	**4.40**
Ruberoid Plasfrufe 2000SA self-adhesive damp proof membrane						
over 300 mm wide; horizontal	–	–	–	–	m^2	**13.68**
not exceeding 300 mm wide; horizontal	–	–	–	–	m	**5.24**
Extra for 50 mm thick sand blinding	–	–	–	–	m^2	**2.40**

J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Servi-pak protection board or other equal and approved; butt jointed; taped joints; to horizontal surfaces;						
3 mm thick	–	0.14	1.89	4.96	m^2	**6.85**
6 mm thick	–	0.14	1.89	7.43	m^2	**9.32**
12 mm thick	–	0.19	2.55	13.11	m^2	**15.66**
Servi-pak protection board or other equal and approved; butt jointed; taped joints; to vertical surfaces						
3 mm thick	–	0.19	2.55	4.96	m^2	**7.51**
6 mm thick	–	0.19	2.55	7.43	m^2	**9.98**
12 mm thick	–	0.23	3.10	13.11	m^2	**16.21**
Bituthene reinforcing strip or other equal and approved; 70 mm wide						
Bitutape 4000	–	0.09	1.21	0.49	m	**1.70**
Expandite Famflex hot bitumen bonded waterproof tanking or other equal and approved; 150 mm laps						
horizontal; over 300 mm wide	–	0.37	4.97	10.38	m^2	**15.35**
vertical; over 300 mm wide	–	0.60	8.07	10.38	m^2	**18.45**
J41 BUILT UP FELT ROOF COVERINGS						
NOTE: The following items of felt roofing, unless otherwise described, include for conventional lapping, laying and bonding between layers and to base; and laying flat or to falls, crossfalls or to slopes not exceeding 10° – but exclude any insulation etc.						
Felt roofing; BS EN 13707; suitable for flat roofs						
Three layer coverings first layer type 3G; subsequent layers type 3B bitumen glass fibre based felt	–	–	–	–	m^2	**13.73**
Extra over felt for covering with and bedding in hot bitumen						
13 mm thick stone chippings	–	–	–	–	m^2	**3.98**
300 mm × 300 mm × 8 mm g.r.p. tiles	–	–	–	–	m^2	**42.54**
working into outlet pipes and the like	–	–	–	–	m^2	**10.78**
Skirtings; three layer; top layer mineral surfaced; dressed over tilting fillet; turned into groove						
not exceeding 200 mm girth	–	–	–	–	m	**10.22**
200 mm–400 mm girth	–	–	–	–	m	**12.64**
Coverings to kerbs; three layer						
400 mm–600 mm girth	–	–	–	–	m	**16.36**
Linings to gutters; three layer						
400 mm–600 mm girth	–	–	–	–	m	**19.87**

J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
J41 BUILT UP FELT ROOF COVERINGS – cont						
Felt roofing – cont						
Collars around pipes and the like; three layer mineral surface; 150 mm high						
not exceeding 55 mm nominal size	–	–	–	–	nr	**10.85**
55 mm–110 mm nominal size	–	–	–	–	nr	**10.85**
Three layer coverings; two base layers type 5U bitumen polyester-based felt; top layer type 5B polyester-based mineral surfaced felt; 10 mm stone chipping covering; bitumen bonded	–	–	–	–	m^2	**23.39**
Coverings to kerbs						
not exceeding 200 mm girth	–	–	–	–	m	**9.88**
200 mm–400 mm girth	–	–	–	–	m	**12.92**
Outlets and dishing to gullies						
300 mm diameter	–	–	–	–	nr	**11.77**
Andersons high performance polyester-based roofing system or other equal and approved						
Two layer coverings; first layer HT 125 underlay; second layer HT 350; fully bonded to wood; fibre or cork base	–	–	–	–	m^2	**19.39**
Extra over for						
top layer mineral surfaced	–	–	–	–	m^2	**1.65**
13 mm thick stone chippings	–	–	–	–	m^2	**3.98**
third layer of type 3B as underlay for concrete or screeded base	–	–	–	–	m^2	**5.08**
working into outlet pipes and the like	–	–	–	–	nr	**11.76**
Skirtings; two layer; top layer mineral surfaced; dressed over tilting fillet; turned into groove						
not exceeding 200 mm girth	–	–	–	–	m	**99.88**
200 mm–400 mm girth	–	–	–	–	m	**12.92**
Coverings to kerbs; two layer						
400 mm–600 mm girth	–	–	–	–	m	**16.75**
Linings to gutters; three layer						
400 mm–600 mm girth	–	–	–	–	m	**18.01**
Collars around pipes and the like; two layer; 150 mm high						
not exceeding 55 mm nominal size	–	–	–	–	nr	**11.76**
55 mm–110 mm nominal size	–	–	–	–	nr	**11.76**
Ruberoid Challenger SBS high performance roofing or other equal and approved (10 year guarantee specification)						
Two layer coverings; first and second layers Ruberglas 120 GP; fully bonded to wood, fibre or cork base	–	–	–	–	m^2	**12.76**
Extra over for						
top layer mineral surfaced	–	–	–	–	m^2	**4.51**
13 mm thick stone chippings	–	–	–	–	m^2	**3.98**
third layer of Rubervent 3G as underlay for concrete or screeded base	–	–	–	–	m^2	**5.06**
working into outlet pipes and the like	–	–	–	–	nr	**11.68**

J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Skirtings; two layer; top layer mineral surfaced; dressed over tilting fillet; turned into groove						
not exceeding 200 mm girth	–	–	–	–	m	**9.74**
200 mm–400 mm girth	–	–	–	–	m	**12.74**
Coverings to kerbs; two layer						
400 mm–600 mm girth	–	–	–	–	m	**16.52**
Linings to gutters; three layer						
400 mm–600 mm girth	–	–	–	–	m	**17.68**
Collars around pipes and the like; two layer, 150 mm high						
not exceeding 55 mm nominal size	–	–	–	–	nr	**11.68**
55 mm–110 mm nominal size	–	–	–	–	nr	**11.68**
Ruberfort HP 350 high performance roofing or other equal and approved						
Two layer coverings; first layer Ruberfort HP 180; second layer Ruberfort HP 350; fully bonded; to wood; fibre or cork base	–	–	–	–	m^2	**15.04**
Extra over for						
top layer mineral surfaced	–	–	–	–	m^2	**6.23**
13 mm thick stone chippings	–	–	–	–	m^2	**3.98**
third layer of Rubervent 3G; as underlay for concrete or screeded base	–	–	–	–	m^2	**5.06**
working into outlet pipes and the like	–	–	–	–	nr	**11.82**
Skirtings; two layer; top layer mineral surface; dressed over tilting fillet; turned into groove						
not exceeding 200 mm girth	–	–	–	–	m	**9.94**
200 mm–400 mm girth	–	–	–	–	m	**13.00**
Coverings to kerbs; two layer						
400 mm–600 mm girth	–	–	–	–	m	**16.86**
Linings to gutters; three layer						
400 mm–600 mm girth	–	–	–	–	m	**21.76**
Collars around pipes and the like; two layer; 150 mm high						
not exceeding 55 mm nominal size	–	–	–	–	nr	**11.82**
55 mm–110 mm nominal size	–	–	–	–	nr	**11.82**
Ruberoid Superflex Firebloc high performance roofing or other equal and approved (15 year guarantee specification)						
Two layer coverings; first layer Superflex 180; second layer Superflex 250; fully bonded to wood; fibre or cork base	–	–	–	–	m^2	**18.59**
Extra over for						
top layer mineral surfaced	–	–	–	–	m^2	**4.43**
13 mm thick stone chippings	–	–	–	–	m^2	**3.98**
third layer of Rubervent 3G as underlay for concrete or screeded base	–	–	–	–	m^2	**5.06**
working into outlet pipes and the like	–	–	–	–	nr	**13.42**

J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
J41 BUILT UP FELT ROOF COVERINGS – cont						
Ruberoid Superflex Firebloc high performance roofing or other equal and approved (15 year guarantee specification) – cont						
Skirtings; two layer; top layer mineral surfaced; dressed over tilting fillet; turned into groove						
not exceeding 200 mm girth	–	–	–	–	m	**11.62**
200 mm–400 mm girth	–	–	–	–	m	**15.33**
Coverings to kerbs; two layer						
400 mm–600 mm girth	–	–	–	–	m	**20.46**
Linings to gutters; three layer						
400 mm–600 mm girth	–	–	–	–	m	**22.16**
Collars around pipes and the like; two layer; 150 mm high						
not exceeding 55 mm nominal size	–	–	–	–	nr	**13.42**
55 mm–110 mm nominal size	–	–	–	–	nr	**13.42**
Ruberoid Ultra Prevent high performance roofing or other equal and approved (20 year guarantee specification)						
Two layer coverings; first layer Ultra prevENt underlay; second layer Ultra prevENt mineral surface cap sheet	–	–	–	–	m^2	**34.21**
Extra over for						
third layer of Rubervent 3G as underlay for concrete or screeded base	–	–	–	–	m^2	**5.06**
working into outlet pipes and the like	–	–	–	–	nr	**16.23**
Skirtings; two layer; dressed over tilting fillet; turned into groove						
not exceeding 200 mm girth	–	–	–	–	m	**14.54**
200 mm–400 mm girth	–	–	–	–	m	**19.37**
Coverings to kerbs; two layer						
400 mm–600 mm girth	–	–	–	–	m	**26.73**
Linings to gutters; three layer						
400 mm–600 mm girth	–	–	–	–	m	**27.94**
Collars around pipes and the like; two layer; 150 mm high						
not exceeding 55 mm nominal size	–	–	–	–	nr	**16.21**
55 mm–110 mm nominal size	–	–	–	–	nr	**16.21**
Accessories						
Eaves trim; extruded aluminium alloy; working felt into trim						
Rubertrim; type FL/G; 65 mm face	–	–	–	–	m	**11.02**
extra over for; external angle	–	–	–	–	nr	**11.09**
Roof screed ventilator – aluminium alloy						
Extr-aqua-vent or other equal and approved – set on screed over and including dished sinking and collar	–	–	–	–	nr	**34.86**

J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Insulation board underlays						
Vapour barrier						
reinforced; metal lined	–	–	–	–	m^2	**10.54**
Rockwool; Duorock flat insulation board						
140 mm thick (0.25 U-value)	–	–	–	–	m^2	**28.87**
Kingspan Thermaroof TR21 zero OPD urethene insulation board						
50 mm thick	–	–	–	–	m^2	**17.75**
90 mm thick	–	–	–	–	m^2	**30.57**
100 mm thick (0.25 U-value)	–	–	–	–	m^2	**33.96**
Wood fibre boards; impregnated; density 220–350 kg/m^3						
12.70 mm thick	–	–	–	–	m^2	**4.79**
Tapered insulation board underlays						
Tapered insulation £/m² prices can vary dramatically depending upon the factors which determine the scheme layout; these primarily being gutter/outlet locations and the length of fall involved.						
Due to tapered insulation scheme prices varying by project, the following prices are indicative. Please contact a specialist for a project specific quotation.						
Insulation values calculated in accordance with BSENISO 6946:2007 annexe C						
Tapered PIR (Polyisocyanurate) boards; bedded in hot bitumen						
effective thickness achieving 0.25W/m^2K	21.60	–	–	–	m^2	**45.32**
minimum thickness achieving 0.25W/m^2K	26.10	–	–	–	m^2	**50.32**
Tapered PIR boards; mechanically fastened						
effective thickness achieving 0.25W/m^2K	21.60	–	–	–	m^2	**47.32**
minimum thickness achieving 0.25W/m^2K	26.10	–	–	–	m^2	**52.32**
Tapered Rockwool boards; bedded in hot bitumen						
effective thickness achieving 0.25W/m^2K	27.00	–	–	–	m^2	**66.68**
minimum thickness achieving 0.25W/m^2K	32.40	–	–	–	m^2	**89.32**
Tapered Rockwool boards; mechanically fastened						
effective thickness achieving 0.25W/m^2K	27.00	–	–	–	m^2	**68.68**
minimum thickness achieving 0.25W/m^2K	32.40	–	–	–	m^2	**74.51**
Tapered EPS (Expanded polystyrene) boards; bedded in hot bitumen						
effective thickness achieving 0.25W/m^2K	18.00	–	–	–	m^2	**40.38**
minimum thickness achieving 0.25W/m^2K	22.00	–	–	–	m^2	**45.32**
Tapered EPS (Expanded polystyrene) boards; mechanicaly fastened						
effective thickness achieving 0.25W/m^2K	18.00	–	–	–	m^2	**42.32**
minimum thickness achieving 0.25W/m^2K	22.00	–	–	–	m^2	**47.31**
Insulation board overlays						
Dow Roofmate SL extruded polystyrene foam boards or other equal and approved						
50 mm thick	–	–	–	–	m^2	**11.75**
140 mm thick	–	–	–	–	m^2	**20.50**
160 mm thick	–	–	–	–	m^2	**22.20**

J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
J41 BUILT UP FELT ROOF COVERINGS – cont						
Insulation board overlays – cont						
Dow Roofmate LG extruded polystyrene foam boards or other equal and approved						
80 mm thick	–	–	–	–	m^2	**41.83**
100 mm thick	–	–	–	–	m^2	**44.84**
120 mm thick	–	–	–	–	m^2	**47.87**
J42 SINGLE LAYER PLASTIC ROOF COVERINGS						
Trocal S PVC roofing or other equal and approved						
Coverings	–	–	–	–	m^2	**15.79**
Skirtings; dressed over metal upstands						
not exceeding 200 mm girth	–	–	–	–	m	**12.27**
200 mm–400 mm girth	–	–	–	–	m	**15.08**
Coverings to kerbs						
400 mm–600 mm girth	–	–	–	–	m	**27.60**
Collars around pipes and the like; 150 mm high						
not exceeding 55 mm nominal size	–	–	–	–	nr	**8.43**
55 mm–110 mm nominal size	–	–	–	–	nr	**8.43**
Trocal metal upstands or other equal and approved						
Sarnafil polymeric waterproofing membrane; cold roof						
Roof coverings						
Pitch not exceeding 5°; to metal decking or the like	–	–	–	–	m^2	**28.20**
Pitch not exceeding 5°; to concrete base or the like; prime concrete with spririt priming solution	–	–	–	–	m^2	**28.20**
Sarnafil polymeric waterproofing membrane; 1.2 mm thick fleece backed membrane; cold roof						
Roof coverings						
Pitch not exceeding 5°; to metal decking or the like	–	–	–	–	m^2	**28.20**
Pitch not exceeding 5°; to concrete base or the like; prime concrete with spririt priming solution	–	–	–	–	m^2	**28.20**
Sarnafil polymeric waterproofing membrane; 120 mm thick Sarnaform G CFC & HCFC free insulation board; vapour control layer; prime concrete with spirit priming solution						
Mechanically fastened system						
Roof coverings						
Pitch not exceeding 5°; to metal decking or the like	–	–	–	–	m^2	**44.30**
Pitch not exceeding 5°; to concrete base or the like	–	–	–	–	m^2	**51.75**
Coverings to kerbs; parapet flashing; Sarnatrim 50 mm deep on face 100 mm fixing arm; standard Sarnafil detail 1.1						
not exceeding 200 mm girth	–	–	–	–	m	**24.85**
200 mm–400 mm girth	–	–	–	–	m	**28.30**
400 mm–600 mm girth	–	–	–	–	m	**31.75**

J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Eaves detail; Sarnametal drip edge to gutter; standard Sarnafil detail 1.3						
not exceeding 200 mm girth	–	–	–	–	m	**23.90**
Skirtings/Upstands; skirting to brickwork with galvanized steel counter flashing to top edge; standard Sarnafil detail 2.3						
not exceeding 200 mm girth	–	–	–	–	m	**29.05**
200 mm–400 mm girth	–	–	–	–	m	**34.95**
400 mm–600 mm girth	–	–	–	–	m	**40.90**
Skirtings/Upstands; skirting to brickwork with Sarnametal Raglet to chase; standard Sarnafil detail 2.8						
not exceeding 200 mm girth	–	–	–	–	m	**29.05**
200 mm–400 mm girth	–	–	–	–	m	**34.95**
400 mm–600 mm girth	–	–	–	–	m	**40.90**
Collars around pipe standards, and the like						
50 mm diameter × 150 mm high	–	–	–	–	nr	**37.65**
100 mm diameter × 150 mm high	–	–	–	–	nr	**37.65**
Outlets and dishing to gullies						
Fix Sarnadrain pvc rainwater outlet; 110 mm diameter; weld membrane to same; fit plastic leafguard	–	–	–	–	nr	**89.00**
Fully adhered system						
Roof coverings						
Pitch not exceeding 5°; to metal decking or the like	–	–	–	–	m^2	**46.85**
Pitch not exceeding 5°; to concrete base or the like	–	–	–	–	m^2	**53.30**
Coverings to kerbs; parapet flashing; Sarnatrim 50 mm deep on face 100 mm fixing arm; standard Sarnafil detail 1.1						
not exceeding 200 mm girth	–	–	–	–	m	**22.85**
200 mm–400 mm girth	–	–	–	–	m	**26.30**
400 mm–600 mm girth	–	–	–	–	m	**29.75**
Eaves detail; Sarnametal drip edge to gutter; standard Sarnafil detail 1.3						
not exceeding 200 mm girth	–	–	–	–	m	**21.90**
Skirtings/Upstands; skirting to brickwork with galvanized steel counter flashing to top edge; standard Sarnafil detail 2.3						
not exceeding 200 mm girth	–	–	–	–	m	**27.05**
200 mm–400 mm girth	–	–	–	–	m	**32.95**
400 mm–600 mm girth	–	–	–	–	m	**36.90**

J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
J42 SINGLE LAYER PLASTIC ROOF COVERINGS – cont						
Sarnafil polymeric waterproofing membrane – cont						
Fully adhered system – cont						
Skirtings/Upstands; skirting to brickwork with Sarnametal Raglet to chase; standard Sarnafil detail 2.8						
not exceeding 200 mm girth	–	–	–	–	m	**28.05**
200 mm–400 mm girth	–	–	–	–	m	**38.90**
400 mm–600 mm girth	–	–	–	–	m	**38.90**
Collars around pipe standards, and the like						
50 mm diameter × 150 mm high	–	–	–	–	nr	**37.65**
100 mm diameter × 150 mm high	–	–	–	–	nr	**37.65**
Outlets and dishing to gullies						
Fix Sarnadrain pvc rainwater outlet; 110 mm diameter; weld membrane to same; fit plastic leafguard	–	–	–	–	nr	**89.00**
Options						
Extra over for 1.2 mm fleece backed membrane	–	–	–	–	m^2	**4.85**
Landscape Roofing						
SarnaVert extensive biodiverse roof; sedum blanket; 100 mm growing medium; aquafrain; 1.5 mm thick membrane; 120 mm thick insulation board; vapour control layer						
Pitch not exceeding 5°; to metal decking or the like	–	–	–	–	m^2	**118.30**
Pitch not exceeding 5°; to concrete base or the like; prime concrete with spirit priming solution	–	–	–	–	m^2	**123.10**
Kerb and eaves; standard Sarnafil details						
Sarnafil kerb; 150 mm above roof level	–	–	–	–	m	**29.30**
Sarnafil eaves detail with gravel stop ne 200 mm girth	–	–	–	–	m	**48.55**
Collars around pipes and the like						
50mm diameter × 150mm high	–	–	–	–	nr	**37.65**
100 mm diameter × 150 mm high	–	–	–	–	nr	**37.65**
Sarnafil rainwater outlet	–	–	–	–	nr	**151.50**

J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
J43 PROPRIETARY ROOF DECKING WITH FELT FINISH						
Bitumetal flat roof construction or other equal and approved; fixing to timber, steel or concrete; flat or sloping; vapour check; 32 mm thick polyurethane insulation; 3G perforated felt underlay; two layers of glass fibre base felt roofing; stone chipping finish						
0.70 mm thick galvanized steel						
35 mm deep profiled decking; 2.38 m span	–	–	–	–	m^2	**63.11**
46 mm deep profiled decking; 2.96 m span	–	–	–	–	m^2	**63.43**
60 mm deep profiled decking; 3.74 m span	–	–	–	–	m^2	**64.36**
100 mm deep profiled decking; 5.13 m span	–	–	–	–	m^2	**65.36**
0.90 mm thick aluminium; mill finish						
35 mm deep profiled decking; 1.79 m span	–	–	–	–	m^2	**66.68**
60 mm deep profiled decking; 2.34 m span	–	–	–	–	m^2	**67.01**
Bitumetal flat roof construction or other equal and approved; fixing to timber, steel or concrete; flat or sloping; vapour check; 32 mm polyurethane insulation; 3G perforated felt underlay; two layers of polyester-based roofing; stone chipping finish						
0.70 mm thick galvanized steel						
35 mm deep profiled decking; 2.38 m span	–	–	–	–	m^2	**68.77**
46 mm deep profiled decking; 2.96 m span	–	–	–	–	m^2	**69.09**
60 mm deep profiled decking; 3.74 m span	–	–	–	–	m^2	**70.02**
100 mm deep profiled decking; 5.13 m span	–	–	–	–	m^2	**71.02**
0.90 mm thick aluminium; mill finish						
35 mm deep profiled decking; 1.79 m span	–	–	–	–	m^2	**72.34**
60 mm deep profiled decking; 2.34 m span	–	–	–	–	m^2	**72.67**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
K10 PLASTERBOARD DRY LINING/PARTITIONS/ CEILINGS						
ALTERNATIVE SHEET LINING MATERIAL PRICES						
Fibreboard; 19 mm decorative faced						
Ash	8.35	–	–	–	m^2	**–**
Beech	7.98	–	–	–	m^2	**–**
Oak	8.05	–	–	–	m^2	**–**
Edgings; self adhesive						
22 mm Ash	0.26	–	–	–	m	**–**
22 mm Beech	0.26	–	–	–	m	**–**
22 mm Oak	0.26	–	–	–	m	**–**
Chipboard Standard Grade						
12 mm	1.91	–	–	–	m^2	**–**
18 mm	2.25	–	–	–	m^2	**–**
22 mm	3.31	–	–	–	m^2	**–**
25 mm	3.79	–	–	–	m^2	**–**
Chipboard; melamine faced						
15 mm	2.81	–	–	–	m^2	**–**
18 mm	3.06	–	–	–	m^2	**–**
Medium density fibreboard; external quality						
6 mm	4.04	–	–	–	m^2	**–**
9 mm	5.36	–	–	–	m^2	**–**
19 mm	8.58	–	–	–	m^2	**–**
25 mm	12.14	–	–	–	m^2	**–**
Wallboard plank						
9.5 mm	1.58	–	–	–	m^2	**–**
12.5 mm	1.58	–	–	–	m^2	**–**
15 mm	1.90	–	–	–	m^2	**–**
Moisture-resistant board						
9.5 mm	2.54	–	–	–	m^2	**–**
Fireline board						
12.5 mm	1.98	–	–	–	m^2	**–**
15 mm	2.38	–	–	–	m^2	**–**
SUPPLY AND FIX PRICES						
Linings; Gyproc GypLyner metal framed wall lining system; or other equal and approved; floor and ceiling channels plugged and screwed to concrete						
Tapered edge panels; joints filled with joint filler and joint tape to receive direct decoration; one layer of 12.5 mm thick Gyproc Wallboard; or other equal and approved						
height 2.10 m–2.40 m	–	1.05	19.03	17.98	m	**37.01**
height 2.40 m–2.70 m	–	1.15	20.90	19.80	m	**40.70**
height 2.70 m–3.00 m	–	1.27	23.15	21.57	m	**44.72**
height 3.00 m–3.30 m	–	1.45	26.49	23.35	m	**49.84**
height 3.30 m–3.60 m	–	1.63	29.82	24.85	m	**54.67**
height 3.60 m–3.90 m	–	1.88	34.41	26.91	m	**61.32**
height 3.90 m–4.20 m	–	2.11	38.61	28.68	m	**67.29**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Linings; Gyproc GypLyner IWL independent walling system or other equal and approved; comprising 48 mm wide metal I stud frame; 50 mmm wide metal C stud floor and ceiling channels; plugged and screwed to concrete						
62.5 mm partition; outer skin of 12.50 mm thick tapered edge wallboard one side; joints filled with joint filler and joint tape to receive direct decoration						
height 2.10 m–2.40 m	–	3.05	55.11	10.50	m	**65.61**
height 2.40 m–2.70 m	–	3.56	64.95	12.48	m	**77.43**
height 2.70 m–3.00 m	–	3.94	72.06	13.64	m	**85.70**
height 3.00 m–3.30 m	–	4.58	83.70	14.84	m	**98.54**
height 3.30 m–3.60 m	–	4.95	90.63	16.07	m	**106.70**
height 3.60 m–3.90 m	–	5.65	103.32	17.30	m	**120.62**
height 3.90 m–4.20 m	–	6.20	113.39	18.53	m	**131.92**
62.5 mm partition; outer skin of 12.50 mm thick tapered edge wallboard one side; filling cavity with Isowool high performance slab (2405); wallboard joints filled with joint filler and joint tape to receive direct decoration						
height 2.10 m–2.40 m	–	3.05	55.11	18.31	m	**73.42**
height 2.40 m–2.70 m	–	3.56	64.95	21.27	m	**86.22**
height 2.70 m–3.00 m	–	3.94	72.06	23.41	m	**95.47**
height 3.00 m–3.30 m	–	4.58	83.70	25.58	m	**109.28**
height 3.30 m–3.60 m	–	4.95	90.63	27.79	m	**118.42**
height 3.60 m–3.90 m	–	5.65	103.32	29.99	m	**133.31**
height 3.90 m–4.20 m	–	6.20	113.39	32.21	m	**145.60**
Gypwall Rapid/db Plus metal stud housing partitioning system; or other equal and approved; floor and ceiling channels plugged and screwed to concrete						
75 mm partition; 43/44 mm studs and channels; one layer of 15 mm SoundBloc Rapid each side; joints filled with joint filler and joint tape to receive direct decoration						
height 2.10 m–2.40 m; studs at 900 mm centres	–	2.70	49.95	24.74	m	**74.69**
height 2.10 m–2.40 m; studs at 900 mm centres; with 25 mm Isowool 1200 insulation within the stud cavity	–	2.70	49.95	25.72	m	**75.67**
height 2.10 m–2.40 m; studs at 450 mm centres	–	3.70	67.40	27.34	m	**94.74**
height 2.10 m–2.40 m; studs at 450 mm centres; with 25 mm Isowool 1200 insulation within the stud cavity	–	3.70	67.40	28.31	m	**95.71**
height 2.40 m–2.70 m; studs at 450 mm centres	–	4.07	74.14	30.40	m	**104.54**
height 2.40 m–2.70 m; studs at 450 mm centres; with 25 mm Isowool 1200 insulation within the stud cavity	–	4.07	74.14	31.38	m	**105.52**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
K10 PLASTERBOARD DRY LINING/PARTITIONS/ CEILINGS – cont						
Gypwall Rapid/db Plus metal stud housing partitioning system – cont						
102 mm partition; 70/72 mm studs and channels; one layer of 15 mm SoundBloc Rapid each side; joints filled with joint filler and joint tape to receive direct decoration						
height 2.10 m–2.40 m; studs at 900 mm centres	–	3.00	55.19	27.65	m	**82.84**
height 2.10 m–2.40 m; studs at 900 mm centres; with 25 mm Isowool 1200 insulation within the stud cavity	–	3.00	55.19	28.63	m	**83.82**
height 2.10 m–2.40 m; studs at 450 mm centres	–	4.00	72.64	31.91	m	**104.55**
height 2.10 m–2.40 m; studs at 450 mm centres; with 25 mm Isowool 1200 insulation within the stud cavity	–	4.00	72.64	32.88	m	**105.52**
height 2.40 m–2.70 m; studs at 900 mm centres	–	3.32	61.05	30.42	m	**91.47**
height 2.40 m–2.70 m; studs at 900 mm centres; with 25 mm Isowool 1200 insulation within the stud cavity	–	3.32	61.05	31.40	m	**92.45**
height 2.40 m–2.70 m; studs at 450 mm centres	–	4.32	78.50	35.45	m	**113.95**
height 2.40 m–2.70 m; studs at 450 mm centres; with 25 mm Isowool 1200 insulation within the stud cavity	–	4.32	78.50	36.43	m	**114.93**
Gyproc metal stud proprietary partitions or other equal and approved; comprising 48 mm wide metal stud frame; 50 mm wide floor channel plugged and screwed to concrete through 38 mm × 48 mm tanalized softwood sole plate						
Tapered edge panels; joints filled with joint filler and joint tape to receive direct decoration; 80 mm thick partition; one hour; one layer of 15 mm thick Fireline board or other equal and approved each side						
height 2.10 m–2.40 m	–	3.89	69.78	21.13	m	**90.91**
height 2.40 m–2.70 m	–	4.49	81.19	24.32	m	**105.51**
height 2.70 m–3.00 m	–	5.00	90.57	26.71	m	**117.28**
height 3.00 m–3.30 m	–	5.78	104.65	29.33	m	**133.98**
height 3.30 m–3.60 m	–	6.34	114.89	31.57	m	**146.46**
height 3.60 m–3.90 m	–	7.59	137.19	34.02	m	**171.21**
height 3.90 m–4.20 m	–	8.14	147.25	36.47	m	**183.72**
angles	–	0.19	3.55	1.28	m	**4.83**
T-junctions	–	0.09	1.57	–	m	**1.57**
fair ends	–	0.19	3.55	0.46	m	**4.01**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Tapered edge panels; joints filled with joint filler and joint tape to receive direct decoration; 100 mm thick partition; two hour; two layers of 12.50 mm thick Fireline board or other equal and approved both sides						
height 2.10 m–2.40 m	–	4.81	85.84	29.38	m	**115.22**
height 2.40 m–2.70 m	–	5.53	99.34	33.62	m	**132.96**
height 2.70 m–3.00 m	–	6.15	110.64	37.03	m	**147.67**
height 3.00 m–3.30 m	–	6.13	110.76	40.67	m	**151.43**
height 3.30 m–3.60 m	–	7.72	138.98	43.95	m	**182.93**
height 3.60 m–3.90 m	–	7.59	137.19	47.46	m	**184.65**
height 3.90 m–4.20 m	–	9.76	175.53	50.91	m	**226.44**
angles	–	0.28	5.13	1.37	m	**6.50**
T-junctions	–	0.09	1.57	–	m	**1.57**
fair ends	–	0.28	5.13	0.55	m	**5.68**
Gypsum plasterboard; BS EN 520; plain grade tapered edge wallboard; fixing on dabs or with nails; joints left open to receive Artex finish or other equal and approved; to softwood base						
9.50 mm board to ceilings						
over 300 mm wide	–	0.23	4.02	1.78	m^2	**5.80**
9.50 mm board to beams						
girth not exceeding 600 mm	–	0.28	4.89	1.09	m^2	**5.98**
girth 600 mm–1200 mm	–	0.37	6.46	2.15	m^2	**8.61**
12.50 mm board to ceilings						
over 300 mm wide	–	0.31	5.41	1.85	m^2	**7.26**
12.50 mm board to beams						
girth not exceeding 600 mm	–	0.28	4.89	1.13	m^2	**6.02**
girth 600 mm–1200 mm	–	0.37	6.46	2.21	m^2	**8.67**
Gypsum plasterboard to BS EN 520; fixing on dabs or with nails; joints filled with joint filler and joint tape to receive direct decoration; to softwood base (measured elsewhere)						
Plain grade tapered edge wallboard						
9.50 mm board to walls						
wall height 2.40 m–2.70 m	–	0.93	17.64	5.99	m	**23.63**
wall height 2.70 m–3.00 m	–	1.06	20.14	6.65	m	**26.79**
wall height 3.00 m–3.30 m	–	1.20	22.83	7.32	m	**30.15**
wall height 3.30 m–3.60 m	–	1.39	26.37	8.04	m	**34.41**
9.50 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	–	0.19	3.55	1.21	m	**4.76**
300 mm–600 mm wide	–	0.37	6.93	1.73	m	**8.66**
9.50 mm board to faces of columns – 4 nr						
not exceeding 600 mm total girth	–	0.46	8.62	2.44	m	**11.06**
600 mm–1200 mm total girth	–	0.93	17.53	3.50	m	**21.03**
1200 mm–1800 mm total girth	–	1.20	22.83	4.55	m	**27.38**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
K10 PLASTERBOARD DRY LINING/PARTITIONS/ CEILINGS – cont						
Plain grade tapered edge wallboard – cont						
9.50 mm board to ceilings						
over 300 mm wide	–	0.39	7.28	2.21	m^2	**9.49**
9.50 mm board to faces of beams – 3 nr						
not exceeding 600 mm total girth	–	0.56	10.48	2.41	m	**12.89**
600 mm–1200 mm total girth	–	1.02	19.21	3.46	m	**22.67**
1200 mm–1800 mm total girth	–	1.30	24.69	4.52	m	**29.21**
12.50 mm board to walls						
wall height 2.40 m–2.70 m	–	0.97	18.34	6.09	m	**24.43**
wall height 2.70 m–3.00 m	–	1.11	21.02	6.78	m	**27.80**
wall height 3.00 m–3.30 m	–	1.25	23.70	7.45	m	**31.15**
wall height 3.30 m–3.60 m	–	1.43	27.07	8.17	m	**35.24**
12.50 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	–	0.19	3.55	1.24	m	**4.79**
300 mm–600 mm wide	–	0.37	6.93	1.76	m	**8.69**
12.50 mm board to faces of columns – 4 nr						
not exceeding 600 mm total girth	–	0.46	8.62	2.50	m	**11.12**
600 mm–1200 mm total girth	–	0.93	17.53	3.58	m	**21.11**
1200 mm–1800 mm total girth	–	1.20	22.83	4.64	m	**27.47**
12.50 mm board to ceilings						
over 300 mm wide	–	0.41	7.63	2.26	m^2	**9.89**
12.50 mm board to faces of beams – 3 nr						
not exceeding 600 mm total girth	–	0.56	10.48	2.46	m	**12.94**
600 mm–1200 mm total girth	–	1.02	19.21	3.53	m	**22.74**
1200 mm–1800 mm total girth	–	1.30	24.69	4.59	m	**29.28**
external angle; with joint tape bedded and covered with Jointex or other equal and approved	–	0.11	2.18	0.33	m	**2.51**
Tapered edge wallboard TEN						
12.50 mm board to walls						
wall height 2.40 m–2.70 m	–	0.97	18.34	7.01	m	**25.35**
wall height 2.70 m–3.00 m	–	1.11	21.02	7.79	m	**28.81**
wall height 3.00 m–3.30 m	–	1.25	23.70	8.57	m	**32.27**
wall height 3.30 m–3.60 m	–	1.43	27.07	9.39	m	**36.46**
12.50 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	–	0.19	3.55	1.34	m	**4.89**
300 mm–600 mm wide	–	0.37	6.93	1.97	m	**8.90**
12.50 mm board to faces of columns – 4 nr						
not exceeding 600 mm total girth	–	0.46	8.62	2.71	m	**11.33**
600 mm–1200 mm total girth	–	0.93	17.53	3.98	m	**21.51**
1200 mm–1800 mm total girth	–	1.20	22.83	5.25	m	**28.08**
12.50 mm board to ceilings						
over 300 mm wide	–	0.41	7.63	2.59	m^2	**10.22**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
12.50 mm board to faces of beams – 3 nr						
not exceeding 600 mm total girth	–	0.56	10.48	2.67	m	**13.15**
600 mm–1200 mm total girth	–	1.02	19.21	3.94	m	**23.15**
1200 mm–1800 mm total girth	–	1.30	24.69	5.21	m	**29.90**
external angle; with joint tape bedded and covered with Jointex or other equal and approved	–	0.11	2.18	0.33	m	**2.51**
Tapered edge plank						
19 mm plank to walls						
wall height 2.40 m–2.70 m	–	1.02	19.21	11.28	m	**30.49**
wall height 2.70 m–3.00 m	–	1.20	22.59	12.54	m	**35.13**
wall height 3.00 m–3.30 m	–	1.30	24.57	13.80	m	**38.37**
wall height 3.30 m–3.60 m	–	1.53	28.82	15.09	m	**43.91**
19 mm plank to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	–	0.20	3.72	1.81	m	**5.53**
300 mm–600 mm wide	–	0.42	7.80	2.92	m	**10.72**
19 mm plank to faces of columns – 4 nr						
not exceeding 600 mm total girth	–	0.51	9.49	3.66	m	**13.15**
600 mm–1200 mm total girth	–	0.97	18.22	5.88	m	**24.10**
1200 mm–1800 mm total girth	–	1.25	23.70	8.10	m	**31.80**
19 mm plank to ceilings						
over 300 mm wide	–	0.43	7.97	4.18	m^2	**12.15**
19 mm plank to faces of beams – 3 nr						
not exceeding 600 mm total girth	–	0.60	11.18	3.61	m	**14.79**
600 mm–1200 mm total girth	–	1.06	19.92	5.83	m	**25.75**
1200 mm–1800 mm total girth	–	1.34	25.39	8.06	m	**33.45**
ThermaLine Plus Board						
27 mm board to walls						
wall height 2.40 m–2.70 m	–	1.06	18.50	17.54	m	**36.04**
wall height 2.70 m–3.00 m	–	1.23	21.47	19.49	m	**40.96**
wall height 3.00 m–3.30 m	–	1.34	23.39	21.44	m	**44.83**
wall height 3.30 m–3.60 m	–	1.62	28.28	23.43	m	**51.71**
27 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	–	0.21	3.67	2.51	m	**6.18**
300 mm–600 mm wide	–	0.43	7.50	4.31	m	**11.81**
27 mm board to faces of columns – 4 nr						
not exceeding 600 mm total girth	–	0.52	9.08	5.05	m	**14.13**
600 mm–1200 mm total girth	–	1.02	17.80	8.66	m	**26.46**
1200 mm–1800 mm total girth	–	1.30	22.69	12.27	m	**34.96**
27 mm board to ceilings						
over 300 mm wide	–	0.46	8.03	6.50	m^2	**14.53**
27 mm board to faces of beams – 3 nr						
not exceeding 600 mm total girth	–	0.56	9.78	5.00	m	**14.78**
600 mm–1200 mm total girth	–	1.06	18.50	8.61	m	**27.11**
1200 mm–1800 mm total girth	–	1.43	24.96	12.23	m	**37.19**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
K10 PLASTERBOARD DRY LINING/PARTITIONS/ CEILINGS – cont						
ThermaLine Plus Board – cont						
48 mm board to walls						
wall height 2.40 m–2.70 m	–	1.06	18.50	23.77	m	**42.27**
wall height 2.70 m–3.00 m	–	1.30	22.69	26.43	m	**49.12**
wall height 3.00 m–3.30 m	–	1.43	24.96	29.08	m	**54.04**
wall height 3.30 m–3.60 m	–	1.71	29.85	31.76	m	**61.61**
48 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	–	0.23	4.02	3.21	m	**7.23**
300 mm–600 mm wide	–	0.46	8.03	5.70	m	**13.73**
48 mm board to faces of columns – 4 nr						
not exceeding 600 mm total girth	–	0.56	9.78	6.48	m	**16.26**
600 mm–1200 mm total girth	–	1.11	19.37	11.47	m	**30.84**
1200 mm–1800 mm total girth	–	1.43	24.96	16.46	m	**41.42**
48 mm board to ceilings						
over 300 mm wide	–	0.49	8.55	8.82	m^2	**17.37**
48 mm board to faces of beams – 3 nr						
not exceeding 600 mm total girth	–	0.58	10.13	6.51	m	**16.64**
600 mm–1200 mm total girth	–	1.17	20.43	11.53	m	**31.96**
1200 mm–1800 mm total girth	–	1.57	27.41	16.55	m	**43.96**
ThermaLine Super boards						
50 mm board to walls						
wall height 2.40 m–2.70 m	–	1.06	18.50	32.36	m	**50.86**
wall height 2.70 m–3.00 m	–	1.30	22.69	35.97	m	**58.66**
wall height 3.00 m–3.30 m	–	1.43	24.96	39.57	m	**64.53**
wall height 3.30 m–3.60 m	–	1.71	29.85	43.21	m	**73.06**
50 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	–	0.23	4.02	4.16	m	**8.18**
300 mm–600 mm wide	–	0.46	8.03	7.62	m	**15.65**
50 mm board to faces of columns – 4 nr						
not exceeding 600 mm total girth	–	0.56	9.78	8.38	m	**18.16**
600 mm–1200 mm total girth	–	1.11	19.37	15.28	m	**34.65**
1200 mm–1800 mm total girth	–	1.43	24.96	22.18	m	**47.14**
50 mm board to ceilings						
over 300 mm wide	–	0.49	8.55	11.99	m^2	**20.54**
50 mm board to faces of beams – 3 nr						
not exceeding 600 mm total girth	–	0.58	10.13	8.42	m	**18.55**
600 mm–1200 mm total girth	–	1.17	20.43	15.34	m	**35.77**
1200 mm–1800 mm total girth	–	1.57	27.41	22.27	m	**49.68**
60 mm board to walls						
wall height 2.40 m–2.70 m	–	1.06	18.50	32.36	m	**50.86**
wall height 2.70 m–3.00 m	–	1.30	22.69	35.97	m	**58.66**
wall height 3.00 m–3.30 m	–	1.43	24.96	39.57	m	**64.53**
wall height 3.30 m–3.60 m	–	1.71	29.85	43.21	m	**73.06**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
60 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	–	0.23	4.02	4.16	m	**8.18**
300 mm–600 mm wide	–	0.46	8.03	7.62	m	**15.65**
60 mm board to faces of columns – 4 nr						
not exceeding 600 mm total girth	–	0.56	9.78	8.38	m	**18.16**
600 mm–1200 mm total girth	–	1.11	19.37	15.28	m	**34.65**
1200 mm–1800 mm total girth	–	1.43	24.96	22.18	m	**47.14**
60 mm board to ceilings						
over 300 mm wide	–	0.49	8.55	11.99	m^2	**20.54**
60 mm board to faces of beams – 3 nr						
not exceeding 600 mm total girth	–	0.58	10.13	8.42	m	**18.55**
600 mm–1200 mm total girth	–	1.17	20.43	15.34	m	**35.77**
1200 mm–1800 mm total girth	–	1.57	27.41	22.27	m	**49.68**
Kingspan Kooltherm K18 insulated plasterboard; fixing with nails; joints filled with joint filler and joint tape to receive direct decoration; to softwood base (measured elsewhere)						
12.5 mm plasterboard bonded to CFC/HCFC free rigid phenolic insulation						
42.5 mm thick panel (0.90 m^2 K/W)	–	0.23	3.93	10.37	m^2	**14.30**
52.5 mm thick panel (1.80 m^2 K/W)	–	0.25	4.37	10.89	m^2	**15.26**
62.5 mm thick panel (2.40 m^2 K/W)	–	0.25	4.37	13.18	m^2	**17.55**
82.5 mm thick panel (3.35 m^2 K/W)	–	0.25	4.37	15.73	m^2	**20.10**
80 mm thick panel (3.88 m^2 K/W)	–	0.28	4.80	18.03	m^2	**22.83**
White plastic faced gypsum plasterboard to BS EN 520; industrial grade square edge wallboard; fixing on dabs or with screws; butt joints; to softwood base						
12.50 mm board to walls						
wall height 2.40 m–2.70 m	–	0.69	12.04	11.87	m	**23.91**
wall height 2.70 m–3.00 m	–	0.83	14.48	13.18	m	**27.66**
wall height 3.00 m–3.30 m	–	0.97	16.93	14.49	m	**31.42**
wall height 3.30 m–3.60 m	–	1.11	19.37	15.81	m	**35.18**
12.50 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	–	0.15	2.61	1.33	m	**3.94**
300 mm–600 mm wide	–	0.30	5.24	2.63	m	**7.87**
12.50 mm board to faces of columns – 4 nr						
not exceeding 600 mm total girth	–	0.39	6.81	2.71	m	**9.52**
600 mm–1200 mm total girth	–	0.78	13.61	5.37	m	**18.98**
1200 mm–1800 mm total girth	–	1.02	17.80	8.01	m	**25.81**
Plasterboard jointing system; filling joint with jointing compounds						
To ceilings						
to suit 9.50 mm or 12.50 mm thick boards	–	0.09	1.57	1.88	m	**3.45**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
K10 PLASTERBOARD DRY LINING/PARTITIONS/ CEILINGS – cont						
Angle trim; plasterboard edge support system						
To ceilings						
to suit 9.50 mm or 12.50 mm thick boards	–	0.09	1.57	1.74	m	**3.31**
Gyproc SoundBloc plasterboard with higher density core; fixing on dabs or with nails; joints filled with joint filler and joint tape to receive direct decoration; to softwood base						
Tapered edge board						
12.50 mm board to walls						
wall height 2.40 m–2.70 m	–	0.97	18.34	8.02	m	**26.36**
wall height 2.70 m–3.00 m	–	1.11	21.02	8.91	m	**29.93**
wall height 3.00 m–3.30 m	–	1.24	23.52	9.80	m	**33.32**
wall height 3.30 m–3.60 m	–	1.43	27.07	10.73	m	**37.80**
12.50 mm board to ceilings						
over 300 mm wide	–	0.41	7.63	2.97	m^2	**10.60**
15.00 mm board to walls						
wall height 2.40 m–2.70 m	–	1.00	18.86	9.45	m	**28.31**
wall height 2.70 m–3.00 m	–	1.14	21.55	10.51	m	**32.06**
wall height 3.00 m–3.30 m	–	1.27	24.05	11.56	m	**35.61**
wall height 3.30 m–3.60 m	–	1.46	27.59	12.65	m	**40.24**
15.00 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	–	0.20	3.72	1.61	m	**5.33**
300 mm–600 mm wide	–	0.38	7.10	2.51	m	**9.61**
15.00 mm board to ceilings						
over 300 mm wide	–	0.43	7.97	3.51	m^2	**11.48**
Two layers of gypsum plasterboard to BS 1230; plain grade square and tapered edge wallboard; fixing on dabs or with nails; joints filled with joint filler and joint tape; top layer to receive direct decoration; to softwood base						
19 mm two layer board to walls						
wall height 2.40 m–2.70 m	–	1.30	24.10	10.90	m	**35.00**
wall height 2.70 m–3.00 m	–	1.48	27.48	12.12	m	**39.60**
wall height 3.00 m–3.30 m	–	1.67	31.03	13.34	m	**44.37**
wall height 3.30 m–3.60 m	–	1.94	35.98	14.59	m	**50.57**
19 mm two layer board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	–	0.28	5.13	1.79	m	**6.92**
300 mm–600 mm wide	–	0.56	10.24	2.85	m	**13.09**
19 mm two layer board to faces of columns – 4 nr						
not exceeding 600 mm total girth	–	0.69	12.63	3.65	m	**16.28**
600 mm–1200 mm total girth	–	1.34	24.68	5.77	m	**30.45**
1200 mm–1800 mm total girth	–	1.67	31.03	7.89	m	**38.92**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
25 mm two layer board to walls						
wall height 2.40 m–2.70 m	–	1.39	25.68	11.00	m	**36.68**
wall height 2.70 m–3.00 m	–	1.57	29.05	12.23	m	**41.28**
wall height 3.00 m–3.30 m	–	1.76	32.60	13.46	m	**46.06**
wall height 3.30 m–3.60 m	–	2.04	37.72	14.72	m	**52.44**
25 mm two layer board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	–	0.28	5.13	1.82	m	**6.95**
300 mm–600 mm wide	–	0.56	10.24	2.88	m	**13.12**
25 mm two layer board to faces of columns – 4 nr						
not exceeding 600 mm total girth	–	0.69	12.63	3.71	m	**16.34**
600 mm–1200 mm total girth	–	1.34	24.68	5.85	m	**30.53**
1200 mm–1800 mm total girth	–	1.67	31.03	7.98	m	**39.01**
Gyproc Dri-Wall dry lining system or other equal or approved; plain grade tapered edge wallboard; fixed to walls with adhesive; joints filled with joint filler and joint tape; to receive direct decoration						
9.50 mm board to walls						
wall height 2.40 m–2.70 m	–	1.11	20.79	7.97	m	**28.76**
wall height 2.70 m–3.00 m	–	1.28	23.98	8.85	m	**32.83**
wall height 3.00 m–3.30 m	–	1.43	26.83	9.73	m	**36.56**
wall height 3.30 m–3.60 m	–	1.67	31.26	10.64	m	**41.90**
9.50 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	–	0.23	4.25	1.39	m	**5.64**
300 mm–600 mm wide	–	0.46	8.50	2.13	m	**10.63**
9.50 mm board to faces of columns – 4 nr						
not exceeding 600 mm total girth	–	0.58	10.71	2.79	m	**13.50**
600 mm–1200 mm total girth	–	1.14	21.19	4.42	m	**25.61**
1200 mm–1800 mm total girth	–	1.43	26.83	5.75	m	**32.58**
Angle; with joint tape bedded and covered with Jointex or other equal and approved						
internal	–	0.05	0.99	0.33	m	**1.32**
external	–	0.11	2.18	0.33	m	**2.51**
Gyproc Dri-Wall M/F dry lining system or other equal or approved; mild steel furrings fixed to walls with adhesive; tapered edge wallboard screwed to furrings; joints filled with joint filler and joint tape						
12.50 mm board to walls						
wall height 2.40 m–2.70 m	–	1.48	27.24	12.29	m	**39.53**
wall height 2.70 m–3.00 m	–	1.69	31.14	13.64	m	**44.78**
wall height 3.00 m–3.30 m	–	1.90	35.04	15.01	m	**50.05**
wall height 3.30 m–3.60 m	–	2.22	40.87	16.42	m	**57.29**
12.50 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	–	0.23	4.25	1.22	m	**5.47**
300 mm–600 mm wide	–	0.46	8.50	1.78	m	**10.28**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
K10 PLASTERBOARD DRY LINING/PARTITIONS/ CEILINGS – cont						
Lafarge plasterboard to BS 1230; fixing on dabs or with screws; joints filled with joint filler and joint tape to receive direct decoration; to softwood						
Megadeco wallboard						
12.50 mm board to walls						
wall height 2.40 m–2.70 m	–	0.97	18.34	11.03	m	**29.37**
wall height 2.70 m–3.00 m	–	1.11	21.02	12.26	m	**33.28**
wall height 3.00 m–3.30 m	–	1.25	23.70	13.49	m	**37.19**
wall height 3.30 m–3.60 m	–	1.43	27.07	14.72	m	**41.79**
12.50 mm board to ceilings						
over 300 mm wide	–	0.41	7.63	4.09	m^2	**11.72**
Gypsum cladding; Glasroc Firecase S board or other equal and approved; fixed with adhesive; joints pointed in adhesive						
25 mm thick column linings, faces – 4; 2 hour fire protection rating						
not exceeding 600 mm girth	–	0.30	5.24	15.06	m	**20.30**
600 mm–1200 mm girth	–	0.45	7.85	23.13	m	**30.98**
1200 mm–1800 mm girth	–	0.60	10.48	31.20	m	**41.68**
30 mm thick beam linings, faces – 3; 2 hour fire protection rating						
not exceeding 600 mm girth	–	0.60	10.48	14.53	m	**25.01**
600 mm–1200 mm girth	–	0.90	15.71	23.65	m	**39.36**
1200 mm–1800 mm girth	–	1.20	20.95	32.77	m	**53.72**
Vermiculite gypsum cladding; Vermiculux board or other equal and approved; fixed with adhesive; joints pointed in adhesive						
25 mm thick column linings, faces – 4; 2 hour fire protection rating						
not exceeding 600 mm girth	–	0.30	5.24	15.59	m	**20.83**
600 mm–1200 mm girth	–	0.45	7.85	30.82	m	**38.67**
1200 mm–1800 mm girth	–	0.60	10.48	46.05	m	**56.53**
30 mm thick beam linings, faces – 3; 2 hour fire protection rating						
not exceeding 600 mm girth	–	0.60	10.48	20.45	m	**30.93**
600 mm–1200 mm girth	–	0.90	15.71	40.55	m	**56.26**
1200 mm–1800 mm girth	–	1.20	20.95	60.64	m	**81.59**
55 mm thick column linings, faces – 4 ; 4 hour fire protection rating						
not exceeding 600 mm girth	–	0.35	6.11	43.38	m	**49.49**
600 mm–1200 mm girth	–	0.50	8.73	86.39	m	**95.12**
1200 mm–1800 mm girth	–	0.65	11.35	129.41	m	**140.76**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
60 mm thick beam linings, faces – 3; 4 hour fire protection rating						
not exceeding 600 mm girth	–	0.70	12.22	46.86	m	**59.08**
600 mm–1200 mm girth	–	1.00	17.46	93.37	m	**110.83**
1200 mm–1800 mm girth	–	1.02	17.80	138.14	m	**155.94**
Add to the above for						
plus 3% for work 3.50 m–5.00 m high						
plus 6% for work 5.00 m–6.50 m high						
plus 12% for work 6.50 m–8.00 m high						
plus 18% for work over 8.00 m high						
Cutting and fitting around steel joints, angles, trunking, ducting, ventilators, pipes, tubes, etc.						
over 2 m girth	–	0.42	7.33	–	m	**7.33**
not exceeding 0.30 m girth	–	0.28	4.89	–	nr	**4.89**
0.30 m–1 m girth	–	0.37	6.46	–	nr	**6.46**
1 m–2 m girth	–	0.51	8.91	–	nr	**8.91**
K11 RIGID SHEET FLOORING/SHEATHING/ LININGS/CASINGS						
Blockboard (Birch faced)						
Lining to walls 18 mm thick						
over 300 wide	5.32	0.46	8.03	5.75	m^2	**13.78**
not exceeding 300 wide	–	0.30	5.24	1.74	m	**6.98**
holes for pipes and the like	–	0.04	0.70	–	nr	**0.70**
Chipboard (plain)						
Lining to walls 12 mm thick						
over 300 mm wide	2.06	0.35	6.11	2.40	m^2	**8.51**
not exceeding 300 mm wide	–	0.20	3.50	0.74	m	**4.24**
holes for pipes and the like	–	0.02	0.35	–	nr	**0.35**
Lining to walls 15 mm thick						
over 300 mm wide	2.42	0.37	6.46	2.78	m^2	**9.24**
not exceeding 300 mm wide	–	0.22	3.84	0.85	m	**4.69**
holes for pipes and the like	–	0.03	0.52	–	nr	**0.52**
Two-sided 15 mm thick pipe casing; to softwood framing (not included)						
300 mm girth	–	0.56	9.78	0.96	m	**10.74**
600 mm girth	–	0.65	11.35	1.71	m	**13.06**
Three-sided 15 mm thick pipe casing; to softwood framing (not included)						
450 mm girth	–	1.16	20.24	1.45	m	**21.69**
900 mm girth	–	1.39	24.26	2.59	m	**26.85**
extra for 400 mm × 400 mm removable access panel; brass cups and screws; additional framing	–	0.93	16.24	0.97	nr	**17.21**
Lining to walls 18 mm thick						
over 300 mm wide	2.90	0.39	6.81	3.34	m^2	**10.15**
not exceeding 300 mm wide	–	0.25	4.37	1.00	m	**5.37**
holes for pipes and the like	–	0.04	0.70	–	nr	**0.70**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
K11 RIGID SHEET FLOORING/SHEATHING/ LININGS/CASINGS – cont						
Fire-retardant chipboard/mdf; Class 1 spread of flame						
Lining to walls 12 mm thick						
over 300 mm wide	–	0.35	6.11	7.37	m^2	**13.48**
not exceeding 300 mm wide	–	0.20	3.50	2.23	m	**5.73**
holes for pipes and the like	–	0.02	0.35	–	nr	**0.35**
Lining to walls 18 mm thick						
over 300 mm wide	–	0.39	6.81	10.94	m^2	**17.75**
not exceeding 300 mm wide	–	0.25	4.37	3.30	m	**7.67**
holes for pipes and the like	–	0.04	0.70	–	nr	**0.70**
Lining to walls 25 mm thick						
over 300 mm wide	–	0.41	7.15	15.81	m^2	**22.96**
not exceeding 300 mm wide	–	0.28	4.89	4.77	m	**9.66**
holes for pipes and the like	–	0.05	0.87	–	nr	**0.87**
Chipboard Melamine faced; white matt finish; laminated masking strips						
Lining to walls 15 mm thick						
over 300 mm wide	2.38	0.97	16.93	2.96	m^2	**19.89**
not exceeding 300 mm wide	–	0.63	11.00	0.99	m	**11.99**
holes for pipes and the like	–	0.06	1.05	–	nr	**1.05**
Chipboard boarding and flooring						
Boarding to floors; butt joints						
18 mm thick	3.59	0.28	4.89	4.04	m^2	**8.93**
Boarding to floors; tongued and grooved joints						
18 mm thick	4.52	0.30	5.24	4.99	m^2	**10.23**
22 mm thick	5.01	0.32	5.59	5.49	m^2	**11.08**
Acoustic Chipboard flooring						
Boarding to floors; tongued and grooved joints						
chipboard on blue bat bearers	–	–	–	–	m^2	**18.36**
chipboard on New Era levelling system	–	–	–	–	m^2	**24.81**
Laminated engineered board flooring; 180 or 240 mm face widths; with 6 mm wear surface down to tongue; pre-finished laquered, oiled or untreated						
Boarding to floors; micro bevel or square edge						
Country laquered; on 10 mm Pro Foam	–	–	–	–	m^2	**54.00**
Rustic laquered; on 10 mm Pro Foam	–	–	–	–	m^2	**51.30**
Plywood flooring						
Boarding to floors; tongued and grooved joints						
18 mm thick	6.78	0.41	7.15	7.31	m^2	**14.46**
22 mm thick	8.45	0.45	7.85	9.02	m^2	**16.87**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Plywood; external quality; 18 mm thick						
Boarding to roofs; butt joints						
flat to falls	10.33	0.37	6.46	10.95	m^2	**17.41**
sloping	10.33	0.40	6.98	10.95	m^2	**17.93**
vertical	10.33	0.53	9.26	10.95	m^2	**20.21**
Plywood; external quality; 12 mm thick						
Boarding to roofs; butt joints						
flat to falls	7.09	0.37	6.46	7.63	m^2	**14.09**
sloping	7.09	0.40	6.98	7.63	m^2	**14.61**
vertical	7.09	0.53	9.26	7.63	m^2	**16.89**
Glazed hardboard to BS EN 622; on and including 38 mm × 38 mm sawn softwood framing						
3.20 mm thick panel						
to side of bath	–	1.67	29.15	5.87	nr	**35.02**
to end of bath	–	0.65	11.35	1.78	nr	**13.13**
Insulation board to BS EN 622						
Lining to walls 12 mm thick						
over 300 mm wide	1.63	0.22	3.84	1.96	m^2	**5.80**
not exceeding 300 mm wide	–	0.13	2.27	0.60	m	**2.87**
holes for pipes and the like	–	0.01	0.18	–	nr	**0.18**
Non-asbestos board; Masterboard or other equal and approved; sanded finish						
Lining to walls 6 mm thick						
over 300 mm wide	6.84	0.31	5.41	7.23	m^2	**12.64**
not exceeding 300 mm wide	–	0.19	3.32	2.17	m	**5.49**
Lining to ceilings 6 mm thick						
over 300 mm wide	6.84	0.41	7.15	7.23	m^2	**14.38**
not exceeding 300 mm wide	–	0.25	4.37	2.17	m	**6.54**
holes for pipes and the like	–	0.02	0.35	–	nr	**0.35**
Lining to walls 9 mm thick						
over 300 mm wide	14.45	0.33	5.76	15.03	m^2	**20.79**
not exceeding 300 mm wide	–	0.19	3.32	4.51	m	**7.83**
Lining to ceilings 9 mm thick						
over 300 mm wide	14.45	0.42	7.33	15.03	m^2	**22.36**
not exceeding 300 mm wide	–	0.27	4.71	4.51	m	**9.22**
holes for pipes and the like	–	0.03	0.52	–	nr	**0.52**
Non-asbestos board; Supalux or other equal and approved; sanded finish						
Lining to walls 6 mm thick						
over 300 mm wide	11.32	0.31	5.41	11.82	m^2	**17.23**
not exceeding 300 mm wide	–	0.19	3.32	3.56	m	**6.88**
Lining to ceilings 6 mm thick						
over 300 mm wide	11.32	0.41	7.15	11.82	m^2	**18.97**
not exceeding 300 mm wide	–	0.25	4.37	3.56	m	**7.93**
holes for pipes and the like	–	0.03	0.52	–	nr	**0.52**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
K11 RIGID SHEET FLOORING/SHEATHING/ LININGS/CASINGS – cont						
Non-asbestos board – cont						
Lining to walls 9 mm thick						
over 300 mm wide	16.83	0.33	5.76	17.48	m^2	**23.24**
not exceeding 300 mm wide	–	0.19	3.32	5.25	m	**8.57**
Lining to ceilings 9 mm thick						
over 300 mm wide	16.83	0.42	7.33	17.48	m^2	**24.81**
not exceeding 300 mm wide	–	0.27	4.71	5.25	m	**9.96**
holes for pipes and the like	–	0.03	0.52	–	nr	**0.52**
Lining to walls 12 mm thick						
over 300 mm wide	22.30	0.37	6.46	23.08	m^2	**29.54**
not exceeding 300 mm wide	–	0.22	3.84	6.93	m	**10.77**
Lining to ceilings 12 mm thick						
over 300 mm wide	22.30	0.49	8.55	23.08	m^2	**31.63**
not exceeding 300 mm wide	–	0.30	5.24	6.93	m	**12.17**
holes for pipes and the like	–	0.04	0.70	–	nr	**0.70**
Non-asbestos board; Monolux 40 or other equal and approved; 6 mm × 50 mm Supalux cover fillets or other equal and approved one side						
Lining to walls 19 mm thick						
over 300 mm wide	42.56	0.65	11.35	45.52	m^2	**56.87**
not exceeding 300 mm wide	–	0.46	8.03	15.24	m	**23.27**
Lining to walls 25 mm thick						
over 300 mm wide	47.10	0.69	12.04	50.17	m^2	**62.21**
not exceeding 300 mm wide	14.13	0.49	8.55	16.65	m	**25.20**
Plywood (Eastern European); internal quality						
Lining to walls 4 mm thick						
over 300 mm wide	2.19	0.34	5.93	2.53	m^2	**8.46**
not exceeding 300 mm wide	–	0.22	3.84	0.78	m	**4.62**
Lining to ceilings 4 mm thick						
over 300 mm wide	2.19	0.46	8.03	2.53	m^2	**10.56**
not exceeding 300 mm wide	–	0.30	5.24	0.78	m	**6.02**
holes for pipes and the like	–	0.02	0.35	–	nr	**0.35**
Lining to walls 6 mm thick						
over 300 mm wide	3.10	0.37	6.46	3.47	m^2	**9.93**
not exceeding 300 mm wide	–	0.24	4.19	1.07	m	**5.26**
Lining to ceilings 6 mm thick						
over 300 mm wide	3.10	0.49	8.55	3.47	m^2	**12.02**
not exceeding 300 mm wide	–	0.32	5.59	1.07	m	**6.66**
holes for pipes and the like	–	0.02	0.35	–	nr	**0.35**
Two-sided 6 mm thick pipe casings; to softwood framing (not included)						
300 mm girth	–	0.74	12.92	1.17	m	**14.09**
600 mm girth	–	0.93	16.24	2.12	m	**18.36**
Three-sided 6 mm thick pipe casing; to softwood framing (not included)						
450 mm girth	–	1.06	18.50	1.75	m	**20.25**
900 mm girth	–	1.25	21.82	3.23	m	**25.05**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Lining to walls 12 mm thick						
over 300 mm wide	5.38	0.43	7.50	5.81	m^2	**13.31**
not exceeding 300 mm wide	–	0.28	4.89	1.76	m	**6.65**
Lining to ceilings 12 mm thick						
over 300 mm wide	5.38	0.56	9.78	5.81	m^2	**15.59**
not exceeding 300 mm wide	–	0.37	6.46	1.76	m	**8.22**
holes for pipes and the like	–	0.03	0.52	–	nr	**0.52**
Lining to walls 18 mm thick						
over 300 mm wide	7.18	0.46	8.03	7.65	m^2	**15.68**
not exceeding 300 mm wide	–	0.30	5.24	2.32	m	**7.56**
Lining to ceilings 18 mm thick						
over 300 mm wide	7.18	0.60	10.48	7.65	m^2	**18.13**
not exceeding 300 mm wide	–	0.40	6.98	2.32	m	**9.30**
holes for pipes and the like	–	0.03	0.52	–	nr	**0.52**
Plywood (Eastern European); external quality						
Lining to walls 4 mm thick						
over 300 mm wide	3.94	0.34	5.93	4.34	m^2	**10.27**
not exceeding 300 mm wide	–	0.22	3.84	1.32	m	**5.16**
Lining to ceilings 4 mm thick						
over 300 mm wide	3.94	0.46	8.03	4.34	m^2	**12.37**
not exceeding 300 mm wide	–	0.30	5.24	1.32	m	**6.56**
holes for pipes and the like	–	0.02	0.35	–	nr	**0.35**
Lining to walls 6.5 mm thick						
over 300 mm wide	4.41	0.37	6.46	4.81	m^2	**11.27**
not exceeding 300 mm wide	–	0.24	4.19	1.47	m	**5.66**
Lining to ceilings 6.5 mm thick						
over 300 mm wide	4.41	0.49	8.55	4.81	m^2	**13.36**
not exceeding 300 mm wide	–	0.32	5.59	1.47	m	**7.06**
holes for pipes and the like	–	0.02	0.35	–	nr	**0.35**
Two-sided 6.5 mm thick pipe casings; to softwood framing (not included)						
300 mm girth	–	0.74	12.92	1.58	m	**14.50**
600 mm girth	–	0.93	16.24	2.93	m	**19.17**
Three-sided 6.5 mm thick pipe casing; to softwood framing (not included)						
450 mm girth	–	1.06	18.50	2.36	m	**20.86**
900 mm girth	–	1.25	21.82	4.43	m	**26.25**
Lining to walls 9 mm thick						
over 300 mm wide	5.68	0.40	6.98	6.11	m^2	**13.09**
not exceeding 300 mm wide	–	0.26	4.54	1.86	m	**6.40**
Lining to ceilings 9 mm thick						
over 300 mm wide	5.68	0.53	9.26	6.11	m^2	**15.37**
not exceeding 300 mm wide	–	0.34	5.93	1.86	m	**7.79**
holes for pipes and the like	–	0.03	0.52	–	nr	**0.52**
Lining to walls 12 mm thick						
over 300 mm wide	7.09	0.43	7.50	7.55	m^2	**15.05**
not exceeding 300 mm wide	–	0.28	4.89	2.29	m	**7.18**
holes for pipes and the like	–	0.03	0.52	–	nr	**0.52**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
K11 RIGID SHEET FLOORING/SHEATHING/ LININGS/CASINGS – cont						
Plywood (Eastern European) – cont						
Two-sided 12 mm thick pipe casing; to softwood framing (not included)						
300 mm girth	–	0.69	12.04	2.40	m	**14.44**
600 mm girth	–	0.83	14.48	4.58	m	**19.06**
Three-sided 12 mm thick pipe casing; to softwood framing (not included)						
450 mm girth	–	0.93	16.24	3.60	m	**19.84**
900 mm girth	–	1.11	19.37	6.90	m	**26.27**
extra for 400 mm × 400 mm removable access panel; brass cups and screws; additional framing	–	1.00	17.46	0.97	nr	**18.43**
Lining to ceilings 12 mm thick						
over 300 mm wide	7.09	0.56	9.78	7.55	m^2	**17.33**
not exceeding 300 mm wide	–	0.37	6.46	2.29	m	**8.75**
holes for pipes and the like	–	0.03	0.52	–	nr	**0.52**
Extra over wall linings fixed with nails for screwing	–	–	–	–	m^2	**1.56**
Preformed white melamine faced plywood casings; Pendock Profiles Ltd or other equal and approved; to softwood battens (not included)						
Skirting trunking profile; plain butt joints in the running length						
45 mm × 150 mm; ref TK150	–	0.11	1.92	25.29	m	**27.21**
extra for stop end	–	0.04	0.70	15.75	nr	**16.45**
extra for external corner	–	0.09	1.57	21.76	nr	**23.33**
extra for internal corner	–	0.09	1.57	13.21	nr	**14.78**
Casing profiles						
150 mm × 150 mm; ref MX150/150; 5 mm thick	–	0.11	1.92	21.09	m	**23.01**
extra for stop end	–	0.04	0.70	5.44	nr	**6.14**
extra for external corner	–	0.09	1.57	33.30	nr	**34.87**
extra for internal corner	–	0.09	1.57	13.21	nr	**14.78**
Internal quality American Cherry veneered plywood; 6 mm thick						
Lining to walls						
over 300 mm wide	5.43	0.41	7.15	5.78	m^2	**12.93**
not exceeding 300 mm wide	–	0.27	4.71	1.78	m	**6.49**
Tacboard or other equal and approved; Eternit UK Ltd; fire-resisting boards; butt joints; to softwood base						
Lining to walls; 6 mm thick						
over 300 mm wide	–	0.31	5.41	7.57	m^2	**12.98**
not exceeding 300 mm wide	–	0.19	3.32	2.32	m	**5.64**
Lining to walls; 9 mm thick						
over 300 mm wide	–	0.33	5.76	13.79	m^2	**19.55**
not exceeding 300 mm wide	–	0.20	3.50	4.18	m	**7.68**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Lining to walls; 12 mm thick						
over 300 wide	–	0.37	6.46	17.89	m^2	**24.35**
not exceeding 300 mm wide	–	0.22	3.84	5.41	m	**9.25**
Tacfire or other equal and approved; Eternit UK Ltd; fire-resisting boards						
Lining to walls; 6 mm thick						
over 300 mm wide	–	0.31	5.41	10.11	m^2	**15.52**
not exceeding 300 mm wide	–	0.19	3.32	3.08	m	**6.40**
Lining to walls; 9 mm thick						
over 300 mm wide	–	0.33	5.76	15.38	m^2	**21.14**
not exceeding 300 mm wide	–	0.20	3.50	4.65	m	**8.15**
Lining to walls; 12 mm thick						
over 300 mm wide	–	0.37	6.46	20.21	m^2	**26.67**
not exceeding 300 mm wide	–	0.22	3.84	6.11	m	**9.95**
K13 RIGID SHEET FINE LININGS/PANELLING						
Perforated steel acoustic wall panels; Eckel type HD EFP or other equal and approved; polyurethene enamel finish; fibrous glass acoustic insulation						
Walls						
over 300 mm wide; fixed to timber or masonry	–	–	–	–	m^2	**171.88**
K14 GLASS REINFORCED GYPSUM LININGS/ PANELLING						
Glass reinforced gypsum Glasroc Multi-board or other equal and approved; fixing with nails; joints filled with joint filler and joint tape; finishing with Jointex or other equal and approved to receive decoration; to softwood base						
10 mm board to walls						
wall height 2.40 m–2.70 m	–	0.93	17.64	43.53	m	**61.17**
wall height 2.70 m–3.00 m	–	1.06	20.14	48.38	m	**68.52**
wall height 3.00 m–3.30 m	–	1.20	22.83	53.22	m	**76.05**
wall height 3.30 m–3.60 m	–	1.39	26.37	58.10	m	**84.47**
12.50 mm board to walls						
wall height 2.40 m–2.70 m	–	0.97	18.34	56.94	m	**75.28**
wall height 2.70 m–3.00 m	–	1.11	21.02	63.26	m	**84.28**
wall height 3.00 m–3.30 m	–	1.25	23.70	69.60	m	**93.30**
wall height 3.30 m–3.60 m	–	1.43	27.07	75.96	m	**103.03**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
K20 TIMBER BOARD FLOORING/SHEATHING/ LININGS/CASINGS						
Sawn softwood; untreated						
Boarding to roofs; 150 mm wide boards; butt joints						
19 mm thick; flat; over 300 mm wide	–	0.42	7.33	7.42	m^2	**14.75**
19 mm thick; flat; not exceeding 300 mm wide	–	0.28	4.89	2.27	m	**7.16**
19 mm thick; sloping; over 300 mm wide	–	0.46	8.03	7.42	m^2	**15.45**
19 mm thick; sloping; not exceeding 300 mm wide	–	0.31	5.41	2.27	m	**7.68**
19 mm thick; sloping; laid diagonally; over 300 mm wide	–	0.58	10.13	7.42	m^2	**17.55**
19 mm thick; sloping; laid diagonally; not exceeding 300 mm wide	–	0.37	6.46	2.27	m	**8.73**
25 mm thick; flat; over 300 mm wide	–	0.42	7.33	11.89	m^2	**19.22**
25 mm thick; flat; not exceeding 300 mm wide	–	0.28	4.89	3.60	m	**8.49**
25 mm thick; sloping; over 300 mm wide	–	0.46	8.03	11.89	m^2	**19.92**
25 mm thick; sloping; not exceeding 300 mm wide	–	0.31	5.41	3.60	m	**9.01**
25 mm thick; sloping; laid diagonally; over 300 mm wide	–	0.58	10.13	11.89	m^2	**22.02**
25 mm thick; sloping; laid diagonally; not exceeding 300 mm wide	–	0.37	6.46	3.60	m	**10.06**
Boarding to tops or cheeks of dormers; 150 mm wide boards; butt joints						
19 mm thick; laid diagonally; over 300 mm wide	–	0.74	12.92	7.42	m^2	**20.34**
19 mm thick; laid diagonally; not exceeding 300 mm wide	–	0.46	8.03	2.27	m	**10.30**
19 mm thick; laid diagonally; area not exceeding 1.00 m^2 irrespective of width	–	0.93	16.24	6.95	nr	**23.19**
Sawn softwood; tanalized						
Boarding to roofs; 150 wide boards; butt joints						
19 mm thick; flat; over 300 mm wide	–	0.42	7.33	8.26	m^2	**15.59**
19 mm thick; flat; not exceeding 300 mm wide	–	0.28	4.89	2.51	m	**7.40**
19 mm thick; sloping; over 300 mm wide	–	0.46	8.03	8.26	m^2	**16.29**
19 mm thick; sloping; not exceeding 300 mm wide	–	0.31	5.41	2.51	m	**7.92**
19 mm thick; sloping; laid diagonally; over 300 mm wide	–	0.58	10.13	8.26	m^2	**18.39**
19 mm thick; sloping; laid diagonally; not exceeding 300 mm wide	–	0.37	6.46	2.51	m	**8.97**
25 mm thick; flat; over 300 mm wide	–	0.42	7.33	12.99	m^2	**20.32**
25 mm thick; flat; not exceeding 300 mm wide	–	0.28	4.89	3.94	m	**8.83**
25 mm thick; sloping; over 300 mm wide	–	0.46	8.03	12.99	m^2	**21.02**
25 mm thick; sloping; not exceeding 300 mm wide	–	0.31	5.41	3.94	m	**9.35**
25 mm thick; sloping; laid diagonally; over 300 mm wide	–	0.58	10.13	12.99	m^2	**23.12**
25 mm thick; sloping; laid diagonally; not exceeding 300 mm wide	–	0.37	6.46	3.94	m	**10.40**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Boarding to tops or cheeks of dormers; 150 mm wide boards; butt joints						
19 mm thick; laid diagonally; over 300 mm wide	–	0.74	12.92	8.26	m^2	**21.18**
19 mm thick; laid diagonally; not exceeding 300 mm wide	–	0.46	8.03	2.51	m	**10.54**
19 mm thick; laid diagonally; area not exceeding 1.00 m^2 irrespective of width	–	0.93	16.24	7.79	nr	**24.03**
Wrought softwood						
Boarding to floors; butt joints						
19 mm × 75 mm boards	–	0.56	9.78	9.30	m^2	**19.08**
19 mm × 125 mm boards	–	0.51	8.91	7.09	m^2	**16.00**
22 mm × 150 mm boards	–	0.46	8.03	7.80	m^2	**15.83**
25 mm × 100 mm boards	–	0.51	8.91	8.51	m^2	**17.42**
25 mm × 150 mm boards	–	0.46	8.03	8.64	m^2	**16.67**
Boarding to floors; tongued and grooved joints						
19 mm × 75 mm boards	–	0.65	11.35	9.98	m^2	**21.33**
19 mm × 125 mm boards	–	0.60	10.48	7.94	m^2	**18.42**
22 mm × 150 mm boards	–	0.56	9.78	8.03	m^2	**17.81**
25 mm × 100 mm boards	–	0.60	10.48	10.06	m^2	**20.54**
25 mm × 150 mm boards	–	0.56	9.78	9.44	m^2	**19.22**
Boarding to internal walls; tongued and grooved and V-jointed						
12 mm × 100 mm boards	–	0.74	12.92	9.16	m^2	**22.08**
16 mm × 100 mm boards	–	0.74	12.92	9.89	m^2	**22.81**
19 mm × 100 mm boards	–	0.74	12.92	11.21	m^2	**24.13**
19 mm × 125 mm boards	–	0.69	12.04	10.13	m^2	**22.17**
19 mm × 125 mm boards; chevron pattern	–	1.11	19.37	10.13	m^2	**29.50**
25 mm × 125 mm boards	–	0.69	12.04	8.74	m^2	**20.78**
12 mm × 100 mm boards; knotty pine	–	0.74	12.92	5.80	m^2	**18.72**
Boarding to internal ceilings						
12 mm × 100 mm boards	–	0.93	16.24	9.16	m^2	**25.40**
16 mm × 100 mm boards	–	0.93	16.24	9.89	m^2	**26.13**
19 mm × 100 mm boards	–	0.93	16.24	11.21	m^2	**27.45**
19 mm × 125 mm boards	–	0.88	15.36	10.13	m^2	**25.49**
19 mm × 125 mm boards; chevron pattern	–	1.30	22.69	10.13	m^2	**32.82**
25 mm × 125 mm boards	–	0.88	15.36	8.74	m^2	**24.10**
12 mm × 100 mm boards; knotty pine	–	0.93	16.24	5.80	m^2	**22.04**
Boarding to roofs; tongued and grooved joints						
19 mm thick; flat to falls	–	0.51	8.91	9.28	m^2	**18.19**
19 mm thick; sloping	–	0.56	9.78	9.28	m^2	**19.06**
19 mm thick; sloping; laid diagonally	–	0.72	12.57	9.28	m^2	**21.85**
25 mm thick; flat to falls	–	0.51	8.91	9.32	m^2	**18.23**
25 mm thick; sloping	–	0.56	9.78	9.32	m^2	**19.10**
Boarding to tops or cheeks of dormers; tongued and grooved joints						
19 mm thick; laid diagonally	–	0.93	16.24	9.28	m^2	**25.52**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
K20 TIMBER BOARD FLOORING/SHEATHING/ LININGS/CASINGS – cont						
Wrought softwood; tanalized						
Boarding to roofs; tongued and grooved joints						
19 mm thick; flat to falls	–	0.51	8.91	10.11	m^2	**19.02**
19 mm thick; sloping	–	0.56	9.78	10.11	m^2	**19.89**
19 mm thick; sloping; laid diagonally	–	0.72	12.57	10.11	m^2	**22.68**
25 mm thick; flat to falls	–	0.51	8.91	10.41	m^2	**19.32**
25 mm thick; sloping	–	0.56	9.78	10.41	m^2	**20.19**
Boarding to tops or cheeks of dormers; tongued and grooved joints						
19 mm thick; laid diagonally	–	0.93	16.24	10.11	m^2	**26.35**
Wood strip; 22 mm thick; Junckers All in Beech Sylva Sport Premium pretreated or other equal and approved; tongued and grooved joints; on bearers etc.; level fixing to cement and sand base						
Strip flooring; over 300 mm wide						
on 45 × 45 mm blue bat bearers	–	–	–	–	m^2	**53.22**
on 10 mm Pro Foam	–	–	–	–	m^2	**60.80**
on Uno bat 50 mm bearers	–	–	–	–	m^2	**55.67**
on New Era levelling system	–	–	–	–	m^2	**57.47**
on Uno bat 62 mm bearers	–	–	–	–	m^2	**56.57**
on Duo bat 110 mm bearers	–	–	–	–	m^2	**94.95**
Wood strip; 22 mm thick; Junckers pretreated or other equal and approved flooring systems; tongued and grooved joints; on bearers etc.; level fixing to cement and sand base						
Strip flooring; over 300 mm wide						
Sylva Squash Beech untreated on blue bat bearers	–	–	–	–	m^2	**55.80**
Classic Beech clip system	–	–	–	–	m^2	**73.93**
Harmoni Oak clip system	–	–	–	–	m^2	**77.40**
Classic Beech on blue bat bearers	–	–	–	–	m^2	**74.70**
Harmoni Oak on blue bat bearers	–	–	–	–	m^2	**76.50**
Unfinished wood strip; 22 mm thick; Havwoods or other equal and approved; tongued and grooved joints; secret fixed; laid on semi-sprung bearers; fixing to cement and sand base; sanded and sealed						
Strip flooring; over 300 mm wide						
Prime Iroko	–	–	–	–	m^2	**72.00**
Prime Maple	–	–	–	–	m^2	**72.00**
American Oak	–	–	–	–	m^2	**78.93**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
K30 DEMOUNTABLE PARTITIONS						
Insulated panel and two-hour fire wall system for warehouses etc., comprising white polyester coated galvanized steel frame and 0.55 mm galvanized steel panels either side of rockwool infill						
100 mm thick wall: 31 Rw dB acoustic rating	–	–	–	–	m^2	**45.60**
150 mm thick wall: 31 Rw dB acoustic rating	–	–	–	–	m^2	**49.02**
intumescent mastic sealant; bedding frames at perimeter of metal fire walls	–	–	–	–	m	**4.00**
Getalit laminated both sides top hung movable acoustic panel wall with concealed uPVC vertical edge profiles, 9 nr 1106 m × 3000 mm panels and type K two point panel support system						
105 mm thick wall: 47 Rw dB acoustic rating	–	–	–	–	m^2	**421.80**
105 mm thick wall: 50 Rw dB acoustic rating	–	–	–	–	m^2	**456.00**
105 mm thick wall: 53 Rw dB acoustic rating	–	–	–	–	m^2	**490.20**
K32 FRAMED PANEL CUBICLE PARTITIONS						
Toilet cubicle partitions; Amwells or other equal and approved; standard colours and ironmongery; assembling and screwing to floor and wall						
Axis standard cubicle set; 800 mm × 1500 mm × 1980 mm high per cubicle, with polished aluminium framing; 19 mm melamine-faced chipboard divisions and doors						
One cubicle set; 2 nr panels; 1 nr door	–	3.25	135.91	272.65	nr	**408.56**
range of 3 cubicle sets; 4 nr panels; 3 nr doors	–	9.75	407.75	779.00	nr	**1186.75**
range of 6 cubicle sets; 7 nr panels; 6 nr doors	–	19.50	815.49	1538.52	nr	**2354.01**
Reduction of 1 nr panel for end unit adjoining side wall	–	–	–	-107.11	nr	**-107.11**
Minima designer cubicle set; 800 mm × 1500 mm × 2100 mm high per cubicle, with satin polished stainless steel framing; 18 mm high pressure laminated (HPL) chipboard divisions and doors						
One cubicle set; 2 nr panels; 1 nr door	–	3.25	135.91	574.51	nr	**710.42**
range of 3 cubicle sets; 4 nr panels; 3 nr doors	–	9.75	407.75	1489.84	nr	**1897.59**
range of 6 cubicle sets; 7 nr panels; 6 nr doors	–	19.50	815.49	2862.83	nr	**3678.32**
Reduction of 1 nr panel for end unit adjoining side wall	–	–	–	-155.80	nr	**-155.80**
Sylan corporate cubicle set; 800 mm × 1500 mm × 2400 mm high per cubicle, with satin finished stainless steel ironmongery; 30 mm high pressure laminated (HPL) chipboard divisions and 44 mm solid cored real wood veneered doors and pilasters						
One cubicle set; 2 nr panels; 1 nr door	–	5.00	209.10	1699.19	nr	**1908.29**
range of 3 cubicle sets; 4 nr panels; 3 nr doors	–	15.00	627.30	4591.23	nr	**5218.53**
range of 6 cubicle sets; 7 nr panels; 6 nr doors	–	30.00	1254.60	8924.42	nr	**10179.02**
Reduction of 1 nr panel for end unit adjoining side wall	–	–	–	-345.68	nr	**-345.68**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
K33 CONCRETE/TERRAZZO PARTITIONS						
Terrazzo faced partitions; polished on two faces						
Precast reinforced terrazzo faced WC partitions						
38 mm thick; over 300 mm wide	–	–	–	–	m^2	**277.35**
50 mm thick; over 300 mm wide	–	–	–	–	m^2	**288.58**
Wall post; once rebated						
64 mm × 102 mm	–	–	–	–	m	**128.13**
64 mm × 152 mm	–	–	–	–	m	**140.35**
Centre post; twice rebated						
64 mm × 102 mm	–	–	–	–	m	**133.74**
64 mm × 152 mm	–	–	–	–	m	**145.96**
Lintel; once rebated						
64 mm × 102 mm	–	–	–	–	m	**128.13**
Pair of brass topped plates or sockets cast into posts for fixings (not included)	–	–	–	–	nr	**32.34**
Brass indicator bolt lugs cast into posts for fixings (not included)	–	–	–	–	nr	**15.55**
K40 DEMOUNTABLE SUSPENDED CEILINGS						
Suspended ceilings; Donn Products exposed suspended ceiling system or other equal and approved; hangers plugged and screwed to concrete soffit; 600 mm × 600 mm × 15 mm Cape TAP Ceilings Ltd; Solitude tegular fissured tile						
Lining to ceilings; hangers average 400 mm long over 300 mm wide	–	0.32	7.06	9.99	m^2	**17.05**
Suspended ceilings, Gyproc M/F suspended ceiling system or other equal and approved; hangers plugged and screwed to concrete soffit, 900 mm × 1800 mm × 12.50 mm tapered edge wallboard infill; joints filled with joint filler and taped to receive direct decoration						
Lining to ceilings; hangers average 400 mm long						
over 300 mm wide	–	–	–	–	m^2	**28.70**
not exceeding 300 mm wide in isolated strips	–	–	–	–	m	**24.73**
300 mm–600 mm wide in isolated strips	–	–	–	–	m	**29.08**
Edge treatments						
20 × 20 mm SAS perimeter shadow gap; screwed to plasterboard	–	–	–	–	m	**5.23**
20 × 20 mm SAS shadow gap around 450 mm dia. column; including 15 × 44 mm batten plugged and screwed to concrete	–	–	–	–	nr	**62.02**
Vertical bulkhead; including additional hangers						
over 300 mm wide	–	–	–	–	m^2	**36.23**
not exceeding 300 mm wide in isolated strips	–	–	–	–	m	**35.08**
300 mm–600 mm wide in isolated strips	–	–	–	–	m	**35.72**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Suspended ceilings; Rockfon, or other equal and approved; Z demountable suspended concealed ceiling system; 400 mm long hangers plugged and screwed to concrete soffit						
Lining to ceilings; 600 mm × 600mm × 20 mm 'Sonar' suspended ceiling tiles						
over 300 mm wide	–	–	–	–	m^2	**36.73**
not exceeding 300 mm wide	–	–	–	–	m	**21.65**
Edge trim; shadow-line trim	–	–	–	–	m	**4.29**
Vertical bulkhead, as upstand to rooflight well; including additional hangers; perimeter trim						
300 mm × 600 mm wide	–	–	–	–	m	**40.20**
Suspended ceilings; Ecophon, or other equal and approved; Z demountable suspended concealed ceiling system; 400 mm long hangers plugged and screwed to concrete soffit						
Lining to ceilings; 600 mm × 600mm × 20 mm Gedina ET15 suspended ceiling tiles						
over 300 mm wide	–	–	–	–	m^2	**31.86**
not exceeding 300 mm wide	–	–	–	–	m	**20.09**
Edge trim; shadow-line trim	–	–	–	–	m	**3.97**
Vertical bulkhead, as upstand to rooflight well; including additional hangers; perimeter trim						
300 mm × 600 mm wide	–	–	–	–	m	**37.00**
Lining to ceilings; 600 mm × 600mm × 20 mm Hygiene Performance washable suspended ceiling tiles						
over 300 mm wide	–	–	–	–	m^2	**42.55**
not exceeding 300 mm wide	–	–	–	–	m	**34.88**
Edge trim; shadow-line trim	–	–	–	–	m	**5.62**
Vertical bulkhead, as upstand to rooflight well; including additional hangers; perimeter trim						
300 mm × 600 mm wide	–	–	–	–	m	**38.41**
Lining to ceilings; 1200 mm × 1200 mm × 20 mm Focus DG suspended ceiling tiles						
over 300 mm wide	–	–	–	–	m^2	**38.60**
not exceeding 300 mm wide	–	–	–	–	m	**22.89**
Edge trim; shadow-line trim	–	–	–	–	m	**3.97**
Vertical bulkhead, as upstand to rooflight well; including additional hangers; perimeter trim						
300 mm × 600 mm wide	–	–	–	–	m	**38.98**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
K40 DEMOUNTABLE SUSPENDED CEILINGS – cont						
Suspended ceilings; Z demountable suspended ceiling system or other equal and approved; hangers plugged and screwed to concrete soffit, 600 mm × 600 mm × 19 mm Echostop glass reinforced fibrous plaster lightweight plain bevelled edge tiles						
Lining to ceilings; hangers average 400 mm long						
over 300 mm wide	–	–	–	–	m^2	**78.89**
not exceeding 300 mm wide in isolated strips	–	–	–	–	m	**56.24**
Suspended ceilings; concealed galvanized steel suspension system; hangers plugged and screwed to concrete soffit, Burgess white stove enamelled perforated mild steel tiles 600 mm × 600 mm						
Lining to ceilings; hangers average 400 mm long						
over 300 mm wide	–	–	–	–	m^2	**37.93**
not exceeding 300 mm wide; in isolated strips	–	–	–	–	m	**33.26**
Suspended ceilings; concealed galvanized steel Trulok suspension system or other equal and approved; hangers plugged and screwed to concrete; Armstrong Ultima Microlok BE Plain 300 mm × 300 mm × 18 mm mineral ceiling tiles						
Linings to ceilings; hangers average 700 mm long						
over 300 mm wide	–	–	–	–	m^2	**23.80**
over 300 mm wide; 3.50 m–5.00 m high	–	–	–	–	m^2	**24.70**
over 300 mm wide; in staircase areas or plant rooms	–	–	–	–	m^2	**31.10**
not exceeding 300 mm wide; in isolated strips	–	–	–	–	m	**17.24**
300 mm–600 mm wide; in isolated strips	–	–	–	–	m	**21.93**
Extra for cutting and fitting around modular downlighter including yoke	–	–	–	–	nr	**14.34**
24 mm × 19 mm white finished angle edge trim	–	–	–	–	m	**3.56**
Vertical bulkhead; including additional hangers						
over 300 mm wide	–	–	–	–	m^2	**43.99**
not exceeding 300 mm wide; in isolated strips	–	–	–	–	m	**34.68**
300 mm–600 mm wide; in isolated strips	–	–	–	–	m	**39.67**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Suspended ceilings, metal; SAS system 330; EMAC suspension system; 100 mm Omega C profiles at 1500 mm centres filled in with 1400 mm × 250 mm perforated metal tiles with 18 mm thick × 80 kg/m³ density foil wrapped tissue-faced acoustic pad adhered above; ceiling to achieve 40d Dnwc with 0.7 absorption coefficient						
Linings to ceilings; hangers average 700 mm long						
not exceeding 300 mm wide; in isolated strips	–	–	–	–	m	**22.27**
over 300 mm wide	–	–	–	–	m²	**43.66**
Extra for cutting and reinforcing to receive a recessed light maximum 1300 mm × 500 mm	–	–	–	–	nr	**12.47**
Edge trim; to perimeter	–	–	–	–	m	**11.14**
Edge trim around 450 mm diameter column	–	–	–	–	nr	**42.77**
Suspended ceilings; galvanized steel suspension system; hangers plugged and screwed to concrete soffit, Luxalon stove enamelled aluminium linear panel ceiling, type 80B or other equal and approved, complete with mineral insulation						
Linings to ceilings; hangers average 700 mm long						
over 300 mm wide	–	–	–	–	m²	**71.59**
not exceeding 300 mm wide; in isolated strips	–	–	–	–	m	**34.70**
K41 RAISED ACCESS FLOORS						
Raised flooring system; laid on or fixed to concrete floor						
Full access system; 150 mm high overall; pedestal supports						
PSA light grade; steel finish	–	–	–	–	m²	**30.40**
PSA medium grade; steel finish	–	–	–	–	m²	**30.40**
PSA heavy grade; steel finish	–	–	–	–	m²	**43.71**
Extra for						
factory applied needlepunch carpet	–	–	–	–	m²	**15.00**
factory applied anti-static vinyl	–	–	–	–	m²	**25.00**
factory applied black PVC edge strips	–	–	–	–	m	**4.31**
ramps; 3.00 m × 1.40 m (no finish)	–	–	–	–	nr	**700.00**
steps (no finish)	–	–	–	–	m	**40.00**
forming cut-out for electrical boxes	–	–	–	–	nr	**4.00**
supply and lay protection to raised floor; 2440 × 1220 polypropylene sheets with taped joints	–	–	–	–	m²	**1.75**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
L10 WINDOWS/ROOFLIGHTS/SCREENS/ LOUVRES						
SUPPLY ONLY PRICES						
NOTE: The following supply only prices are for purpose-made components, to which fixings, sealants etc. labour and overheads and profit need to be added, before they may be used to arrive at a guide price for a complete window. The reader is then referred to the following SUPPLY AND FIX pages for fixing costs based on the overall window size.						
Purpose-made window casements; treated wrought softwood						
Casements; rebated; moulded						
44 mm thick	–	–	–	50.51	m^2	**50.51**
57 mm thick	–	–	–	53.02	m^2	**53.02**
Casements; rebated; moulded; in medium panes						
44 mm thick	–	–	–	80.74	m^2	**80.74**
57 mm thick	–	–	–	84.12	m^2	**84.12**
Casements; rebated; moulded; with semicircular head						
44 mm thick	–	–	–	105.56	m^2	**105.56**
57 mm thick	–	–	–	108.87	m^2	**108.87**
Casements; rebated; moulded; to bullseye window						
44 mm thick; 600 mm diameter	–	–	–	167.33	nr	**167.33**
44 mm thick; 900 mm diameter	–	–	–	199.34	nr	**199.34**
57 mm thick; 600 mm diameter	–	–	–	175.21	nr	**175.21**
57 mm thick; 900 mm diameter	–	–	–	24.11	nr	**24.11**
Fitting and hanging casements (in factory)						
square or rectangular	–	–	–	11.81	nr	**11.81**
semicircular	–	–	–	19.19	nr	**19.19**
bullseye	–	–	–	24.11	nr	**24.11**
Purpose-made window casements; selected Sapele						
Casements; rebated; moulded						
44 mm thick	–	–	–	57.41	m^2	**57.41**
57 mm thick	–	–	–	62.88	m^2	**62.88**
Casements; rebated; moulded; in medium panes						
44 mm thick	–	–	–	92.96	m^2	**92.96**
57 mm thick	–	–	–	100.29	m^2	**100.29**
Casements; rebated; moulded with semicircular head						
44 mm thick	–	–	–	117.10	m^2	**117.10**
57 mm thick	–	–	–	124.26	m^2	**124.26**
Casements; rebated; moulded; to bullseye window						
44 mm thick; 600 mm diameter	–	–	–	206.96	nr	**206.96**
44 mm thick; 900 mm diameter	–	–	–	249.05	nr	**249.05**
57 mm thick; 600 mm diameter	–	–	–	224.02	nr	**224.02**
57 mm thick; 900 mm diameter	–	–	–	270.79	nr	**270.79**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Fitting and hanging casements (in factory)						
square or rectangular	–	–	–	12.79	nr	**12.79**
semicircular	–	–	–	21.15	nr	**21.15**
bullseye	–	–	–	27.05	nr	**27.05**
Purpose-made window frames; treated wrought softwood						
Frames; rounded; rebated check grooved						
44 mm × 69 mm	–	–	–	13.74	m	**13.74**
44 mm × 94 mm	–	–	–	14.39	m	**14.39**
44 mm × 119 mm	–	–	–	15.05	m	**15.05**
57 mm × 94 mm	–	–	–	15.08	m	**15.08**
69 mm × 144 mm	–	–	–	19.87	m	**19.87**
90 mm × 140 mm	–	–	–	28.21	m	**28.21**
Mullions and transoms; twice rounded, rebated and check grooved						
57 mm × 69 mm	–	–	–	15.99	m	**15.99**
57 mm × 94 mm	–	–	–	16.80	m	**16.80**
69 mm × 94 mm	–	–	–	19.00	m	**19.00**
69 mm × 144 mm	–	–	–	27.91	m	**27.91**
Sill; sunk weathered, rebated and grooved						
69 mm × 94 mm	–	–	–	33.35	m	**33.35**
69 mm × 144 mm	–	–	–	35.30	m	**35.30**
Add 5% to the above material prices for selected softwood for staining						
Purpose-made window frames; selected Sapele						
Frames; rounded; rebated check grooved						
44 mm × 69 mm	–	–	–	17.54	m	**17.54**
44 mm × 94 mm	–	–	–	18.86	m	**18.86**
44 mm × 119 mm	–	–	–	20.18	m	**20.18**
57 mm × 94 mm	–	–	–	22.07	m	**22.07**
69 mm × 144 mm	–	–	–	31.61	m	**31.61**
90 mm × 140 mm	–	–	–	44.92	m	**44.92**
Mullions and transoms; twice rounded, rebated and check grooved						
57 mm × 69 mm	–	–	–	19.92	m	**19.92**
57 mm × 94 mm	–	–	–	23.18	m	**23.18**
69 mm × 94 mm	–	–	–	27.80	m	**27.80**
69 mm × 144 mm	–	–	–	42.24	m	**42.24**
Sill; sunk weathered, rebated and grooved						
69 mm × 94 mm	–	–	–	39.36	m	**39.36**
69 mm × 144 mm	–	–	–	43.63	m	**43.63**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
L10 WINDOWS/ROOFLIGHTS/SCREENS/ LOUVRES – cont						
Thermally broken composite double glazed aluminium/timber windows; Velfac 200 or other approved; with a maximum glazing U value of 1.5 W/m²K; argon filled cavity; low E glazing with laminated glass unless otherwise specified; including multipoint espagnolette locking mechanisms and other ironmongery						
NOTE: The following supply only prices are for standard windows, to which fixings, sealants etc. labour and overheads and profit need to ba added, before they may be used to arrive at a guide price for a complete unit.						
Outward opening standard fixed sash casement windows						
900 mm × 900 mm single fixed pane; low E glass 6/14/4	–	–	–	194.87	nr	**194.87**
900 mm × 2000 mm single fixed pane; low E glass 6/14/4	–	–	–	415.78	nr	**415.78**
1200 mm × 1200 mm single fixed pane; low E glass 6/14/4	–	–	–	253.17	nr	**253.17**
1200 mm × 2200 mm three fixed panes; low E glass 6/14/4	–	–	–	506.35	nr	**506.35**
2200 mm × 2200 mm single fixed pane; low E glass 6/12/6	–	–	–	642.68	nr	**642.68**
Outward opening standard sash casement windows						
900 mm × 900 mm top hung sash; low E glass 6/14/4	–	–	–	462.76	nr	**462.76**
900 mm × 2200 mm with small top hung sash; fixed lower pane; low E glass 6/14/4	–	–	–	462.76	nr	**462.76**
900 mm × 3000 mm with small top hung sash; fixed lower pane; low E glass 6/14/4	–	–	–	586.70	nr	**586.70**
1600 mm × 1600 mm with two sidehung sashes; low E glass 4/16/4	–	–	–	516.09	nr	**516.09**
1600 mm × 1600 mm with two sidehung projecting sashes; low E glass 6/14/4	–	–	–	574.51	nr	**574.51**
1800 mm × 900 mm with two sidehung projecting sashes; low E glass 6/14/4	–	–	–	400.65	nr	**400.65**
1800 mm × 3000 mm with two sidehung projecting sashes; two top hung sashes; low E glass 6/14/4	–	–	–	1245.50	nr	**1245.50**
2000 mm × 1600 mm with one sidehung sash next to a tophung projecting sash over a fixed sash; low E glass 6/16/4	–	–	–	632.94	nr	**632.94**
1200 mm × 2200 mm with fixed lower sash and tophung projecting upper sash; lower low E upper low E glass 4 toughened/16/6.4; upper low E glass 6/14/4	–	–	–	501.48	nr	**501.48**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
1200 mm × 2200 mm with fixed lower sash and fully reversible upper sash; lower low E upper low E glass 6 toughened/14/4; upper low E glass 4/16/4	–	–	–	545.30	nr	**545.30**
1800 mm × 900 mm with two sidehung projecting sashes; low E glass 6/14/4; 60 minute fire integrity	–	–	–	574.51	nr	**574.51**
Outward opening standard doors						
1800 mm × 2200 mm French casement patio door; low E toughened glass 4/16/4; deadlock; handles; cylinder	–	–	–	2644.24	nr	**2644.24**
Allternative cavity fill						
E/O Krypton cavity fill (over Argon)	–	–	–	20.50	m^2	**20.50**
Guide price for installation:	–	1.00	62.73	–	m^2	**62.73**
SUPPLY AND FIX PRICES						
Standard windows; treated wrought softwood; Jeld-Wen or other equal and approved						
Side hung casement windows; factory glazed with low E 24 mm double glazing; with 140 mm wide softwood sills; opening casements and ventilators hung on rustproof hinges; fitted with aluminized lacquered finish casement stays and fasteners						
488 mm × 750 mm; ref LEWN07V	105.59	0.65	11.35	108.33	nr	**119.68**
488 mm × 900 mm; ref LEWN09V	107.42	0.74	12.92	110.21	nr	**123.13**
630 mm × 750 mm; ref LEW107C	95.46	0.74	12.92	97.95	nr	**110.87**
630 mm × 750 mm; ref LEW107V	117.08	0.74	12.92	120.11	nr	**133.03**
630 mm × 900 mm; ref LEW109V	121.30	0.83	14.48	124.44	nr	**138.92**
630 mm × 900 mm; ref LEW109CH	102.95	0.74	12.92	105.63	nr	**118.55**
630 mm × 1050 mm; ref LEW110C	106.72	0.93	16.24	109.53	nr	**125.77**
630 mm × 1050 mm; ref LEW110V	126.92	0.74	12.92	130.23	nr	**143.15**
915 mm × 900 mm; ref LEW2NO9W	145.94	1.02	17.80	149.69	nr	**167.49**
915 mm × 1050 mm; ref LEW2N1OW	153.32	1.06	18.50	157.30	nr	**175.80**
915 mm × 1200 mm; ref LEW2N12W	165.90	1.11	19.37	170.18	nr	**189.55**
915 mm × 1350 mm; ref LEW2N13W	173.93	1.25	21.82	178.41	nr	**200.23**
915 mm × 1500 mm; ref LEW2N15W	197.35	1.30	22.69	202.46	nr	**225.15**
1200 mm × 750 mm; ref LEW2O7C	150.00	1.06	18.50	153.88	nr	**172.38**
1200 mm × 750 mm; ref LEW2O7CV	189.72	1.06	18.50	194.60	nr	**213.10**
1200 mm × 900 mm; ref LEW2O9C	159.57	1.11	19.37	163.69	nr	**183.06**
1200 mm × 900 mm; ref LEW2O9W	167.92	1.11	19.37	172.25	nr	**191.62**
1200 mm × 900 mm; ref LEW2O9CV	198.25	1.11	19.37	203.34	nr	**222.71**
1200 mm × 1050 mm; ref LEW210C	168.92	1.25	21.82	173.32	nr	**195.14**
1200 mm × 1050 mm; ref LEW210W	177.98	1.25	21.82	182.60	nr	**204.42**
1200 mm × 1050 mm; ref LEW210T	210.00	1.25	21.82	215.42	nr	**237.24**
1200 mm × 1050 mm; ref LEW210CV	205.96	1.25	21.82	211.28	nr	**233.10**
1200 mm × 1200 mm; ref LEW212C	181.62	1.34	23.39	186.38	nr	**209.77**
1200 mm × 1200 mm; ref LEW212W	188.25	1.34	23.39	193.17	nr	**216.56**
1200 mm × 1200 mm; ref LEW212TX	244.64	1.34	23.39	250.97	nr	**274.36**
1200 mm × 1200 mm; ref LEW212CV	216.96	1.34	23.39	222.59	nr	**245.98**
1200 mm × 1350 mm; ref LEW213W	202.10	1.43	24.96	207.36	nr	**232.32**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
L10 WINDOWS/ROOFLIGHTS/SCREENS/ LOUVRES – cont						
SUPPLY AND FIX PRICES – cont						
Standard windows – cont						
Side hung casement windows – cont						
1200 mm × 1350 mm; ref LEW213CV	239.95	1.43	24.96	246.15	nr	**271.11**
1200 mm × 1500 mm; ref LEW215W	234.37	1.57	27.41	240.47	nr	**267.88**
1770 mm × 750 mm; ref LEW307CC	220.28	1.30	22.69	225.99	nr	**248.68**
1770 mm × 900 mm; ref LEW309CC	234.38	1.57	27.41	240.44	nr	**267.85**
1770 mm × 1050 mm; ref LEW310C	222.14	1.62	28.28	227.90	nr	**256.18**
1770 mm × 1050 mm; ref LEW310T	262.24	1.57	27.41	269.00	nr	**296.41**
1770 mm × 1050 mm; ref LEW310CC	245.96	1.30	22.69	252.31	nr	**275.00**
1770 mm × 1050 mm; ref LEW310CW	259.00	1.30	22.69	265.69	nr	**288.38**
1770 mm × 1200 mm; ref LEW312C	237.23	1.67	29.15	243.41	nr	**272.56**
1770 mm × 1200 mm; ref LEW312T	277.79	1.67	29.15	284.98	nr	**314.13**
1770 mm × 1200 mm; ref LEW312CC	265.08	1.67	29.15	271.94	nr	**301.09**
1770 mm × 1200 mm; ref LEW312CW	274.56	1.67	29.15	281.66	nr	**310.81**
1770 mm × 1200 mm; ref LEW312CVC	309.29	1.67	29.15	317.26	nr	**346.41**
1770 mm × 1350 mm; ref LEW313CC	300.17	1.76	30.72	307.91	nr	**338.63**
1770 mm × 1350 mm; ref LEW313CW	298.97	1.76	30.72	306.68	nr	**337.40**
1770 mm × 1350 mm; ref LEW313CVC	336.76	1.76	30.72	345.41	nr	**376.13**
1770 mm × 1500 mm; ref LEW315T	357.16	1.85	32.30	366.32	nr	**398.62**
2340 mm × 1050 mm; ref LEW410CWC	341.65	1.80	31.42	350.44	nr	**381.86**
2340 mm × 1200 mm; ref LEW412CWC	362.94	1.90	33.17	372.29	nr	**405.46**
2340 mm × 1350 mm; ref LEW413CWC	399.08	2.04	35.61	409.37	nr	**444.98**
Top hung casement windows; factory glazed with low E 24 mm double glazing; with 140 mm wide softwood sills; opening casements and ventilators hung on rustproof hinges; fitted with aluminized lacquered finish casement stays						
630 mm × 750 mm; ref LEW107A	102.91	0.74	12.92	105.59	nr	**118.51**
630 mm × 900 mm; ref LEW109A	108.63	0.83	14.48	111.45	nr	**125.93**
630 mm × 1050 mm; ref LEW110A	115.07	0.93	16.24	118.09	nr	**134.33**
915 mm × 750 mm; ref LEW2N07A	124.98	0.97	16.93	128.21	nr	**145.14**
915 mm × 900 mm; ref LEW2N09A	140.23	1.02	17.80	143.84	nr	**161.64**
915 mm × 1050 mm; ref LEW2N10A	149.19	1.06	18.50	153.06	nr	**171.56**
915 mm × 1350 mm; ref LEW2N13AS	188.22	1.25	21.82	193.10	nr	**214.92**
1200 mm × 750 mm; ref LEW207A	147.06	1.06	18.50	150.88	nr	**169.38**
1200 mm × 900 mm; ref LEW209A	160.50	1.11	19.37	164.65	nr	**184.02**
1200 mm × 1050 mm; ref LEW210A	171.59	1.25	21.82	176.05	nr	**197.87**
1200 mm × 1200 mm; ref LEW212A	185.98	1.34	23.39	190.79	nr	**214.18**
1200 mm × 1350 mm; ref LEW213AS	217.15	1.43	24.96	222.78	nr	**247.74**
1200 mm × 1500 mm; ref LEW215AS	236.96	1.57	27.41	243.10	nr	**270.51**
1770 mm × 1050 mm; ref LEW310AE	237.57	1.57	27.41	243.71	nr	**271.12**
1770 mm × 1200 mm; ref LEW312AE	253.18	1.67	29.15	259.71	nr	**288.86**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
High performance Hi-Profile top-hung reversible windows; factory glazed with low E 24 mm double glazing; weather stripping; opening panes hung on rustproof hinges; fitted with aluminized lacquered espagnolette bolts						
600 mm × 900 mm; ref LECFR609AR	202.68	0.83	14.48	207.85	nr	**222.33**
600 mm × 1050 mm; ref LECFR610AR	213.46	0.93	16.24	218.93	nr	**235.17**
600 mm × 1200 mm; ref LECFR612AR	223.26	1.03	17.98	229.01	nr	**246.99**
600 mm × 1350 mm; ref LECFR613AR	232.86	1.11	19.37	238.86	nr	**258.23**
1200 mm × 900 mm; ref LECFR1209AFR	301.54	1.11	19.37	309.22	nr	**328.59**
1200 mm × 1050 mm; ref LECFR1210AFR	320.31	1.25	21.82	328.49	nr	**350.31**
1200 mm × 1200 mm; ref LECFR1212AFR	336.82	1.34	23.39	345.46	nr	**368.85**
1200 mm × 1350 mm; ref LECFR1213AFR	353.20	1.43	24.96	362.25	nr	**387.21**
1800 mm × 900 mm; ref LECFR1809AFAR	462.16	1.57	27.41	473.92	nr	**501.33**
1800 mm × 1050 mm; ref LECFR1810AFAR	489.49	1.62	28.28	501.93	nr	**530.21**
1800 mm × 1200 mm; ref LECFR1812AFAR	516.62	1.67	29.15	529.78	nr	**558.93**
1800 mm × 1350 mm; ref LECFR1813AFAR	541.64	1.76	30.72	555.42	nr	**586.14**
High performance double hung sash windows with glazing bars; factory glazed with low E 24 mm double glazing; solid frames; 63 mm × 175 mm softwood sills; standard flush external linings; spiral spring balances and sash catch						
635 mm × 1050 mm; ref LESV0610B	337.53	1.85	32.30	346.10	nr	**378.40**
635 mm × 1350 mm; ref LESV0613B	373.68	2.04	35.61	383.20	nr	**418.81**
635 mm × 1650 mm; ref LESV0616B	421.95	2.27	39.63	432.70	nr	**472.33**
860 mm × 1050 mm; ref LESV0810B	386.66	2.13	37.18	396.47	nr	**433.65**
860 mm × 1350 mm; ref LESV0813B	431.30	2.41	42.07	442.26	nr	**484.33**
860 mm × 1650 mm; ref LESV0816B	500.68	2.78	48.52	513.40	nr	**561.92**
1085 mm × 1050 mm; ref LESV1010B	441.81	2.41	42.07	452.99	nr	**495.06**
1085 mm × 1350 mm; ref LESV1013B	499.33	2.78	48.52	511.99	nr	**560.51**
1085 mm × 1650 mm; ref LESV1016B	616.14	3.42	59.70	631.75	nr	**691.45**
1725 mm × 1050 mm; ref LESV1710B	647.21	3.42	59.70	663.56	nr	**723.26**
1725 mm × 1350 mm; ref LESV1713B	735.13	4.26	74.36	753.71	nr	**828.07**
1725 mm × 1650 mm; ref LESV1716B	877.42	4.35	75.93	899.60	nr	**975.53**
Add to the above material prices for full factory finish	–	–	–	25.00	%	**25.00**
Standard windows; Jeld-Wen Hardwood or other equal and approved; factory applied preservative stain base coat						
Side hung casement windows; factory glazed with low E 24 mm double glazing; 45 mm × 140 mm hardwood sills; weather stripping; opening sashes on canopy hinges; fitted with fasteners; brown finish ironmongery						
630 mm × 750 mm; ref LEW107CH	196.40	0.88	15.36	201.41	nr	**216.77**
630 mm × 900 mm; ref LEW109CH	207.63	1.11	19.37	212.92	nr	**232.29**
630 mm × 900 mm; ref LEW109VH	229.46	0.88	15.36	235.30	nr	**250.66**
630 mm × 1050 mm; ref LEW2110VH	238.66	1.20	20.95	244.73	nr	**265.68**
915 mm × 900 mm; ref LEWN09WH	282.02	1.39	24.26	289.20	nr	**313.46**
915 mm × 1050 mm; ref LEWN10WH	293.16	1.48	25.83	300.65	nr	**326.48**
915 mm × 1200 mm; ref LEWN12WH	306.07	1.57	27.41	313.90	nr	**341.31**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
L10 WINDOWS/ROOFLIGHTS/SCREENS/ LOUVRES – cont						
Standard windows – cont						
Side hung casement windows – cont						
915 mm × 1350 mm; ref LEWN13WH	318.69	1.67	29.15	326.83	nr	**355.98**
915 mm × 1550 mm; ref LEWN15WH	351.37	1.76	30.72	360.36	nr	**391.08**
1200 mm × 900 mm; ref LEW209CH	305.14	1.57	27.41	312.87	nr	**340.28**
1200 mm × 900 mm; ref LEW209WH	318.87	1.57	27.41	326.94	nr	**354.35**
1200 mm × 1050 mm; ref LEW210CH	317.32	1.67	29.15	325.36	nr	**354.51**
1200 mm × 1050 mm; ref LEW210WH	333.88	1.67	29.15	342.33	nr	**371.48**
1200 mm × 1200 mm; ref LEW212CH	345.73	1.80	31.42	354.51	nr	**385.93**
1200 mm × 1200 mm; ref LEW212WH	349.16	1.80	31.42	358.02	nr	**389.44**
1200 mm × 1350 mm; ref LEW213WH	369.25	1.94	33.87	378.62	nr	**412.49**
1200 mm × 1550 mm; ref LEW215WH	411.59	2.04	35.61	422.02	nr	**457.63**
1770 mm × 1050 mm; ref LEW310CCH	484.74	2.08	36.31	497.03	nr	**533.34**
1770 mm × 1200 mm ; ref LEW312CCH	516.24	2.22	38.76	529.31	nr	**568.07**
2339 mm × 1200 mm; ref LEW412CMCH	666.86	2.41	42.07	683.74	nr	**725.81**
Top hung casement windows; factory glazed with low E 24 mm double glazing; 45 mm × 140 mm hardwood sills; weather stripping; opening sashes on canopy hinges; fitted with fasteners; brown finish ironmongery						
630 mm × 900 mm; ref LEW109AH	219.15	0.88	15.36	224.73	nr	**240.09**
630 mm × 1050 mm; ref LEW110AH	229.90	1.20	20.95	235.78	nr	**256.73**
915 mm × 900 mm; ref LEW2N09AH	283.26	1.39	24.26	290.44	nr	**314.70**
915 mm × 1050 mm; ref LEW2N10AH	299.21	1.48	25.83	306.83	nr	**332.66**
915 mm × 1350 mm; ref LEW2N13ASH	344.75	1.67	29.15	353.54	nr	**382.69**
1200 mm × 1050 mm; ref LEW210AH	341.36	1.57	27.41	350.03	nr	**377.44**
1200 mm × 1350 mm; ref LEW213ASH	412.77	1.67	29.15	423.22	nr	**452.37**
1770 mm × 1050 mm; ref LEW310AEH	449.59	1.80	31.42	461.00	nr	**492.42**
Purpose-made double hung sash windows; treated wrought softwood						
Cased frames of 100 mm × 25 mm grooved inner linings; 114 mm × 25 mm grooved outer linings; 125 mm × 38 mm twice rebated head linings; 125 mm × 32 mm twice rebated grooved pulley stiles; 150 mm × 13 mm linings; 50 mm × 19 mm parting slips; 25 mm × 19 mm inside beads; 150 mm × 75 mm Oak twice sunk weathered throated sill; 50 mm thick rebated and moulded sashes; moulded horns						
over 1.25 m^2 each; both sashes in medium panes;						
including spiral spring balances	386.38	2.08	36.31	464.99	m^2	**501.30**
As above but with cased mullions	439.18	2.31	40.32	519.11	m^2	**559.43**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Purpose-made double hung sash windows; selected Sapele						
Cased frames of 100 mm × 25 mm grooved inner linings; 114 mm × 25 mm grooved outer linings; 125 mm × 38 mm twice rebated head linings; 125 mm × 32 mm twice rebated grooved pulley stiles; 150 mm × 13 mm linings; 50 mm × 19 mm parting slips; 25 mm × 19 mm inside beads; 150 mm × 75 mm Oak twice sunk weathered throated sill; 50 mm thick rebated and moulded sashes; moulded horns						
over 1.25 m^2 each; both sashes in medium panes; including spiral sash balances	426.56	2.78	48.52	506.18	m^2	**554.70**
As above but with cased mullions	457.71	3.08	53.76	538.10	m^2	**591.86**
Clements EB24 range of factory finished steel fixed light; casement and fanlight windows and doors; with a U-value of 2.0 W/m^2K (part L compliant); to EN ISO 9001 2000 ; polyester powder coated; factory glazed with low E double glazing; fixed in position; including lugs plugged and screwed to brickwork or blockwork						
Basic fixed light including easy-glaze ali snap-on beads						
508 mm × 292 mm	125.13	2.00	55.41	128.32	nr	**183.73**
508 mm × 457 mm	136.50	2.00	55.41	139.98	nr	**195.39**
508 mm × 628 mm	147.88	2.00	55.41	151.68	nr	**207.09**
508 mm × 923 mm	170.63	2.00	55.41	175.03	nr	**230.44**
508 mm × 1218 mm	193.38	2.50	69.27	198.38	nr	**267.65**
Basic 'Tilt and Turn' window; including easy-glaze ali snap-on beads						
508 mm × 292 mm	295.75	2.00	55.41	303.22	nr	**358.63**
508 mm × 457 mm	307.13	2.00	55.41	314.87	nr	**370.28**
508 mm × 628 mm	318.50	2.00	55.41	326.57	nr	**381.98**
508 mm × 923 mm; including fixed light	375.38	2.00	55.41	384.90	nr	**440.31**
508 mm × 1218 mm; including fixed light	398.13	2.50	69.27	408.25	nr	**477.52**
Basic casement; including easy-glaze snap-on beads						
508 mm × 628 mm	352.63	2.00	55.41	361.55	nr	**416.96**
508 mm × 923 mm	375.38	2.00	55.41	384.90	nr	**440.31**
508 mm × 1218 mm	398.13	2.50	69.27	408.25	nr	**477.52**
Double door						
1143 mm × 2057 mm	2229.50	3.50	96.98	2285.48	nr	**2382.46**
Extra over for						
pressed steel sills; to suit above windows	34.13	0.50	8.73	35.01	m	**43.74**
G + bar	68.25	–	–	69.96	m	**69.96**
simulated leaded light	68.25	–	–	69.96	m	**69.96**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
L10 WINDOWS/ROOFLIGHTS/SCREENS/ LOUVRES – cont						
uPVC windows; Profile 22 or other equal and approved; reinforced where appropriate with aluminium alloy; including standard ironmongery; cills and factory glazed with low E 24mm double glazing; fixed in position; including lugs plugged and screwed to brickwork or blockwork						
Casement/fixed light; including e.p.d.m. glazing gaskets and weather seals						
630 mm × 900 mm; ref P109C	60.92	1.25	34.63	62.58	nr	**97.21**
630 mm × 1200 mm; ref P112V	69.45	1.50	41.56	71.36	nr	**112.92**
1200 mm × 1200 mm; ref P212C	109.77	1.75	48.48	112.72	nr	**161.20**
1770 mm × 1200 mm; ref P312CC	208.17	2.00	55.41	213.58	nr	**268.99**
Casement/fixed light; including vents; e.p.d.m. glazing gaskets and weather seals						
630 mm × 900 mm; ref P109V	34.46	1.25	34.63	35.45	nr	**70.08**
630 mm × 1200 mm; ref P112C	41.08	1.50	41.56	42.28	nr	**83.84**
1200 mm × 1200 mm; ref P212W	64.19	1.75	48.48	66.00	nr	**114.48**
1200 mm × 1200 mm; ref P212CV	111.07	1.75	48.48	114.05	nr	**162.53**
1770 mm × 1200 mm; ref P312WW	146.94	2.00	55.41	150.82	nr	**206.23**
SECURED BY DESIGN ACCREDITATION						
Casement/fixed light; including e.p.d.m. glazing gaskets and weather seals						
630 mm × 900 mm; ref P109C	63.66	1.25	34.63	65.38	nr	**100.01**
630 mm × 1200 mm; ref P112V	72.58	1.50	41.56	74.57	nr	**116.13**
1200 mm × 1200 mm; ref P212C	114.71	1.75	48.48	117.78	nr	**166.26**
1770 mm × 1200 mm; ref P312CC	217.54	2.00	55.41	223.18	nr	**278.59**
Casement/fixed light; including vents; e.p.d.m. glazing gaskets and weather seals						
630 mm × 900 mm; ref P109V	36.01	1.25	34.63	37.04	nr	**71.67**
630 mm × 1200 mm; ref P112C	42.93	1.50	41.56	44.18	nr	**85.74**
1200 mm × 1200 mm; ref P212W	67.08	1.75	48.48	68.96	nr	**117.44**
1200 mm × 1200 mm; ref P212CV	116.07	1.75	48.48	119.18	nr	**167.66**
1770 mm × 1200 mm; ref P312WW	153.55	2.00	55.41	157.59	nr	**213.00**
WER A rating						
Casement/fixed light; including e.p.d.m. glazing gaskets and weather seals						
630 mm × 900 mm; ref P109C	69.96	1.25	34.63	71.84	nr	**106.47**
630 mm × 1200 mm; ref P112V	79.77	1.50	41.56	81.94	nr	**123.50**
1200 mm × 1200 mm; ref P212C	126.07	1.75	48.48	129.43	nr	**177.91**
1770 mm × 1200 mm; ref P312CC	239.08	2.00	55.41	245.26	nr	**300.67**
Casement/fixed light; including vents; e.p.d.m. glazing gaskets and weather seals						
630 mm × 900 mm; ref P109V	39.58	1.25	34.63	40.70	nr	**75.33**
630 mm × 1200 mm; ref P112C	47.17	1.50	41.56	48.52	nr	**90.08**
1200 mm × 1200 mm; ref P212W	73.72	1.75	48.48	75.77	nr	**124.25**
1200 mm × 1200 mm; ref P212CV	127.56	1.75	48.48	130.95	nr	**179.43**
1770 mm × 1200 mm; ref P312WW	168.76	2.00	55.41	173.18	nr	**228.59**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
WER C rating						
Casement/fixed light; including e.p.d.m. glazing gaskets and weather seals						
630 mm × 900 mm; ref P109C	61.55	1.25	34.63	63.22	nr	**97.85**
630 mm × 1200 mm; ref P112V	70.17	1.50	41.56	72.10	nr	**113.66**
1200 mm × 1200 mm; ref P212C	110.91	1.75	48.48	113.89	nr	**162.37**
1770 mm × 1200 mm; ref P312CC	210.33	2.00	55.41	215.79	nr	**271.20**
Casement/fixed light; including vents; e.p.d.m. glazing gaskets and weather seals						
630 mm × 900 mm; ref P109V	34.82	1.25	34.63	35.82	nr	**70.45**
630 mm × 1200 mm; ref P112C	41.50	1.50	41.56	42.71	nr	**84.27**
1200 mm × 1200 mm; ref P212W	64.85	1.75	48.48	66.68	nr	**115.16**
1200 mm × 1200 mm; ref P212CV	112.22	1.75	48.48	115.23	nr	**163.71**
1770 mm × 1200 mm; ref P312WW	148.46	2.00	55.41	152.38	nr	**207.79**
COLOUR FINISH						
Casement/fixed light; including e.p.d.m. glazing gaskets and weather seals						
630 mm × 900 mm; ref P109C	75.42	1.25	34.63	77.44	nr	**112.07**
630 mm × 1200 mm; ref P112V	82.45	1.50	41.56	84.69	nr	**126.25**
1200 mm × 1200 mm; ref P212C	130.32	1.75	48.48	133.78	nr	**182.26**
1770 mm × 1200 mm; ref P312CC	265.00	2.00	55.41	271.83	nr	**327.24**
Casement/fixed light; including vents; e.p.d.m. glazing gaskets and weather seals						
630 mm × 900 mm; ref P109V	43.87	1.25	34.63	45.10	nr	**79.73**
630 mm × 1200 mm; ref P112C	48.86	1.50	41.56	50.26	nr	**91.82**
1200 mm × 1200 mm; ref P212W	81.71	1.75	48.48	83.96	nr	**132.44**
1200 mm × 1200 mm; ref P212CV	141.39	1.75	48.48	145.13	nr	**193.61**
1770 mm × 1200 mm; ref P312WW	187.05	2.00	55.41	191.93	nr	**247.34**
uPVC windows; Profile 22 or other equal and approved; reinforced where appropriate with aluminium alloy; in refurbishment work, including standard ironmongery; cills and factory glazed with low E 24mm double glazing; removing existing windows and fixing new in position; including lugs plugged and screwed to brickwork or blockwork						
Casement/fixed light; including e.p.d.m. glazing gaskets and weather seals						
630 mm × 900 mm; ref P109C	60.92	2.50	69.27	62.58	nr	**131.85**
630 mm × 1200 mm; ref P112V	41.08	2.50	69.27	42.28	nr	**111.55**
1200 mm × 1200 mm; ref P212C	109.77	3.00	83.12	112.72	nr	**195.84**
1770 mm × 1200 mm; ref P312CC	208.17	3.25	90.05	213.58	nr	**303.63**
Casement/fixed light; including vents; e.p.d.m. glazing gaskets and weather seals						
630 mm × 900 mm; ref P109V	34.46	2.50	69.27	35.45	nr	**104.72**
630 mm × 1200 mm; ref P112C	69.45	2.75	76.19	71.36	nr	**147.55**
1200 mm × 1200 mm; ref P212W	64.19	3.00	83.12	66.00	nr	**149.12**
1200 mm × 1200 mm; ref P212CV	111.07	3.00	83.12	114.05	nr	**197.17**
1770 mm × 1200 mm; ref P312WW	146.94	3.25	90.05	150.82	nr	**240.87**
1770 mm × 1200 mm; ref P312CV	137.87	3.25	90.05	141.52	nr	**231.57**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
L10 WINDOWS/ROOFLIGHTS/SCREENS/ LOUVRES – cont						
Aluminium windows; Schuco AWS 50 (or similar) proprietary system or equal and approved Polyester powder coated solid colour matt finish or natural anodized window system of glass sealed units with 6.4 mm low E coated laminated inner pane, air filled cavity and 6 mm clear annealed outer pane. Rates to include all brackets, membranes, cills, silicone seals, trade contractor preliminaries, including external access equipment						
Ribbon construction windows 1.5 m high	–	–	–	–	m^2	**450.00**
Punched hole windows fixing into prepared apertures by others	–	–	–	–	m^2	**500.00**
Extra over for						
1.25 m wide × 1.5 m high opening vents, assuming tilt and turn operation	–	–	–	–	m^2	**150.00**
neutral selective high performance coating in lieu of low E, for assisting in solar control	–	–	–	–	m^2	**30.00**
outer glass pane to be toughened and heat soak tested or heat strengthened in lieu of annealed	–	–	–	–	m^2	**20.00**
inner laminated glass to be toughened and heat soak tested laminated, or heat strengthened laminated	–	–	–	–	m^2	**40.00**
Rooflights, skylights, roof windows and frames; pre-glazed; treated Nordic Red Pine and aluminium trimmed Velux windows or other equal and approved; type U flashings and soakers (for tiles and pantiles), and sealed double glazing unit (trimming opening not included)						
Roof windows						
550 mm × 780 mm; ref GGL-3073-C02	180.00	1.85	32.30	184.60	nr	**216.90**
550 mm × 980 mm; ref GGL-3073-C04	191.25	2.08	36.31	196.13	nr	**232.44**
660 mm × 1180 mm; ref GGL-3073-F06	221.25	2.31	40.32	226.90	nr	**267.22**
780 mm × 980 mm; ref GGL-3073-M04	210.00	2.31	40.32	215.37	nr	**255.69**
780 mm × 1180 mm; ref GGL-3073-M06	232.50	2.78	48.52	238.49	nr	**287.01**
780 mm × 1400 mm; ref GGL-3073-M08	251.25	2.31	40.32	257.70	nr	**298.02**
940 mm × 1600 mm; ref GGL-3073-P10	307.50	2.78	48.52	315.36	nr	**363.88**
1140 mm × 1180 mm; ref GGL-3073-S06	296.25	2.78	48.52	303.83	nr	**352.35**
1340 mm × 980 mm; ref GGL-3073-U04	292.50	2.78	48.52	299.99	nr	**348.51**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Rooflights, skylights, roof windows and frames; uPVC; plugged and screwed to concrete; or screwed to timber						
Rooflight; Cox Suntube range or other equal and approved; double skin polycarbonate dome						
230 mm dia.; for flat roof using felt or membrane	225.25	2.50	43.64	231.31	nr	**274.95**
230 mm dia.; for up to 30° pitch roof with standard tiles	249.05	3.00	52.37	255.62	nr	**307.99**
230 mm dia.; for up to 30° pitch roof with bold roll tiles	231.20	3.00	52.37	237.37	nr	**289.74**
300 mm dia.; for flat roof using felt or membrane	365.50	2.50	43.64	375.07	nr	**418.71**
300 mm dia.; for up to 30° pitch roof with standard tiles	365.50	3.00	52.37	374.99	nr	**427.36**
300 mm dia.; for up to 30° pitch roof with bold roll tiles	391.85	3.00	52.37	402.04	nr	**454.41**
Rooflight; Cox Galaxy range or other equal and approved; double skin polycarbonate dome only; fitting to existing kerb						
600 mm × 600 mm	104.55	1.50	26.19	107.40	nr	**133.59**
900 mm × 900 mm	192.95	1.75	30.55	198.08	nr	**228.63**
1200 mm × 1800 mm	566.10	2.00	34.91	580.64	nr	**615.55**
Extra over for triple skin polycarbonate glazing						
600 mm × 600 mm rooflight	–	–	–	58.37	nr	**58.37**
900 mm × 900 mm rooflight	–	–	–	99.32	nr	**99.32**
1200 mm × 1800 mm rooflight	–	–	–	318.01	nr	**318.01**
Rooflight; Cox Trade range or other equal and approved; double skin polycarbonate dome on 150 mm PVC upstand						
600 mm × 600 mm	179.35	2.00	34.91	184.10	nr	**219.01**
Extra over for						
triple skin polycarbonate glazing	–	–	–	32.24	nr	**32.24**
manual hinge	–	–	–	103.68	nr	**103.68**
electric hinge; not including power supply	–	–	–	304.94	nr	**304.94**
900 mm × 900 mm	289.85	2.25	39.28	297.44	nr	**336.72**
Extra over for						
triple skin polycarbonate glazing	–	–	–	58.37	nr	**58.37**
manual hinge	–	–	–	119.36	nr	**119.36**
electric hinge; not including power supply	–	–	–	353.73	nr	**353.73**
1200 mm × 1800 mm	573.75	2.50	43.64	588.52	nr	**632.16**
Extra over for						
triple skin polycarbonate glazing	–	–	–	132.43	nr	**132.43**
manual hinge	–	–	–	195.16	nr	**195.16**
electric hinge; not including power supply	–	–	–	503.58	nr	**503.58**
Rooflight; Cox 2000 range or other equal and approved; double skin polycarbonate dome on 235mm solid core PVC upstand						
600 mm × 600 mm	573.75	2.00	34.91	588.36	nr	**623.27**
Extra over for						
triple skin polycarbonate glazing	–	–	–	203.87	nr	**203.87**
manual hinge	–	–	–	219.55	nr	**219.55**
electric hinge; not including power supply	–	–	–	474.83	nr	**474.83**
900 mm × 900 mm	778.13	2.50	43.64	797.86	nr	**841.50**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
L10 WINDOWS/ROOFLIGHTS/SCREENS/ LOUVRES – cont						
Rooflights, skylights, roof windows and frames – cont						
Rooflight; Cox 2000 range – cont						
Extra over for						
triple skin polycarbonate glazing	–	–	–	360.70	nr	**360.70**
manual hinge	–	–	–	219.55	nr	**219.55**
electric hinge; not including power supply	–	–	–	474.83	nr	**474.83**
1200 mm × 1800 mm	2075.70	3.00	52.37	2127.90	nr	**2180.27**
Extra over for						
triple skin polycarbonate glazing	–	–	–	741.43	nr	**741.43**
manual hinge	–	–	–	421.69	nr	**421.69**
electric hinge; not including power supply	–	–	–	742.31	nr	**742.31**
Louvres, Brise Soleils and frames; polyester powder coated aluminium; fixing in position including brackets						
Louvre; Levolux or other equal and approved; 5 rows of 400 aerofins set in steel plate frame						
6700 mm × 2200 mm (14.75 m^2 overall)	–	–	–	–	m^2	**278.05**
Brise Soleil; Levolux or other equal and approved; on galvanized steel cantilever beams and runners						
1000 mm deep	–	–	–	–	m	**370.74**
L20 DOORS/SHUTTERS/HATCHES						
EXTERNAL DOORS						
Doors; standard matchboarded; wrought softwood						
Matchboarded, framed, ledged and braced doors; 44 mm thick overall; 19 mm thick tongued, grooved and V-jointed boarding; one side vertical boarding						
762 mm × 1981 mm	51.59	1.67	29.15	52.88	nr	**82.03**
838 mm × 1981 mm	56.36	1.67	29.15	57.77	nr	**86.92**
Flush door; external quality; skeleton or cellular core; plywood faced both sides; lipped all round						
762 mm × 1981 mm × 54 mm	52.50	1.62	28.28	53.81	nr	**82.09**
838 mm × 1981 mm × 54 mm	54.00	1.62	28.28	55.35	nr	**83.63**
Fire Doors						
Flush door; half-hour fire-resisting; external quality with 6 mm Georgian wired polished plate glass opening; skeleton or cellular core; plywood faced both sides; lipped on all four edges; including glazing beads						
762 mm × 1981 mm × 54 mm	183.75	1.71	29.85	188.34	nr	**218.19**
838 mm × 1981 mm × 54 mm	185.25	1.71	29.85	189.88	nr	**219.73**
726 mm × 2040 mm × 54 mm	183.75	1.71	29.85	188.34	nr	**218.19**
826 mm × 2040 mm × 54 mm	185.25	1.71	29.85	189.88	nr	**219.73**
926 mm × 2040 mm × 54 mm	188.25	1.71	29.85	192.96	nr	**222.81**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
External softwood door frame composite standard joinery sets						
External door frame composite set; 56 mm × 78mm wide (finished); for external doors						
762 mm × 1981 mm × 44mm	43.50	0.75	13.09	44.72	nr	**57.81**
813 mm × 1981 mm × 44mm	43.50	0.75	13.09	44.72	nr	**57.81**
838 mm × 1981 mm × 44mm	43.50	0.75	13.09	44.72	nr	**57.81**
Doorsets; Anti-Vandal Security door and frame units; Bastion Security Ltd or other equal and approved; to BS 5051; factory primed; fixing with frame anchors to masonry; cutting mortices; external						
46 mm thick insulated door with birch grade plywood; sheet steel bonded into door core; 2 mm thick polyester coated laminate finish; hardwood lippings all edges; 95 mm × 65 mm hardwood frame; polyester coated standard ironmongery; weather stripping all round; low projecting aluminium threshold; plugging; screwing						
for 980 mm × 2100 mm structural opening; single door sets; panic bolt	–	–	–	–	nr	**1447.58**
for 1830 mm × 2100 mm structural opening; double door sets; panic bolt	–	–	–	–	nr	**2449.76**
Doorsets; galvanized steel door and frame units; treated softwood frame, primed hardwood sill; fixing in position; plugged and screwed to brickwork or blockwork						
Door and frame						
838 mm × 1981 mm	–	2.78	48.52	397.83	nr	**446.35**
Doorsets; steel security door and frame; Hormann or other equal and approved; including ironmongery, weather seals and all necessary fixing accessories						
Horman ref E55-1 door set						
To suit structural opening 1100 × 2105 mm; fire-rating 30 minutes; acoustic rating 38dB; including stainless steel ironmongery	–	–	–	–	nr	**1787.19**
To suit structural opening 2000 × 2105 mm; fire-rating 30 minutes; acoustic rating 38dB; including stainless steel ironmongery	–	–	–	–	nr	**2655.25**
Doorsets; steel bullet-resistant door and frame units; Wormald Doors or other equal and approved; Medite laquered panels; ironmongery						
Door and frame						
1000 mm × 2060mm overall; fixed to masonry	–	–	–	–	nr	**3987.63**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
L20 DOORS/SHUTTERS/HATCHES – cont						
Doors; galvanized steel up and over type garage doors; Catnic Horizon 90 or other equal and approved; spring counter balanced; fixed to timber frame (not included)						
Garage door						
2135 mm × 1980 mm	309.60	3.70	64.59	317.46	nr	**382.05**
2135 mm × 2135 mm	355.20	3.70	64.59	364.20	nr	**428.79**
2400 mm × 2135 mm	449.60	3.70	64.59	460.98	nr	**525.57**
3965 mm × 2135 mm	1070.40	5.55	96.88	1097.44	nr	**1194.32**
Insulated rolling shutters; Bolton Gate Company Ltd or other equal and approved; electrically operated, self-coiling; galvanized finish; fixing by bolting						
2400 mm × 2400 mm clear opening	–	–	–	–	nr	**2025.00**
3000 mm × 3000 mm clear opening	–	–	–	–	nr	**2163.00**
4300 mm × 4200 mm clear opening	–	–	–	–	nr	**3259.00**
Rolling shutters and collapsible gates; steel counter shutters; push-up, self-coiling; polyester power coated; fixing by bolting						
3000 mm × 1000 mm	–	–	–	–	nr	**1004.64**
4000 mm × 1000 mm; in two panels	–	–	–	–	nr	**1747.20**
Rolling shutters and collapsible gates; galvanized steel; one hour fire-resisting; self-coiling; activated by fusible link; fixing with bolts						
1000 mm × 2750 mm	–	–	–	–	nr	**1201.20**
1500 mm × 2750 mm	–	–	–	–	nr	**1261.26**
2400 mm × 2750 mm	–	–	–	–	nr	**1490.58**
Translucent GRP stacking door (78% translucency); U-value = 2.6W/m^{2}K; electrically operated; Envirodoor Ltd; fully enclosed aluminium track system with SAA finish; manual override, lock interlock, stop and return safety cage, deadmans down button, anti-flip device, photoelectric cell and beam deflectors; fixing by bolting; standard panel finishes						
Stacking doors						
HT40 stacking door 2500 mm × 3000 mm; 40mm thick × 500mm high twin walled GRP translucent panels	–	–	–	–	nr	**4900.00**
HT40 stacking door 4500 mm × 6000 mm; 40mm thick × 500mm high twin walled translucent panels	–	–	–	–	nr	**9100.00**
HT60-N stacking door 6000 mm × 6000 mm; 60mm thick × 500mm high twinn walled translucent panels	–	–	–	–	nr	**12900.00**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
HT60-H stacking door 7000 mm × 8000 mm; 60mm thick × 1000mm high twin walled translucent panels	–	–	–	–	nr	**20100.00**
HT80-400 stacking door 10000 mm × 10000 mm; 80mm thick × 1000mm high twin walled translucent panels	–	–	–	–	nr	**47200.00**
INTERNAL DOORS						
Moulded panel doors; white based coated facings suitable for paint finish only; two, four or six panel options						
526 mm × 2040 mm × 40 mm	30.75	0.75	13.09	31.52	nr	**44.61**
626 mm × 2040 mm × 40 mm	30.75	0.75	13.09	31.52	nr	**44.61**
726 mm × 2040 mm × 40 mm	30.75	0.75	13.09	31.52	nr	**44.61**
826 mm × 2040 mm × 40 mm	33.75	0.75	13.09	34.59	nr	**47.68**
926 mm × 2040 mm × 40 mm	38.25	0.75	13.09	39.21	nr	**52.30**
Doors; standard flush; softwood composition						
Flush door; internal quality; skeleton or cellular core; hardboard faced both sides; lipped on two long edges; Jeld-Wen or other equal and approved						
457 mm × 1981 mm × 35 mm	22.50	1.16	20.24	23.06	nr	**43.30**
533 mm × 1981 mm × 35 mm	22.50	1.16	20.24	23.06	nr	**43.30**
610 mm × 1981 mm × 35 mm	22.50	1.16	20.24	23.06	nr	**43.30**
686 mm × 1981 mm × 35 mm	22.50	1.16	20.24	23.06	nr	**43.30**
762 mm × 1981 mm × 35 mm	22.50	1.16	20.24	23.06	nr	**43.30**
838 mm × 1981 mm × 35 mm	25.50	1.16	20.24	26.14	nr	**46.38**
626 mm × 2040 mm × 40 mm	24.00	1.16	20.24	24.60	nr	**44.84**
726 mm × 2040 mm × 40 mm	24.00	1.16	20.24	24.60	nr	**44.84**
826 mm × 2040 mm × 40 mm	24.00	1.16	20.24	24.60	nr	**44.84**
926 mm × 2040 mm × 40 mm	25.50	1.16	20.24	26.14	nr	**46.38**
Flush door; internal quality; skeleton or cellular core; faced both sides; lipped on two long edges; Jeld-Wen paint grade veneer or other equal and approved						
457 mm × 1981 mm × 35 mm	25.50	1.16	20.24	26.14	nr	**46.38**
533 mm × 1981 mm × 35 mm	25.50	1.16	20.24	26.14	nr	**46.38**
610 mm × 1981 mm × 35 mm	25.50	1.16	20.24	26.14	nr	**46.38**
686 mm × 1981 mm × 35 mm	25.50	1.16	20.24	26.14	nr	**46.38**
762 mm × 1981 mm × 35 mm	25.50	1.16	20.24	26.14	nr	**46.38**
838 mm × 1981 mm × 35 mm	27.00	1.16	20.24	27.68	nr	**47.92**
526 mm × 2040 mm × 40 mm	26.25	1.16	20.24	26.91	nr	**47.15**
626 mm × 2040 mm × 40 mm	26.25	1.16	20.24	26.91	nr	**47.15**
726 mm × 2040 mm × 40 mm	27.00	1.16	20.24	27.68	nr	**47.92**
826 mm × 2040 mm × 40 mm	31.50	1.16	20.24	32.29	nr	**52.53**
Flush door; internal quality; skeleton or cellular core; chipboard veneered; faced both sides; lipped on two long edges; Jeld-Wen Sapele veneered or other equal and approved						
457 mm × 1981 mm × 35 mm	42.00	1.25	21.82	43.05	nr	**64.87**
533 mm × 1981 mm × 35 mm	42.00	1.25	21.82	43.05	nr	**64.87**
610 mm × 1981 mm × 35 mm	42.00	1.25	21.82	43.05	nr	**64.87**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
L20 DOORS/SHUTTERS/HATCHES – cont						
Doors – cont						
Flush door – cont						
686 mm × 1981 mm × 35 mm	42.00	1.25	21.82	43.05	nr	**64.87**
762 mm × 1981 mm × 35 mm	42.00	1.25	21.82	43.05	nr	**64.87**
838 mm × 1981 mm × 35 mm	46.50	1.25	21.82	47.66	nr	**69.48**
526 mm × 2040 mm × 40 mm	46.50	1.25	21.82	47.66	nr	**69.48**
626 mm × 2040 mm × 40 mm	46.50	1.25	21.82	47.66	nr	**69.48**
726 mm × 2040 mm × 40 mm	46.50	1.25	21.82	47.66	nr	**69.48**
826 mm × 2040 mm × 40 mm	49.50	1.25	21.82	50.74	nr	**72.56**
926 mm × 2040 mm × 40 mm	51.00	1.25	21.82	52.27	nr	**74.09**
Doors; purpose-made panelled; wrought softwood						
Panelled doors; one open panel for glass; including glazing beads						
686 mm × 1981 mm × 44 mm	80.87	1.62	28.28	82.89	nr	**111.17**
762 mm × 1981 mm × 44 mm	81.54	1.62	28.28	83.58	nr	**111.86**
838 mm × 1981 mm × 44 mm	82.22	1.62	28.28	84.28	nr	**112.56**
Panelled doors; two open panel for glass; including glazing beads						
686 mm × 1981 mm × 44 mm	113.07	1.62	28.28	115.90	nr	**144.18**
762 mm × 1981 mm × 44 mm	114.05	1.62	28.28	116.90	nr	**145.18**
838 mm × 1981 mm × 44 mm	115.02	1.62	28.28	117.90	nr	**146.18**
Panelled doors; four 19 mm thick plywood panels; mouldings worked on solid both sides						
686 mm × 1981 mm × 44 mm	171.70	1.62	28.28	175.99	nr	**204.27**
762 mm × 1981 mm × 44 mm	173.92	1.62	28.28	178.27	nr	**206.55**
838 mm × 1981 mm × 44 mm	176.14	1.62	28.28	180.54	nr	**208.82**
Panelled doors; six 25 mm thick panels raised and fielded; mouldings worked on solid both sides						
686 mm × 1981 mm × 44 mm	315.94	1.94	33.87	323.84	nr	**357.71**
762 mm × 1981 mm × 44 mm	319.09	1.94	33.87	327.07	nr	**360.94**
838 mm × 1981 mm × 44 mm	322.25	1.94	33.87	330.31	nr	**364.18**
rebated edges beaded	–	–	–	1.95	m	**1.95**
rounded edges or heels	–	–	–	0.44	m	**0.44**
weatherboard fixed to bottom rail	–	0.23	4.02	6.92	m	**10.94**
stopped groove for weatherboard	–	–	–	2.21	m	**2.21**
Doors; purpose-made panelled; selected Sapele						
Panelled doors; one open panel for glass; including glazing beads						
686 mm × 1981 mm × 44 mm	109.49	2.31	40.32	112.23	nr	**152.55**
762 mm × 1981 mm × 44 mm	110.96	2.31	40.32	113.73	nr	**154.05**
838 mm × 1981 mm × 44 mm	112.46	2.31	40.32	115.27	nr	**155.59**
686 mm × 1981 mm × 57 mm	117.03	2.54	44.34	119.96	nr	**164.30**
762 mm × 1981 mm × 57 mm	118.79	2.54	44.34	121.76	nr	**166.10**
838 mm × 1981 mm × 57 mm	120.55	2.54	44.34	123.56	nr	**167.90**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Panelled doors; 250 mm wide cross tongued intermediate rail; two open panels for glass; mouldings worked on the solid one side; 19 mm × 13 mm beads one side; fixing with brass cups and screws						
686 mm × 1981 mm × 44 mm	167.38	2.31	40.32	171.56	nr	**211.88**
762 mm × 1981 mm × 44 mm	170.21	2.31	40.32	174.47	nr	**214.79**
838 mm × 1981 mm × 44 mm	178.49	2.31	40.32	182.95	nr	**223.27**
686 mm × 1981 mm × 57 mm	178.49	2.54	44.34	182.95	nr	**227.29**
762 mm × 1981 mm × 57 mm	181.82	2.54	44.34	186.37	nr	**230.71**
838 mm × 1981 mm × 57 mm	185.25	2.54	44.34	189.88	nr	**234.22**
Panelled doors; four panels; (19 mm thick for 44 mm doors, 25 mm thick for 57 mm doors); mouldings worked on solid both sides						
686 mm × 1981 mm × 44 mm	235.20	2.31	40.32	241.08	nr	**281.40**
762 mm × 1981 mm × 44 mm	253.54	2.31	40.32	259.88	nr	**300.20**
838 mm × 1981 mm × 44 mm	266.08	2.31	40.32	272.73	nr	**313.05**
686 mm × 1981 mm × 57 mm	239.96	2.54	44.34	245.96	nr	**290.30**
762 mm × 1981 mm × 57 mm	259.81	2.54	44.34	266.31	nr	**310.65**
838 mm × 1981 mm × 57 mm	244.72	2.54	44.34	250.84	nr	**295.18**
Panelled doors; 150 mm wide stiles in one width; 430 mm wide cross tongued bottom rail; six panels raised and fielded one side; (19 mm thick for 44 mm doors, 25 mm thick for 57 mm doors); mouldings worked on solid both sides						
686 mm × 1981 mm × 44 mm	401.51	2.31	40.32	411.55	nr	**451.87**
762 mm × 1981 mm × 44 mm	443.09	2.31	40.32	454.17	nr	**494.49**
838 mm × 1981 mm × 44 mm	451.50	2.31	40.32	462.79	nr	**503.11**
686 mm × 1981 mm × 57 mm	427.55	2.54	44.34	438.24	nr	**482.58**
762 mm × 1981 mm × 57 mm	471.44	2.54	44.34	483.23	nr	**527.57**
838 mm × 1981 mm × 57 mm	482.17	2.54	44.34	494.22	nr	**538.56**
rebated edges beaded	–	–	–	2.48	m	**2.48**
rounded edges or heels	–	–	–	0.66	m	**0.66**
weatherboard fixed to bottom rail	–	0.31	5.41	9.35	m	**14.76**
stopped groove for weatherboard	–	–	–	2.31	m	**2.31**
Fire Doors						
Flush door; half-hour fire-resisting (FD30); hardboard faced both sides; Jeld-Wen or other equal and approved						
762 mm × 1981 mm × 44 mm	40.50	1.62	28.28	41.51	nr	**69.79**
838 mm × 1981 mm × 44 mm	43.50	1.62	28.28	44.59	nr	**72.87**
726 mm × 2040 mm × 44 mm	42.00	1.62	28.28	43.05	nr	**71.33**
826 mm × 2040 mm × 44 mm	42.00	1.62	28.28	43.05	nr	**71.33**
926 mm × 2040 mm × 44 mm	42.00	1.62	28.28	43.05	nr	**71.33**
Flush door; half-hour fire-resisting (FD30); chipboard veneered; faced both sides; lipped on two long edges; Jeld-Wen paint grade veneer or other equal and approved						
610 mm × 1981 mm × 44 mm	35.25	1.62	28.28	36.13	nr	**64.41**
686 mm × 1981 mm × 44 mm	35.25	1.62	28.28	36.13	nr	**64.41**
762 mm × 1981 mm × 44 mm	35.25	1.62	28.28	36.13	nr	**64.41**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
L20 DOORS/SHUTTERS/HATCHES – cont						
Fire Doors – cont						
Flush door – cont						
838 mm × 1981 mm × 44 mm	35.25	1.62	28.28	36.13	nr	**64.41**
526 mm × 2040 mm × 44 mm	36.00	1.62	28.28	36.90	nr	**65.18**
626 mm × 2040 mm × 44 mm	36.00	1.62	28.28	36.90	nr	**65.18**
726 mm × 2040 mm × 44 mm	36.75	1.62	28.28	37.67	nr	**65.95**
826 mm × 2040 mm × 44 mm	41.25	1.62	28.28	42.28	nr	**70.56**
Moulded panel doors; half-hour fire-resisting (FD30); white based coated facings suitable for paint finish only; two, four or six panel options; Premdor Fireshield or other equal and approved						
526 mm × 2040 mm × 44 mm	78.75	1.10	19.20	80.72	nr	**99.92**
626 mm × 2040 mm × 44 mm	78.75	1.10	19.20	80.72	nr	**99.92**
726 mm × 2040 mm × 44 mm	78.75	1.10	19.20	80.72	nr	**99.92**
826 mm × 2040 mm × 44 mm	83.25	1.10	19.20	85.33	nr	**104.53**
926 mm × 2040 mm × 44 mm	87.00	1.10	19.20	89.17	nr	**108.37**
Flush door; half-hour fire-resisting (FD30); faced both sides; lipped on two long edges; Jeld-Wen Sapele veneered or other equal and approved						
610 mm × 1981 mm × 44 mm	64.50	1.71	29.85	66.11	nr	**95.96**
686 mm × 1981 mm × 44 mm	64.50	1.71	29.85	66.11	nr	**95.96**
762 mm × 1981 mm × 44 mm	64.50	1.71	29.85	66.11	nr	**95.96**
838 mm × 1981 mm × 44 mm	69.00	1.71	29.85	70.73	nr	**100.58**
726 mm × 2040 mm × 44 mm	69.00	1.71	29.85	70.73	nr	**100.58**
826 mm × 2040 mm × 44 mm	72.00	1.71	29.85	73.80	nr	**103.65**
926 mm × 2040 mm × 44 mm	73.50	1.71	29.85	75.34	nr	**105.19**
Flush door; half-hour fire-resisting (FD30); chipboard for painting; hardwood lipping two long edges; Premdor Fireshield or other equal and approved;						
526 mm × 2040 mm × 44 mm	41.25	1.62	28.28	42.28	nr	**70.56**
626 mm × 2040 mm × 44 mm	41.25	1.62	28.28	42.28	nr	**70.56**
726 mm × 2040 mm × 44 mm	41.25	1.62	28.28	42.28	nr	**70.56**
826 mm × 2040 mm × 44 mm	42.00	1.62	28.28	43.05	nr	**71.33**
926 mm × 2040 mm × 44 mm	53.25	1.62	28.28	54.58	nr	**82.86**
826 mm × 2040 mm × 44 mm; single side vision panel 150 mm × 700 mm; factory fitted clear fire-rated glass	165.75	1.71	29.85	169.89	nr	**199.74**
826 mm × 2040 mm × 44 mm; two side vision panels 150 mm × 700 mm; factory fitted clear fire-rated glass	214.50	1.71	29.85	219.86	nr	**249.71**
926 mm × 2040 mm × 44 mm; single side vision panel 150 mm × 700 mm; factory fitted clear fire-rated glass	170.25	1.71	29.85	174.51	nr	**204.36**
926 mm × 2040 mm × 44 mm; two side vision panels 150 mm × 700 mm; factory fitted clear fire-rated glass	219.00	1.71	29.85	224.47	nr	**254.32**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Flush door; half-hour fire-resisting (FD30); White Oak veneer; hardwood lipping all edges; Premdor Fireshield or other equal and approved;						
526 mm × 2040 mm × 44 mm	77.25	1.62	28.28	79.18	nr	**107.46**
626 mm × 2040 mm × 44 mm	77.25	1.62	28.28	79.18	nr	**107.46**
726 mm × 2040 mm × 44 mm	77.25	1.62	28.28	79.18	nr	**107.46**
826 mm × 2040 mm × 44 mm	80.25	1.62	28.28	82.26	nr	**110.54**
926 mm × 2040 mm × 44 mm	97.50	1.62	28.28	99.94	nr	**128.22**
826 mm × 2040 mm × 44 mm; single side vision panel 508 mm × 1649 mm; factory fitted clear fire-rated glass	234.00	1.71	29.85	239.85	nr	**269.70**
826 mm × 2040 mm × 44 mm; two side vision panels 150 mm × 775 mm and 150 mm × 700 mm; factory fitted clear fire-rated glass	263.25	1.71	29.85	269.83	nr	**299.68**
926 mm × 2040 mm × 44 mm; single side vision panel 508 mm × 1649 mm; factory fitted clear fire-rated glass	241.50	1.71	29.85	247.54	nr	**277.39**
926 mm × 2040 mm × 44 mm; two side vision panels 150 mm × 775 mm and 150 mm × 700 mm; factory fitted clear fire-rated glass	269.25	1.71	29.85	275.98	nr	**305.83**
Flush door; one-hour fire-resisting (FD60); chipboard for painting; hardwood lipping two long edges; Premdor Firemaster or other equal and approved						
626 mm × 2040 mm × 54 mm	146.25	1.71	29.85	149.91	nr	**179.76**
726 mm × 2040 mm × 54 mm	146.25	1.71	29.85	149.91	nr	**179.76**
826 mm × 2040 mm × 54 mm	146.25	1.71	29.85	149.91	nr	**179.76**
926 mm × 2040 mm × 54 mm	161.25	1.71	29.85	165.28	nr	**195.13**
Moulded panel doors; half-hour fire-resisting (FD60); white based coated facings suitable for paint finish only; two, four or six panel options; Premdor Firemaster or other equal and approved						
626 mm × 2040 mm × 54 mm	228.75	1.71	29.85	234.47	nr	**264.32**
726 mm × 2040 mm × 54 mm	228.75	1.71	29.85	234.47	nr	**264.32**
826 mm × 2040 mm × 54 mm	230.25	1.71	29.85	236.01	nr	**265.86**
926 mm × 2040 mm × 54 mm	234.75	1.71	29.85	240.62	nr	**270.47**
Flush door; one-hour fire-resisting (FD60); White Oak veneer; hardwood lipping all edges; Premdor Firemaster or other equal and approved						
626 mm × 2040 mm × 54 mm	177.75	1.94	33.87	182.19	nr	**216.06**
726 mm × 2040 mm × 54 mm	177.75	1.94	33.87	182.19	nr	**216.06**
826 mm × 2040 mm × 54 mm	187.50	1.94	33.87	192.19	nr	**226.06**
926 mm × 2040 mm × 54 mm	202.50	1.94	33.87	207.56	nr	**241.43**
Flush door; one-hour fire-resisting (FD60); Steamed Beech veneer; hardwood lipping all edges; Premdor Firemaster or other equal and approved						
626 mm × 2040 mm × 54 mm	202.50	1.94	33.87	207.56	nr	**241.43**
726 mmx 2040 mm × 54 mm	202.50	1.94	33.87	207.56	nr	**241.43**
826 mm × 2040 mm × 54 mm	215.25	1.94	33.87	220.63	nr	**254.50**
926 mm × 2040 mm × 54 mm	227.25	1.94	33.87	232.93	nr	**266.80**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
L20 DOORS/SHUTTERS/HATCHES – cont						
Intumescent strips						
Factory installed intumescent smoke seals to fire doors; 3 edges, jambs and head	–	–	–	20.30	door	**20.30**
Site fixed intumescent strips;						
Fire and smoke intumescent strips 15 mm × 4 mm – FD30 doors	–	0.15	2.61	1.31	m	**3.92**
Fire and smoke intumescent strips 20 mm × 4 mm – FD60 doors	–	0.15	2.61	1.79	m	**4.40**
Sliding/folding partitions; aluminium double glazed sliding patio doors; Crittal Luminaire or equal and approved; white acrylic finish; with and including 18 thick annealed double glazing; fixed in position; including lugs plugged and screwed to brickwork or blockwork						
Patio doors						
1800 mm × 2100 mm; ref PF1821	1425.64	2.31	40.32	1461.69	nr	**1502.01**
2400 mm × 2100 mm; ref PF2421	1710.77	2.78	48.52	1753.95	nr	**1802.47**
2700 mm × 2100 mm; ref PF2721	1900.86	3.24	56.56	1948.79	nr	**2005.35**
Grilles; Galaxy nylon rolling counter grille or other equal and approved; Bolton Brady Ltd; colour, off-white; self-coiling; fixing by bolting						
Grilles						
3000 mm × 1000 mm	–	–	–	–	nr	**823.27**
4000 mm × 1000 mm	–	–	–	–	nr	**1239.87**
Sliding/folding partitions; Alco Beldan Ltd or equal and approved						
Sliding/folding partitions						
ref NW100 Moveable Wall; 5000 mm (wide) × 2495 mm (high) comprising 4 nr 954 mm (wide) standard panels and 1 nr 954 mm (wide) telescopic panel; sealing; fixing	–	–	–	–	nr	**7885.00**
External softwood door frame composite standard joinery sets						
External door frame composite set; 56 mm × 78 mm wide (finished); for external doors						
762 mm × 1981 mm × 44 mm	43.50	0.75	13.09	44.72	nr	**57.81**
813 mm × 1981 mm × 44 mm	43.50	0.75	13.09	44.72	nr	**57.81**
838 mm × 1981 mm × 44 mm	43.50	0.75	13.09	44.72	nr	**57.81**
External door frame composite set; 56 mm × 78 mm wide (finished); with 45 mm × 140 mm (finished) hardwood cill; for external doors						
686 mm × 1981 mm × 44 mm	68.61	1.00	17.46	70.46	nr	**87.92**
762 mm × 1981 mm × 44 mm	68.61	1.00	17.46	70.46	nr	**87.92**
838 mm × 1981 mm × 44 mm	68.61	1.00	17.46	70.46	nr	**87.92**
826 mm × 2040 mm × 44 mm	68.61	1.00	17.46	70.46	nr	**87.92**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Internal white foiled moisture-resistant MDF door lining composite standard joinery set						
22 mm × 77mm wide (finished) set; with loose stops; for internal doors						
610 mm × 1981 mm × 35mm	9.95	0.70	12.22	10.33	nr	**22.55**
686 mm × 1981 mm × 35mm	9.95	0.70	12.22	10.33	nr	**22.55**
762 mm × 1981 mm × 35mm	9.95	0.70	12.22	10.33	nr	**22.55**
838 mm × 1981 mm × 35mm	10.95	0.70	12.22	11.36	nr	**23.58**
864 mm × 1981 mm × 35mm	9.95	0.70	12.22	10.33	nr	**22.55**
22 mm × 150mm wide (finished) set; with loose stops; for internal doors						
610 mm × 1981 mm × 35mm	10.95	0.70	12.22	11.36	nr	**23.58**
686 mm × 1981 mm × 35mm	10.95	0.70	12.22	11.36	nr	**23.58**
762 mm × 1981 mm × 35mm	10.95	0.70	12.22	11.36	nr	**23.58**
838 mm × 1981 mm × 35mm	10.95	0.70	12.22	11.36	nr	**23.58**
864 mm × 1981 mm × 35mm	10.95	0.70	12.22	11.36	nr	**23.58**
Internal softwood door lining set; with loose stops						
32 mm × 115mm wide (finished) set; with loose stops; for internal doors						
686/762/838 wide doors	12.09	0.70	12.22	12.53	nr	**24.75**
32 mm × 138mm wide (finished) set; with loose stops; for internal doors						
686/762/838 wide doors	13.82	0.70	12.22	14.30	nr	**26.52**
Internal softwood fire door door lining set; with loose stops						
38 mm × 115mm wide (finished) set; with loose stops; for internal doors						
686/762/838 wide doors	18.33	0.70	12.22	18.92	nr	**31.14**
38 mm × 138mm wide (finished) set; with loose stops; for internal doors						
686/762/838 wide doors	21.75	0.70	12.22	22.43	nr	**34.65**
Door frames and door linings, sets; purpose-made; wrought softwood						
Jambs and heads; as linings						
32 mm × 63 mm	–	0.16	2.79	5.21	m	**8.00**
32 mm × 100 mm	–	0.16	2.79	5.86	m	**8.65**
32 mm × 140 mm	–	0.16	2.79	6.24	m	**9.03**
Jambs and heads; as frames; rebated, rounded and grooved						
44 mm × 75 mm	–	0.16	2.79	8.38	m	**11.17**
44 mm × 100 mm	–	0.16	2.79	9.02	m	**11.81**
44 mm × 115 mm	–	0.16	2.79	9.06	m	**11.85**
44 mm × 140 mm	–	0.19	3.32	9.49	m	**12.81**
57 mm × 100 mm	–	0.19	3.32	9.62	m	**12.94**
57 mm × 125 mm	–	0.19	3.32	10.17	m	**13.49**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
L20 DOORS/SHUTTERS/HATCHES – cont						
Door frames and door linings, sets – cont						
Jambs and heads – cont						
69 mm × 88 mm	–	0.19	3.32	9.82	m	**13.14**
69 mm × 100 mm	–	0.19	3.32	10.50	m	**13.82**
69 mm × 125 mm	–	0.20	3.50	11.15	m	**14.65**
69 mm × 150 mm	–	0.20	3.50	11.81	m	**15.31**
94 mm × 100 mm	–	0.23	4.02	15.94	m	**19.96**
94 mm × 150 mm	–	0.23	4.02	18.58	m	**22.60**
Mullions and transoms; in linings						
32 mm × 63 mm	–	0.11	1.92	6.96	m	**8.88**
32 mm × 100 mm	–	0.11	1.92	7.62	m	**9.54**
32 mm × 140 mm	–	0.11	1.92	7.94	m	**9.86**
Mullions and transoms; in frames; twice rebated, rounded and grooved						
44 mm × 75 mm	–	0.11	1.92	10.54	m	**12.46**
44 mm × 100 mm	–	0.11	1.92	10.98	m	**12.90**
44 mm × 115 mm	–	0.11	1.92	10.98	m	**12.90**
44 mm × 140 mm	–	0.13	2.27	11.41	m	**13.68**
57 mm × 100 mm	–	0.13	2.27	11.54	m	**13.81**
57 mm × 125 mm	–	0.13	2.27	12.08	m	**14.35**
69 mm × 88 mm	–	0.13	2.27	11.41	m	**13.68**
69 mm × 100 mm	–	0.13	2.27	12.06	m	**14.33**
Add 5% to the above material prices for selected softwood for staining						
Door frames and door linings, sets; purpose-made; medium density fireboard						
Jambs and heads; as linings						
18 mm × 126 mm	–	0.16	2.79	6.26	m	**9.05**
22 mm × 126 mm	–	0.16	2.79	6.50	m	**9.29**
25mm × 126 mm	–	0.16	2.79	6.61	m	**9.40**
Door frames and door linings, sets; purpose-made; selected Sapele						
Jambs and heads; as linings						
32 mm × 63 mm	7.86	0.21	3.67	8.10	m	**11.77**
32 mm × 100 mm	9.71	0.21	3.67	9.99	m	**13.66**
32 mm × 140 mm	10.63	0.21	3.67	10.97	m	**14.64**
Jambs and heads; as frames; rebated, rounded and grooved						
44 mm × 75 mm	12.88	0.21	3.67	13.23	m	**16.90**
44 mm × 100 mm	14.68	0.21	3.67	15.08	m	**18.75**
44 mm × 115 mm	15.17	0.21	3.67	15.61	m	**19.28**
44 mm × 140 mm	15.89	0.25	4.37	16.36	m	**20.73**
57 mm × 100 mm	16.25	0.25	4.37	16.73	m	**21.10**
57 mm × 125 mm	17.78	0.25	4.37	18.30	m	**22.67**
69 mm × 88 mm	16.24	0.25	4.37	16.68	m	**21.05**
69 mm × 100 mm	18.06	0.25	4.37	18.58	m	**22.95**
69 mm × 125 mm	19.88	0.28	4.89	20.45	m	**25.34**
69 mm × 150 mm	21.71	0.28	4.89	22.31	m	**27.20**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
94 mm × 100 mm	25.35	0.28	4.89	26.06	m	**30.95**
94 mm × 150 mm	31.10	0.28	4.89	31.95	m	**36.84**
Mullions and transoms; in linings						
32 mm × 63 mm	9.87	0.15	2.61	10.12	m	**12.73**
32 mm × 100 mm	11.71	0.15	2.61	12.00	m	**14.61**
32 mm × 140 mm	12.63	0.15	2.61	12.95	m	**15.56**
Mullions and transoms; in frames; twice rebated, rounded and grooved						
44 mm × 75 mm	15.86	0.15	2.61	16.26	m	**18.87**
44 mm × 100 mm	17.07	0.15	2.61	17.50	m	**20.11**
44 mm × 115 mm	17.56	0.15	2.61	18.00	m	**20.61**
44 mm × 140 mm	18.29	0.17	2.97	18.75	m	**21.72**
57 mm × 100 mm	18.65	0.17	2.97	19.12	m	**22.09**
57 mm × 125 mm	20.19	0.17	2.97	20.69	m	**23.66**
69 mm × 88 mm	18.29	0.17	2.97	18.75	m	**21.72**
69 mm × 100 mm	20.58	0.17	2.97	21.09	m	**24.06**
Sills; once sunk weathered; once rebated, three times grooved						
63 mm × 175 mm	45.55	0.31	5.41	46.69	m	**52.10**
75 mm × 125 mm	43.88	0.31	5.41	44.98	m	**50.39**
75 mm × 150 mm	45.95	0.31	5.41	47.10	m	**52.51**
Door frames and door linings, sets; European Oak						
Sills; once sunk weathered; once rebated, three times grooved						
63 mm × 175 mm	74.88	0.31	5.41	76.75	m	**82.16**
75 mm × 125 mm	73.93	0.31	5.41	75.78	m	**81.19**
75 mm × 150 mm	80.83	0.31	5.41	82.85	m	**88.26**
Fire-resisting door frame; internal and external; fitted with 15 mm × 4 mm intumescent strips; 12 mm deep rebates; screwed to masonry/ concrete						
Softwood frames; no cill – open in or out						
Door size						
762 mm × 1981 mm × 44 mm; FD30; intumescent strip only	58.91	0.75	13.09	60.52	nr	**73.61**
838 mm × 1981 mm × 44 mm; FD30; intumescent strip only	59.38	0.75	13.09	61.01	nr	**74.10**
826 mm × 2040 mm × 44 mm; FD30; intumescent strip only	59.75	0.75	13.09	61.39	nr	**74.48**
762 mm × 1981 mm × 44 mm; FD30; intumescent strip/smoke seal	63.72	0.75	13.09	65.45	nr	**78.54**
838 mm × 1981 mm × 44 mm; FD30; intumescent strip/smoke seal	64.20	0.75	13.09	65.94	nr	**79.03**
826 mm × 2040 mm × 44 mm; FD30; intumescent strip/smoke seal	64.60	0.75	13.09	66.35	nr	**79.44**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
L20 DOORS/SHUTTERS/HATCHES – cont						
Fire-resisting door frame – cont						
Hardwood frames; no cill – open in or out						
762 mm × 1981 mm × 44 mm; FD60; intumescent strip/smoke seal	140.87	0.75	13.09	144.54	nr	**157.63**
838 mm × 1981 mm × 44 mm; FD60; intumescent strip/smoke seal	140.87	0.75	13.09	144.54	nr	**157.63**
826 mm × 2040 mm × 44 mm; FD60; intumescent strip/smoke seal	141.74	0.75	13.09	145.42	nr	**158.51**
Bedding and pointing frames						
Pointing wood frames or sills with mastic						
one side	–	0.09	1.27	1.31	m	**2.58**
both sides	–	0.19	2.68	2.61	m	**5.29**
Pointing wood frames or sills with polysulphide sealant						
one side	–	0.09	1.27	2.00	m	**3.27**
both sides	–	0.19	2.68	3.99	m	**6.67**
Bedding wood frames in cement mortar (1:3) and point						
one side	–	0.07	1.41	0.07	m	**1.48**
both sides	–	0.09	1.81	0.09	m	**1.90**
one side in mortar; other side in mastic	–	0.19	3.29	1.37	m	**4.66**
L30 STAIRS/WALKWAYS/BALUSTRADES						
Standard staircases; wrought softwood (parana pine)						
Stairs; 25 mm thick treads with rounded nosings; 9 mm thick plywood risers; 32 mm thick strings; bullnose bottom tread; 50 mm × 75 mm hardwood handrail; 32 mm square plain balusters; 100 mm square plain newel posts						
straight flight; 838 mm wide; 2676 mm going; 2600 mm rise; with two newel posts	–	6.48	113.11	310.84	nr	**423.95**
straight flight with turn; 838 mm wide; 2676 mm going; 2600 mm rise; with two newel posts; three top treads winding	–	6.48	113.11	405.40	nr	**518.51**
dogleg staircase; 838 mm wide; 2676 mm going; 2600 mm rise; with two newel posts; quarter space landing third riser from top	–	6.48	113.11	380.03	nr	**493.14**
dogleg staircase; 838 mm wide; 2676 mm going; 2600 mm rise; with two newel posts; half space landing third riser from top	–	7.40	129.17	467.67	nr	**596.84**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Standard balustrades; wrought softwood						
Landing balustrade; 50 mm × 75 mm hardwood handrail; 32 mm square plain balusters; one end of handrail jointed to newel post; other end built into wall; balusters housed in at bottom (newel post and mortices both not included)						
3.00 m long	–	3.70	64.59	78.41	nr	**143.00**
Hardwood staircases; purpose-made; assembled at works						
Fixing only complete staircase including landings, balustrades, etc.						
plugging and screwing to brickwork or blockwork	–	13.88	242.29	2.15	nr	**244.44**
The following are supply only prices for purpose-made staircase components in selected Sapele supplied as part of an assembled staircase and may be used to arrive at a guide price for a complete hardwood staircase						
Board landings; cross-tongued joints; 100 mm × 50 mm sawn softwood bearers						
25 mm thick	–	–	–	109.91	m^2	**109.91**
32 mm thick	–	–	–	123.55	m^2	**123.55**
Treads; cross-tongued joints and risers; rounded nosings; tongued, grooved, glued and blocked together; one 175 mm × 50 mm sawn softwood carriage						
25 mm treads; 19 mm risers	–	–	–	220.89	m^2	**220.89**
ends; quadrant	–	–	–	67.28	nr	**67.28**
ends; housed to hardwood	–	–	–	1.24	nr	**1.24**
32 mm treads; 25 mm risers	–	–	–	228.83	m^2	**228.83**
ends; quadrant	–	–	–	86.49	nr	**86.49**
ends; housed to hardwood	–	–	–	1.24	nr	**1.24**
Winders; cross-tongued joints and risers in one width; rounded nosings; tongued, grooved glued and blocked together; one 175 mm × 50 mm sawn softwood carriage						
25 mm treads; 19 mm risers	–	–	–	307.07	m^2	**307.07**
32 mm treads; 25 mm risers	–	–	–	314.29	m^2	**314.29**
wide ends; housed to hardwood	–	–	–	2.47	nr	**2.47**
narrow ends; housed to hardwood	–	–	–	1.87	nr	**1.87**
Closed strings; in one width; 230 mm wide; rounded twice						
32 mm thick	–	–	–	40.45	m	**40.45**
38 mm thick	–	–	–	44.04	m	**44.04**
50 mm thick	–	–	–	49.06	m	**49.06**
Closed strings; cross-tongued joints; 280 mm wide; once rounded						
32 mm thick	–	–	–	52.50	m	**52.50**
extra for short ramp	–	–	–	26.97	nr	**26.97**
38 mm thick	–	–	–	57.27	m	**57.27**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
L30 STAIRS/WALKWAYS/BALUSTRADES – cont						
The following are supply only prices for purpose-made staircase components in selected Sapele supplied as part of an assembled staircase and may be used to arrive at a guide price for a complete hardwood staircase – cont						
Closed strings – cont						
extra for short ramp	–	–	–	30.66	nr	**30.66**
50 mm thick	–	–	–	63.91	m	**63.91**
extra for short ramp	–	–	–	37.97	nr	**37.97**
The following labours are irrespective of timber width						
ends; fitted	–	–	–	1.60	nr	**1.60**
ends; framed	–	–	–	9.40	nr	**9.40**
extra for tongued heading joint	–	–	–	4.64	nr	**4.64**
Closed strings; ramped; cross tongued joints 280 mm wide; once rounded						
32 mm thick	–	–	–	52.50	m	**52.50**
44 mm thick	–	–	–	57.27	m	**57.27**
57 mm thick	–	–	–	63.91	m	**63.91**
Apron linings; in one width 230 mm wide						
19 mm thick	–	–	–	13.95	m	**13.95**
25 mm thick	–	–	–	16.45	m	**16.45**
Handrails; rounded						
40 mm × 50 mm	–	–	–	15.16	m	**15.16**
50 mm × 75 mm	–	–	–	18.28	m	**18.28**
57 mm × 87 mm	–	–	–	21.44	m	**21.44**
69 mm × 100 mm	–	–	–	26.65	m	**26.65**
Handrails; moulded						
40 mm × 50 mm	–	–	–	16.86	m	**16.86**
50 mm × 75 mm	–	–	–	19.98	m	**19.98**
57 mm × 87 mm	–	–	–	23.17	m	**23.17**
69 mm × 100 mm	–	–	–	28.35	m	**28.35**
Add to above for						
grooved once	–	–	–	0.76	m	**0.76**
ends; framed	–	–	–	7.08	nr	**7.08**
ends; framed on rake	–	–	–	8.70	nr	**8.70**
Heading joints to handrail; mitred or raked						
overall size not exceeding 50 mm × 75 mm	–	–	–	34.80	nr	**34.80**
overall size not exceeding 69 mm × 100 mm	–	–	–	43.50	nr	**43.50**
Knee piece to handrail; mitred or raked						
overall size not exceeding 69 mm × 100 mm	–	–	–	92.79	nr	**92.79**
Balusters; stiffeners						
25 mm × 25 mm	–	–	–	3.87	m	**3.87**
32 mm × 32 mm	–	–	–	4.42	m	**4.42**
44 mm × 44 mm	–	–	–	5.80	m	**5.80**
ends; housed	–	–	–	1.74	nr	**1.74**
Sub-rails						
32 mm × 63 mm	–	–	–	8.94	m	**8.94**
ends; framed joint to newel	–	–	–	7.54	nr	**7.54**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Knee rails						
32 mm × 140 mm	–	–	–	14.83	m	**14.83**
ends; framed joint to newel	–	–	–	7.54	nr	**7.54**
Newel posts						
44 mm × 94 mm; half newel	–	–	–	10.30	m	**10.30**
69 mm × 69 mm	–	–	–	11.17	m	**11.17**
94 mm × 94 mm	–	–	–	22.84	m	**22.84**
Newel caps; splayed on four sides						
62.50 mm × 125 mm × 50 mm	–	–	–	10.90	nr	**10.90**
100 mm × 100 mm × 50 mm	–	–	–	11.12	nr	**11.12**
125 mm × 125 mm × 50 mm	–	–	–	11.69	nr	**11.69**
The following are supply only prices for purpose-made staircase components in selected American Oak; supplied as part of an assembled staircase						
Board landings; cross-tongued joints; 100 mm × 50 mm sawn softwood bearers						
25 mm thick	–	–	–	174.01	m^2	**174.01**
32 mm thick	–	–	–	210.13	m^2	**210.13**
Treads; cross-tongued joints and risers; rounded nosings; tongued, grooved, glued and blocked together; one 175 mm × 50 mm sawn softwood carriage						
25 mm treads; 19 mm risers	–	–	–	288.88	m^2	**288.88**
ends; quadrant	–	–	–	144.31	nr	**144.31**
ends; housed to hardwood	–	–	–	1.75	nr	**1.75**
32 mm treads; 25 mm risers	–	–	–	331.00	m^2	**331.00**
ends; quadrant	–	–	–	177.64	nr	**177.64**
ends; housed to hardwood	–	–	–	1.75	nr	**1.75**
Winders; cross-tongued joints and risers in one width; rounded nosings; tongued, grooved glued and blocked together; one 175 mm × 50 mm sawn softwood carriage						
25 mm treads; 19 mm risers	–	–	–	366.18	m^2	**366.18**
32 mm treads; 25 mm risers	–	–	–	399.55	m^2	**399.55**
wide ends; housed to hardwood	–	–	–	3.56	nr	**3.56**
narrow ends; housed to hardwood	–	–	–	2.67	nr	**2.67**
Closed strings; in one width; 230 mm wide; rounded twice						
32 mm thick	–	–	–	68.23	m	**68.23**
44 mm thick	–	–	–	78.77	m	**78.77**
57 mm thick	–	–	–	108.15	m	**108.15**
Closed strings; cross-tongued joints; 280 mm wide; once rounded						
32 mm thick	–	–	–	86.71	m	**86.71**
extra for short ramp	–	–	–	49.58	nr	**49.58**
38 mm thick	–	–	–	100.49	m	**100.49**
extra for short ramp	–	–	–	56.48	nr	**56.48**
50 mm thick	–	–	–	137.78	m	**137.78**
extra for short ramp	–	–	–	75.12	nr	**75.12**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
L30 STAIRS/WALKWAYS/BALUSTRADES – cont						
The following are supply only prices for purpose-made staircase components in selected American Oak – cont						
Closed strings; ramped; cross-tongued joints 280 mm wide; once rounded						
32 mm thick	–	–	–	99.72	m	**99.72**
44 mm thick	–	–	–	115.58	m	**115.58**
57 mm thick	–	–	–	158.44	m	**158.44**
Apron linings; in one width 230 mm wide						
19 mm thick	–	–	–	23.24	m	**23.24**
25 mm thick	–	–	–	28.48	m	**28.48**
Handrails; rounded						
40 mm × 50 mm	–	–	–	18.83	m	**18.83**
50 mm × 75 mm	–	–	–	24.14	m	**24.14**
57 mm × 87 mm	–	–	–	36.23	m	**36.23**
69 mm × 100 mm	–	–	–	48.78	m	**48.78**
Handrails; moulded						
40 mm × 50 mm	–	–	–	20.66	m	**20.66**
50 mm × 75 mm	–	–	–	25.96	m	**25.96**
57 mm × 87 mm	–	–	–	38.07	m	**38.07**
69 mm × 100 mm	–	–	–	50.60	m	**50.60**
Add to above for						
grooved once	–	–	–	0.93	m	**0.93**
ends; framed	–	–	–	9.34	nr	**9.34**
ends; framed on rake	–	–	–	11.83	nr	**11.83**
Heading joints to handrail; mitred or raked						
overall size not exceeding 50 mm × 75 mm	–	–	–	49.79	nr	**49.79**
overall size not exceeding 69 mm × 100 mm	–	–	–	59.12	nr	**59.12**
Knee piece to handrail; mitred or raked						
overall size not exceeding 69 mm × 100 mm	–	–	–	105.80	nr	**105.80**
Balusters; stiffeners						
25 mm × 25 mm	–	–	–	4.29	m	**4.29**
32 mm × 32 mm	–	–	–	5.41	m	**5.41**
44 mm × 44 mm	–	–	–	8.55	m	**8.55**
ends; housed	–	–	–	2.18	nr	**2.18**
Sub-rails						
32 mm × 63 mm	–	–	–	11.59	m	**11.59**
ends; framed joint to newel	–	–	–	9.34	nr	**9.34**
Knee rails						
32 mm × 140 mm	–	–	–	20.14	m	**20.14**
ends; framed joint to newel	–	–	–	9.34	nr	**9.34**
Newel posts						
44 mm × 94 mm; half newel	–	–	–	15.11	m	**15.11**
69 mm × 69 mm	–	–	–	25.74	m	**25.74**
94 mm × 94 mm	–	–	–	64.26	m	**64.26**
Newel caps; splayed on four sides						
62.50 mm × 125 mm × 50 mm	–	–	–	12.96	nr	**12.96**
100 mm × 100 mm × 50 mm	–	–	–	13.69	nr	**13.69**
125 mm × 125 mm × 50 mm	–	–	–	15.05	nr	**15.05**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Spiral staircases, balustrades and handrails; mild steel; galvanized and polyester powder coated						
Staircase						
2080 mm diameter × 3695 mm high; 18 nr treads; 16 mm diameter intermediate balusters; 1040 mm × 1350 mm landing unit with matching balustrade both sides; fixing with 16 mm diameter resin anchors to masonry at landing and with 12 mm diameter expanding bolts to concrete at base	–	–	–	–	nr	**5355.00**
Loft ladders; fixing with screws to timber lining (not included)						
Loft ladders						
Youngman Easiway 3 section aluminium ladder; 2.3 m to 3.0 m ceiling height	–	0.93	16.24	80.77	nr	**97.01**
Youngman Eco folding 3 section timber ladder; 2.8 m ceiling height	–	2.00	34.91	123.05	nr	**157.96**
Youngman Spacemeaker aluminium sliding ladder; 2.6 m ceiling height	–	1.25	21.82	49.25	nr	**71.07**
Youngman Deluxe 2 section aluminium ladder; 3.25 m ceiling height; spring assisted	–	2.50	43.64	257.06	nr	**300.70**
Access ladders; mild steel						
Ladders						
400 mm wide; 3850 mm long (overall); 12 mm diameter rungs; 65 mm × 15 mm strings; 50 mm × 5 mm safety hoops; fixing with expanded bolts; to masonry; mortices; welded fabrication	–	–	–	–	nr	**1125.00**
Flooring, balustrades and handrails; metalwork						
Chequer plate flooring; galvanized mild steel; over 300 mm wide; bolted to steel supports						
6 mm thick	–	–	–	–	m^2	**270.00**
8 mm thick	–	–	–	–	m^2	**288.00**
Open mesh flooring; galvanized; over 300 mm wide; bolted to steel supports						
8 mm thick	–	–	–	–	m^2	**270.00**
Balustrades; galvanized mild steel CHS posts and top rail, with one infill rail						
1100 mm high	–	–	–	–	m	**225.00**
Balustrades; painted mild steel flat bar posts and CHS top rail, with 3 nr stainless steel infills						
1100 mm high	–	–	–	–	m	**315.00**
Balustrades; stainless steel flat bar posts and circular handrail, with 3 nr stainless steel infills						
1100 mm high	–	–	–	–	m	**378.00**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
L30 STAIRS/WALKWAYS/BALUSTRADES – cont						
Flooring, balustrades and handrails – cont						
Balustrades; stainless steel 50 mm Ø posts and circular handrail, with 10 mm thick toughened glass infill panels						
1100 mm high	–	–	–	–	m	**630.00**
Balustrades; laminated glass; with stainless steel cap channel to top and including all necessary support fixings						
1100 mm high	–	–	–	–	m	**630.00**
Wallrails; painted mild steel CHS wall rail; with wall rose bracket						
42 mm diameter	–	–	–	–	m	**90.00**
Wallrails; stainless steel circular wall rail; with wall rose bracket						
42 mm diameter	–	–	–	–	m	**117.00**
Surface treatment						
At works						
galvanizing	–	–	–	–	tonne	**360.00**
shotblasting	–	–	–	–	m^2	**4.50**
touch up primer and one coat of two pack epoxy zinc phosphate or chromate primer	–	–	–	–	m^2	**9.00**
L40 GENERAL GLAZING						
BASIC GLASS PRICES (£/m2)						
Ordinary transluscent/patterned glass						
3 mm	–	–	–	20.64	m^2	**20.64**
4 mm	–	–	–	21.91	m^2	**21.91**
5 mm	–	–	–	26.64	m^2	**26.64**
6 mm	–	–	–	29.24	m^2	**29.24**
Obscured ground sheet glass – patterned						
4 mm white	–	–	–	30.98	m^2	**30.98**
6 mm white	–	–	–	34.09	m^2	**34.09**
Rough cast						
6 mm	–	–	–	25.69	m^2	**25.69**
Ordinary Georgian wired						
7 mm cast	–	–	–	26.11	m^2	**26.11**
6 mm polish	–	–	–	40.53	m^2	**40.53**
'Cetuff' toughened; float						
4 mm	–	–	–	24.23	m^2	**24.23**
5 mm	–	–	–	32.14	m^2	**32.14**
6 mm	–	–	–	35.38	m^2	**35.38**
10 mm	–	–	–	58.10	m^2	**58.10**
Clear laminated; safety						
4.40 mm	–	–	–	30.53	m^2	**30.53**
6.40 mm	–	–	–	36.46	m^2	**36.46**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
SUPPLY AND FIX PRICES						
NOTE: The following measured rates are provided by a glazing contractor and assume in excess of 500 m², within 20 miles of the suppliers branch.						
Standard plain glass; BS EN 14449; clear float; panes area 0.15 m² – 4.00 m²						
3 mm thick; glazed with screwed beads	–	–	–	–	m²	**37.58**
4 mm thick; glazed with screwed beads	–	–	–	–	m²	**39.85**
5 mm thick; glazed with screwed beads	–	–	–	–	m²	**48.54**
6 mm thick; glazed with screwed beads	–	–	–	–	m²	**53.18**
Standard plain glass; BS EN 14449; obscure patterned; panes area 0.15 m² – 4.00 m²						
4 mm thick; glazed with screwed beads	–	–	–	–	m²	**56.36**
6 mm thick; glazed with screwed beads	–	–	–	–	m²	**62.02**
Standard plain glass; BS EN 14449; rough cast; panes area 0.15 m² – 4.00 m²						
6 mm thick; glazed with screwed beads	–	–	–	–	m²	**45.05**
Standard plain glass; BS EN 14449; Georgian wired cast; panes area 0.15 m² – 4.00 m²						
7 mm thick; glazed with screwed beads	–	–	–	–	m²	**45.84**
Extra for lining up wired glass	–	–	–	–	m²	**3.71**
Standard plain glass; BS EN 14449; Georgian wired polished; panes area 0.15 m² – 4.00 m²						
6 mm thick; glazed with screwed beads	–	–	–	–	m²	**71.12**
Extra for lining up wired glass	–	–	–	–	m²	**3.71**
Special glass; BS EN 14449; toughened clear float; panes area 0.15 m² – 4.00 m²						
4 mm thick; glazed with screwed beads	–	–	–	–	m²	**39.97**
5 mm thick; glazed with screwed beads	–	–	–	–	m²	**53.08**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
L40 GENERAL GLAZING – cont						
Special glass; BS EN 14449; toughened clear float; panes area 0.15 m² – 4.00 m² – cont						
6 mm thick; glazed with						
screwed beads	–	–	–	–	m²	**58.39**
10 mm thick; glazed with						
screwed beads	–	–	–	–	m²	**96.89**
Special glass; BS EN 14449; clear laminated safety glass; panes area 0.15 m² – 4.00m2						
4.40 mm thick; glazed with						
screwed beads	–	–	–	–	m²	**56.64**
6.40 mm thick; glazed with						
screwed beads	–	–	–	–	m²	**67.75**
Special glass; BS EN 14449; Pyran half-hour fire-resisting glass or other equal or approved						
6.50 mm thick rectangular panes; glazed with screwed hardwood beads and Sealmaster Fireglaze intumescent compound or other equal and approved to rebated frame						
300 mm × 400 mm pane	–	0.37	10.25	45.48	nr	**55.73**
400 mm × 800 mm pane	–	0.46	12.74	115.66	nr	**128.40**
500 mm × 1400 mm pane	–	0.74	20.50	247.14	nr	**267.64**
600 mm × 1800 mm pane	–	0.93	25.77	397.07	nr	**422.84**
Special glass; BS EN 14449; Pyrostop one-hour fire-resisting glass or other equal and approved						
15 mm thick regular panes; glazed with screwed hardwood beads and Sealmaster Fireglaze intumescent liner and compound or other equal and approved both sides						
300 mm × 400 mm pane	–	1.11	30.75	87.97	nr	**118.72**
400 mm × 800 mm pane	–	1.39	38.51	176.93	nr	**215.44**
500 mm × 1400 mm pane	–	1.85	51.26	362.88	nr	**414.14**
600 mm × 1800 mm pane	–	2.31	64.00	540.25	nr	**604.25**
Special glass; BS EN 14449; clear laminated security glass						
7.50 mm thick regular panes; glazed with screwed hardwood beads and Intergens intumescent strip						
300 mm × 400 mm pane	–	0.37	10.25	27.90	nr	**38.15**
400 mm × 800 mm pane	–	0.46	12.74	69.53	nr	**82.27**
500 mm × 1400 mm pane	–	0.74	20.50	146.42	nr	**166.92**
600 mm × 1800 mm pane	–	0.93	25.77	235.40	nr	**261.17**
Curved cutting to glass						
to 4 mm thick panes	–	–	–	4.92	m	**4.92**
to 6 mm thick panes	–	–	–	4.92	m	**4.92**
to 6 mm thick wired panes	–	–	–	7.50	m	**7.50**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Drill holes in glass						
Drill holes 6 mm to 15 mm diameter to glass thickness						
not exceeding 6 mm thick	–	–	–	3.58	nr	**3.58**
not exceeding 10 mm thick	–	–	–	4.60	nr	**4.60**
not exceeding 12 mm thick	–	–	–	5.71	nr	**5.71**
not exceeding 19 mm thick	–	–	–	7.20	nr	**7.20**
not exceeding 25 mm thick	–	–	–	8.93	nr	**8.93**
Drill holes 16 mm to 38 mm diameter to glass thickness						
not exceeding 6 mm thick	–	–	–	5.15	nr	**5.15**
not exceeding 10 mm thick	–	–	–	6.80	nr	**6.80**
not exceeding 12 mm thick	–	–	–	8.12	nr	**8.12**
not exceeding 19 mm thick	–	–	–	10.23	nr	**10.23**
not exceeding 25 mm thick	–	–	–	12.66	nr	**12.66**
Drill holes over 38 mm diameter to glass thickness						
not exceeding 6 mm thick	–	–	–	10.23	nr	**10.23**
not exceeding 10 mm thick	–	–	–	12.34	nr	**12.34**
not exceeding 12 mm thick	–	–	–	14.61	nr	**14.61**
not exceeding 19 mm thick	–	–	–	17.98	nr	**17.98**
not exceeding 25 mm thick	–	–	–	22.43	nr	**22.43**
Other works to glass						
Intumescant paste to glazed panels for die doors; per side treated	–	–	–	10.39	m	**10.39**
Imitation washleather/black velvet bedding to edge of glass	–	–	–	1.79	m	**1.79**
Mirror panels; BS EN 14449; silvered; insulation backing						
4 mm thick float; fixing with adhesive						
1000 mm × 1000 mm	–	–	–	–	nr	**40.08**
1000 mm × 2000 mm	–	–	–	–	nr	**80.23**
1000 mm × 4000 mm	–	–	–	–	nr	**292.39**
Glass louvres; BS EN 14449; with long edges ground or smooth						
6 mm thick float						
150 mm wide	–	–	–	–	m	**19.98**
7 mm thick Georgian wired cast						
150 mm wide	–	–	–	–	m	**27.73**
6 mm thick Georgian wired polished						
150 mm wide	–	–	–	–	m	**39.56**
Factory-made double hermetically sealed units; to wood or metal with screwed or clipped beads						
Two panes; BS EN 14449; clear float glass; 4 mm thick; 6 mm air space						
0.35 m^2–2.00 m^2	–	–	–	–	m^2	**100.77**
Two panes; BS 952; clear float glass; 6 mm thick; 6 mm air space						
0.35 m^2–2.0 m^2	–	–	–	–	m^2	**117.34**
2.00 m^2–4.00 m^2	–	–	–	–	m^2	**176.45**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
L40 GENERAL GLAZING – cont						
Factory-made double hermetically sealed units; with inner pane of Pilkington's K low emissivity coated glass; to wood or metal with screwed or clipped beads						
Two panes; BS EN 14449; clear float glass; 4 mm thick; 6 mm air space						
0.35 m^2–2.00 m^2	–	–	–	–	m^2	**122.57**
Two panes; BS EN 14449; clear float glass; 6 mm thick; 6 mm air space						
0.35 m^2–2.0 m^2	–	–	–	–	m^2	**142.71**
2.00 m^2–4.00 m^2	–	–	–	–	m^2	**214.62**
Factory-made triple hermetically sealed units; with inner pane of Pilkington's K low emissivity coated glass; to wood or metal with screwed or clipped beads						
Three panes; BS EN 14449; clear float glass; 4 mm thick; 6 mm air spaces						
0.35 m^2–2.00 m^2	–	–	–	–	m^2	**197.34**
Three panes; BS EN 14449; clear float glass; 6 mm thick; 6 mm air spaces						
0.35 m^2–2.0 m^2	–	–	–	–	m^2	**229.80**
2.00 m^2–4.00 m^2	–	–	–	–	m^2	**345.56**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
M10 CEMENT:SAND/CONCRETE SCREEDS/ GRANOLITHIC SCREEDS/TOPPING						
Cement and sand (1:3) screeds; steel trowelled						
Work to floors; one coat level; to concrete base; screeded; over 300 mm wide						
25 mm thick	–	–	–	–	m^2	**8.33**
50 mm thick	–	–	–	–	m^2	**9.86**
75 mm thick	–	–	–	–	m^2	**13.05**
100 mm thick	–	–	–	–	m^2	**16.23**
Add to the above for work to falls and crossfalls and to slopes						
not exceeding 15° from horizontal	–	0.02	0.40	–	m^2	**0.40**
over 15° from horizontal	–	0.09	1.78	–	m^2	**1.78**
water repellent additive incorporated in the mix	–	0.02	0.40	3.97	m^2	**4.37**
oil repellent additive incorporated in the mix	–	0.07	1.38	3.82	m^2	**5.20**
Fine concrete (1:4-5) levelling screeds; steel trowelled						
Work to floors; one coat; level; to concrete base; over 300 mm wide						
50 mm thick	–	–	–	–	m^2	**9.86**
75 mm thick	–	–	–	–	m^2	**13.05**
Extra over last for isolation joint to perimeter	–	–	–	–	m	**1.42**
Early drying floor screed; RMC Mortars Readyscreed; or other equal and approved; steel trowelled						
Work to floors; one coat; level; to concrete base; over 300 mm wide						
100 mm thick	–	–	–	–	m^2	**22.80**
Extra over last for galvanized chicken wire anticrack reinforcement	–	–	–	–	m^2	**1.08**
Granolithic paving; cement and granite chippings 5 to dust (1:1:2); steel trowelled						
Work to floors; one coat; level; laid on concrete while green; bonded; over 300 mm wide						
25 mm thick	–	–	–	–	m^2	**22.44**
38 mm thick	–	–	–	–	m^2	**24.98**
Work to floors; two coat; laid on hacked concrete with slurry; over 300 mm wide						
50 mm thick	–	–	–	–	m^2	**27.63**
75 mm thick	–	–	–	–	m^2	**34.00**
Work to landings; one coat; level; laid on concrete while green; bonded; over 300 mm wide						
25 mm thick	–	–	–	–	m^2	**33.58**
38 mm thick	–	–	–	–	m^2	**37.47**
Work to landings; two coat; laid on hacked concrete with slurry; over 300 mm wide						
50 mm thick	–	–	–	–	m^2	**41.44**
75 mm thick	–	–	–	–	m^2	**51.00**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
M10 CEMENT:SAND/CONCRETE SCREEDS/ GRANOLITHIC SCREEDS/TOPPING – cont						
Granolithic paving – cont						
Add to the above over 300 mm wide for						
liquid hardening additive incorporated in the mix	–	0.04	0.79	0.46	m^2	**1.25**
oil-repellent additive incorporated in the mix	–	0.07	1.38	3.82	m^2	**5.20**
25 mm work to treads; one coat; to concrete base						
225 mm wide	–	0.83	21.16	8.50	m	**29.66**
275 mm wide	–	0.83	21.16	9.51	m	**30.67**
returned end	–	0.17	4.34	–	nr	**4.34**
13 mm skirtings; rounded top edge and coved bottom junction; to brickwork or blockwork base						
75 mm wide on face	–	0.51	13.00	0.41	m	**13.41**
150 mm wide on face	–	0.69	17.59	7.47	m	**25.06**
ends; fair	–	0.04	1.01	–	nr	**1.01**
angles	–	0.06	1.53	–	nr	**1.53**
13 mm outer margin to stairs; to follow profile of and with rounded nosing to treads and risers; fair edge and arris at bottom, to concrete base						
75 mm wide	–	0.83	21.16	4.08	m	**25.24**
angles	–	0.06	1.53	–	nr	**1.53**
13 mm wall string to stairs; fair edge and arris on top; coved bottom junction with treads and risers; to brickwork or blockwork base						
275 mm (extreme) wide	–	0.74	18.86	7.13	m	**25.99**
ends	–	0.04	1.01	–	nr	**1.01**
angles	–	0.06	1.53	–	nr	**1.53**
ramps	–	0.07	1.78	–	nr	**1.78**
ramped and wreathed corners	–	0.09	2.30	–	nr	**2.30**
13 mm outer string to stairs; rounded nosing on top at junction with treads and risers; fair edge and arris at bottom; to concrete base						
300 mm (extreme) wide	–	0.74	18.86	8.84	m	**27.70**
ends	–	0.04	1.01	–	nr	**1.01**
angles	–	0.06	1.53	–	nr	**1.53**
ramps	–	0.07	1.78	–	nr	**1.78**
ramps and wreathed corners	–	0.09	2.30	–	nr	**2.30**
19 mm thick skirtings; rounded top edge and coved bottom junction; to brickwork or blockwork base						
75 mm wide on face	–	0.51	13.00	7.47	m	**20.47**
150 mm wide on face	–	0.69	17.59	11.55	m	**29.14**
ends; fair	–	0.04	0.79	–	nr	**0.79**
angles	–	0.06	1.53	–	nr	**1.53**
19 mm riser; one rounded nosing; to concrete base						
150 mm high; plain	–	0.83	21.16	6.46	m	**27.62**
150 mm high; undercut	–	0.83	21.16	6.46	m	**27.62**
180 mm high; plain	–	0.83	21.16	8.84	m	**30.00**
180 mm high; undercut	–	0.83	21.16	8.84	m	**30.00**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
M11 MASTIC ASPHALT FLOORING/FLOOR UNDERLAYS						
Mastic asphalt flooring to BS 6925 Type F 1076; black						
20 mm thick; one coat coverings; felt isolating membrane; to concrete base; flat						
over 300 mm wide	–	–	–	–	m^2	**16.06**
225 mm–300 mm wide	–	–	–	–	m^2	**29.84**
150 mm–225 mm wide	–	–	–	–	m^2	**32.77**
not exceeding 150 mm wide	–	–	–	–	m^2	**40.11**
25 mm thick; one coat coverings; felt isolating membrane; to concrete base; flat						
over 300 mm wide	–	–	–	–	m^2	**18.65**
225 mm–300 mm wide	–	–	–	–	m^2	**31.82**
150 mm–225 mm wide	–	–	–	–	m^2	**34.69**
not exceeding 150 mm wide	–	–	–	–	m^2	**42.05**
20 mm three coat skirtings to brickwork base						
not exceeding 150 mm girth	–	–	–	–	m	**16.41**
150 mm–225 mm girth	–	–	–	–	m	**20.05**
225 mm–300 mm girth	–	–	–	–	m	**23.71**
Mastic asphalt flooring; acid-resisting; black						
20 mm thick; one coat coverings; felt isolating membrane; to concrete base flat						
over 300 mm wide	–	–	–	–	m^2	**18.81**
225 mm–300 mm wide	–	–	–	–	m^2	**34.40**
150 mm–225 mm wide	–	–	–	–	m^2	**35.53**
not exceeding 150 mm wide	–	–	–	–	m^2	**42.87**
25 mm thick; one coat coverings; felt isolating membrane; to concrete base; flat						
over 300 mm wide	–	–	–	–	m^2	**22.22**
225 mm–300 mm wide	–	–	–	–	m^2	**35.36**
150 mm–225 mm wide	–	–	–	–	m^2	**38.28**
not exceeding 150 mm wide	–	–	–	–	m^2	**45.63**
20 mm thick; three coat skirtings to brickwork base						
not exceeding 150 mm girth	–	–	–	–	m	**16.57**
150 mm–225 mm girth	–	–	–	–	m	**19.31**
225 mm–300 mm girth	–	–	–	–	m	**21.92**
Mastic asphalt flooring to BS 6925 Type F 1451; red						
20 mm thick; one coat coverings; felt isolating membrane; to concrete base; flat						
over 300 mm wide	–	–	–	–	m^2	**26.32**
225 mm–300 mm wide	–	–	–	–	m^2	**43.47**
150 mm–225 mm wide	–	–	–	–	m^2	**46.95**
not exceeding 150 mm wide	–	–	–	–	m^2	**56.18**
20 mm thick; three coat skirtings to brickwork base						
not exceeding 150 mm girth	–	–	–	–	m	**20.66**
150 mm–225 mm girth	–	–	–	–	m	**26.32**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
M12 TROWELLED BITUMEN/RESIN/RUBBER LATEX						
Latex cement floor screeds; steel trowelled						
Work to floors; level; to concrete base; over 300 mm wide						
3 mm thick; one coat	–	–	–	–	m^2	**3.65**
5 mm thick; two coats	–	–	–	–	m^2	**5.15**
Epoxy resin flooring; Altro Altroflow 3000 or other equal and approved; steel trowelled						
Work to floors; level; to concrete base; over 300 mm wide						
3 mm thick; one coat	–	–	–	–	m^2	**24.30**
Isocrete K screeds or other equal and approved; steel trowelled						
Work to floors; level; to concrete base; over 300 mm wide						
35 mm thick; plus polymer bonder coat	–	–	–	–	m^2	**12.15**
40 mm thick	–	–	–	–	m^2	**11.22**
45 mm thick	–	–	–	–	m^2	**11.86**
50 mm thick	–	–	–	–	m^2	**12.49**
Work to floors; to falls or cross-falls; to concrete base; over 300 mm wide						
55 mm (average) thick	–	–	–	–	m^2	**13.13**
60 mm (average) thick	–	–	–	–	m^2	**13.77**
65 mm (average) thick	–	–	–	–	m^2	**14.41**
75 mm (average) thick	–	–	–	–	m^2	**15.68**
90 mm (average) thick	–	–	–	–	m^2	**17.59**
Isocrete K screeds; quick drying; or other equal and approved; steel trowelled						
Work to floors; level or to floors n.e. 15° from the horizontal; to concrete base; over 300 mm wide						
55 mm thick	–	–	–	–	m^2	**17.00**
75 mm thick	–	–	–	–	m^2	**21.25**
Isocrete pumpable Self Level Plus screeds; or other equal and approved; protected with Corex type polythene; knifed off prior to laying floor finish; flat smooth finish						
Work to floors; level or to floors n.e. 15° from the horizontal; to concrete base; over 300 mm wide						
20 mm thick	–	–	–	–	m^2	**20.71**
50 mm thick	–	–	–	–	m^2	**27.63**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Bituminous lightweight insulating roof screeds						
Bit-Ag or similar roof screed or other equal and approved; to falls or cross-falls; bitumen felt vapour barrier; over 300 mm wide						
75 mm (average) thick	–	–	–	–	m^2	**42.21**
100 mm (average) thick	–	–	–	–	m^2	**53.50**
M20 PLASTERED/RENDERED/ROUGHCAST COATING						
Cement and sand (1:3) beds and backings						
10 mm thick work to walls; one coat; to brickwork or blockwork base						
over 300 mm wide	–	–	–	–	m^2	**15.24**
not exceeding 300 mm wide	–	–	–	–	m	**7.62**
13 mm thick; work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	–	–	–	–	m^2	**18.32**
not exceeding 300 mm wide	–	–	–	–	m	**9.18**
15 mm thick work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	–	–	–	–	m^2	**19.76**
not exceeding 300 mm wide	–	–	–	–	m	**9.89**
Cement and sand (1:3); steel trowelled						
13 mm thick work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	–	–	–	–	m^2	**15.95**
not exceeding 300 mm wide	–	–	–	–	m	**7.97**
16 mm thick work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	–	–	–	–	m^2	**17.87**
not exceeding 300 mm wide	–	–	–	–	m	**8.95**
19 mm thick work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	–	–	–	–	m^2	**20.67**
not exceeding 300 mm wide	–	–	–	–	m	**10.34**
ADD to above						
over 300 mm wide in water repellent cement	–	–	–	–	m^2	**4.24**
finishing coat in colour cement	–	–	–	–	m^2	**9.02**
Cement-lime-sand (1:2:9); steel trowelled						
19 mm thick work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	–	–	–	–	m^2	**20.05**
not exceeding 300 mm wide	–	–	–	–	m	**10.03**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
M20 PLASTERED/RENDERED/ROUGHCAST COATING – cont						
Cement-lime-sand (1:1:6); steel trowelled						
13 mm thick work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	–	–	–	–	m^2	**16.39**
not exceeding 300 mm wide	–	–	–	–	m	**8.08**
Add to the above over 300 mm wide for						
waterproof additive	–	–	–	–	m^2	**2.76**
19 mm thick work to ceilings; three coats; to metal lathing base						
over 300 mm wide	–	–	–	–	m^2	**19.29**
not exceeding 300 mm wide	–	–	–	–	m	**11.27**
Sto External render only system; comprising glassfibre mesh reinforcement embedded in 10 mm Sto Levell Cote with Sto Armat Classic Basecoat Render and Stolit K 1.5 Decorative Topcoat Render (white)						
15 mm thick work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	–	–	–	–	m^2	**41.10**
Extra for						
bellcast bead	–	–	–	–	m	**4.60**
external angle with PVC mesh angle bead	–	–	–	–	m	**4.25**
internal angle with Sto Armor angle	–	–	–	–	m	**4.25**
render stop bead	–	–	–	–	m	**4.25**
K-Rend render or similar through-colour render system						
18 mm thick work to walls; two coats; to brickwork or blockwork base; first coat 8 mm standard base coat; second coat 10 mm K-rend silicone WP/FT						
over 300 mm wide	–	–	–	–	m^2	**59.70**
Plaster; first 11 mm coat of Thistle Hardwall plaster; second 2 mm finishing coat of Thistle Multi Finish plaster; steel trowelled						
13 mm thick work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	–	–	–	–	m^2	**12.65**
over 300 mm wide; in staircase areas or plant rooms	–	–	–	–	m^2	**15.20**
not exceeding 300 mm wide	–	–	–	–	m	**6.72**
13 mm thick work to isolated brickwork or blockwork columns; two coats						
over 300 mm wide	–	–	–	–	m^2	**23.83**
not exceeding 300 mm wide	–	–	–	–	m	**11.91**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Plaster; first 11 mm coat of Thistle Browning plaster; second finishing coat of 2 mm Thistle Multi Finish plaster; steel trowelled finish						
13 mm thick; work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	–	–	–	–	m^2	**12.65**
over 300 mm wide; in staircase areas or plant rooms	–	–	–	–	m^2	**15.19**
not exceeding 300 mm wide	–	–	–	–	m	**6.72**
13 mm thick work to isolated brickwork or blockwork columns; two coats						
over 300 mm wide	–	–	–	–	m^2	**23.83**
not exceeding 300 mm wide	–	–	–	–	m	**10.56**
Plaster; first 8 mm or 11 mm coat of Thistle Bonding plaster; second 2 mm finishing coat of Thistle Multi Finish plaster; steel trowelled finish						
13 mm thick work to walls; two coats; to concrete base						
over 300 mm wide	–	–	–	–	m^2	**14.17**
over 300 mm wide; in staircase areas or plant rooms	–	–	–	–	m^2	**16.77**
not exceeding 300 mm wide	–	–	–	–	m	**6.48**
13 mm thick work to isolated piers or columns; two coats; to concrete base						
over 300 mm wide	–	–	–	–	m^2	**25.30**
not exceeding 300 mm wide	–	–	–	–	m	**11.85**
10 mm thick work to ceilings; two coats; to concrete base						
over 300 mm wide	–	–	–	–	m^2	**12.12**
over 300 wide; 3.50 m–5.00 m high	–	–	–	–	m^2	**14.54**
over 300 mm wide; in staircase areas or plant rooms	–	–	–	–	m^2	**16.09**
not exceeding 300 mm wide	–	–	–	–	m	**6.77**
10 mm thick work to isolated beams; two coats; to concrete base						
over 300 mm wide	–	–	–	–	m^2	**24.24**
over 300 mm wide; 3.50 m–5.00 m high	–	–	–	–	m^2	**25.84**
not exceeding 300 mm wide	–	–	–	–	m	**12.19**
Plaster; one coat Snowplast plaster or other equal and approved; steel trowelled						
13 mm thick work to walls; one coat; to brickwork or blockwork base						
over 300 mm wide	–	–	–	–	m^2	**13.99**
over 300 mm wide; in staircase areas or plant rooms	–	–	–	–	m^2	**16.62**
not exceeding 300 mm wide	–	–	–	–	m	**7.01**
13 thick work to isolated columns; one coat						
over 300 mm wide	–	–	–	–	m^2	**16.93**
not exceeding 300 mm wide	–	–	–	–	m	**8.49**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
M20 PLASTERED/RENDERED/ROUGHCAST COATING – cont						
Plaster; first coat of Limelite renovating plaster; finishing coat of Limelite finishing plaster; or other equal and approved; steel trowelled						
13 mm thick work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	–	–	–	–	m^2	**19.39**
over 300 mm wide; in staircase areas or plant rooms	–	–	–	–	m^2	**21.29**
not exceeding 300 mm wide	–	–	–	–	m	**9.69**
Dubbing out existing walls with undercoat plaster; average 6 mm thick						
over 300 mm wide	–	–	–	–	m^2	**5.82**
not exceeding 300 mm wide	–	–	–	–	m	**2.94**
Dubbing out existing walls with undercoat plaster; average 12 mm thick						
over 300 mm wide	–	–	–	–	m^2	**11.63**
not exceeding 300 mm wide	–	–	–	–	m	**5.82**
Plaster; first coat of Thistle X-ray plaster or other equal and approved; finishing coat of Thistle X-ray finishing plaster or other equal and approved; steel trowelled						
17 mm thick work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	–	–	–	–	m^2	**62.94**
over 300 mm wide; in staircase areas or plant rooms	–	–	–	–	m^2	**67.63**
not exceeding 300 mm wide	–	–	–	–	m	**25.18**
17 mm thick work to isolated columns; two coats						
over 300 mm wide	–	–	–	–	m^2	**102.11**
not exceeding 300 mm wide	–	–	–	–	m	**40.81**
Plaster; one coat Thistle projection plaster or other equal and approved; steel trowelled						
13 mm thick work to walls; one coat; to brickwork or blockwork base						
over 300 mm wide	–	–	–	–	m^2	**13.49**
over 300 mm wide; in staircase areas or plant rooms	–	–	–	–	m^2	**15.43**
not exceeding 300 mm wide	–	–	–	–	m	**6.73**
10 mm thick work to isolated columns; one coat						
over 300 mm wide	–	–	–	–	m^2	**16.42**
not exceeding 300 mm wide	–	–	–	–	m	**8.20**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Plaster; first 11 mm coat of Thistle Bonding plaster; second 2 mm finishing coat of Thistle Multi Finish plaster; steel trowelled						
13 mm thick work to ceilings; three coats to metal lathing base						
over 300 mm wide	–	–	–	–	m^2	**14.70**
over 300 mm wide; in staircase areas or plant rooms	–	–	–	–	m^2	**17.64**
not exceeding 300 mm wide	–	–	–	–	m	**7.93**
13 mm thick work to swept soffit of metal lathing arch former						
not exceeding 300 mm wide	–	–	–	–	m	**10.58**
300 mm–400 mm wide	–	–	–	–	m	**14.15**
13 mm thick work to vertical face of metal lathing arch former						
not exceeding 0.50 m^2 per side	–	–	–	–	nr	**15.03**
0.50 m^2–1 m^2 per side	–	–	–	–	nr	**22.54**
Squash court plaster, Prodorite Ltd; first coat Formula Base screed or other equal and approved; finishing coat Formula 90 finishing plaster or other equal and approved; steel trowelled and finished with sponge float						
12 mm thick work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	–	–	–	–	m^2	**27.68**
not exceeding 300 mm wide	–	–	–	–	m	**13.61**
demarcation lines on battens	–	–	–	–	m	**3.92**
Cemrend self-coloured render or other equal and approved; one coat; to brickwork or blockwork base						
20 mm thick work to walls; to brickwork or blockwork base						
over 300 mm wide	–	–	–	–	m^2	**28.62**
not exceeding 300 mm wide	–	–	–	–	m	**16.70**
Tyrolean decorative rendering or similar; 13 mm thick first coat of cement-lime-sand (1:1:6); finishing three coats of Cullamix or other equal and approved; applied with approved hand operated machine external						
To walls; four coats; to brickwork or blockwork base						
over 300 mm wide	–	–	–	–	m^2	**32.25**
not exceeding 300 mm wide	–	–	–	–	m	**16.11**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
M20 PLASTERED/RENDERED/ROUGHCAST COATING – cont						
Drydash (pebbledash) finish of Derbyshire Spar chippings or other equal and approved on and including cement-lime-sand (1:2:9) backing						
18 mm thick work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	–	–	–	–	m^2	**27.96**
not exceeding 300 mm wide	–	–	–	–	m	**13.99**
Plaster; one coat Thistle board finish or other equal and approved; steel trowelled (prices included within plasterboard rates)						
3 mm thick work to walls or ceilings; one coat; to plasterboard base						
over 300 mm wide	–	–	–	–	m^2	**5.70**
over 300 mm wide; in staircase areas or plant rooms	–	–	–	–	m^2	**6.84**
not exceeding 300 mm wide	–	–	–	–	m	**2.28**
Plaster; one coat Thistle board finish or other equal and approved; steel trowelled 3 mm work to walls or ceilings; one coat on and including gypsum plasterboard; BS 1230; fixing with nails; 3 mm joints filled with plaster and jute scrim cloth; to softwood base; plain grade baseboard or lath with rounded edges						
9.50 mm thick boards to walls						
over 300 mm wide	–	0.97	13.00	3.03	m^2	**16.03**
not exceeding 300 mm wide	–	0.37	5.22	0.88	m	**6.10**
9.50 mm thick boards to walls; in staircase areas or plant rooms						
over 300 mm wide	–	1.06	14.27	3.03	m^2	**17.30**
not exceeding 300 mm wide	–	0.46	6.49	0.88	m	**7.37**
9.50 mm thick boards to isolated columns						
over 300 mm wide	–	1.06	14.27	3.03	m^2	**17.30**
not exceeding 300 mm wide	–	0.56	7.90	0.88	m	**8.78**
9.50 mm thick boards to ceilings						
over 300 mm wide	–	0.89	11.87	3.03	m^2	**14.90**
over 300 mm wide; 3.50 m–5.00 m high	–	1.03	13.85	3.03	m^2	**16.88**
not exceeding 300 mm wide	–	0.43	6.07	0.88	m	**6.95**
9.50 mm thick boards to ceilings; in staircase areas or plant rooms						
over 300 mm wide	–	0.98	13.14	3.03	m^2	**16.17**
not exceeding 300 mm wide	–	0.47	6.63	0.88	m	**7.51**
9.50 mm thick boards to isolated beams						
over 300 mm wide	–	1.05	14.13	3.03	m^2	**17.16**
not exceeding 300 mm wide	–	0.50	7.05	0.88	m	**7.93**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
12.50 mm thick boards to walls; in staircase areas or plant rooms						
over 300 mm wide	–	1.12	15.12	3.03	m^2	**18.15**
not exceeding 300 mm wide	–	0.50	7.05	0.88	m	**7.93**
12.50 mm thick boards to isolated columns						
over 300 mm wide	–	1.12	15.12	3.03	m^2	**18.15**
not exceeding 300 mm wide	–	0.59	8.32	0.88	m	**9.20**
12.50 mm thick boards to ceilings						
over 300 mm wide	–	0.95	12.72	3.03	m^2	**15.75**
over 300 mm wide; 3.50 m–5.00 m high	–	1.06	14.27	3.03	m^2	**17.30**
not exceeding 300 mm wide	–	0.45	6.34	0.88	m	**7.22**
12.50 mm thick boards to ceilings; in staircase areas or plant rooms						
over 300 mm wide	–	1.06	14.27	3.03	m^2	**17.30**
not exceeding 300 mm wide	–	0.51	7.20	0.88	m	**8.08**
12.50 mm thick boards to isolated beams						
over 300 mm wide	–	1.15	15.54	3.03	m^2	**18.57**
not exceeding 300 mm wide	–	0.56	7.90	0.88	m	**8.78**
Accessories						
Expamet render beads or other equal and approved; white PVC nosings; to brickwork or blockwork base						
external stop bead; ref 573	–	0.07	0.98	3.32	m	**4.30**
Expamet render beads or other equal and approved; stainless steel; to brickwork or blockwork base						
stop bead; ref 546	–	0.07	0.98	2.72	m	**3.70**
stop bead; ref 547	–	0.07	0.98	2.72	m	**3.70**
Expamet plaster beads or other equal and approved; galvanized steel; to brickwork or blockwork base						
angle bead; ref 550	–	0.08	1.13	0.70	m	**1.83**
architrave bead; ref 579	–	0.10	1.41	1.92	m	**3.33**
stop bead; ref 562	–	0.07	0.98	0.86	m	**1.84**
stop beads; ref 563	–	0.07	0.98	1.20	m	**2.18**
movement bead; ref 588	–	0.09	1.27	6.70	m	**7.97**
Expamet plaster beads or other equal and approved; stainless steel; to brickwork or blockwork base						
angle bead; ref 545	–	0.08	1.13	3.05	m	**4.18**
stop bead; ref 534	–	0.07	0.98	2.72	m	**3.70**
stop bead; ref 533	–	0.07	0.98	2.72	m	**3.70**
Expamet thin coat plaster beads or other equal and approved; galvanized steel; to timber base						
angle bead; ref 553	–	0.07	0.98	0.66	m	**1.64**
stop bead; ref 560	–	0.06	0.85	0.99	m	**1.84**
stop bead; ref 561	–	0.06	0.85	0.99	m	**1.84**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
M21 INSULATION WITH RENDERED FINISH						
Sto Therm Classic M-system insulation render						
70 mm EPS insulation fixed with adhesive to SFS structure (measured separately) with horizontal PVC intermediate track and vertical T-spines; with glassfibre mesh reinforcement embedded in Sto Armat Classic Basecoat Render and Stolit K 1.5 Decorative Topcoat Render (white)						
over 300 mm wide	–	–	–	–	m^2	**48.79**
70 mm EPS insulation mechanically fixed to SFS structure (measured separately) with horizontal PVC intermediate track and vertical T-spines; with glassfibre mesh reinforcement embedded in Sto Armat Classic Basecoat Render and Stolit K 1.5 Decorative Topcoat Render (white)						
over 300 mm wide	–	–	–	–	m^2	**53.68**
rendered heads and reveals not exceeding 100 mm wide; including angle beads	–	–	–	–	m	**15.85**
Extra for						
aluminium starter track at base of insulated render system	–	–	–	–	m	**9.65**
external angle with PVC mesh angle bead	–	–	–	–	m	**4.25**
internal angle with Sto Armor angle	–	–	–	–	m	**4.25**
render stop bead	–	–	–	–	m	**4.25**
Sto seal tape to all vertical abutments	–	–	–	–	m	**3.95**
Sto Armor mat HD mesh reinforcement to areas prone to physical damage (e.g. 1800 mm high adjoining floor level)						
over 300 mm wide	–	–	–	–	m^2	**10.79**
M22 SPRAYED MINERAL FIBRE COATINGS						
Prepare and apply by spray Mandolite CP2 fire protection or other equal and approved on structural steel/metalwork						
16 mm thick (one hour) fire protection						
to walls and columns	–	–	–	–	m^2	**8.48**
to ceilings and beams	–	–	–	–	m^2	**9.36**
to isolated metalwork	–	–	–	–	m^2	**18.64**
22 mm thick (one and a half hour) fire protection						
to walls and columns	–	–	–	–	m^2	**9.86**
to ceilings and beams	–	–	–	–	m^2	**10.93**
to isolated metalwork	–	–	–	–	m^2	**21.87**
28 mm thick (two hour) fire protection						
to walls and columns	–	–	–	–	m^2	**11.56**
to ceilings and beams	–	–	–	–	m^2	**12.63**
to isolated metalwork	–	–	–	–	m^2	**25.24**
52 mm thick (four hour) fire protection						
to walls and columns	–	–	–	–	m^2	**17.48**
to ceilings and beams	–	–	–	–	m^2	**19.47**
to isolated metalwork	–	–	–	–	m^2	**38.74**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Prepare and apply by spray; cementitious Pyrok WF26 render or other equal and approved; on expanded metal lathing (not included)						
15 mm thick						
to ceilings and beams	–	–	–	–	m^2	**26.83**
M30 METAL MESH LATHING/ANCHORED REINFORCEMENT FOR PLASTERED COATINGS						
Accessories						
Preformed galvanized expanded steel semicircular arch frames; Expamet or other equal and approved; to suit walls up to 230 mm thick						
for 760 mm opening; ref ESC 30	48.29	0.46	5.86	49.50	nr	**55.36**
for 840 mm opening; ref ESC 32	50.71	0.46	5.86	51.98	nr	**57.84**
for 920 mm opening; ref ESC 36	59.32	0.46	5.86	60.80	nr	**66.66**
for 1220 mm opening; ref ESC 48	73.93	0.46	5.86	75.78	nr	**81.64**
Lathing; Expamet BB expanded metal lathing or other equal and approved; BS EN 13658; 50 mm laps						
6 mm thick mesh linings to ceilings; fixing with staples; to softwood base; over 300 mm wide						
ref BB263; 0.500 mm thick	4.31	0.56	7.13	4.42	m^2	**11.55**
ref BB264; 0.675 mm thick	6.04	0.56	7.13	6.19	m^2	**13.32**
6 mm thick mesh linings to ceilings; fixing with wire; to steelwork; over 300 mm wide						
ref BB263; 0.500 mm thick	–	0.59	7.53	4.42	m^2	**11.95**
ref BB264; 0.675 mm thick	–	0.59	7.53	6.19	m^2	**13.72**
6 mm thick mesh linings to ceilings; fixing with wire; to steelwork; not exceeding 300 mm wide						
ref BB263; 0.500 mm thick	–	0.37	4.70	4.42	m^2	**9.12**
ref BB264; 0.675 mm thick	–	0.37	4.70	6.19	m^2	**10.89**
raking cutting	–	0.19	2.68	–	m	**2.68**
cutting and fitting around pipes; not exceeding 0.30 m girth	–	0.28	3.95	–	nr	**3.95**
Lathing; Expamet Riblath or Spraylath or other equal and approved stiffened expanded metal lathing or similar; 50 mm laps						
10 mm thick mesh lining to walls; fixing with nails; to softwood base; over 300 mm wide						
Riblath ref 269; 0.30 mm thick	9.06	0.46	5.86	9.38	m^2	**15.24**
Riblath ref 271; 0.50 mm thick	7.13	0.46	5.86	7.41	m^2	**13.27**
10 mm thick mesh lining to walls; fixing with nails; to softwood base; not exceeding 300 mm wide						
Riblath ref 269; 0.30 mm thick	–	0.28	3.57	2.85	m^2	**6.42**
Riblath ref 271; 0.50 mm thick	–	0.28	3.57	2.26	m^2	**5.83**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
M30 METAL MESH LATHING/ANCHORED REINFORCEMENT FOR PLASTERED COATINGS – cont						
Lathing; Expamet Riblath or Spraylath or other equal and approved stiffened expanded metal lathing or similar; 50 mm laps – cont						
10 mm thick mesh lining to walls; fixing to brick or blockwork; over 300 mm wide						
Red-rib ref 274; 0.50 mm thick	9.06	0.37	4.70	10.34	m^2	**15.04**
Stainless steel Riblath ref 267; 0.30 mm thick	17.61	0.37	4.70	19.10	m^2	**23.80**
10 mm thick mesh lining to ceilings; fixing with wire; to steelwork; over 300 mm wide						
Riblath ref 269; 0.30 mm thick	–	0.59	7.53	9.70	m^2	**17.23**
Riblath ref 271; 0.50 mm thick	–	0.59	7.53	7.73	m^2	**15.26**
M31 FIBROUS PLASTER						
Fibrous plaster; fixing with screws; plugging; countersinking; stopping; filling and pointing joints with plaster						
16 mm thick plain slab coverings to ceilings						
over 300 mm wide	–	–	–	–	m^2	**111.90**
not exceeding 300 mm wide	–	–	–	–	m	**37.64**
Coves; not exceeding 150 mm girth						
per 25 mm girth	–	–	–	–	m	**5.40**
Coves; 150 mm–300 mm girth						
per 25 mm girth	–	–	–	–	m	**6.61**
Cornices						
per 25 mm girth	–	–	–	–	m	**6.71**
Cornice enrichments						
per 25 mm girth; depending on degree of enrichments	–	–	–	–	m	**7.93**
Fibrous plaster; fixing with plaster wadding filling and pointing joints with plaster; to steel base						
16 mm thick plain slab coverings to ceilings						
over 300 mm wide	–	–	–	–	m^2	**111.90**
not exceeding 300 mm wide	–	–	–	–	m	**37.64**
16 mm thick plain casings to stanchions						
per 25 mm girth	–	–	–	–	m	**3.36**
16 mm thick plain casings to beams						
per 25 mm girth	–	–	–	–	m	**3.36**
Gyproc cove or other equal and approved; fixing with adhesive; filling and pointing joints with plaster						
Cove						
125 mm girth	–	0.19	2.68	1.04	m	**3.72**
Angles	–	0.03	0.42	0.65	nr	**1.07**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
M40 STONE/CONCRETE/QUARRY/CERAMIC TILING						
ALTERNATIVE TILE MATERIALS						
Dennis Ruabon clay floor quarries (£/1000)						
194 mm × 194 mm × 12.5 mm; square; red	–	–	–	666.25	1000	**666.25**
194 mm × 194 mm × 12.5 mm; red; polygon; red	–	–	–	49.38	m^2	**49.38**
150 mm × 150 mm × 12.5 mm; square; heatherbrown	–	–	–	758.50	1000	**758.50**
150 mm × 150 mm × 12.5 mm; studded square; heatherbrown or red	–	–	–	1104.95	1000	**1104.95**
150 mm × 150 mm × 12.50 mm; polygon; red	–	–	–	70.57	m^2	**70.57**
SUPPLY AND FIX PRICES						
Clay floor quarries; BS EN 10545; class 1; Dennis Ruabon tiles or other equal and approved; level bedding 10 mm thick and jointing in cement and sand (1:3); butt joints; straight both ways; flush pointing with grout; to cement and sand base						
Work to floors; over 300 mm wide						
150 mm × 150 mm × 12.50 mm thick; heatherbrown	–	0.74	14.66	33.04	m^2	**47.70**
150 mm × 150 mm × 12.50 mm thick; red	–	0.74	14.66	29.79	m^2	**44.45**
194 mm × 194 mm × 12.50 mm thick; heatherbrown	–	0.60	11.88	26.08	m^2	**37.96**
Works to floors; in staircase areas or plant rooms						
150 mm × 150 mm × 12.50 mm thick; heatherbrown	–	0.83	16.44	33.04	m^2	**49.48**
150 mm × 150 mm × 12.50 mm thick; red	–	0.83	16.44	29.79	m^2	**46.23**
194 mm × 194 mm × 12.50 mm thick; heatherbrown	–	0.69	13.66	26.08	m^2	**39.74**
Work to floors; not exceeding 300 mm wide						
150 mm × 150 mm × 12.50 mm thick; heatherbrown	–	0.37	7.33	8.85	m	**16.18**
150 mm × 150 mm × 12.50 mm thick; red	–	0.37	7.33	7.85	m	**15.18**
194 mm × 194 mm × 12.50 mm thick; heatherbrown	–	0.31	6.14	6.57	m	**12.71**
fair square cutting against flush edges of existing finishes	–	0.11	1.47	2.19	m	**3.66**
raking cutting	–	0.19	2.58	2.47	m	**5.05**
cutting around pipes; not exceeding 0.30 m girth	–	0.14	1.98	–	nr	**1.98**
extra for cutting and fitting into recessed manhole cover 600 mm × 600 mm	–	0.93	13.12	–	nr	**13.12**
Work to sills; 150 mm wide; rounded edge tiles						
200 mm × 150 mm × 22 mm thick; interior; heatherbrown or red	–	0.31	6.14	8.32	m	**14.46**
150 mm × 173 mm × 58 mm thick; exterior; heatherbrown or red	–	0.32	6.33	34.60	m	**40.93**
fitted end	–	0.14	1.98	–	nr	**1.98**
Coved skirtings; 150 mm high; rounded top edge						
150 mm × 150 mm × 12.50 mm thick; ref CBTR; heatherbrown or red	–	0.23	4.55	9.48	m	**14.03**
150 mm × 150 mm × 12.50 mm thick; ref RE; heatherbrown or red	–	0.23	4.55	6.52	m	**11.07**
ends	–	0.04	0.56	–	nr	**0.56**
angles	–	0.14	1.98	2.54	nr	**4.52**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
M40 STONE/CONCRETE/QUARRY/CERAMIC TILING – cont						
Glazed ceramic wall tiles; BS EN 10545; fixing with adhesive; butt joints; straight both ways; flush pointing with white grout; to plaster base						
Work to walls; over 300 mm wide						
152 mm × 152 mm × 5.50 mm thick; white	10.08	0.56	14.28	11.61	m^2	**25.89**
152 mm × 152 mm × 5.50 mm thick; light colours	12.26	0.56	14.28	13.85	m^2	**28.13**
152 mm × 152 mm × 5.50 mm thick; dark colours	13.41	0.56	14.28	15.03	m^2	**29.31**
extra for RE or REX tile	–	–	–	5.27	m^2	**5.27**
200 mm × 100 mm × 6.50 mm thick; white and light colours	10.08	0.56	14.28	11.61	m^2	**25.89**
250 mm × 200 mm × 7 mm thick; white and light colours	10.89	0.56	14.28	12.44	m^2	**26.72**
Work to walls; in staircase areas or plant rooms						
152 mm × 152 mm × 5.50 mm thick; white	–	0.62	15.81	11.61	m^2	**27.42**
Work to walls; not exceeding 300 mm wide						
152 mm × 152 mm × 5.50 mm thick; white	–	0.28	7.13	3.46	m	**10.59**
152 mm × 152 mm × 5.50 mm thick; light colours	–	0.28	7.13	4.35	m	**11.48**
152 mm × 152 mm × 5.50 mm thick; dark colours	–	0.28	7.13	4.69	m	**11.82**
200 mm × 100 mm × 6.50 mm thick; white and light colours	–	0.28	7.13	3.46	m	**10.59**
250 mm × 200 mm × 7 mm thick; white and light colours	–	0.23	5.86	3.71	m	**9.57**
cutting around pipes; not exceeding 0.30 m girth	–	0.09	1.27	–	nr	**1.27**
Work to sills; 150 mm wide; rounded edge tiles						
152 mm × 152 mm × 5.50 mm thick; white	–	0.23	5.86	1.73	m	**7.59**
fitted end	–	0.09	1.27	–	nr	**1.27**
198 mm × 64.50 mm × 6 mm thick wall tiles; fixing with adhesive; butt joints; straight both ways; flush pointing with white grout; to plaster base						
Work to walls						
over 300 mm wide	24.68	1.67	42.57	26.58	m^2	**69.15**
not exceeding 300 mm wide	–	0.65	16.57	7.95	m	**24.52**
20 mm × 20 mm × 5.50 mm thick glazed mosaic wall tiles; fixing with adhesive; butt joints; straight both ways; flush pointing with white grout; to plaster base						
Work to walls						
over 300 mm wide	30.29	1.76	44.86	32.40	m^2	**77.26**
not exceeding 300 mm wide	–	0.69	17.59	10.01	m	**27.60**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
50 mm × 50 mm × 5.50 mm thick slip-resistant mosaic floor tiles, Series 2 or other equal and approved; Langley London Ltd; fixing with adhesive; butt joints; straight both ways; flush pointing with white grout; to cement and sand base						
Work to floors						
over 300 mm wide	29.75	1.76	34.85	32.06	m^2	**66.91**
not exceeding 300 mm wide	–	0.69	13.66	9.85	m	**23.51**
Dakota mahogany granite cladding; polished finish; jointed and pointed in coloured mortar (1:2:8)						
20 mm work to floors; level; to cement and sand base						
over 300 mm wide	–	–	–	–	m^2	**293.09**
20 mm × 300 mm treads; plain nosings	–	–	–	–	m	**166.79**
raking, cutting	–	–	–	–	m	**29.91**
polished edges	–	–	–	–	m	**37.60**
birdsmouth	–	–	–	–	m	**38.81**
20 mm thick work to walls; to cement and sand base						
over 300 mm wide	–	–	–	–	m^2	**299.00**
not exceeding 300 mm wide	–	–	–	–	m	**134.54**
40 mm thick work to walls; to cement and sand base						
over 300 mm wide	–	–	–	–	m^2	**496.46**
not exceeding 300 mm wide	–	–	–	–	m	**223.39**
Riven Welsh slate floor tiles; level; bedding 10 mm thick and jointing in cement and sand (1:3); butt joints; straight both ways; flush pointing with coloured mortar; to cement and sand base						
Work to floors; over 300 mm wide						
250 mm × 250 mm × 12 mm–15 mm thick	–	0.56	14.28	34.14	m^2	**48.42**
Work to floors; not exceeding 300 mm wide						
250 mm × 250 mm × 12 mm–15 mm thick	–	0.28	7.13	10.31	m	**17.44**
Roman Travertine marble cladding; polished finish; jointed and pointed in coloured mortar (1:2:8)						
20 mm thick work to floors; level; to cement and sand base						
over 300 mm wide	–	–	–	–	m^2	**191.40**
20 mm × 300 mm treads; plain nosings	–	–	–	–	m	**115.30**
raking cutting	–	–	–	–	m	**22.36**
polished edges	–	–	–	–	m	**20.56**
birdsmouth	–	–	–	–	m	**41.20**
20 mm thick work to walls; to cement and sand base						
over 300 mm wide	–	–	–	–	m^2	**227.60**
not exceeding 300 mm wide	–	–	–	–	m	**102.96**
40 mm thick work to walls; to cement and sand base						
over 300 mm wide	–	–	–	–	m^2	**313.31**
not exceeding 300 mm wide	–	–	–	–	m	**140.98**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
M41 TERRAZZO TILING/IN SITU TERRAZZO						
Terrazzo tiles; BS EN 13748; aggregate size random ground grouted and polished to 80's grit finish; standard colour range; 3 mm joints symmetrical layout; bedding in 42 mm cement semi-dry mix (1:4); grouting with neat matching cement						
300 mm × 300 mm × 28 mm (nominal) Terrazzo tile units; hydraulically pressed, mechanically vibrated, steam cured; to floors on concrete base (not included); sealed with penetrating case hardener or other equal and approved; 2 coats applied immediately after final polishing						
plain; laid level	–	–	–	–	m^2	**39.22**
plain; to slopes exceeding 15° from horizontal	–	–	–	–	m^2	**47.81**
to small areas/toilets	–	–	–	–	m^2	**89.78**
Accessories						
plastic division strips; 6 mm × 38 mm; set into floor tiling above crack inducing joints, to the nearest full tile module	–	–	–	–	m	**2.71**
Specially made terrazzo precast units; BS EN 13748-1; aggregate size random; standard colour range; 3 mm joints; grouting with neat matching cement						
Standard tread and riser square combined terrazzo units (with riser cast down) or other equal and approved; 280 mm wide; 150 mm high; 40 mm thick; machine-made; vibrated and fully machine polished; incorporating 1 nr 'Ferodo' anti-slip insert ref OT40D or other equal and approved cast-in during manufacture; one end polished only						
fixed with cement:sand (1:4) mortar on prepared backgrounds (not included); grouted in neat tinted cement; wiped clean on completion of fixing	–	–	–	–	m	**205.39**
Standard tread square terrazzo units or other equal and approved; 40 mm thick; 280 mm wide; factory polished; incorporating 1 nr 'Ferodo' anti-slip insert ref OT40D or other equal and approved						
fixed with cement:sand (1:4) mortar on prepared backgrounds (not included); grouted in neat tinted cement; wiped clean on completion of fixing	–	–	–	–	m	**123.58**
extra over for 55 × 55 mm contrasting colour to step nosing	–	–	–	–	m	**47.99**
Standard riser square terrazzo units or other equal and approved; 40 mm thick; 150 mm high; factory polished						
fixed with cement:sand (1:4) mortar on prepared backgrounds (not included); grouted in neat tinted cement; wiped clean on completion of fixing	–	–	–	–	m	**76.68**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Standard coved terrazzo skirting units or other equal and approved; 904 mm long; 150 mm high; nominal finish; 23 mm thick; with square top edge						
fixed with cement:sand (1:4) mortar on prepared backgrounds (by others); grouted in neat tinted cement; wiped clean on completion of fixing	–	–	–	–	m	**72.04**
extra over for special internal/external angle pieces to match	–	–	–	–	m	**20.46**
extra over for special polished ends	–	–	–	–	nr	**6.74**
M42 WOOD BLOCK/COMPOSITION BLOCK/ PARQUET						
Wood blocks; Havwoods or other equal and approved; 25 mm thick; level; laid to herringbone pattern with 2 block borderl; fixing with adhesive; to cement:sand base; sanded and sealed						
Work to floors; over 300 mm wide						
Merbau	–	–	–	–	m^2	**93.60**
Iroko	–	–	–	–	m^2	**93.60**
American Oak	–	–	–	–	m^2	**98.10**
European Oak	–	–	–	–	m^2	**102.60**
Add to wood block flooring over 300 mm wide for						
buff; one coat seal	–	–	–	–	m^2	**3.60**
buff; two coats seal	–	–	–	–	m^2	**5.85**
sand; three coats for seal or oil	–	–	–	–	m^2	**16.20**
M50 RUBBER/PLASTICS/CORK/LINO/CARPET TILING/SHEETING						
Linoleum sheet; Forbo-Nairn Marmoleum Real or other equal and approved; level; fixing with adhesive; butt joints; to cement and sand base						
Work to floors; over 300 mm wide						
2.50 mm thick	–	0.37	7.33	8.21	m^2	**15.54**
3.20 mm thick; marbled	–	0.37	7.33	10.19	m^2	**17.52**
Linoleum sheet; Forbo-Nairn Walton or other equal and approved; level; with welded seams; fixing with adhesive; to cement and sand base						
Work to floors; over 300 mm wide						
2.50 mm thick; plain	–	0.46	9.11	9.43	m^2	**18.54**
Vinyl sheet; Altro Safety range or other equal and approved; with welded seams; level; fixing with adhesive; to cement and sand base						
Work to floors; over 300 mm wide						
2.00 mm thick; Walkway	–	0.56	11.09	11.45	m^2	**22.54**
2.00 mm thick; Marine	–	0.56	11.09	14.45	m^2	**25.54**
2.50 mm thick; Classic 25	–	0.65	12.87	16.08	m^2	**28.95**
3.50 mm thick; Stronghold 30	–	0.74	14.66	21.71	m^2	**36.37**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
M50 RUBBER/PLASTICS/CORK/LINO/CARPET TILING/SHEETING – cont						
Vinyl sheet; Altro Sports surfaces range, or other equal and approved; with welded seams; level; fixing with adhesive; to cement and sand base						
Work to floors; over 300 mm wide						
4.00 mm thick; Mondoflex	–	0.70	13.86	16.53	m^2	**30.39**
4.50 mm thick; Mondo Sportflex	–	0.70	13.86	20.02	m^2	**33.88**
Slip-resistant vinyl sheet; Forbo-Nairn Surestep or other equal and approved; level with welded seams; fixing with adhesive; to cement and sand base						
Work to floors; over 300 mm wide						
2.00 mm thick	–	0.46	9.11	10.11	m^2	**19.22**
Homogeneous Vinyl sheet; Marleyflor Plus or other equal and approved; level; with welded seams; fixing with adhesive; level; to cement and sand base						
Work to floors; over 300 mm wide						
2.00 mm thick	–	0.42	8.31	5.90	m^2	**14.21**
2.00 mm thick skirtings						
100 mm high	–	0.11	2.18	1.41	m	**3.59**
Safety sheet; Marleyflor Granite Multisafe or other equal and approved; level; with welded seams; fixing with adhesive; level; to cement and sand base						
Work to floors; over 300 mm wide						
2.00 mm thick	–	0.42	8.31	11.41	m^2	**19.72**
Vinyl sheet; Marley Omnisports or other equal and approved; level; with welded seams; fixing with adhesive; level; to cement and sand base						
Work to floors; over 300 mm wide						
7.65 mm thick; Pro	–	0.90	17.82	22.95	m^2	**40.77**
8.75 mm thick; Competition	–	1.00	19.80	26.84	m^2	**46.64**
Vinyl sheet; Armstrong Royal or other equal and approved; level; with welded seams; fixing with adhesive; to cement and sand base						
Work to floors; over 300 mm wide						
2.50 mm thick	–	0.46	9.11	16.78	m^2	**25.89**
Vinyl tiles; Armstrong Royal or other equal and approved; level; fixing with adhesive; butt joints; straight both ways; to cement and sand base						
Work to floors; over 300 mm wide						
608 mm × 608 mm × 2.00 mm thick	–	0.20	3.96	19.14	m^2	**23.10**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Vinyl semi-flexible tiles; Armstrong Imperial or other equal and approved; level; fixing with adhesive; butt joints; straight both ways; to cement and sand base						
Work to floors; over 300 mm wide						
250 mm × 250 mm × 2.00 mm thick	–	0.23	4.55	12.42	m^2	**16.97**
Vinyl semi-flexible tiles; Marley Homogeneous tiles range or other equal and approved; level; fixing with adhesive; butt joints; straight both ways; to cement and sand base						
Work to floors; over 300 mm wide						
300 mm × 300 mm × 2.00 mm thick; Vylon Plus	–	0.23	4.55	5.04	m^2	**9.59**
500 mm × 500 mm × 2.00 mm thick; Marleyflor Plus	–	0.20	3.96	6.13	m^2	**10.09**
Vinyl tiles; Polyflex Plus or other equal and approved; level; fixing with adhesive; butt joints; straight both ways; to cement and sand base						
Work to floors; over 300 mm wide						
300 mm × 300 mm × 2.00 mm thick	–	0.23	4.55	5.43	m^2	**9.98**
Vinyl tiles; Polyflex Camaro or other equal and approved; level; fixing with adhesive; butt joints; straight both ways; to cement and sand base						
Work to floors; over 300 mm wide						
300 mm × 300 mm × 2.00 mm thick	–	0.30	5.94	11.82	m^2	**17.76**
Vinyl tiles; Polyflor XL or other equal and approved; level; fixing with adhesive; butt joints; straight both ways; to cement and sand base						
Work to floors; over 300 mm wide						
300 mm × 300 mm × 2.00 mm thick	–	0.32	6.33	6.69	m^2	**13.02**
Vinyl sheet; Polyflor XL or other equal and approved; level; fixing with adhesive; butt joints; straight both ways; to cement and sand base						
Work to floors; over 300 mm wide						
2.00 mm thick	–	0.28	5.44	4.69	m^2	**10.13**
Vinyl sheet; Polysafe Standard or other equal and approved; level; fixing with adhesive; welded seams; to cement and sand base						
Work to floors; over 300 mm wide						
2.00 mm thick	–	0.28	5.44	8.35	m^2	**13.79**
2.50 mm thick	–	0.28	5.44	12.17	m^2	**17.61**
Vinyl sheet; Polysafe hydro or other equal and approved; level; fixing with adhesive; welded seams; to cement and sand base						
Work to floors; over 300 mm wide						
2.00 mm thick	–	0.28	5.44	10.70	m^2	**16.14**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
M50 RUBBER/PLASTICS/CORK/LINO/CARPET TILING/SHEETING – cont						
Luxury mineral vinyl tiles; Marley I D Naturelle or other equal and approved; level; fixing with adhesive; butt joints; straight both ways; to cement and sand base						
Work to floors; over 300 mm wide						
330 mm × 330 mm × 2.00 mm thick	–	0.23	4.55	8.08	m^2	**12.63**
Acoustic vinyl tiles; Marley Tapiflex 243 or other equal and approved; level; fixing with adhesive; butt joints; straight both ways; to cement and sand base						
Work to floors; over 300 mm wide						
500 mm × 500 mm × 2.00 mm thick	–	0.20	3.96	10.78	m^2	**14.74**
Linoleum tiles; Marley Veneto XF or other equal and approved; level; fixing with adhesive; butt joints; straight both ways; to cement and sand base						
Work to floors; over 300 mm wide						
500 mm × 500 mm × 2.50 mm thick	–	0.20	3.96	12.73	m^2	**16.69**
Linoleum tiles; BS 6826; Forbo-Nairn Floors or other equal and approved; level; fixing with adhesive; butt joints; straight both ways; to cement and sand base						
Work to floors; over 300 mm wide						
2.50 mm thick (marble pattern)	–	0.28	5.55	9.21	m^2	**14.76**
Cork tiles; Wicanders Cork-Master or other equal and approved; level; fixing with adhesive; butt joints; straight both ways; to cement and sand base						
Work to floors; over 300 mm wide						
300 mm × 300 mm × 4.00 mm thick	–	0.37	7.33	18.84	m^2	**26.17**
Rubber studded tiles; Altro Mondopave or other equal and approved; level; fixing with adhesive; butt joints; straight to cement and sand base						
Work to floors; over 300 mm wide						
500 mm × 500 mm × 2.50 mm thick; type MRB; black	–	0.56	11.09	22.60	m^2	**33.69**
500 mm × 500 mm × 4.00 mm thick; type MRB; black	–	0.56	11.09	25.67	m^2	**36.76**
Work to landings; over 300 mm wide						
500 mm × 500 mm × 4.00 mm thick; type MRB; black	–	0.74	14.66	25.67	m^2	**40.33**
4.00 mm thick to tread						
275 mm wide	–	0.46	9.11	7.63	m	**16.74**
4.00 mm thick to riser						
180 mm wide	–	0.56	11.09	5.42	m	**16.51**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Sundry floor sheeting underlays						
For floor finishings; over 300 mm wide						
building paper to BS 1521; class A; 75 mm lap (laying only)	–	0.05	0.57	–	m^2	**0.57**
3.20 mm thick hardboard	–	0.19	4.85	1.26	m^2	**6.11**
6.00 mm thick plywood	–	0.28	7.13	4.84	m^2	**11.97**
Skirtings; plastic; Gradus or equivalent						
Set-in skirtings						
100 mm high; ref. SI1002.5P	–	0.11	2.18	1.81	m	**3.99**
150 mm high; ref. SI1502P	–	0.22	4.36	1.74	m	**6.10**
Set-on skirtings						
100 mm high; ref. SO100P	–	0.22	4.36	1.23	m	**5.59**
Stair nosings; aluminium; Gradus or equivalent						
Medium duty hard aluminium alloy stair tread nosings; plugged and screwed in concrete						
56 mm × 32 mm; ref AS11	8.48	0.23	3.24	8.74	m	**11.98**
84 mm × 32 mm; ref AS12	11.74	0.28	3.95	12.08	m	**16.03**
Heavy duty aluminium alloy stair tread nosings; plugged and screwed to concrete						
48 mm × 38 mm; ref HE1	9.91	0.28	3.95	10.21	m	**14.16**
82 mm × 38 mm; ref HE2	13.74	0.32	4.51	14.13	m	**18.64**
Heavy duty carpet tiles; Heuga 580 Olympic or other equal and approved; to cement and sand base						
Work to floors						
over 300 mm wide	18.31	0.28	5.55	18.77	m^2	**24.32**
PVC wall lining; Altro Whiterock or other equal and approved; fixed directly to plastered brick or blockwork						
Work to walls						
over 300 mm wide	–	–	–	–	m^2	**50.16**
not exceeding 300 mm wide	–	–	–	–	m	**25.08**
M51 EDGE FIXED CARPETING						
Fitted carpeting; Wilton wool/nylon or other equal and approved; 80/20 velvet pile; heavy domestic plain						
Work to floors						
over 300 mm wide	37.40	0.37	4.97	38.33	m^2	**43.30**
Work to treads and risers						
over 300 mm wide	–	0.74	9.94	38.33	m^2	**48.27**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
M51 EDGE FIXED CARPETING – cont						
Underlay to carpeting						
Work to floors						
over 300 mm wide	2.63	0.07	0.94	2.70	m^2	**3.64**
raking cutting	–	0.07	0.80	–	m	**0.80**
Sundries						
Carpet gripper fixed to floor; standard edging						
22 mm wide	–	0.04	0.45	0.31	m	**0.76**
M52 DECORATIVE PAPERS/FABRICS						
Lining paper; and hanging						
Plaster walls or columns						
over 300 mm girth (PC £ per roll)	2.12	0.19	2.68	0.32	m^2	**3.00**
Plaster ceilings or beams						
over 300 mm girth	2.12	0.23	3.24	0.32	m^2	**3.56**
Decorative paper-backed vinyl wallpaper; and hanging						
Plaster walls or columns						
over 300 mm girth (PC £ per roll)	9.45	0.23	3.24	1.66	m^2	**4.90**
M60 PAINTING/CLEAR FINISHING						
BASIC PAINT PRICES						
Paints						
matt emulsion	17.93	–	–	–	5 litre	**–**
gloss	20.05	–	–	–	5 litre	**–**
eggshell gloss	27.95	–	–	–	5 litre	**–**
oil-based undercoat	20.05	–	–	–	5 litre	**–**
Weathershield gloss	27.31	–	–	–	5 litre	**–**
Weathershield undercoat	39.65	–	–	–	5 litre	**–**
Sandtex masonry paint						
brilliant white	10.62	–	–	–	5 litre	**–**
coloured	18.88	–	–	–	5 litre	**–**
Primer/undercoats						
acrylic	14.02	–	–	–	5 litre	**–**
red oxide	21.83	–	–	–	5 litre	**–**
water-based	16.59	–	–	–	5 litre	**–**
zinc phosphate	33.87	–	–	–	5 litre	**–**
masonry sealer	15.07	–	–	–	5 litre	**–**
mdf primer	40.02	–	–	–	5 litre	**–**
knotting solution	42.66	–	–	–	5 litre	**–**
Special paints						
solar reflective aluminium	35.23	–	–	–	5 litre	**–**
anti-graffiti	113.75	–	–	–	5 litre	**–**
bituminous emulsion	12.37	–	–	–	5 litre	**–**
Hammerite	40.83	–	–	–	5 litre	**–**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
fire retardant						
undercoat	47.70	–	–	–	5 litre	**–**
top coat	63.53	–	–	–	5 litre	**–**
Stains and preservatives						
Cuprinol						
Clear	21.37	–	–	–	5 litre	**–**
Boiled linseed oil	24.65	–	–	–	5 litre	**–**
Sadolin						
Extra	45.25	–	–	–	5 litre	**–**
New Base	19.96	–	–	–	5 litre	**–**
Sikkens						
Cetol HLS	44.45	–	–	–	5 litre	**–**
Cetol TS	63.94	–	–	–	5 litre	**–**
Cetol Filter 7	67.62	–	–	–	5 litre	**–**
Protim Solignum						
Architectural	49.48	–	–	–	5 litre	**–**
Green	46.78	–	–	–	5 litre	**–**
Cedar	46.78	–	–	–	5 litre	**–**
Varnishes						
polyurethane	32.27	–	–	–	5 litre	**–**
SUPPLY AND FIX PRICES						
NOTE: The following prices include for preparing surfaces. Painting woodwork also includes for knotting prior to applying the priming coat and for all stopping of nail holes etc.						
M60 PAINTING/CLEAR FINISHING INTERNALLY						
One coat primer; on wood surfaces before fixing						
General surfaces						
over 300 mm girth	–	0.08	1.13	0.74	m^2	**1.87**
isolated surfaces not exceeding 300 mm girth	–	0.02	0.29	0.27	m	**0.56**
isolated areas not exceeding 0.50 m^2 irrespective of girth	–	0.06	0.85	0.24	nr	**1.09**
One coat polyurethane sealer; on wood surfaces before fixing						
General surfaces						
over 300 mm girth	–	0.10	1.41	0.71	m^2	**2.12**
isolated surfaces not exceeding 300 mm girth	–	0.03	0.42	0.26	m	**0.68**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.08	1.13	0.34	nr	**1.47**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
M60 PAINTING/CLEAR FINISHING INTERNALLY – cont						
One coat of Sikkens Cetol HLS stain or other equal and approved; on wood surfaces before fixing						
General surfaces						
over 300 mm girth	–	0.11	1.55	0.84	m^2	**2.39**
isolated surfaces not exceeding 300 mm girth	–	0.03	0.42	0.33	m	**0.75**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.08	1.13	0.40	nr	**1.53**
One coat of Sikkens Cetol TS interior stain or other equal and approved; on wood surfaces before fixing						
General surfaces						
over 300 mm girth	–	0.11	1.55	1.17	m^2	**2.72**
isolated surfaces not exceeding 300 mm girth	–	0.03	0.42	0.45	m	**0.87**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.08	1.13	0.56	nr	**1.69**
One coat Cuprinol clear wood preservative or other equal and approved; on wood surfaces before fixing						
General surfaces						
over 300 mm girth	–	0.08	1.13	0.55	m^2	**1.68**
isolated surfaces not exceeding 300 mm girth	–	0.02	0.29	0.21	m	**0.50**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.05	0.71	0.26	nr	**0.97**
One coat HCC Protective Coatings Ltd Permacor urethane alkyd gloss finishing coat or other equal and approved; on previously primed steelwork						
Members of roof trusses						
over 300 mm girth	–	0.01	0.15	0.72	m^2	**0.87**
Two coats emulsion paint						
Brick or block walls						
over 300 mm girth	–	0.21	2.96	0.98	m^2	**3.94**
Cement render or concrete						
over 300 mm girth	–	0.20	2.82	0.87	m^2	**3.69**
isolated surfaces not exceeding 300 mm girth	–	0.10	1.41	0.28	m	**1.69**
Plaster walls or plaster/plasterboard ceilings						
over 300 mm girth	–	0.18	2.54	0.84	m^2	**3.38**
over 300 mm girth; in multi colours	–	0.24	3.38	1.01	m^2	**4.39**
over 300 mm girth; in staircase areas	–	0.21	2.96	0.96	m^2	**3.92**
cutting in edges on flush surfaces	–	0.08	1.13	–	m	**1.13**
Plaster/plasterboard ceilings						
over 300 mm girth; 3.50 m–5.00 m high	–	0.21	2.96	0.85	m^2	**3.81**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
One mist and two coats emulsion paint						
Brick or block walls						
over 300 mm girth	–	0.19	2.68	1.28	m^2	**3.96**
Cement render or concrete						
over 300 mm girth	–	0.19	2.68	1.18	m^2	**3.86**
Plaster walls or plaster/plasterboard ceilings						
over 300 mm girth	–	0.18	2.54	1.18	m^2	**3.72**
over 300 mm girth; in multi colours	–	0.25	3.53	1.20	m^2	**4.73**
over 300 mm girth; in staircase areas	–	0.21	2.96	1.18	m^2	**4.14**
cutting in edges on flush surfaces	–	0.09	1.27	–	m	**1.27**
Plaster/plasterboard ceilings						
over 300 mm girth; 3.50 m–5.00 m high	–	0.21	2.96	1.18	m^2	**4.14**
One mist Supermatt; one full Supermatt and one full coat of quick drying Acrylic Eggshell						
Brick or block walls						
over 300 mm girth	–	0.19	2.68	1.45	m^2	**4.13**
Cement render or concrete						
over 300 mm girth	–	0.19	2.68	1.34	m^2	**4.02**
Plaster walls or plaster/plasterboard ceilings						
over 300 mm girth	–	0.18	2.54	1.34	m^2	**3.88**
over 300 mm girth; in multi colours	–	0.25	3.53	1.34	m^2	**4.87**
over 300 mm girth; in staircase areas	–	0.21	2.96	1.34	m^2	**4.30**
cutting in edges on flush surfaces	–	0.09	1.27	–	m	**1.27**
Plaster/plasterboard ceilings						
over 300 mm girth; 3.50 m–5.00 m high	–	0.21	2.96	1.34	m^2	**4.30**
One coat primer and two coats of Keim Ecosil paint						
Brick or block walls						
over 300 mm girth	–	0.25	3.53	3.80	m^2	**7.33**
Cement render or concrete						
over 300 mm girth	–	0.25	3.53	3.33	m^2	**6.86**
Plaster walls or plaster/plasterboard ceilings						
over 300 mm girth	–	0.20	2.82	3.33	m^2	**6.15**
over 300 mm girth; in staircase areas	–	0.21	2.96	3.33	m^2	**6.29**
cutting in edges on flush surfaces	–	0.09	1.27	–	m	**1.27**
Plaster/plasterboard ceilings						
over 300 mm girth; 3.50 m–5.00 m high	–	0.25	3.53	3.46	m^2	**6.99**
One coat Tretol No 10 Sealer or other equal and approved; two coats Tretol sprayed Supercover Spraytone emulsion paint or other equal and approved						
Plaster walls or plaster/plasterboard ceilings						
over 300 mm girth	–	–	–	–	m^2	**4.67**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
M60 PAINTING/CLEAR FINISHING INTERNALLY – cont						
Textured plastic; Artex or other equal and approved finish						
Plasterboard ceilings						
over 300 mm girth	–	0.19	2.68	1.99	m^2	**4.67**
Concrete walls or ceilings						
over 300 mm girth	–	0.23	3.24	1.80	m^2	**5.04**
Touch up primer; one undercoat and one finishing coat of gloss oil paint; on wood surfaces						
General surfaces						
over 300 mm girth	–	0.20	2.82	1.70	m^2	**4.52**
isolated surfaces not exceeding 300 mm girth	–	0.08	1.13	0.59	m	**1.72**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.18	2.54	0.92	nr	**3.46**
Glazed windows and screens						
panes; area not exceeding 0.10 m^2	–	0.38	5.36	1.35	m^2	**6.71**
panes; area 0.10 m^2–0.50 m^2	–	0.31	4.38	1.05	m^2	**5.43**
panes; area 0.50 m^2–1.00 m^2	–	0.26	3.67	0.84	m^2	**4.51**
panes; area over 1.00 m^2	–	0.23	3.24	0.72	m^2	**3.96**
Knot; one coat primer; stop; one undercoat and one finishing coat of gloss oil paint; on wood surfaces						
General surfaces						
over 300 mm girth	–	0.33	4.65	1.70	m^2	**6.35**
isolated surfaces not exceeding 300 mm girth	–	0.13	1.83	0.57	m	**2.40**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.25	3.53	1.12	nr	**4.65**
Glazed windows and screens						
panes; area not exceeding 0.10 m^2	–	0.56	7.90	1.70	m^2	**9.60**
panes; area 0.10 m^2–0.50 m^2	–	0.45	6.34	1.42	m^2	**7.76**
panes; area 0.50 m^2–1.00 m^2	–	0.40	5.64	1.42	m^2	**7.06**
panes; area over 1.00 m^2	–	0.33	4.65	1.05	m^2	**5.70**
One coat primer; one undercoat and one finishing coat of gloss oil paint						
Plaster surfaces						
over 300 mm girth	–	0.30	4.23	2.18	m^2	**6.41**
One coat primer; two undercoats and one finishing coat of gloss oil paint						
Plaster surfaces						
over 300 mm girth	–	0.40	5.64	2.86	m^2	**8.50**
One coat primer; two undercoats and one finishing coat of eggshell paint						
Plaster surfaces						
over 300 mm girth	–	0.40	5.64	3.08	m^2	**8.72**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Touch up primer; one undercoat and one finishing coat of gloss paint; on iron or steel surfaces						
General surfaces						
over 300 mm girth	–	0.23	3.24	1.28	m^2	**4.52**
isolated surfaces not exceeding 300 mm girth	–	0.09	1.27	0.44	m	**1.71**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.18	2.54	0.72	nr	**3.26**
Glazed windows and screens						
panes; area not exceeding 0.10 m^2	–	0.38	5.36	1.34	m^2	**6.70**
panes; area 0.10 m^2–0.50 m^2	–	0.31	4.38	1.06	m^2	**5.44**
panes; area 0.50 m^2–1.00 m^2	–	0.26	3.67	0.81	m^2	**4.48**
panes; area over 1.00 m^2	–	0.23	3.24	0.69	m^2	**3.93**
Structural steelwork						
over 300 mm girth	–	0.25	3.53	1.35	m^2	**4.88**
Members of roof trusses						
over 300 mm girth	–	0.34	4.80	1.54	m^2	**6.34**
Ornamental railings and the like; each side measured overall						
over 300 mm girth	–	0.40	5.64	1.70	m^2	**7.34**
Iron or steel radiators						
over 300 mm girth	–	0.23	3.24	1.41	m^2	**4.65**
Pipes or conduits						
over 300 mm girth	–	0.34	4.80	1.49	m^2	**6.29**
not exceeding 300 mm girth	–	0.13	1.83	0.49	m	**2.32**
One coat primer; one undercoat and one finishing coat of gloss oil paint; on iron or steel surfaces						
General surfaces						
over 300 mm girth	–	0.30	4.23	1.29	m^2	**5.52**
isolated surfaces not exceeding 300 mm girth	–	0.12	1.69	0.74	m	**2.43**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.23	3.24	1.25	nr	**4.49**
Glazed windows and screens						
panes; area not exceeding 0.10 m^2	–	0.50	7.05	2.03	m^2	**9.08**
panes; area 0.10 m^2–0.50 m^2	–	0.40	5.64	1.63	m^2	**7.27**
panes; area 0.50 m^2–1.00 m^2	–	0.34	4.80	1.39	m^2	**6.19**
panes; area over 1.00 m^2	–	0.30	4.23	1.25	m^2	**5.48**
Structural steelwork						
over 300 mm girth	–	0.33	4.65	1.98	m^2	**6.63**
Members of roof trusses						
over 300 mm girth	–	0.45	6.34	2.10	m^2	**8.44**
Ornamental railings and the like; each side measured overall						
over 300 mm girth	–	0.51	7.20	2.50	m^2	**9.70**
Iron or steel radiators						
over 300 mm girth	–	0.30	4.23	2.10	m^2	**6.33**
Pipes or conduits						
over 300 mm girth	–	0.45	6.34	2.10	m^2	**8.44**
not exceeding 300 mm girth	–	0.18	2.54	0.70	m	**3.24**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
M60 PAINTING/CLEAR FINISHING INTERNALLY – cont						
Two coats of bituminous paint; on iron or steel surfaces						
General surfaces						
over 300 mm girth	–	0.23	3.24	0.67	m^2	**3.91**
Inside of galvanized steel cistern						
over 300 mm girth	–	0.34	4.80	0.80	m^2	**5.60**
Two coats bituminous paint; first coat blinded with clean sand prior to second coat; on concrete surfaces						
General surfaces						
over 300 mm girth	–	0.79	11.14	2.00	m^2	**13.14**
Mordant solution; one coat HCC Protective Coatings Ltd Permacor Alkyd MIO or other equal and approved; one coat Permatex Epoxy Gloss finishing coat or other equal and approved on galvanized steelwork						
Structural steelwork						
over 300 mm girth	–	0.44	6.20	2.55	m^2	**8.75**
One coat HCC Protective Coatings Ltd Epoxy Zinc Primer or other equal and approved; two coats Permacor Alkyd MIO or other equal and approved; one coat Permacor Epoxy Gloss finishing coat or other equal and approved on steelwork						
Structural steelwork						
over 300 mm girth	–	0.63	8.89	4.83	m^2	**13.72**
Steel protection; HCC Protective Coatings Ltd Unitherm or other equal and approved; two coats to steelwork						
Structural steelwork						
over 300 mm girth	–	0.99	13.96	1.72	m^2	**15.68**
Two coats of epoxy anti-slip floor paint; on screeded concrete surfaces						
General surfaces						
over 300 mm girth	–	0.25	3.53	11.10	m^2	**14.63**
Nitoflor Lithurin floor hardener and dust proofer or other equal and approved; Fosroc Expandite Ltd; two coats; on concrete surfaces						
General surfaces						
over 300 mm girth	–	0.24	2.74	0.39	m^2	**3.13**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Two coats of boiled linseed oil; on hardwood surfaces						
General surfaces						
over 300 mm girth	–	0.18	2.54	2.03	m^2	**4.57**
isolated surfaces not exceeding 300 mm girth	–	0.07	0.98	0.66	m	**1.64**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.13	1.83	1.18	nr	**3.01**
Two coats polyurethane varnish; on wood surfaces						
General surfaces						
over 300 mm girth	–	0.18	2.54	1.26	m^2	**3.80**
isolated surfaces not exceeding 300 mm girth	–	0.07	0.98	0.47	m	**1.45**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.13	1.83	0.18	nr	**2.01**
Three coats polyurethane varnish; on wood surfaces						
General surfaces						
over 300 mm girth	–	0.26	3.67	1.90	m^2	**5.57**
isolated surfaces not exceeding 300 mm girth	–	0.10	1.41	0.60	m	**2.01**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.19	2.68	1.07	nr	**3.75**
One undercoat; and one finishing coat; of Albi clear flame retardant surface coating or other equal and approved; on wood surfaces						
General surfaces						
over 300 mm girth	–	0.34	4.80	4.76	m^2	**9.56**
isolated surfaces not exceeding 300 mm girth	–	0.14	1.98	1.65	m	**3.63**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.19	2.68	3.62	nr	**6.30**
Two undercoats; and one finishing coat; of Albi clear flame retardant surface coating or other equal and approved; on wood surfaces						
General surfaces						
over 300 mm girth	–	0.40	5.64	6.00	m^2	**11.64**
isolated surfaces not exceeding 300 mm girth	–	0.20	2.82	2.42	m	**5.24**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.33	4.65	3.20	nr	**7.85**
Seal and wax polish; dull gloss finish on wood surfaces						
General surfaces						
over 300 mm girth	–	–	–	–	m^2	**9.50**
isolated surfaces not exceeding 300 mm girth	–	–	–	–	m	**4.28**
isolated areas not exceeding 0.50m^2; irrespective of girth	–	–	–	–	nr	**6.65**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
M60 PAINTING/CLEAR FINISHING INTERNALLY – cont						
One coat of Sadolin Extra or other equal and approved; clear or pigmented; one further coat of Holdex clear interior silk matt lacquer or similar						
General surfaces						
over 300 mm girth	–	0.25	3.53	4.35	m^2	**7.88**
isolated surfaces not exceeding 300 mm girth	–	0.10	1.41	2.03	m	**3.44**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.20	2.82	2.10	nr	**4.92**
Glazed windows and screens						
panes; area not exceeding 0.10 m^2	–	0.42	5.92	2.48	m^2	**8.40**
panes; area 0.10 m^2–0.50 m^2	–	0.33	4.65	2.31	m^2	**6.96**
panes; area 0.50 m^2–1.00 m^2	–	0.29	4.09	2.14	m^2	**6.23**
panes; area over 1.00 m^2	–	0.25	3.53	2.03	m^2	**5.56**
Two coats of Sadolin Extra or other equal and approved; clear or pigmented; two further coats of PV67 clear interior silk matt lacquer or similar						
General surfaces						
over 300 mm girth	–	0.40	5.64	7.97	m^2	**13.61**
isolated surfaces not exceeding 300 mm girth	–	0.16	2.26	3.99	m	**6.25**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.30	4.23	4.55	nr	**8.78**
Glazed windows and screens						
panes; area not exceeding 0.10 m^2	–	0.66	9.31	4.88	m^2	**14.19**
panes; area 0.10 m^2–0.50 m^2	–	0.52	7.34	4.55	m^2	**11.89**
panes; area 0.50 m^2–1.00 m^2	–	0.45	6.34	4.21	m^2	**10.55**
panes; area over 1.00 m^2	–	0.40	5.64	3.99	m^2	**9.63**
Two coats of Sikkens Cetol TS interior stain or other equal and approved; on wood surfaces						
General surfaces						
over 300 mm girth	–	0.19	2.68	2.09	m^2	**4.77**
isolated surfaces not exceeding 300 mm girth	–	0.08	1.13	0.75	m	**1.88**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.13	1.83	1.15	nr	**2.98**
Body in and wax polish; dull gloss finish; on hardwood surfaces						
General surfaces						
over 300 mm girth	–	–	–	–	m^2	**10.69**
isolated surfaces not exceeding 300 mm girth	–	–	–	–	m	**4.82**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	–	–	–	nr	**7.50**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Stain; body in and wax polish; dull gloss finish; on hardwood surfaces						
General surfaces						
over 300 mm girth	–	–	–	–	m^2	**14.32**
isolated surfaces not exceeding 300 mm girth	–	–	–	–	m	**6.45**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	–	–	–	nr	**10.03**
Seal; two coats of synthetic resin lacquer; decorative flatted finish; wire down, wax and burnish; on wood surfaces						
General surfaces						
over 300 mm girth	–	–	–	–	m^2	**18.03**
isolated surfaces not exceeding 300 mm girth	–	–	–	–	m	**8.44**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	–	–	–	nr	**12.69**
Stain; body in and fully French polish; full gloss finish; on hardwood surfaces						
General surfaces						
over 300 mm girth	–	–	–	–	m^2	**20.87**
isolated surfaces not exceeding 300 mm girth	–	–	–	–	m	**9.39**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	–	–	–	nr	**14.61**
Stain; fill grain and fully French polish; full gloss finish; on hardwood surfaces						
General surfaces						
over 300 mm girth	–	–	–	–	m^2	**31.03**
isolated surfaces not exceeding 300 mm girth	–	–	–	–	m	**13.96**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	–	–	–	nr	**21.72**
Stain black; body in and fully French polish; ebonized finish; on hardwood surfaces						
General surfaces						
over 300 mm girth	–	–	–	–	m^2	**35.39**
isolated surfaces not exceeding 300 mm girth	–	–	–	–	m	**15.92**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	–	–	–	nr	**24.78**
M60 PAINTING/CLEAR FINISHING EXTERNALLY						
Two coats of cement paint, Sandtex Matt or other equal and approved						
Brick or block walls						
over 300 mm girth	–	0.26	3.67	1.39	m^2	**5.06**
Cement render or concrete walls						
over 300 mm girth	–	0.23	3.24	0.92	m^2	**4.16**
Roughcast walls						
over 300 mm girth	–	0.40	5.64	0.92	m^2	**6.56**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
M60 PAINTING/CLEAR FINISHING EXTERNALLY – cont						
One coat sealer and two coats of external grade emulsion paint, Dulux Weathershield or other equal and approved						
Brick or block walls						
over 300 mm girth	–	0.43	6.07	5.38	m^2	**11.45**
Cement render or concrete walls						
over 300 mm girth	–	0.35	4.94	3.59	m^2	**8.53**
Concrete soffits						
over 300 mm girth	–	0.40	5.64	3.59	m^2	**9.23**
One coat sealer (applied by brush) and two coats of external grade emulsion paint, Dulux Weathershield or other equal and approved (spray applied)						
Roughcast						
over 300 mm girth	–	0.29	4.09	7.33	m^2	**11.42**
One coat sealer and two coats of anti-graffiti paint (spray applied)						
Brick or block walls						
over 300 mm girth	–	0.01	0.08	3.84	m^2	**3.92**
Cement render or concrete walls						
over 300 mm girth	–	0.01	0.08	4.57	m^2	**4.65**
2.5 mm of Vandalene anti-climb paint (spray applied)						
General surfaces						
over 300 mm girth	–	0.01	0.08	3.80	m^2	**3.88**
Two coats solar reflective aluminium paint; on bituminous roofing						
General surfaces						
over 300 mm girth	–	0.44	6.20	12.22	m^2	**18.42**
Touch up primer; two undercoats and one finishing coat of gloss oil paint; on wood surfaces						
General surfaces						
over 300 mm girth	–	0.35	4.94	1.71	m^2	**6.65**
isolated surfaces not exceeding 300 mm girth	–	0.15	2.11	0.46	m	**2.57**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.27	3.81	0.93	nr	**4.74**
Glazed windows and screens						
panes; area not exceeding 0.10 m^2	–	0.59	8.32	1.52	m^2	**9.84**
panes; area 0.10 m^2–0.50 m^2	–	0.59	8.32	1.28	m^2	**9.60**
panes; area 0.50 m^2–1.00 m^2	–	0.47	6.63	1.13	m^2	**7.76**
panes; area over 1.00 m^2	–	0.35	4.94	0.93	m^2	**5.87**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Glazed windows and screens; multicoloured work						
panes; area not exceeding 0.10 m^2	–	0.68	9.59	1.52	m^2	**11.11**
panes; area 0.10 m^2–0.50 m^2	–	0.55	7.76	1.32	m^2	**9.08**
panes; area 0.50 m^2–1.00 m^2	–	0.47	6.63	1.13	m^2	**7.76**
panes; area over 1.00 m^2	–	0.41	5.78	0.93	m^2	**6.71**
Knot; one coat primer; two undercoats and one finishing coat of gloss oil paint; on wood surfaces						
General surfaces						
over 300 mm girth	–	0.46	6.49	2.01	m^2	**8.50**
isolated surfaces not exceeding 300 mm girth	–	0.19	2.68	0.72	m	**3.40**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.35	4.94	1.34	nr	**6.28**
Glazed windows and screens						
panes; area not exceeding 0.10 m^2	–	0.78	11.00	2.23	m^2	**13.23**
panes; area 0.10 m^2–0.50 m^2	–	0.62	8.74	2.00	m^2	**10.74**
panes; area 0.50 m^2–1.00 m^2	–	0.55	7.76	1.53	m^2	**9.29**
panes; area over 1.00 m^2	–	0.46	6.49	1.08	m^2	**7.57**
Glazed windows and screens; multicoloured work						
panes; area not exceeding 0.10 m^2	–	0.89	12.56	2.23	m^2	**14.79**
panes; area 0.10 m^2–0.50 m^2	–	0.72	10.16	2.01	m^2	**12.17**
panes; area 0.50 m^2–1.00 m^2	–	0.64	9.03	1.53	m^2	**10.56**
panes; area over 1.00 m^2	–	0.54	7.62	1.08	m^2	**8.70**
Touch up primer; two undercoats and one finishing coat of gloss oil paint; on iron or steel surfaces						
General surfaces						
over 300 mm girth	–	0.35	4.94	1.55	m^2	**6.49**
isolated surfaces not exceeding 300 mm girth	–	0.14	1.98	0.42	m	**2.40**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.26	3.67	0.86	nr	**4.53**
Glazed windows and screens						
panes; area not exceeding 0.10 m^2	–	0.59	8.32	1.58	m^2	**9.90**
panes; area 0.10 m^2–0.50 m^2	–	0.47	6.63	1.36	m^2	**7.99**
panes; area 0.50 m^2–1.00 m^2	–	0.41	5.78	1.15	m^2	**6.93**
panes; area over 1.00 m^2	–	0.35	4.94	0.94	m^2	**5.88**
Structural steelwork						
over 300 mm girth	–	0.40	5.64	1.63	m^2	**7.27**
Members of roof trusses						
over 300 mm girth	–	0.54	7.62	1.83	m^2	**9.45**
Ornamental railings and the like; each side measured overall						
over 300 mm girth	–	0.60	8.47	1.89	m^2	**10.36**
Eaves gutters						
over 300 mm girth	–	0.64	9.03	2.10	m^2	**11.13**
not exceeding 300 mm girth	–	0.25	3.53	0.88	m	**4.41**
Pipes or conduits						
over 300 mm girth	–	0.54	7.62	2.10	m^2	**9.72**
not exceeding 300 mm girth	–	0.21	2.96	0.73	m	**3.69**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
M60 PAINTING/CLEAR FINISHING EXTERNALLY – cont						
One coat primer; two undercoats and one finishing coat of gloss oil paint; on iron or steel surfaces						
General surfaces						
over 300 mm girth	–	0.43	6.07	1.76	m^2	**7.83**
isolated surfaces not exceeding 300 mm girth	–	0.18	2.54	0.46	m	**3.00**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.32	4.51	0.92	nr	**5.43**
Glazed windows and screens						
panes; area not exceeding 0.10 m^2	–	0.71	10.01	1.63	m^2	**11.64**
panes; area 0.10 m^2–0.50 m^2	–	0.56	7.90	1.41	m^2	**9.31**
panes; area 0.50 m^2–1.00 m^2	–	0.50	7.05	1.20	m^2	**8.25**
panes; area over 1.00 m^2	–	0.43	6.07	0.92	m^2	**6.99**
Structural steelwork						
over 300 mm girth	–	0.48	6.76	1.83	m^2	**8.59**
Members of roof trusses						
over 300 mm girth	–	0.64	9.03	2.05	m^2	**11.08**
Ornamental railings and the like; each side measured overall						
over 300 mm girth	–	0.72	10.16	2.05	m^2	**12.21**
Eaves gutters						
over 300 mm girth	–	0.76	10.72	2.37	m^2	**13.09**
not exceeding 300 mm girth	–	0.31	4.38	0.81	m	**5.19**
Pipes or conduits						
over 300 mm girth	–	0.64	9.03	2.37	m^2	**11.40**
not exceeding 300 mm girth	–	0.25	3.53	0.79	m	**4.32**
One coat of Andrews Hammerite paint or other equal and approved; on iron or steel surfaces						
General surfaces						
over 300 mm girth	–	0.15	2.11	1.32	m^2	**3.43**
isolated surfaces not exceeding 300 mm girth	–	0.08	1.13	0.42	m	**1.55**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.11	1.55	0.76	nr	**2.31**
Glazed windows and screens						
panes; area not exceeding 0.10 m^2	–	0.25	3.53	0.98	m^2	**4.51**
panes; area 0.10 m^2–0.50 m^2	–	0.19	2.68	1.12	m^2	**3.80**
panes; area 0.50 m^2–1.00 m^2	–	0.18	2.54	1.00	m^2	**3.54**
panes; area over 1.00 m^2	–	0.15	2.11	1.00	m^2	**3.11**
Structural steelwork						
over 300 mm girth	–	0.17	2.40	1.22	m^2	**3.62**
Members of roof trusses						
over 300 mm girth	–	0.23	3.24	1.32	m^2	**4.56**
Ornamental railings and the like; each side measured overall						
over 300 mm girth	–	0.26	3.67	1.32	m^2	**4.99**
Eaves gutters						
over 300 mm girth	–	0.27	3.81	1.44	m^2	**5.25**
not exceeding 300 mm girth	–	0.08	1.13	0.69	m	**1.82**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Pipes or conduits						
over 300 mm girth	–	0.26	3.67	1.22	m^2	**4.89**
not exceeding 300 mm girth	–	0.08	1.13	0.57	m	**1.70**
Two coats of creosote; on wood surfaces						
General surfaces						
over 300 mm girth	–	0.16	2.26	0.42	m^2	**2.68**
isolated surfaces not exceeding 300 mm girth	–	0.05	0.71	0.26	m	**0.97**
Two coats of Solignum wood preservative or other equal and approved; on wood surfaces						
General surfaces						
over 300 mm girth	–	0.14	1.98	2.74	m^2	**4.72**
isolated surfaces not exceeding 300 mm girth	–	0.05	0.71	0.79	m	**1.50**
Three coats of polyurethane; on wood surfaces						
General surfaces						
over 300 mm girth	–	0.29	4.09	2.07	m^2	**6.16**
isolated surfaces not exceeding 300 mm girth	–	0.11	1.55	1.04	m	**2.59**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.21	2.96	1.19	nr	**4.15**
Two coats of New Base primer or other equal and approved; and two coats of Extra or other equal and approved; Sadolin Ltd; pigmented; on wood surfaces						
General surfaces						
over 300 mm girth	–	0.43	6.07	3.28	m^2	**9.35**
isolated surfaces not exceeding 300 mm girth	–	0.26	3.67	1.15	m	**4.82**
Glazed windows and screens						
panes; area not exceeding 0.10 m^2	–	0.71	10.01	2.35	m^2	**12.36**
panes; area 0.10 m^2–0.50 m^2	–	0.57	8.04	2.21	m^2	**10.25**
panes; area 0.50 m^2–1.00 m^2	–	0.50	7.05	2.08	m^2	**9.13**
panes; area over 1.00 m^2	–	0.43	6.07	1.68	m^2	**7.75**
Two coats Sikkens Cetol Filter 7 exterior stain or other equal and approved; on wood surfaces						
General surfaces						
over 300 mm girth	–	0.20	2.82	3.48	m^2	**6.30**
isolated surfaces not exceeding 300 mm girth	–	0.09	1.27	1.21	m	**2.48**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.14	1.98	1.78	nr	**3.76**

N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
N10/11 GENERAL FIXTURES/KITCHEN FITTINGS						
SUPPLY ONLY PRICES						
NOTE: The fixing of general fixtures will vary considerably dependent upon the size of the fixture and the method of fixing employed. Prices for fixing like sized kitchen fittings may be suitable for certain fixtures, although adjustment to those rates will almost invariably be necessary and the reader is directed to section G20 for information on bolts, plugging brickwork and blockwork, etc. which should prove useful in building up a suitable rate.						
The following supply only prices are for purpose-made fittings components in various materials supplied as part of an assembled fitting and therefore may be used to arrive at a guide price for a complete fitting.						
Fitting components; medium density fibreboard						
Backs, fronts, sides or divisions; over 300 mm wide						
12 mm thick	–	–	–	18.99	m^2	**18.99**
18 mm thick	–	–	–	20.12	m^2	**20.12**
25 mm thick	–	–	–	22.41	m^2	**22.41**
Shelves or worktops; over 300 mm wide						
18 mm thick	–	–	–	20.12	m^2	**20.12**
25 mm thick	–	–	–	22.41	m^2	**22.41**
Flush doors; lipped on four edges						
450 mm × 750 mm × 18 mm	–	–	–	29.15	nr	**29.15**
450 mm × 750 mm × 25 mm	–	–	–	29.70	nr	**29.70**
600 mm × 900 mm × 18 mm	–	–	–	34.41	nr	**34.41**
600 mm × 900 mm × 25 mm	–	–	–	35.30	nr	**35.30**
Fitting components; moisture-resistant medium density fibreboard						
Backs, fronts, sides or divisions; over 300 mm wide						
12 mm thick	–	–	–	21.26	m^2	**21.26**
18 mm thick	–	–	–	23.54	m^2	**23.54**
25 mm thick	–	–	–	25.81	m^2	**25.81**
Shelves or worktops; over 300 mm wide						
18 mm thick	–	–	–	23.54	m^2	**23.54**
25 mm thick	–	–	–	25.81	m^2	**25.81**
Flush doors; lipped on four edges						
450 mm × 750 mm × 18 mm	–	–	–	29.70	nr	**29.70**
450 mm × 750 mm × 25 mm	–	–	–	30.55	nr	**30.55**
600 mm × 900 mm × 18 mm	–	–	–	35.30	nr	**35.30**
600 mm × 900 mm × 25 mm	–	–	–	36.67	nr	**36.67**

N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Fitting components; medium density fibreboard; melamine faced both sides						
Backs, fronts, sides or divisions; over 300 mm wide						
12 mm thick	–	–	–	25.06	m^2	**25.06**
18 mm thick	–	–	–	27.90	m^2	**27.90**
Shelves or worktops; over 300 mm wide						
18 mm thick	–	–	–	27.90	m^2	**27.90**
Flush doors; lipped on four edges						
450 mm × 750 mm × 18 mm	–	–	–	20.85	nr	**20.85**
600 mm × 900 mm × 25 mm	–	–	–	26.45	nr	**26.45**
Fitting components; medium density fibreboard; formica faced both sides						
Backs, fronts, sides or divisions; over 300 mm wide						
12 mm thick	–	–	–	76.30	m^2	**76.30**
18 mm thick	–	–	–	79.35	m^2	**79.35**
Shelves or worktops; over 300 mm wide						
18 mm thick	–	–	–	79.35	m^2	**79.35**
Flush doors; lipped on four edges						
450 mm × 750 mm × 18 mm	–	–	–	42.01	nr	**42.01**
600 mm × 900 mm × 25 mm	–	–	–	42.93	nr	**42.93**
Fitting components; wrought softwood						
Backs, fronts, sides or divisions; cross-tongued joints; over 300 mm wide						
25 mm thick	–	–	–	36.47	m^2	**36.47**
Shelves or worktops; cross-tongued joints; over 300 mm wide						
25 mm thick	–	–	–	36.47	m^2	**36.47**
Bearers						
19 mm × 38 mm	–	–	–	1.91	m	**1.91**
25 mm × 50 mm	–	–	–	2.11	m	**2.11**
44 mm × 44 mm	–	–	–	2.26	m	**2.26**
44 mm × 75 mm	–	–	–	2.60	m	**2.60**
Bearers; framed; to backs, fronts or sides						
19 mm × 38 mm	–	–	–	4.37	m	**4.37**
25 mm × 50 mm	–	–	–	4.73	m	**4.73**
50 mm × 50 mm	–	–	–	6.10	m	**6.10**
50 mm × 75 mm	–	–	–	7.00	m	**7.00**
Add 5% to the above material prices for selected softwood staining						
Fitting components; selected Sapele						
Backs, fronts, sides or divisions; cross-tongued joints; over 300 mm wide						
25 mm thick	–	–	–	57.40	m^2	**57.40**
Shelves or worktops; cross-tongued joints; over 300 mm wide						
25 mm thick	–	–	–	57.40	m^2	**57.40**

N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
N10/11 GENERAL FIXTURES/KITCHEN FITTINGS – cont						
Fitting components; selected Sapele – cont						
Bearers						
19 mm × 38 mm	–	–	–	2.88	m	**2.88**
25 mm × 50 mm	–	–	–	3.59	m	**3.59**
50 mm × 50 mm	–	–	–	4.03	m	**4.03**
50 mm × 75 mm	–	–	–	5.24	m	**5.24**
Bearers; framed; to backs, fronts or sides						
19 mm × 38 mm	–	–	–	5.56	m	**5.56**
25 mm × 50 mm	–	–	–	6.17	m	**6.17**
50 mm × 50 mm	–	–	–	8.26	m	**8.26**
50 mm × 75 mm	–	–	–	10.36	m	**10.36**
Fitting components; Iroko						
Backs, fronts, sides or divisions; cross-tongued joints; over 300 mm wide						
25 mm thick	–	–	–	63.27	m^2	**63.27**
Shelves or worktops; cross-tongued joints; over 300 mm wide						
25 mm thick	–	–	–	63.27	m^2	**63.27**
Draining boards; cross-tongued joints; over 300 mm wide						
25 mm thick	–	–	–	79.27	m^2	**79.27**
stopped flutes	–	–	–	4.10	m	**4.10**
grooves; cross-grain	–	–	–	0.60	m	**0.60**
Bearers						
19 mm × 38 mm	–	–	–	3.14	m	**3.14**
25 mm × 50 mm	–	–	–	4.02	m	**4.02**
50 mm × 50 mm	–	–	–	4.57	m	**4.57**
50 mm × 75 mm	–	–	–	6.02	m	**6.02**
Bearers; framed; to backs, fronts or sides						
19 mm × 38 mm	–	–	–	5.75	m	**5.75**
25 mm × 50 mm	–	–	–	6.41	m	**6.41**
50 mm × 50 mm	–	–	–	8.64	m	**8.64**
50 mm × 75 mm	–	–	–	11.22	m	**11.22**
SUPPLY AND FIX PRICES						
NOTE: Kitchen fittings vary considerably. PC supply prices for reasonable quantities for a moderately priced range of kitchen fittings have been shown.						
Supplying and fixing to backgrounds requiring plugging; including any pre-assembly						
Wall units						
300 mm × 300 mm × 720 mm	50.01	1.11	15.65	51.36	nr	**67.01**
500 mm × 300 mm × 720 mm	58.92	1.16	16.36	60.51	nr	**76.87**
600 mm × 300 mm × 720 mm	66.04	1.30	18.34	67.80	nr	**86.14**
800 mm × 300 mm × 720 mm	100.48	1.48	20.87	103.10	nr	**123.97**

N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Floor units with drawers						
500 mm × 600 mm × 870 mm	87.76	1.16	16.36	90.07	nr	**106.43**
600 mm × 600 mm × 870 mm	97.69	1.30	18.34	100.23	nr	**118.57**
1000 mm × 600 mm × 870 mm	150.56	1.57	22.14	154.44	nr	**176.58**
Sink units (excluding sink top)						
1000 mm × 600 mm × 870 mm	152.85	1.48	20.87	156.78	nr	**177.65**
Laminated plastics worktops; single rolled edge; prices include for fixing						
38 mm thick; 600 mm wide	24.95	0.37	5.22	25.61	m	**30.83**
extra for forming hole for inset sink	–	0.69	9.73	–	nr	**9.73**
extra for jointing strip at corner intersection of worktops	–	0.14	1.98	5.34	nr	**7.32**
extra for butt and scribe joint at corner intersection of worktops	–	4.16	58.67	–	nr	**58.67**
Lockers and cupboards; Welconstruct Distribution or other equal and approved						
Standard clothes lockers; steel body and door within reinforced 19G frame, powder coated finish, cam locks						
1 compartment; placing in position						
300 mm × 300 mm × 1800 mm	–	0.23	2.62	55.45	nr	**58.07**
380 mm × 380 mm × 1800 mm	–	0.23	2.62	79.38	nr	**82.00**
450 mm × 450 mm × 1800 mm	–	0.28	3.19	81.03	nr	**84.22**
Compartment lockers; steel body and door within reinforced 19G frame, powder coated finish, cam locks						
2 compartments; placing in position						
300 mm × 300 mm × 1800 mm	–	0.23	2.62	64.12	nr	**66.74**
380 mm × 380 mm × 1800 mm	–	0.23	2.62	77.33	nr	**79.95**
450 mm × 450 mm × 1800 mm	–	0.28	3.19	83.86	nr	**87.05**
4 compartments; placing in position						
300 mm × 300 mm × 1800 mm	–	0.23	2.62	75.41	nr	**78.03**
380 mm × 380 mm × 1800 mm	–	0.23	2.62	90.52	nr	**93.14**
450 mm × 450 mm × 1800 mm	–	0.28	3.19	90.52	nr	**93.71**
Timber clothes lockers; veneered MDF finish, routed door, cam locks						
1 compartment; placing in position						
380 mm × 380 mm × 1830 mm	–	0.28	3.19	197.51	nr	**200.70**
4 compartments; placing in position						
380 mm × 380 mm × 1830 mm	–	0.28	3.19	294.39	nr	**297.58**
Vandal-resistant lockers						
1030 high mm × 370 mm × 560 mm; one compartment	–	0.23	2.62	209.40	nr	**212.02**
1930 mm × 370 mm × 560 mm; two compartments	–	0.23	2.62	324.80	nr	**327.42**
850 mm × 740 mm × 560 mm; 2 high × 2 wide	–	0.23	2.62	426.39	nr	**429.01**
1930 mm × 740 mm × 560 mm; 5 high × 2 wide	–	0.23	2.62	965.34	nr	**967.96**

N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
N10/11 GENERAL FIXTURES/KITCHEN FITTINGS – cont						
Shelving support systems; The Welconstruct Company or other equal and approved standard duty; maximum bayload of 2000 kg						
Shelving support systems; steel body; stove enamelled finish; assembling						
open initial bay; 5 shelves; placing in position						
1000 mm × 300 mm × 1850 mm	–	0.69	9.28	153.69	nr	**162.97**
1000 mm × 600 mm × 1850 mm	–	0.69	9.28	194.85	nr	**204.13**
open extension bay; 5 shelves; placing in position						
1000 mm × 300 mm × 1850 mm	–	0.83	11.15	99.80	nr	**110.95**
1000 mm × 600 mm × 1850 mm	–	0.83	11.15	137.05	nr	**148.20**
closed initial bay; 5 shelves; placing in position						
1000 mm × 300 mm × 1850 mm	–	0.69	9.28	215.47	nr	**224.75**
1000 mm × 600 mm × 1850 mm	–	0.69	9.28	279.02	nr	**288.30**
closed extension bay; 5 shelves; placing in position						
1000 mm × 300 mm × 1850 mm	–	0.83	11.15	160.09	nr	**171.24**
1000 mm × 600 mm × 1850 mm	–	0.83	11.15	208.58	nr	**219.73**
extra for pair of doors; fixing in position						
1000 mm × 1850 mm	–	0.75	10.08	302.81	nr	**312.89**
Cloakroom racks; The Welconstruct Company or other equal and approved						
Cloakroom racks; 40 mm × 40 mm square tube framing, polyester powder coated finish; beech slatted seats and rails to one side only; placing in position						
1675 mm × 325 mm × 1500 mm; 5 nr coat hooks	–	0.30	4.03	344.88	nr	**348.91**
1825 mm × 325 mm × 1500 mm; 15 nr coat hangers	–	0.30	4.03	395.20	nr	**399.23**
Extra for						
shoe baskets	–	–	–	77.67	nr	**77.67**
mesh bottom shelf	–	–	–	54.23	nr	**54.23**
Cloakroom racks; 40 mm × 40 mm square tube framing, polyester powder coated finish; beech slatted seats and rails to both sides; placing in position						
1675 mm × 600 mm × 1500 mm; 10 nr coat hooks	–	0.40	5.37	472.96	nr	**478.33**
1825 mm × 600 mm × 1500 mm; 30 nr coat hangers	–	0.40	5.37	493.09	nr	**498.46**
Extra for						
shoe baskets	–	–	–	97.06	nr	**97.06**
mesh bottom shelf	–	–	–	65.95	nr	**65.95**
6 mm thick rectangular glass mirrors; silver backed; fixed with chromium plated domed headed screws; to background requiring plugging						
Mirror with polished edges						
365 mm × 254 mm	7.96	0.74	10.43	8.38	nr	**18.81**
400 mm × 300 mm	10.37	0.74	10.43	10.85	nr	**21.28**
560 mm × 380 mm	17.97	0.83	11.71	18.64	nr	**30.35**
640 mm × 460 mm	23.48	0.93	13.12	24.29	nr	**37.41**

N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Mirror with bevelled edges						
365 mm × 254 mm	14.17	0.74	10.43	14.75	nr	**25.18**
400 mm × 300 mm	16.59	0.74	10.43	17.23	nr	**27.66**
560 mm × 380 mm	27.64	0.83	11.71	28.56	nr	**40.27**
640 mm × 460 mm	34.55	0.93	13.12	35.64	nr	**48.76**
Door mats						
Entrance mats; Tuftiguard Classic; aluminium scraper bar; laying in position; 12 mm thick						
900 mm × 550 mm	114.47	0.46	5.24	117.33	nr	**122.57**
1200 mm × 750 mm	206.05	0.46	5.24	211.20	nr	**216.44**
2400 mm × 1200 mm	659.37	0.93	10.59	675.85	nr	**686.44**
Matwells						
Polished aluminium matwell; comprising angle rim with brazed angles and lugs brazed on; to suit mat size						
914 mm × 560 mm; constructed with 25 × 25 × 3 mm angle	26.21	0.93	10.59	26.87	nr	**37.46**
1067 mm × 610 mm; constructed with 34 × 26 × 6 mm angle	35.82	0.93	10.59	36.72	nr	**47.31**
1219 mm × 762 mm; constructed with 50 × 50 × 6 mm angle	87.85	0.93	10.59	90.05	nr	**100.64**
Polished brass matwell; comprising angle rim with brazed angles and lugs brazed on; to suit mat size						
914 mm × 560 mm; constructed with 25 × 25 × 5 mm angle	100.72	0.93	10.59	103.24	nr	**113.83**
1067 mm × 610 mm; constructed with 38 × 38 × 6 mm angle	146.87	0.93	10.59	150.54	nr	**161.13**
Internal blinds; Luxaflex Ltd or other equal and approved						
Roller blinds; Luxaflex EOS type 10 roller; Compact Fabric; plain type material; 1219 mm drop; fixing with screws						
1016 mm wide	39.69	0.93	10.59	40.68	nr	**51.27**
2031 mm wide	58.59	1.45	16.51	60.05	nr	**76.56**
2843 mm wide	72.77	1.97	22.44	74.59	nr	**97.03**
Roller blinds; Luxaflex EOS type 10 roller; Compact Fabric; fire-resisting material; 1219mm drop; fixing with screws						
1016 mm wide	51.98	0.93	10.59	53.28	nr	**63.87**
2031 mm wide	77.49	1.45	16.51	79.43	nr	**95.94**
2843 mm wide	98.28	1.97	22.44	100.74	nr	**123.18**
Roller blinds; Luxaflex EOS type 10 roller; light-resistant; blackout material; 1219 mm drop; fixing with screws						
1016 mm wide	67.09	0.93	10.59	68.77	nr	**79.36**
2031 mm wide	112.45	1.45	16.51	115.26	nr	**131.77**
2843 mm wide	152.15	1.97	22.44	155.95	nr	**178.39**

N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
N10/11 GENERAL FIXTURES/KITCHEN FITTINGS – cont						
Internal blinds – cont						
Roller blinds; Luxaflex Lite-master Crank Op; 100% blackout; 1219 mm drop; fixing with screws						
1016 mm wide	187.11	1.96	22.32	191.79	nr	**214.11**
2031 mm wide	250.43	2.75	31.31	256.69	nr	**288.00**
2843 mm wide	323.19	3.53	40.20	331.27	nr	**371.47**
Vertical louvre blinds; 89 mm wide louvres; Luxaflex EOS type; Florida Fabric; 1219 mm drop; fixing with screws						
1016 mm wide	53.87	0.82	9.34	55.22	nr	**64.56**
2031 mm wide	82.22	1.30	14.80	84.28	nr	**99.08**
3046 mm wide	112.45	1.77	20.15	115.26	nr	**135.41**
Vertical louvre blinds; 127 mm wide louvres; Luxaflex EOS type; Florida Fabric; 1219 mm drop; fixing with screws						
1016 mm wide	45.36	0.88	10.02	46.49	nr	**56.51**
2031 mm wide	68.98	1.35	15.38	70.70	nr	**86.08**
3046 mm wide	92.61	1.81	20.61	94.93	nr	**115.54**
N13 SANITARY APPLIANCES/FITTINGS						
Sinks; Armitage Shanks or equal and approved						
Sinks; white glazed fireclay; BS 6465; pointing all round with Dow Corning Hansil silicone sealant						
Belfast sink; 46 cm × 38 cm × 21 cm ref S580001; pair of Nuastyle 21 basin taps with dual indices, chrome handle ref B8262AA; wall mounts ref S8331AA; 38 mm slotted waste, chain and plug, screw stay ref S8766AA; pair of 40.5 cm aluminium alloy build-in brackets with 35.5 cm studs ref S921967; screwing	152.82	2.78	57.44	199.71	nr	**257.15**
Belfast sink; 61 cm × 38 cm × 21 cm ref S580501; pair of Nuastyle 21 basin taps with dual indices, chrome handle ref B8262AA; wall mounts ref S8331AA; 38 mm slotted waste, chain and plug, screw stay ref S8766AA; pair of 40.5 cm aluminium alloy build-in brackets with 35.5 cm studs ref S921967; screwing	181.89	2.78	57.44	229.65	nr	**287.09**
Belfast sink; 76 cm × 38 cm × 21 cm ref S581101; pair of Nuastyle 21 basin taps with dual indices, chrome handle ref B8262AA; wall mounts ref S8331AA; 38 mm slotted waste, chain and plug, screw stay ref S8766AA; pair of 40.5 cm aluminium alloy build-in brackets with 35.5 cm studs ref S921967; screwing	255.46	2.78	57.44	305.20	nr	**362.64**

N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Lavatory basins; Armitage Shanks or equal and approved						
Basins; white vitreous china; BS 6465 Part 3; pointing all round with Dow Corning Hansil silcone sealant						
Portman 21 40 cm basin ref S231701; with overflow, chain hole and two tapholes; pair of Nuastyle 21 basin taps with dual indices ref B8262AA; slotted basin waste with plastic plug, chain waste and plug ref S8800AA; 32 × 75 mm seal plastic standard bottle trap ref S891067; pair of Portman concealed brackets with waste support ref S915067; Isovalve 15 mm plastic servicing valve with outlet for copper ref S900067; screwing	71.76	2.13	44.01	101.48	nr	**145.49**
Portman 21 50 cm basin ref S230901; with overflow, chain hole and two tapholes; pair of Nuastyle 21 basin taps with dual indices ref B8262AA; slotted basin waste with plastic plug, chain waste and plug ref S8800AA; 32 × 75 mm seal plastic standard bottle trap ref S891067; pair of Portman concealed brackets with waste support ref S915067; Isovalve 15 mm plastic servicing valve with outlet for copper ref S900067; screwing	87.60	2.13	44.01	117.80	nr	**161.81**
Portman 21 60 cm basin ref S225701; with overflow, chain hole and two tapholes; pair of Nuastyle 21 basin taps with dual indices ref B8262AA; slotted basin waste with plastic plug, chain waste and plug ref S8800AA; 32 × 75 mm seal plastic standard bottle trap ref S891067; pair of Portman concealed brackets with waste support ref S915067; Isovalve 15 mm plastic servicing valve with outlet for copper ref S900067; screwing	115.23	2.13	44.01	146.23	nr	**190.24**
Tiffany 51 cm pedestal basin ref S208001; with two tapholes; Millenia STD dual control one taphole standard basin mixer with pop-up waste ref S7300AA; pair of Millenia STD handles ref B8000AA; Full pedestal (IS group S2920) ref S292001; Isovalve 15 mm plastic servicing valve with outlet for copper ref S900067; screwing	131.98	2.31	47.72	148.65	nr	**196.37**
Tiffany 56 cm pedestal basin ref S208301; with two tapholes ; Millenia STD dual control one taphole standard basin mixer with pop-up waste ref S7300AA; pair of Millenia STD handles ref B8000AA; Full pedestal (IS group S2920) ref S292001; Isovalve 15 mm plastic servicing valve with outlet for copper ref S900067; screwing	129.22	2.31	47.72	145.81	nr	**193.53**

N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
N13 SANITARY APPLIANCES/FITTINGS – cont						
Lavatory basins – cont						
Tiffany 61 cm pedestal basin ref S208601; with two tapholes; Millenia STD dual control one taphole standard basin mixer with pop-up waste ref S7300AA; pair of Millenia STD handles ref B8000AA; Full pedestal (IS group S2920) ref S292001; Isovalve 15 mm plastic servicing valve with outlet for copper ref S900067; screwing	134.78	2.31	47.72	153.21	nr	**200.93**
Montana 51 cm pedestal basin ref S210101; with one taphole; Millenia STD dual control one taphole standard basin mixer with pop-up waste ref S7300AA; pair of Millenia STD handles ref B8000AA; Full pedestal (IS group S2920) ref S292001; Isovalve 15 mm plastic servicing valve with outlet for copper ref S900067; screwing	124.89	2.31	47.72	141.33	nr	**189.05**
Montana 58 cm pedestal basin ref S210401; with one taphole; Millenia STD dual control one taphole standard basin mixer with pop-up waste ref S7300AA; pair of Millenia STD handles ref B8000AA; Full pedestal (IS group S2920) ref S292001; Isovalve 15 mm plastic servicing valve with outlet for copper ref S900067; screwing	127.80	2.31	47.72	144.37	nr	**192.09**
Drinking fountains; Armitage Shanks or equal and approved						
White vitreous china fountains; pointing all round with Dow Corning Hansil silicone sealant						
Aqualon wall mounted drinking fountain ref S540101; Aqualon self closing valve with fittings and plastic waste ref S5402AA; 32 × 75 mm seal plastic standard bottle trap ref S891067; screwing	214.92	2.31	47.72	226.73	nr	**274.45**
Polished stainless steel fountains; pointing all round with Dow Corning Hansil silicone sealant						
Purita wall mounted drinking fountain ref S5435MY with self closing valve and fittings; 32mm unslotted basin strainer waste ref S8720AA; screwing	170.17	2.31	47.72	174.75	nr	**222.47**
Purita pedestal mounted drinking fountain 90 cm high ref S5440MY with self closing valve and fittings; 32mm unslotted basin strainer waste ref S8720AA; screwing	438.27	2.78	57.44	450.29	nr	**507.73**

N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Baths; Armitage Shanks or equal and approved						
Sandringham acrylic rectangular bath with chrome plated grips and two tapholes ref S159301; Sandringham STD pair of standard bath taps with chrome handles ref S7032AA; bath chain waste with plastic plug and overflow ref S8830AA; cast brass 'P' trap with plain outlet and overflow connection; pointing with Dow Corning Hansil silicone sealant						
170 cm long × 70 cm wide; white or coloured	106.43	3.50	72.31	109.09	nr	**181.40**
Nisa lowline heavy gauge steel rectangular bath with chrome plated grips and two tapholes ref S176501; Sandringham STD pair of standard bath taps with chrome handles ref S7032AA; bath chain waste with plastic plug and overflow ref S8830AA; cast brass 'P' trap with plain outlet and overflow connection; pointing with Dow Corning Hansil silicone sealant						
170 cm long × 70 cm wide; white or coloured	270.20	3.50	72.31	276.95	nr	**349.26**
Water closets; Armitage Shanks or equal and approved						
White vitreous china pans and cisterns; pointing all round base with Dow Corning Hansil silicone sealant						
Wentworth close coupled washdown closet pan with horizontal outlet ref S316101; Orion 3 plastic toilet seat and cover ref S404501; Panketa pan connector 14º finned ref S430501; Universal close coupled bottom inlet cistern with syphon ref S392001	122.54	3.05	63.02	130.90	nr	**193.92**
Tiffany back to wall washdown closet pan with horizontal outlet ref S341001; Saturn plastic toilet seat and cover ref S404001; Panketa pan connector 14º finned ref S430501; Conceala 2 6 litre low level side inlet cistern with syphon and lever ref S361767	161.24	3.05	63.02	170.57	nr	**233.59**
Extra over for; Panketa pan connector 90º finned ref S430001	–	–	–	1.25	nr	**1.25**
Tiffany close coupled washdown closet pan with horizontal outlet (IS group S3080) ref S308001; Saturn plastic toilet seat and cover ref S404001; Panketa pan connector 14º finned ref S430501; Tiffany 7½ litre close coupled cistern with dual flush valve ref S365001	166.58	3.05	63.02	176.04	nr	**239.06**
Extra over for; Panketa pan connector 90º finned ref S430001	–	–	–	1.25	nr	**1.25**
Cameo close coupled washdown closet pan with horizontal outlet (IS group S3080) ref S308001; Accolade/Cameo plastic toilet seat and cover ref S402501; Panketa pan connector 14º finned ref S430501; Cameo 6 litre close coupled cistern with dual flush valve ref S361301	207.74	3.05	63.02	218.23	nr	**281.25**
Extra over for; Panketa pan connector 90º finned ref S430001	–	–	–	1.25	nr	**1.25**

N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
N13 SANITARY APPLIANCES/FITTINGS – cont						
Wall urinals; Armitage Shanks or equal and approved						
White vitreous china bowls and cisterns; pointing all round with Dow Corning Hansil silicone sealant						
Single Sanura 40 cm urinal bowl ref S610501; Sanura top inlet spreader ref S6285AA; pair of wall hangers for urinal bowl ref S9725AA; 38 mm plastic domed waste ref S885067; 38 × 75 mm seal plastic standard bottle trap ref S891567; Conceala 4½ litres capacity auto cistern and cover ref S621567; Sanura concealed flushpipe for single urinal bowl ref S6226NU; screwing	144.22	3.70	76.44	164.12	nr	**240.56**
Single Sanura 40 cm urinal bowl ref S610501; Sanura top inlet spreader ref S6285AA; pair of wall hangers for urinal bowl ref S9725AA; 38 mm plastic domed waste ref S885067; 38 × 75 mm seal plastic standard bottle trap ref S891567; Mura 4½ litres capacity auto cistern and cover ref S620001; Sanura/Mura exposed flushpipe for single urinal bowl ref S6220MY; screwing	164.30	3.70	76.44	184.70	nr	**261.14**
Single Sanura 50 cm urinal bowl ref S610001; Sanura top inlet spreader ref S6285AA; pair of wall hangers for urinal bowl ref S9725AA; 38 mm plastic domed waste ref S885067; 38 × 75 mm seal plastic standard bottle trap ref S891567; Conceala 4½ litres capacity auto cistern and cover ref S621567; Sanura concealed flushpipe for single urinal bowl ref S6226NU; screwing	196.94	3.70	76.44	218.22	nr	**294.66**
Single Sanura 50 cm urinal bowl ref S610001; Sanura top inlet spreader ref S6285AA; pair of wall hangers for urinal bowl ref S9725AA; 38 mm plastic domed waste ref S885067; 38 × 75 mm seal plastic standard bottle trap ref S891567; Mura 4½ litres capacity auto cistern and cover ref S620001; Sanura/Mura exposed flushpipe for single urinal bowl ref S6220MY; screwing	217.02	3.70	76.44	238.80	nr	**315.24**
Range of 2 nr Sanura 40 cm urinal bowls ref S610501; Sanura top inlet spreader ref S6285AA; pairs of wall hangers for urinal bowls ref S9725AA; 38 mm plastic domed wastes ref S885067; 38 × 75 mm seal plastic standard bottle traps ref S891567; Conceala 9 litres capacity auto cistern and cover ref S621667; Sanura concealed flushpipe for range of 2 nr urinal bowls ref S6227NU; screwing	242.80	6.95	143.60	281.44	nr	**425.04**

N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Range of 2 nr Sanura 50 cm urinal bowls ref S610001; Sanura top inlet spreader ref S6285AA; pairs of wall hangers for urinal bowls ref S9725AA; 38 mm plastic domed wastes ref S885067; 38 × 75 mm seal plastic standard bottle traps ref S891567; Conceala 9 litres capacity auto cistern and cover ref S621667; Sanura concealed flushpipe for range of 2 nr urinal bowls ref S6227NU; screwing	348.22	6.95	143.60	389.64	nr	**533.24**
Range of 3 nr Sanura 40 cm urinal bowls ref S610501; Sanura top inlet spreader ref S6285AA; pairs of wall hangers for urinal bowls ref S9725AA; 38 mm plastic domed wastes ref S885067; 38 × 75 mm seal plastic standard bottle traps ref S891567; Conceala 9 litres capacity auto cistern and cover ref S621667; Sanura concealed flushpipe for range of 3 nr urinal bowls ref S6228NU; screwing	338.03	10.15	209.72	395.35	nr	**605.07**
Range of 3 nr Sanura 50 cm urinal bowls ref S610001; Sanura top inlet spreader ref S6285AA; pairs of wall hangers for urinal bowls ref S9725AA; 38 mm plastic domed wastes ref S885067; 38 × 75 mm seal plastic standard bottle traps ref S891567; Conceala 9 litres capacity auto cistern and cover ref S621667; Sanura concealed flushpipe for range of 3 nr urinal bowls ref S6228NU; screwing	496.17	10.15	209.72	557.44	nr	**767.16**
Range of 4 nr Sanura 40 cm urinal bowls ref S610501; Sanura top inlet spreader ref S6285AA; pairs of wall hangers for urinal bowls ref S9725AA; 38 mm plastic domed wastes ref S885067; 38 × 75 mm seal plastic standard bottle traps ref S891567; Conceala 9 litres capacity auto cistern and cover ref S621767; Sanura concealed flushpipe for range of 4 nr urinal bowls ref S6229NU; screwing	436.74	13.40	276.87	512.81	nr	**789.68**
Range of 4 nr Sanura 50 cm urinal bowls ref S610001; Sanura top inlet spreader ref S6285AA; pairs of wall hangers for urinal bowls ref S9725AA; 38 mm plastic domed wastes ref S885067; 38 × 75 mm seal plastic standard bottle traps ref S891567; Conceala 9 litres capacity auto cistern and cover ref S621767; Sanura concealed flushpipe for range of 4 nr urinal bowls ref S6229NU; screwing	647.58	13.40	276.87	729.22	nr	**1006.09**

N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
N13 SANITARY APPLIANCES/FITTINGS – cont						
Wall urinals – cont						
Range of 5 nr Sanura 40 cm urinal bowls ref S610501; Sanura top inlet spreader ref S6285AA; pairs of wall hangers for urinal bowls ref S9725AA; 38 mm plastic domed wastes ref S885067; 38 × 75 mm seal plastic standard bottle traps ref S891567; Conceala 9 litres capacity auto cistern and cover ref S621767; Sanura concealed flushpipe for range of 5 nr urinal bowls ref S6230NU; screwing	532.00	16.65	344.02	626.75	nr	**970.77**
Range of 5 nr Sanura 50 cm urinal bowls ref S610001; Sanura top inlet spreader ref S6285AA; pairs of wall hangers for urinal bowls ref S9725AA; 38 mm plastic domed wastes ref S885067; 38 × 75 mm seal plastic standard bottle traps ref S891567; Conceala 9 litres capacity auto cistern and cover ref S621767; Sanura concealed flushpipe for range of 5 nr urinal bowls ref S6230NU; screwing	795.56	16.65	344.02	897.24	nr	**1241.26**
White vitreous china division panels; pointing all round with Dow Corning Hansill silicone sealant						
Urinal division with screw and hanger ref S612001; screwing	45.19	0.70	14.46	47.10	nr	**61.56**
Bidets; Armitage Shanks or equal and approved						
Tiffany back to wall bidet with one taphole ref S491001; vitreous china; chromium plated pop-up waste and mixer tap with hand wheels refs S7500AA and S8000AA						
58 cm × 39 cm; white or coloured	239.90	3.50	72.31	245.90	nr	**318.21**
Shower tray and fittings						
Simplicity shower tray; acrylic; with outlet and grated waste; chain and plug; bedding and pointing in waterproof cement mortar						
760 mm × 760 mm; white or coloured	38.06	3.00	61.98	39.01	nr	**100.99**
Shower fitting; riser pipe with mixing valve and shower rose; chromium plated; plugging and screwing mixing valve and pipe bracket						
15 mm diameter riser pipe; 127 mm diameter shower rose	204.85	5.00	103.31	209.97	nr	**313.28**
Corner fitting shower enclosure; Bliss flat top hinged door with front panel and clear glass side panel	403.30	3.00	46.18	413.38	nr	**459.56**

N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Miscellaneous fittings; Magrini Ltd or equal and approved						
Vertical nappy changing unit						
ref KBCS; screwing	–	0.60	8.47	191.00	nr	**199.47**
Horizontal nappy changing unit						
ref KBHS; screwing	–	0.60	8.47	191.00	nr	**199.47**
Stay Safe baby seat						
ref KBPS; screwing	–	0.55	7.76	65.82	nr	**73.58**
Miscellaneous fittings; Pressalit Ltd or equal and approved						
Grab rails						
300 mm long ref RT100000; screwing	–	0.50	7.05	52.75	nr	**59.80**
450 mm long ref RT101000; screwing	–	0.50	7.05	60.58	nr	**67.63**
600 mm long ref RT102000; screwing	–	0.50	7.05	69.55	nr	**76.60**
800 mm long ref RT103000; screwing	–	0.50	7.05	78.26	nr	**85.31**
1000 mm long ref RT104000; screwing	–	0.50	7.05	90.30	nr	**97.35**
Angled grab rails						
900 mm long, angled 135° ref RT110000; screwing	–	0.50	7.05	113.62	nr	**120.67**
1300 mm long, angled 90° ref RT119000; screwing	–	0.75	10.58	178.00	nr	**188.58**
Hinged grab rails						
600 mm long ref R3016000; screwing	–	0.35	4.94	185.00	nr	**189.94**
600 mm long with spring counter balance ref RF016000; screwing	–	0.35	4.94	258.29	nr	**263.23**
850 mm long ref R3010000; screwing	–	0.35	4.94	224.72	nr	**229.66**
850 mm long with spring counter balance ref RF010000; screwing	–	0.35	4.94	277.25	nr	**282.19**
Shower seat; wall mounted; with padded seat and back	–	1.50	21.16	218.33	nr	**239.49**
N15 SIGNS/NOTICES						
Plain script; in gloss oil paint; on painted or varnished surfaces						
Capital letters; lower case letters or numerals						
per coat; per 25 mm high	–	0.09	1.27	–	nr	**1.27**
Stops						
per coat	–	0.02	0.29	–	nr	**0.29**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
P10 SUNDRY INSULATION/PROOFING WORK/ FIRE STOPS						
ALTERNATIVE INSULATION PRICES						
Insulation (£/m²)						
Crown FrameTherm Roll 40						
90 mm	–	–	–	–	m²	**1.57**
140 mm	–	–	–	–	m²	**2.26**
Crown FrameTherm Roll 35						
90 mm	–	–	–	–	m²	**3.72**
140 mm	–	–	–	–	m²	**5.28**
Crown Factoryclad 40						
80 mm	–	–	–	–	m²	**1.07**
100 mm	–	–	–	–	m²	**1.28**
Crown Factoryclad 37						
100 mm	–	–	–	–	m²	**2.44**
120 mm	–	–	–	–	m²	**2.81**
Crown Factoryclad 35						
100 mm	–	–	–	–	m²	**3.28**
Crown Factoryclad 32						
100 mm	–	–	–	–	m²	**5.67**
SUPPLY AND FIX PRICES						
Sisalkraft building papers/vapour barriers or other equal and approved						
Building paper; 150 mm laps; fixed to softwood						
Moistop grade 728 (class A1F)	–	0.08	1.08	0.79	m²	**1.87**
Vapour barrier/reflective insulation 150 mm laps; fixed to softwood						
Insulex grade 714; single sided	–	0.08	1.08	0.93	m²	**2.01**
Mat or quilt insulation						
Glass fibre roll; Crown Loft Roll or other equal and approved; laid loose between members at 600 mm centres						
100 mm thick	1.26	0.09	1.21	1.29	m²	**2.50**
150 mm thick	1.89	0.10	1.34	1.94	m²	**3.28**
200 mm thick	2.52	0.11	1.48	2.58	m²	**4.06**
Glass fibre quilt; Isowool Modular roll or other equal and approved; laid loose between members at 600 mm centres						
60 mm thick	1.56	0.09	1.21	1.60	m²	**2.81**
80 mm thick	2.04	0.10	1.34	2.09	m²	**3.43**
100 mm thick	2.42	0.11	1.48	2.48	m²	**3.96**
150 mm thick	3.69	0.12	1.61	3.78	m²	**5.39**
Mineral fibre quilt; Isowool APR 1200 or other equal and approved; pinned vertically to softwood						
25 mm thick	0.95	0.08	1.08	0.97	m²	**2.05**
50 mm thick	1.40	0.09	1.21	1.44	m²	**2.65**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Crown Dritherm Cavity Slab 37 glass fibre batt or other equal and approved; as full or partial cavity fill; including cutting and fitting around wall ties and retaining discs						
50 mm thick	2.21	0.12	1.61	2.48	m^2	**4.09**
75 mm thick	1.88	0.13	1.74	2.15	m^2	**3.89**
100 mm thick	2.78	0.14	1.89	3.08	m^2	**4.97**
Crown Dritherm Cavity Slab 34 glass fibre batt or other equal and approved; as full or partial cavity fill; including cutting and fitting around wall ties and retaining discs						
65 mm thick	2.83	0.12	1.61	3.13	m^2	**4.74**
75 mm thick	3.29	0.13	1.74	3.59	m^2	**5.33**
85 mm thick	4.99	0.13	1.74	5.33	m^2	**7.07**
100 mm thick	4.99	0.14	1.89	5.33	m^2	**7.22**
Crown Dritherm Cavity Slab 32 glass fibre batt or other equal and approved; as full or partial cavity fill; including cutting and fitting around wall ties and retaining discs						
65 mm thick	3.70	0.12	1.61	4.01	m^2	**5.62**
75 mm thick	4.29	0.13	1.74	4.62	m^2	**6.36**
85 mm thick	4.87	0.13	1.74	5.22	m^2	**6.96**
100 mm thick	5.62	0.14	1.89	5.98	m^2	**7.87**
Crown Frametherm Roll 40 glass fibre semi-rigid or rigid batt or other equal and approved; pinned vertically in timber frame construction						
90 mm thick	3.67	0.14	1.89	3.76	m^2	**5.65**
140 mm thick	5.33	0.16	2.15	5.46	m^2	**7.61**
Crown Rafter Roll 32 glass fibre flanged building roll; pinned vertically or to slope between timber framing						
50 mm thick	4.39	0.13	1.74	4.50	m^2	**6.24**
75 mm thick	6.29	0.14	1.89	6.45	m^2	**8.34**
100 mm thick	8.10	0.15	2.02	8.30	m^2	**10.32**
Board or slab insulation						
Expanded polystyrene board standard grade SD/N or other equal and approved; fixed with adhesive						
20 mm thick	–	0.14	2.44	1.44	m^2	**3.88**
25 mm thick	–	0.14	2.44	1.58	m^2	**4.02**
30 mm thick	–	0.14	2.44	1.74	m^2	**4.18**
40 mm thick	–	0.15	2.61	2.07	m^2	**4.68**
50 mm thick	–	0.16	2.79	2.38	m^2	**5.17**
60 mm thick	–	0.17	2.97	2.70	m^2	**5.67**
75 mm thick	–	0.18	3.15	3.18	m^2	**6.33**
100 mm thick	–	0.19	3.32	3.97	m^2	**7.29**
KIngspan Thermawall TW50 zero ODP rigid urethene insulation board or other equal and approved; as full or partial cavity fill; including cutting and fitting around wall ties and retaining discs						
50 mm thick	5.04	0.17	2.97	5.39	m^2	**8.36**
75 mm thick	7.30	0.18	3.15	7.70	m^2	**10.85**
100 mm thick	8.93	0.19	3.32	9.37	m^2	**12.69**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
P10 SUNDRY INSULATION/PROOFING WORK/ FIRE STOPS – cont						
Board or slab insulation – cont						
Kingspan Thermafloor TF70 rigid urethane floor insulation						
50 mm thick	–	0.17	3.05	7.20	m^2	**10.25**
75 mm thick	–	0.17	3.05	9.35	m^2	**12.40**
100 mm thick	–	0.17	3.05	13.36	m^2	**16.41**
Styrofoam Floormate 500 extruded polystyrene foam or other equal and approved						
50 mm thick	–	0.46	8.03	4.31	m^2	**12.34**
80 mm thick	–	0.46	8.03	7.57	m^2	**15.60**
120 mm thick	–	0.46	8.03	11.37	m^2	**19.40**
Fire stops						
Cape Firecheck channel; intumescent coatings on cut mitres; fixing with brass cups and screws						
19 mm × 44 mm or 19 mm × 50 mm	9.43	0.56	9.78	9.76	m	**19.54**
Sealmaster intumescent fire and smoke seals or other equal and approved; pinned into groove in timber						
type N30; for single leaf half hour door	2.77	0.28	4.89	2.84	m	**7.73**
type N60; for single leaf one hour door	3.62	0.31	5.41	3.71	m	**9.12**
type IMN or IMP; for meeting or pivot stiles of pair of one hour doors; per stile	3.62	0.31	5.41	3.71	m	**9.12**
intumescent plugs in timber; including boring	–	0.09	1.57	0.42	nr	**1.99**
Rockwool fire stops or other equal and approved; between top of brick/block wall and concrete soffit						
30 mm deep × 100 mm wide	–	0.07	1.22	3.15	m	**4.37**
30 mm deep × 150 mm wide	–	0.09	1.57	4.78	m	**6.35**
30 mm deep × 200 mm wide	–	0.11	1.92	6.39	m	**8.31**
60 mm deep × 100 mm wide	–	0.08	1.39	4.15	m	**5.54**
60 mm deep × 150 mm wide	–	0.10	1.74	6.20	m	**7.94**
60 mm deep × 200 mm wide	–	0.12	2.09	8.34	m	**10.43**
90 mm deep × 100 mm wide	–	0.10	1.74	6.62	m	**8.36**
90 mm deep × 150 mm wide	–	0.12	2.09	9.90	m	**11.99**
90 mm deep × 200 mm wide	–	0.14	2.44	13.25	m	**15.69**
Fire protection compound						
Quelfire QF4, fire protection compound or other equal and approved; filling around pipes, ducts and the like; including all necessary formwork						
300 mm × 300 mm × 250 mm; pipes – 2	–	0.93	13.93	11.10	nr	**25.03**
500 mm × 500 mm × 250 mm; pipes – 2	–	1.16	16.97	33.29	nr	**50.26**
Fire barriers						
Rockwool fire barrier or other equal and approved; between top of suspended ceiling and concrete soffit						
one 50 mm layer × 900 mm wide; half hour	–	0.56	9.78	18.15	m^2	**27.93**
two 50 mm layers × 900 mm wide; one hour	–	0.83	14.48	36.13	m^2	**50.61**
three 50 mm layers × 900 mm wide; two hour	–	1.10	19.20	51.79	m^2	**70.99**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Corofil C144 fire barrier to edge of slab; fixed with non-flammable contact adhesive						
to suit void 30 mm wide × 100 mm deep; one hour	–	–	–	–	m	**13.97**
Lamatherm fire barrier or other equal and approved; to void below raised access floors						
75 mm thick × 300 mm high; half hour	–	0.17	2.97	8.68	m	**11.65**
75 mm thick × 600 mm high; half hour	–	0.17	2.97	19.02	m	**21.99**
90 mm thick × 300 mm high; half hour	–	0.17	2.97	12.19	m	**15.16**
90 mm thick × 600 mm high; half hour	–	0.17	2.97	25.39	m	**28.36**
Dow Chemicals Styrofoam SP or other equal and approved; cold bridging insulation fixed with adhesive to brick, block or concrete base						
Insulation to walls						
50 mm thick	–	0.33	5.76	3.52	m^2	**9.28**
75 mm thick	–	0.35	6.11	5.78	m^2	**11.89**
Insulation to isolated columns						
50 mm thick	–	0.41	7.15	3.52	m^2	**10.67**
75 mm thick	–	0.43	7.50	5.78	m^2	**13.28**
Insulation to ceilings						
50 mm thick	–	0.36	6.28	3.52	m^2	**9.80**
75 mm thick	–	0.39	6.81	5.78	m^2	**12.59**
Insulation to isolated beams						
50 mm thick	–	0.43	7.50	3.52	m^2	**11.02**
75 mm thick	–	0.46	8.03	5.78	m^2	**13.81**
P20 UNFRAMED ISOLATED TRIMS/SKIRTINGS/ SUNDRY ITEMS						
Medium density fibreboard; Sapele veneered one side; 18 mm thick						
Window boards and the like; rebated; hardwood lipped on one edge						
18 mm × 200 mm	–	0.25	4.37	14.77	m	**19.14**
18 mm × 250 mm	–	0.28	4.89	15.54	m	**20.43**
18 mm × 300 mm	–	0.31	5.41	15.93	m	**21.34**
18 mm × 350 mm	–	0.33	5.76	17.09	m	**22.85**
returned and fitted ends	–	0.20	3.50	2.87	nr	**6.37**
Medium density fibreboard; American White Ash veneered one side; 18 mm thick						
Window boards and the like; rebated; hardwood lipped on one edge						
18 mm × 200 mm	–	0.25	4.37	15.34	m	**19.71**
18 mm × 250 mm	–	0.28	4.89	16.31	m	**21.20**
18 mm × 300 mm	–	0.31	5.41	16.79	m	**22.20**
18 mm × 350 mm	–	0.33	5.76	18.22	m	**23.98**
returned and fitted ends	–	0.20	3.50	2.87	nr	**6.37**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
P20 UNFRAMED ISOLATED TRIMS/SKIRTINGS/ SUNDRY ITEMS – cont						
Wrought softwood						
Skirtings, picture rails, dado rails and the like; splayed or moulded						
19 mm × 44 mm; splayed	–	0.09	1.57	2.82	m	**4.39**
19 mm × 44 mm; moulded	–	0.09	1.57	3.00	m	**4.57**
19 mm × 69 mm; splayed	–	0.09	1.57	3.04	m	**4.61**
19 mm × 69 mm; moulded	–	0.09	1.57	3.04	m	**4.61**
19 mm × 94 mm; splayed	–	0.09	1.57	3.41	m	**4.98**
19 mm × 94 mm; moulded	–	0.09	1.57	3.41	m	**4.98**
19 mm × 144 mm; moulded	–	0.11	1.92	4.01	m	**5.93**
19 mm × 169 mm; moulded	–	0.11	1.92	4.23	m	**6.15**
25 mm × 50 mm; moulded	–	0.09	1.57	2.94	m	**4.51**
25 mm × 69 mm; splayed	–	0.09	1.57	3.25	m	**4.82**
25 mm × 94 mm; splayed	–	0.09	1.57	3.64	m	**5.21**
25 mm × 144 mm; splayed	–	0.11	1.92	4.40	m	**6.32**
25 mm × 144 mm; moulded	–	0.11	1.92	4.40	m	**6.32**
25 mm × 169 mm; moulded	–	0.11	1.92	4.90	m	**6.82**
25 mm × 219 mm; moulded	–	0.13	2.27	6.37	m	**8.64**
returned ends	–	0.14	2.44	–	nr	**2.44**
mitres	–	0.09	1.57	–	nr	**1.57**
Architraves, cover fillets and the like; half round; splayed or moulded						
13 mm × 25 mm; half round	–	0.11	1.92	2.64	m	**4.56**
13 mm × 50 mm; moulded	–	0.11	1.92	2.82	m	**4.74**
16 mm × 32 mm; half round	–	0.11	1.92	2.94	m	**4.86**
16 mm × 38 mm; moulded	–	0.11	1.92	2.94	m	**4.86**
16 mm × 50 mm; moulded	–	0.11	1.92	2.94	m	**4.86**
19 mm × 50 mm; splayed	–	0.11	1.92	2.94	m	**4.86**
19 mm × 63 mm; splayed	–	0.11	1.92	3.04	m	**4.96**
19 mm × 69 mm; splayed	–	0.11	1.92	3.23	m	**5.15**
25 mm × 44 mm; splayed	–	0.11	1.92	2.91	m	**4.83**
25 mm × 50 mm; moulded	–	0.11	1.92	3.05	m	**4.97**
25 mm × 63 mm; splayed	–	0.11	1.92	3.19	m	**5.11**
25 mm × 69 mm; splayed	–	0.11	1.92	3.62	m	**5.54**
32 mm × 88 mm; moulded	–	0.11	1.92	3.64	m	**5.56**
38 mm × 38 mm; moulded	–	0.11	1.92	3.23	m	**5.15**
50 mm × 50 mm; moulded	–	0.11	1.92	3.75	m	**5.67**
returned ends	–	0.14	2.44	–	nr	**2.44**
mitres	–	0.09	1.57	–	nr	**1.57**
Stops; screwed on						
16 mm × 38 mm	–	0.09	1.57	1.29	m	**2.86**
16 mm × 50 mm	–	0.09	1.57	1.40	m	**2.97**
19 mm × 38 mm	–	0.09	1.57	1.29	m	**2.86**
25 mm × 38 mm	–	0.09	1.57	1.41	m	**2.98**
25 mm × 50 mm	–	0.09	1.57	1.45	m	**3.02**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Glazing beads and the like						
13 mm × 16 mm	–	0.04	0.70	1.59	m	**2.29**
13 mm × 19 mm	–	0.04	0.70	1.59	m	**2.29**
13 mm × 25 mm	–	0.04	0.70	1.62	m	**2.32**
13 mm × 25 mm; screwed	–	0.04	0.70	2.64	m	**3.34**
13 mm × 25 mm; fixing with brass cups and screws	–	0.04	0.70	3.39	m	**4.09**
16 mm × 25 mm; screwed	–	0.04	0.70	2.64	m	**3.34**
16 mm quadrant	–	0.04	0.70	2.42	m	**3.12**
19 mm quadrant or scotia	–	0.04	0.70	2.42	m	**3.12**
19 mm × 36 mm; screwed	–	0.04	0.70	2.68	m	**3.38**
25 mm × 38 mm; screwed	–	0.04	0.70	2.80	m	**3.50**
25 mm quadrant or scotia	–	0.04	0.70	2.55	m	**3.25**
38 mm scotia	–	0.04	0.70	3.08	m	**3.78**
50 mm scotia	–	0.04	0.70	3.61	m	**4.31**
Isolated shelves, worktops, seats and the like						
19 mm × 150 mm	–	0.15	2.61	3.35	m	**5.96**
19 mm × 200 mm	–	0.20	3.50	4.63	m	**8.13**
25 mm × 150 mm	–	0.15	2.61	3.83	m	**6.44**
25 mm × 200 mm	–	0.20	3.50	5.44	m	**8.94**
32 mm × 150 mm	–	0.15	2.61	4.48	m	**7.09**
32 mm × 200 mm	–	0.20	3.50	6.11	m	**9.61**
Isolated shelves, worktops, seats and the like; cross-tongued joints						
19 mm × 300 mm	–	0.26	4.54	13.82	m	**18.36**
19 mm × 450 mm	–	0.31	5.41	20.82	m	**26.23**
19 mm × 600 mm	–	0.37	6.46	26.94	m	**33.40**
25 mm × 300 mm	–	0.26	4.54	14.81	m	**19.35**
25 mm × 450 mm	–	0.31	5.41	22.45	m	**27.86**
25 mm × 600 mm	–	0.37	6.46	29.19	m	**35.65**
32 mm × 300 mm	–	0.26	4.54	15.68	m	**20.22**
32 mm × 450 mm	–	0.31	5.41	23.85	m	**29.26**
32 mm × 600 mm	–	0.37	6.46	31.12	m	**37.58**
Isolated shelves, worktops, seats and the like; slatted with 50 wide slats at 75 mm centres						
19 mm thick	–	0.60	10.48	33.81	m	**44.29**
25 mm thick	–	0.60	10.48	34.56	m	**45.04**
32 mm thick	–	0.60	10.48	35.22	m	**45.70**
Window boards, nosings, bed moulds and the like; rebated and rounded						
19 mm × 75 mm	–	0.17	2.97	4.29	m	**7.26**
19 mm × 150 mm	–	0.19	3.32	5.31	m	**8.63**
19 mm × 225 mm; in one width	–	0.24	4.19	6.55	m	**10.74**
19 mm × 300 mm; cross-tongued joints	–	0.28	4.89	15.08	m	**19.97**
25 mm × 75 mm	–	0.17	2.97	4.53	m	**7.50**
25 mm × 150 mm	–	0.19	3.32	5.82	m	**9.14**
25 mm × 225 mm; in one width	–	0.24	4.19	7.34	m	**11.53**
25 mm × 300 mm; cross-tongued joints	–	0.28	4.89	16.30	m	**21.19**
32 mm × 75 mm	–	0.17	2.97	4.76	m	**7.73**
32 mm × 150 mm	–	0.19	3.32	6.27	m	**9.59**
32 mm × 225 mm; in one width	–	0.24	4.19	8.02	m	**12.21**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
P20 UNFRAMED ISOLATED TRIMS/SKIRTINGS/ SUNDRY ITEMS – cont						
Wrought softwood – cont						
Window boards, nosings, bed moulds and the like – cont						
32 mm × 300 mm; cross-tongued joints	–	0.28	4.89	17.33	m	**22.22**
38 mm × 75 mm	–	0.17	2.97	5.20	m	**8.17**
38 mm × 150 mm	–	0.19	3.32	7.23	m	**10.55**
38 mm × 225 mm; in one width	–	0.24	4.19	9.37	m	**13.56**
38 mm × 300 mm; cross-tongued joints	–	0.28	4.89	19.41	m	**24.30**
returned and fitted ends	–	0.14	2.44	–	nr	**2.44**
Handrails; mopstick						
50 mm diameter	–	0.23	4.02	9.64	m	**13.66**
Handrails; rounded						
44 mm × 50 mm	–	0.23	4.02	9.34	m	**13.36**
50 mm × 75 mm	–	0.25	4.37	10.20	m	**14.57**
63 mm × 87 mm	–	0.28	4.89	11.31	m	**16.20**
75 mm × 100 mm	–	0.32	5.59	13.86	m	**19.45**
Handrails; moulded						
44 mm × 50 mm	–	0.23	4.02	9.34	m	**13.36**
50 mm × 75 mm	–	0.25	4.37	10.20	m	**14.57**
63 mm × 87 mm	–	0.28	4.89	11.31	m	**16.20**
75 mm × 100 mm	–	0.32	5.59	13.86	m	**19.45**
Add 5% to the above material prices for selected softwood for staining						
Medium density fibreboard						
Skirtings, picture rails, dado rails and the like; splayed or moulded						
18 mm × 50 mm; splayed	–	0.09	1.57	2.78	m	**4.35**
18 mm × 50 mm; moulded	–	0.09	1.57	2.78	m	**4.35**
18 mm × 75 mm; splayed	–	0.09	1.57	2.89	m	**4.46**
18 mm × 75 mm; moulded	–	0.09	1.57	2.89	m	**4.46**
18 mm × 100 mm; splayed	–	0.09	1.57	3.00	m	**4.57**
18 mm × 100 mm; moulded	–	0.09	1.57	3.00	m	**4.57**
18 mm × 150 mm; moulded	–	0.11	1.92	3.27	m	**5.19**
18 mm × 175 mm; moulded	–	0.11	1.92	3.39	m	**5.31**
22 mm × 100 mm; splayed	–	0.09	1.57	4.81	m	**6.38**
25 mm × 50 mm; moulded	–	0.09	1.57	2.91	m	**4.48**
25 mm × 75 mm; splayed	–	0.09	1.57	3.08	m	**4.65**
25 mm × 100 mm; splayed	–	0.09	1.57	3.26	m	**4.83**
25 mm × 150 mm; splayed	–	0.11	1.92	3.67	m	**5.59**
25 mm × 150 mm; moulded	–	0.11	1.92	3.67	m	**5.59**
25 mm × 175 mm; moulded	–	0.11	1.92	3.85	m	**5.77**
25 mm × 225 mm; moulded	–	0.13	2.27	4.12	m	**6.39**
returned ends	–	0.14	2.44	–	nr	**2.44**
mitres	–	0.09	1.57	–	nr	**1.57**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Architraves, cover fillets and the like; half round; splayed or moulded						
12 mm × 25 mm; half round	–	0.11	1.92	2.64	m	**4.56**
12 mm × 50 mm; moulded	–	0.11	1.92	2.73	m	**4.65**
15 mm × 32 mm; half round	–	0.11	1.92	2.67	m	**4.59**
15 mm × 38 mm; moulded	–	0.11	1.92	2.69	m	**4.61**
15 mm × 50 mm; moulded	–	0.11	1.92	2.73	m	**4.65**
18 mm × 50 mm; splayed	–	0.11	1.92	2.73	m	**4.65**
18 mm × 63 mm; splayed	–	0.11	1.92	2.85	m	**4.77**
18 mm × 75 mm; splayed	–	0.11	1.92	2.91	m	**4.83**
25 mm × 44 mm; splayed	–	0.11	1.92	2.91	m	**4.83**
25 mm × 50 mm; moulded	–	0.11	1.92	2.91	m	**4.83**
25 mm × 63 mm; splayed	–	0.11	1.92	3.00	m	**4.92**
25 mm × 75 mm; splayed	–	0.11	1.92	3.11	m	**5.03**
30 mm × 88 mm; moulded	–	0.11	1.92	4.01	m	**5.93**
38 mm × 38 mm; moulded	–	0.11	1.92	3.44	m	**5.36**
50 mm × 50 mm; moulded	–	0.11	1.92	3.61	m	**5.53**
returned ends	–	0.14	2.44	–	nr	**2.44**
mitres	–	0.09	1.57	–	nr	**1.57**
Stops; screwed on						
15 mm × 38 mm	–	0.09	1.57	1.47	m	**3.04**
15 mm × 50 mm	–	0.09	1.57	1.52	m	**3.09**
18 mm × 38 mm	–	0.09	1.57	1.51	m	**3.08**
25 mm × 38 mm	–	0.09	1.57	1.59	m	**3.16**
25 mm × 50 mm	–	0.09	1.57	1.67	m	**3.24**
Glazing beads and the like						
12 mm × 16 mm	–	0.04	0.70	1.71	m	**2.41**
12 mm × 19 mm	–	0.04	0.70	1.72	m	**2.42**
12 mm × 25 mm	–	0.04	0.70	1.74	m	**2.44**
12 mm × 25 mm; screwed	–	0.04	0.70	2.48	m	**3.18**
12 mm × 25 mm; fixing with brass cups and screws	–	0.04	0.70	2.86	m	**3.56**
15 mm × 25 mm; screwed	–	0.04	0.70	2.56	m	**3.26**
15 mm quadrant	–	0.04	0.70	2.47	m	**3.17**
18 mm quadrant or scotia	–	0.04	0.70	2.48	m	**3.18**
18 mm × 36 mm; screwed	–	0.04	0.70	2.61	m	**3.31**
25 mm × 38 mm; screwed	–	0.04	0.70	2.73	m	**3.43**
25 mm quadrant or scotia	–	0.04	0.70	2.58	m	**3.28**
38 mm scotia	–	0.04	0.70	2.46	m	**3.16**
50 mm scotia	–	0.04	0.70	2.85	m	**3.55**
Isolated shelves, worktops, seats and the like						
18 mm × 150 mm	–	0.15	2.61	3.24	m	**5.85**
18 mm × 200 mm	–	0.20	3.50	3.40	m	**6.90**
25 mm × 150 mm	–	0.15	2.61	3.71	m	**6.32**
25 mm × 200 mm	–	0.20	3.50	3.97	m	**7.47**
30 mm × 150 mm	–	0.15	2.61	5.21	m	**7.82**
30 mm × 200 mm	–	0.20	3.50	5.77	m	**9.27**
Isolated shelves, worktops, seats and the like; cross-tongued joints						
18 mm × 300 mm	–	0.26	4.54	10.55	m	**15.09**
18 mm × 450 mm	–	0.31	5.41	12.05	m	**17.46**
18 mm × 600 mm	–	0.37	6.46	20.14	m	**26.60**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
P20 UNFRAMED ISOLATED TRIMS/SKIRTINGS/ SUNDRY ITEMS – cont						
Medium density fibreboard – cont						
Isolated shelves, worktops, seats and the like – cont						
25 mm × 300 mm	–	0.26	4.54	11.12	m	**15.66**
25 mm × 450 mm	–	0.31	5.41	13.59	m	**19.00**
25 mm × 600 mm	–	0.37	6.46	19.63	m	**26.09**
30 mm × 300 mm	–	0.26	4.54	12.83	m	**17.37**
30 mm × 450 mm	–	0.31	5.41	15.27	m	**20.68**
30 mm × 600 mm	–	0.37	6.46	22.23	m	**28.69**
Isolated shelves, worktops, seats and the like; slatted with 50 wide slats at 75 mm centres						
18 mm thick	–	0.60	10.48	33.19	m	**43.67**
25 mm thick	–	0.60	10.48	35.21	m	**45.69**
30 mm thick	–	0.60	10.48	37.04	m	**47.52**
Window boards, nosings, bed moulds and the like; rebated and rounded						
18 mm × 75 mm	–	0.17	2.97	3.21	m	**6.18**
18 mm × 150 mm	–	0.19	3.32	3.62	m	**6.94**
18 mm × 225 mm	–	0.24	4.19	3.94	m	**8.13**
18 mm × 300 mm	–	0.28	4.89	4.33	m	**9.22**
25 mm × 75 mm	–	0.17	2.97	3.35	m	**6.32**
25 mm × 150 mm	–	0.19	3.32	3.94	m	**7.26**
25 mm × 225 mm	–	0.24	4.19	4.39	m	**8.58**
25 mm × 300 mm	–	0.28	4.89	4.93	m	**9.82**
30 mm × 75 mm	–	0.17	2.97	4.55	m	**7.52**
30 mm × 150 mm	–	0.19	3.32	5.61	m	**8.93**
30 mm × 225 mm	–	0.24	4.19	6.42	m	**10.61**
30 mm × 300 mm	–	0.28	4.89	7.38	m	**12.27**
38 mm × 75 mm	–	0.17	2.97	5.15	m	**8.12**
38 mm × 150 mm	–	0.19	3.32	6.42	m	**9.74**
38 mm × 225 mm	–	0.24	4.19	7.38	m	**11.57**
38 mm × 300 mm	–	0.28	4.89	8.54	m	**13.43**
returned and fitted ends	–	–	–	1.01	nr	**1.01**
Selected Sapele						
Skirtings, picture rails, dado rails and the like; splayed or moulded						
19 mm × 44 mm; splayed	4.05	0.13	2.27	4.29	m	**6.56**
19 mm × 44 mm; moulded	4.05	0.13	2.27	4.29	m	**6.56**
19 mm × 69 mm; splayed	4.71	0.13	2.27	4.98	m	**7.25**
19 mm × 69 mm; moulded	4.71	0.13	2.27	4.98	m	**7.25**
19 mm × 94 mm; splayed	5.50	0.13	2.27	5.78	m	**8.05**
19 mm × 94 mm; moulded	5.50	0.13	2.27	5.78	m	**8.05**
19 mm × 144 mm; moulded	7.30	0.15	2.61	7.63	m	**10.24**
19 mm × 169 mm; moulded	8.09	0.15	2.61	8.44	m	**11.05**
25 mm × 44 mm; moulded	4.55	0.13	2.27	4.81	m	**7.08**
25 mm × 69 mm; splayed	5.42	0.13	2.27	5.70	m	**7.97**
25 mm × 94 mm; splayed	6.65	0.13	2.27	6.96	m	**9.23**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
25 mm × 144 mm; splayed	8.71	0.15	2.61	9.07	m	**11.68**
25 mm × 144 mm; moulded	8.71	0.15	2.61	9.07	m	**11.68**
25 mm × 169 mm; moulded	9.77	0.15	2.61	10.16	m	**12.77**
25 mm × 219 mm; moulded	11.16	0.17	2.97	11.58	m	**14.55**
returned ends	–	0.20	3.50	–	nr	**3.50**
mitres	–	0.14	2.44	–	nr	**2.44**
Architraves, cover fillets and the like; half round; splayed or moulded						
13 mm × 25 mm; half round	2.45	0.15	2.61	2.65	m	**5.26**
13 mm × 50 mm; moulded	3.93	0.15	2.61	4.17	m	**6.78**
16 mm × 32 mm; half round	2.49	0.15	2.61	2.70	m	**5.31**
16 mm × 38 mm; moulded	3.79	0.15	2.61	4.03	m	**6.64**
16 mm × 50 mm; moulded	4.05	0.15	2.61	4.29	m	**6.90**
19 mm × 50 mm; splayed	4.05	0.15	2.61	4.29	m	**6.90**
19 mm × 63 mm; splayed	4.40	0.15	2.61	4.65	m	**7.26**
19 mm × 69 mm; splayed	4.71	0.15	2.61	4.98	m	**7.59**
25 mm × 44 mm; splayed	4.38	0.15	2.61	4.63	m	**7.24**
25 mm × 50 mm; moulded	4.55	0.15	2.61	4.81	m	**7.42**
25 mm × 63 mm; splayed	5.08	0.15	2.61	5.35	m	**7.96**
25 mm × 69 mm; splayed	5.42	0.15	2.61	5.70	m	**8.31**
32 mm × 88 mm; moulded	6.60	0.15	2.61	6.91	m	**9.52**
38 mm × 38 mm; moulded	5.19	0.15	2.61	5.46	m	**8.07**
50 mm × 50 mm; moulded	6.78	0.15	2.61	7.09	m	**9.70**
returned ends	–	0.20	3.50	–	nr	**3.50**
mitres	–	0.14	2.44	–	nr	**2.44**
Stops; screwed on						
16 mm × 38 mm	1.67	0.14	2.44	1.71	m	**4.15**
16 mm × 50 mm	1.80	0.14	2.44	1.85	m	**4.29**
19 mm × 38 mm	1.67	0.14	2.44	1.71	m	**4.15**
25 mm × 38 mm	2.11	0.14	2.44	2.16	m	**4.60**
25 mm × 50 mm	2.44	0.14	2.44	2.50	m	**4.94**
Glazing beads and the like						
13 mm × 16 mm	2.18	0.06	1.05	2.23	m	**3.28**
13 mm × 19 mm	2.18	0.06	1.05	2.23	m	**3.28**
13 mm × 25 mm	2.35	0.06	1.05	2.41	m	**3.46**
13 mm × 25 mm; screwed	3.18	0.06	1.05	3.26	m	**4.31**
13 mm × 25 mm; fixing with brass cups and screws	3.91	0.06	1.05	4.01	m	**5.06**
16 mm × 25 mm; screwed	3.18	0.06	1.05	3.26	m	**4.31**
16 mm quadrant	3.06	0.06	1.05	3.14	m	**4.19**
19 mm quadrant or scotia	3.06	0.06	1.05	3.14	m	**4.19**
19 mm × 36 mm; screwed	3.92	0.06	1.05	4.02	m	**5.07**
25 mm × 38 mm; screwed	4.27	0.06	1.05	4.38	m	**5.43**
25 mm quadrant or scotia	3.50	0.06	1.05	3.59	m	**4.64**
38 mm scotia	5.19	0.06	1.05	5.32	m	**6.37**
50 mm scotia	6.78	0.06	1.05	6.95	m	**8.00**
Isolated shelves; worktops, seats and the like						
19 mm × 150 mm	7.44	0.20	3.50	7.63	m	**11.13**
19 mm × 200 mm	8.79	0.28	4.89	9.01	m	**13.90**
25 mm × 150 mm	8.71	0.20	3.50	8.93	m	**12.43**
25 mm × 200 mm	10.46	0.28	4.89	10.72	m	**15.61**
32 mm × 150 mm	9.83	0.20	3.50	10.08	m	**13.58**
32 mm × 200 mm	11.89	0.28	4.89	12.19	m	**17.08**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
P20 UNFRAMED ISOLATED TRIMS/SKIRTINGS/ SUNDRY ITEMS – cont						
Selected Sapele – cont						
Isolated shelves, worktops, seats and the like; cross-tongued joints						
19 mm × 300 mm	20.11	0.35	6.11	20.61	m	**26.72**
19 mm × 450 mm	31.49	0.42	7.33	32.28	m	**39.61**
19 mm × 600 mm	41.83	0.51	8.91	42.88	m	**51.79**
25 mm × 300 mm	22.59	0.35	6.11	23.15	m	**29.26**
25 mm × 450 mm	35.48	0.42	7.33	36.37	m	**43.70**
25 mm × 600 mm	47.16	0.51	8.91	48.34	m	**57.25**
32 mm × 300 mm	24.70	0.35	6.11	25.32	m	**31.43**
32 mm × 450 mm	38.90	0.42	7.33	39.87	m	**47.20**
32 mm × 600 mm	51.71	0.51	8.91	53.00	m	**61.91**
Isolated shelves, worktops, seats and the like; slatted with 50 wide slats at 75 mm centres						
19 mm thick	57.96	0.80	13.96	59.94	m^2	**73.90**
25 mm thick	62.04	0.80	13.96	64.13	m^2	**78.09**
32 mm thick	65.55	0.80	13.96	67.73	m^2	**81.69**
Window boards, nosings, bed moulds and the like; rebated and rounded						
19 mm × 75 mm	5.73	0.22	3.84	6.20	m	**10.04**
19 mm × 150 mm	8.32	0.25	4.37	8.85	m	**13.22**
19 mm × 225 mm; in one width	10.22	0.33	5.76	10.80	m	**16.56**
19 mm × 300 mm; cross-tongued joints	20.80	0.37	6.46	21.65	m	**28.11**
25 mm × 75 mm	6.31	0.22	3.84	6.80	m	**10.64**
25 mm × 150 mm	9.26	0.25	4.37	9.82	m	**14.19**
25 mm × 225 mm; in one width	12.16	0.33	5.76	12.79	m	**18.55**
25 mm × 300 mm; cross-tongued joints	24.17	0.37	6.46	25.10	m	**31.56**
32 mm × 75 mm	6.86	0.22	3.84	7.36	m	**11.20**
32 mm × 150 mm	10.31	0.25	4.37	10.89	m	**15.26**
32 mm × 225 mm; in one width	13.74	0.33	5.76	14.40	m	**20.16**
32 mm × 300 mm; cross-tongued joints	26.58	0.37	6.46	27.57	m	**34.03**
returned and fitted ends	–	0.21	3.67	–	nr	**3.67**
Handrails; rounded						
44 mm × 50 mm	12.63	0.31	5.41	12.95	m	**18.36**
50 mm × 75 mm	15.22	0.33	5.76	15.60	m	**21.36**
63 mm × 87 mm	17.86	0.37	6.46	18.31	m	**24.77**
75 mm × 100 mm	22.20	0.42	7.33	22.75	m	**30.08**
Handrails; moulded						
44 mm × 50 mm	14.05	0.31	5.41	14.40	m	**19.81**
50 mm × 75 mm	16.63	0.33	5.76	17.05	m	**22.81**
63 mm × 87 mm	19.29	0.37	6.46	19.77	m	**26.23**
75 mm × 100 mm	23.61	0.42	7.33	24.20	m	**31.53**
Pin-boards; medium board						
Sundeala A pin-board or other equal and approved; fixed with adhesive to backing (not included); over 300 mm wide						
6 mm thick	–	0.56	9.78	4.95	m^2	**14.73**
Colourboard; 9 mm thick	–	0.56	9.78	11.06	m^2	**20.84**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Sundries on softwood/hardwood						
Extra over fixing with nails for						
gluing and pinning	–	0.02	0.30	0.03	m	**0.33**
masonry nails	–	0.02	0.31	0.09	m	**0.40**
steel screws	–	0.02	0.29	0.07	m	**0.36**
self-tapping screws	–	0.02	0.30	0.08	m	**0.38**
steel screws; gluing	–	0.03	0.51	0.07	m	**0.58**
steel screws; sinking; filling heads	–	0.04	0.65	0.07	m	**0.72**
steel screws; sinking; pellating over	–	0.08	1.40	0.07	m	**1.47**
brass cups and screws	–	0.10	1.74	0.19	m	**1.93**
Extra over for						
countersinking	–	0.01	0.26	–	m	**0.26**
pellating	–	0.07	1.22	–	m	**1.22**
Head or nut; in softwood						
let in flush	–	0.04	0.65	–	nr	**0.65**
Head or nut; in hardwood						
let in flush	–	0.06	0.96	–	nr	**0.96**
let in over; pellated	–	0.13	2.26	–	nr	**2.26**
Metalwork; mild steel						
Angle section bearers; for building in						
90 mm × 90 mm × 6 mm	–	0.31	6.14	8.00	m	**14.14**
120 mm × 120 mm × 8 mm	–	0.32	6.33	14.10	m	**20.43**
200 mm × 150 mm × 12 mm	–	0.37	7.33	31.58	m	**38.91**
Metalwork; mild steel; galvanized						
Waterbars; groove in timber						
6 mm × 30 mm	–	0.46	8.03	5.61	m	**13.64**
6 mm × 40 mm	–	0.46	8.03	7.04	m	**15.07**
6 mm × 50 mm	–	0.46	8.03	5.20	m	**13.23**
Angle section bearers; for building in						
90 mm × 90 mm × 6 mm	–	0.31	6.14	10.68	m	**16.82**
120 mm × 120 mm × 8 mm	–	0.32	6.33	18.85	m	**25.18**
200 mm × 150 mm × 12 mm	–	0.37	7.33	41.99	m	**49.32**
Dowels; mortice in timber						
8 mm diameter × 100 mm long	–	0.04	0.70	0.51	nr	**1.21**
10 mm diameter × 50 mm long	–	0.04	0.70	0.79	nr	**1.49**
Cramps						
25 mm × 3 mm × 230 mm girth; one end bent, holed and screwed to softwood; other end fishtailed for building in	–	0.06	1.05	1.21	nr	**2.26**
Metalwork; stainless steel						
Angle section bearers; for building in						
90 mm × 90 mm × 6 mm	–	0.31	6.14	24.94	m	**31.08**
120 mm × 120 mm × 8 mm	–	0.32	6.33	38.50	m	**44.83**
200 mm × 150 mm × 12 mm	–	0.37	7.33	96.22	m	**103.55**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
P21 IRONMONGERY						
NOTE: Ironmongery is largely a matter of selection and specification and prices vary considerably; indicative prices for reasonable quantities of good quality ironmongery are given below.						
Ironmongery; Allgood or other equal and approved; to softwood						
Bolts						
75 × 35 mm Modric anodized aluminium straight barrel bolt	8.82	0.30	5.24	9.04	nr	**14.28**
150 × 35 mm Modric anodized aluminium straight barrel bolt	10.06	0.30	5.24	10.31	nr	**15.55**
75 × 35 mm Modric anodized aluminium necked barrel bolt	9.87	0.30	5.24	10.12	nr	**15.36**
150 × 35 mm Modric anodized aluminium necked barrel bolt	12.62	0.30	5.24	12.94	nr	**18.18**
11 mm Easiclean socket for wood or stone	4.30	0.10	1.74	4.41	nr	**6.15**
Security hinge bolt chubb WS12	8.93	0.50	8.73	9.15	nr	**17.88**
203 × 19 × 11 mm lever action flush bolt set, with coil spring and intumescent pack for FD30 and FD60 fire doors	30.30	0.60	10.48	31.06	nr	**41.54**
609 × 19 mm lever action flush bolt set, with coil sprin and intumescent pack for FD30 and FD60 fire doors	88.28	0.60	10.48	90.49	nr	**100.97**
Stainless steel indicating bolt complete with outside indicator and emergency release	63.29	0.60	10.48	64.87	nr	**75.35**
Catches						
Magnetic catch	0.42	0.20	3.50	0.43	nr	**3.93**
Door closers and furniture						
13 mm stainless steel rebate component for 7104/08/78/79/86	26.25	0.60	10.48	26.91	nr	**37.39**
70 × 70 mm Modric anodized aluminium electrically powered hold open wall magnet (excluding power supply and connection)	123.52	0.40	6.98	126.61	nr	**133.59**
Modric anodized aluminium bathroom configuration with quadaxial assembly, turn, release and optional indicator	48.13	0.80	13.96	49.33	nr	**63.29**
Concealed jamb door closer check action	144.08	1.00	17.46	147.68	nr	**165.14**
75 × 57 × 170 mm Modric anodized aluminium door coordinator for pairs of rebated leaves, CE Marked to BS EN1158 3-5-3/5-1-1-0	31.88	0.80	13.96	32.68	nr	**46.64**
290 × 48 × 50 mm Modric anodized aluminium rectangular overhead door closer with adjustable power and adjustable backcheck intumescent protected arm heavy duty U.L. and certifire listed and CE marked to BS EN1154 4-8-2/4-1-1-3 and kite-marked.	92.56	1.00	17.46	94.87	nr	**112.33**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Stainless steel overhead door closer Fig 1. Projecting armset, Power EN 2-5, CE marked , c/w backcheck, latch action and speed control. Max door width 1100 mm, max door weight 100 kg	92.30	1.00	17.46	94.61	nr	**112.07**
288 × 45 × 32 mm fully concealed overhead door closer complete with track and arm for single action doors, adjustable power, latch action and backcheck. Certifire approved	154.64	0.80	13.96	158.51	nr	**172.47**
75 × 45 mm heavy duty floor pivot set with thrust roller bearing 200 kg load capacity. Complete with forged steel intumescent protected double action strap with 10 mm height adjustment and matching cover plate	235.66	2.30	40.15	241.55	nr	**281.70**
Cavalier floor spring unit with cover plate and loose box for concrete, adjustable power 25 mm offset strap and top centre, intumescent pack. Certifire listed	249.90	2.30	40.15	256.15	nr	**296.30**
Double action pivot set for door maximum width 1100 mm and maximum weight 80 kg	78.90	2.30	40.15	80.87	nr	**121.02**
Surface vertical rod push bar panic bolt, reversible, to suit doors 2500 × 1100 mm maximum, silver finish, CE marked to EN1125 class 3-7-5-1-1-3-2-2-A	131.84	1.50	26.19	135.14	nr	**161.33**
Rim push bar panic latch, reversible, to suit doors 1100 mm wide maximum, silver finish, CE marked to EN1125 class 3-7-5-1-1-3-2-2-A	94.00	1.30	22.69	96.35	nr	**119.04**
76 × 51 × 13 mm adjustable heavy roller catch, stainless steel forend and strike complete with satin nickel plate roller bolt	7.43	0.60	10.48	7.62	nr	**18.10**
External access device for use with XX10280/2 panic hardware to suit door thickness 45–55 mm, complete with SS3006N lever, SS755 rose, SS796 profile escutcheon and spindle. For use with MA7420A51 or MA7420A55 profile cylinders	31.23	1.30	22.69	32.01	nr	**54.70**
142 × 22 mm Ø Concealed jamb door closer light duty	16.72	0.80	13.96	17.14	nr	**31.10**
80 × 40 × 45 mm emergency release door stop with holdback facility	78.90	1.00	17.46	80.87	nr	**98.33**
Modric anodized aluminium quadaxial lever assembly tested to BS EN1906 4/7/-/1/1/4/0/U	29.25	0.80	13.96	29.98	pair	**43.94**
Modric anodized aluminium quadaxial safety lever assembly tested to BS EN1906 4/7/-/1/1/4/0/U	31.18	0.80	13.96	31.96	pair	**45.92**
Modric anodized aluminium quadaxial lever assembly tested to BS EN1906 4/7/-/1/1/4/0/U with Biocote® anti-bacterial protection	56.22	0.80	13.96	57.63	pair	**71.59**
Modric stainless steel quadaxial lever assembly tested to BS EN1906 4/7/-/1/1/4/0/U	53.53	0.80	13.96	54.87	pair	**68.83**
152 × 38 × 13 mm Modric anodized aluminium security door chain leather covered	41.71	0.40	6.98	42.75	nr	**49.73**
50 Ø × 3 mm Modric anodized aluminium circular covered rose for profile cylinder	4.10	0.10	1.74	4.20	nr	**5.94**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
P21 IRONMONGERY – cont						
Ironmongery – cont						
Door closers and furniture – cont						
50 Ø × 3 mm Modric anodized aluminium circular covered rose with indicator and emergency release	8.46	0.15	2.61	8.67	nr	**11.28**
50 Ø × 3 mm Modric anodized aluminium circular covered rose with heavy turn, 5-8 mm spindle	14.83	0.15	2.61	15.20	nr	**17.81**
Budget lock escutcheon – satin stainless steel 316	8.08	0.10	1.74	8.28	nr	**10.02**
50 Ø × 3 mm Stainless steel circular covered rose for profile cylinder	6.57	0.10	1.74	6.73	nr	**8.47**
50 Ø × 3 mm Stainless steel circular covered rose with indicator and emergency release	8.86	0.15	2.61	9.08	nr	**11.69**
50 Ø × 3 mm Stainless steel circular covered rose with heavy turn, 5-8 mm spindle	18.25	0.15	2.61	18.71	nr	**21.32**
330 × 76 × 1.6 mm Modric anodized aluminium push plate	3.23	0.15	2.61	3.31	nr	**5.92**
330 × 76 × 1.6 mm Stainless steel push plate	7.48	0.15	2.61	7.67	nr	**10.28**
800 × 150 × 1.5 mm Modric anodized aluminium kicking plate, drilled and countersunk with screws	7.96	0.25	4.37	8.16	nr	**12.53**
900 × 150 × 1.5 mm Modric anodized aluminium kicking plate, drilled and countersunk with screws	8.95	0.25	4.37	9.17	nr	**13.54**
1000 × 150 × 1.5 mm Modric anodized aluminium kicking plate, drilled and countersunk with screws	9.93	0.25	4.37	10.18	nr	**14.55**
800 × 150 × 1.5 mm Stainless steel kicking plate, drilled and countersunk with screws	14.08	0.25	4.37	14.43	nr	**18.80**
900 × 150 × 1.5 mm Stainless steel kicking plate, drilled and countersunk with screws	15.84	0.25	4.37	16.24	nr	**20.61**
1000 × 150 × 1.5 mm Stainless steel kicking plate, drilled and countersunk with screws	17.60	0.25	4.37	18.04	nr	**22.41**
610 × 70 × 19 mm Ø Modric anodized aluminium grab handle bolt through fixing for doors 10 to 55 mm thick	28.77	0.40	6.98	29.49	nr	**36.47**
400 × 19 mm Ø Stainless steel D line straight pull handle with M8 threaded holes, fixing centres 300 mm	44.53	0.33	5.76	50.50	nr	**56.26**
Hinges						
100 × 75 × 3 mm Stainless steel triple knuckle concealed twin bearings, button tipped butt hinges, jig drilled for metal doors/frames, complete with M6x12MT 'undercut' machine screws, stainless steel 316 CE marked to EN1935	17.68	0.25	4.37	18.12	pair	**22.49**
100 × 100 × 3 mm Stainless steel triple knuckle concealed twin Newton bearings, button tipped hinges, jig drilled, stainless steel grade 316 CE marked to EN1935	31.38	0.25	4.37	32.16	pair	**36.53**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Latches						
Modric anodized aluminium round cylinder for rim night latch, 2 keyed satin nickel plated	24.84	0.40	6.98	25.46	nr	**32.44**
93 × 75 mm Cylinder rim non-deadlocking night latch case only 60 mm backset	21.29	0.40	6.98	21.82	nr	**28.80**
71 series mortice latch, case only, low friction latchbolt, griptight follower, heavy spring for levers. Radius forend and sq strike. CE marked to BS EN12209 3/X/8/1/0G/-/B/02/0	16.09	0.80	13.96	16.49	nr	**30.45**
Modric anodized aluminium latch configuration with quadaxial assembly	29.06	0.80	13.96	29.79	nr	**43.75**
Modric anodized aluminium Nightlatch configuration with quadaxial assembly and single cylinder	53.90	0.80	13.96	55.25	nr	**69.21**
Locks						
44 mm case Bright zinc plated steel mortice budget lock with slotted strike plate 33 mm backset	27.32	0.80	13.96	28.00	nr	**41.96**
76 × 58 mm b/s Stainless steel cubicle mortice deadlock with 8 mm follower	12.94	0.80	13.96	13.26	nr	**27.22**
'A' length European profile double cylinder lock, 2 keyed satin nickel plated	25.47	0.80	13.96	26.11	nr	**40.07**
'A' length European profile cylinder and large turn, 2 keyed satin nickel plated	28.96	0.80	13.96	29.68	nr	**43.64**
'A' length European profile cylinder and large turn, 2 keyed under master key, satin nickel plated	26.63	0.80	13.96	27.30	nr	**41.26**
'A' length European profile single cylinder, 2 keyed satin nickel plated	19.70	0.80	13.96	20.19	nr	**34.15**
'A' length European profile single cylinder, 2 keyed under master key, satin nickel plated	19.70	0.80	13.96	20.19	nr	**34.15**
93 × 60 mm b/s 71 series profile cylinder mortice deadlock, case only. Single throw 22 mm deadbolt. Radius forend and square strike. CE marked to BS EN12209 3/X/8/1/0/G/4/B/A/0/0	16.09	0.80	13.96	16.49	nr	**30.45**
92 × 60 mm b/s 71 series bathroom lock, case only, low friction latchbolt, griptight follower, heavy spring for levers, twin 8mm followers at 78 mm centres. Radius forend and square strike. CE marked to BS EN12209 3/X/8/0/0/G-/B/0/2/0	19.07	0.80	13.96	19.55	nr	**33.51**
93 × 60 mm b/s 71 series profile cylinder mortice lock, case only, low friction latchbolt, griptight follower. Heavy spring for levers, 22 mm throw deadbolt, cylinder withdraws bolt bolts. Radius forend and square strike. CE marked to BS EN12209 3/X/8/1/0G/4/B/A2/0	19.07	0.80	13.96	19.55	nr	**33.51**
92 × 60 mm b/s 71 series profile cylinder emergency lock, case only. Low friction latchbolt, griptight follower, heavy spring for lever, single throw 22 mm deadbolt, lever can withdraw both bolts. Radius forend and strike	62.73	0.80	13.96	64.30	nr	**78.26**
Modric anodized aluminium lock configuration with quadaxial assembly and cylinder with turn	66.43	0.80	13.96	68.09	nr	**82.05**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
P21 IRONMONGERY – cont						
Ironmongery – cont						
Sundries						
76 mm Ø Modric anodized aluminium circular sex symbol male	4.52	0.08	1.39	4.63	nr	**6.02**
76 mm Ø Modric anodized aluminium circular symbol fire door keep locked	4.52	0.08	1.39	4.63	nr	**6.02**
76 mm Ø Modric anodized aluminium circular symbol fire door keep shut	4.52	0.10	1.74	4.63	nr	**6.37**
38 × 47 mm Ø Modric anodized aluminium heavy circular floor door stop with cover	9.11	0.10	1.74	9.34	nr	**11.08**
38 × 47 mm Ø Stainless steel heavy circular floor door stop with cover	16.28	0.10	1.74	16.69	nr	**18.43**
63 × 19 mm Ø Modric anodized aluminium circular heavy duty skirting buffer with thief-resistant insert	5.96	0.10	1.74	6.11	nr	**7.85**
102 × 25 mm Ø Stainless steel circular heavy duty skirting buffer with thief-resistant insert	10.33	0.10	1.74	10.59	nr	**12.33**
152 mm Cabin hook satin chrome on brass	21.59	0.15	2.61	22.13	nr	**24.74**
14 mm Ø × 145 × 94 mm Toilet roll holder, length 145 mm, colour white, satin stainless steel 316	60.12	0.15	2.61	63.24	nr	**65.85**
Towel rail with bushes, fixing centres 450 mm, satin stainless steel 316	81.70	0.25	4.37	88.60	nr	**92.97**
Toilet brush holder with toilet brush, with bushes, satin stainless steel 316	126.85	0.20	3.50	133.26	nr	**136.76**
Bathline 850 mm lift up support rail	192.15	0.75	13.09	196.95	set	**210.04**
Bathline 600 × 95 × 35 mm support rail with concealed fixing roses	98.49	0.50	8.73	100.95	set	**109.68**
Bathline 400 × 250 × 35 mm backrest rail with concealed fixing roses	98.49	0.50	8.73	100.95	set	**109.68**
Ironmongery; Allgood or other equal and approved; to hardwood						
Bolts						
75 × 35 mm Modric anodized aluminium straight barrel bolt	8.82	0.40	6.98	9.04	nr	**16.02**
150 × 35 mm Modric anodized aluminium straight barrel bolt	10.06	0.40	6.98	10.31	nr	**17.29**
75 × 35 mm Modric anodized aluminium necked barrel bolt	9.87	0.40	6.98	10.12	nr	**17.10**
150 × 35 mm Modric anodized aluminium necked barrel bolt	12.62	0.40	6.98	12.94	nr	**19.92**
11 mm Easiclean socket for wood or stone	4.30	0.15	2.61	4.41	nr	**7.02**
Security hinge bolt chubb WS12	8.93	0.65	11.35	9.15	nr	**20.50**
203 × 19 × 11 mm lever action flush bolt set with coil spring and intumescent pack for FD30 and FD60 fire doors	30.30	0.80	13.96	31.06	nr	**45.02**
609 × 19 mm lever action flush bolt set with coil spring and intumescent pack for FD30 and FD60 fire doors	88.28	0.80	13.96	90.49	nr	**104.45**
Stainless steel indicating bolt complete with outside indicator and emergency release	63.29	0.80	13.96	64.87	nr	**78.83**

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Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Catches						
Magnetic catch	0.42	0.25	4.37	0.43	nr	**4.80**
Door closers and furniture						
13 mm stainless steel rebate component for 7104/08/78/79/86	26.25	0.80	13.96	26.91	nr	**40.87**
70 × 70 mm Modric anodized aluminium electrically powered hold open wall magnet. CE marked to BS EN1155:1997 and A1:2002 3-5-6/3-1-1-3	123.52	0.55	9.60	126.61	nr	**136.21**
Modric anodized aluminium bathroom configuration with quadaxial assembly, turn, release and optional indicator	48.13	1.05	18.33	49.33	nr	**67.66**
495 × 17.5 × 16 mm concealed overhead door restraining stay with aluminium channel. Stainless steel plated arm and bracket with adjustable friction slide. Block and spring buffer to cussion door opening. Not for use with door closing devices	24.76	1.35	23.56	25.38	nr	**48.94**
Concealed jamb door closer check action	144.08	1.35	23.56	147.68	nr	**171.24**
75 × 57 × 170 mm Modric anodized aluminium door coordinator for pairs of rebated leaves, CE Marked to BS EN1158 3-5-3/5-1-1-0	31.88	1.05	18.33	32.68	nr	**51.01**
290 × 48 × 50 mm Modric anodized aluminium rectangular overhead door closer with adjustable power and adjustable backcheck intumescent protected arm heavy duty U.L. and certifire listed and CE marked to BS EN1154 4-8-2/4-1-1-3 and kite-marked	92.56	1.35	23.56	94.87	nr	**118.43**
Stainless steel overhead door closer Fig 1. Projecting armset, Power EN 2-5, CE marked , c/w Backcheck, Latch action and Speed control. Max door width 1100 mm, max door weight 100 kg	92.30	1.35	23.56	94.61	nr	**118.17**
288 × 45 × 32 mm fully concealed overhead door closer complete with track and arm for single action doors, adjustable power, latch action and backcheck. Certifire approved	154.64	1.05	18.33	158.51	nr	**176.84**
75 × 45 mm heavy duty floor pivot set with thrust roller bearing 200 kg load capacity. Complete with forged steel intumescent protected double action strap with 10 mm height adjustment and matching cover plate	235.66	3.05	53.24	241.55	nr	**294.79**
Cavalier floor spring unit with cover plate and loose box for concrete, adjustable power 25 mm offset strap and top centre with intumescent pack. Certifire listed	249.90	2.30	40.15	256.15	nr	**296.30**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
P21 IRONMONGERY – cont						
Ironmongery – cont						
Door closers and furniture – cont						
Double action pivot set for door maximum width 1100 mm and maximum weight 80 kg	78.90	3.05	53.24	80.87	nr	**134.11**
Surface vertical rod push bar panic bolt, reversible, to suit doors 2500 × 1100 mm maximum, silver finish, CE marked to EN1125 class 3-7-5-1-1-3-2-2-A	131.84	2.00	34.91	135.14	nr	**170.05**
Rim push bar panic latch, reversible, to suit doors 1100 mm wide maximum, silver finish, CE marked to EN1125 class 3-7-5-1-1-3-2-2-A	94.00	1.75	30.55	96.35	nr	**126.90**
76 × 51 × 13 mm adjustable heavy roller catch, stainless steel forend and strike complete with satin nickel roller bolt satin chrome	7.43	0.80	13.96	7.62	nr	**21.58**
External access device for use with XX10280/2 panic hardware to suit door thickness 45–55 mm, complete with SS3006N lever, SS755 rose, SS796 profile escutcheon and spindle. For use with MA7420A51 or MA7420A55 profile cylinders	31.23	1.75	30.55	32.01	nr	**62.56**
142 × 22 mm Ø Concealed jamb door closer light duty	16.72	1.05	18.33	17.14	nr	**35.47**
80 × 40 × 45 mm Emergency release door stop with holdback facility	78.90	1.35	23.56	80.87	nr	**104.43**
Modric anodized aluminium quadaxial lever assembly tested to BS EN1906 4/7/-/1/1/4/0/U	29.25	1.05	18.33	29.98	pair	**48.31**
Modric anodized aluminium quadaxial safety lever assembly tested to BS EN1906 4/7/-/1/1/4/0/U	31.18	1.05	18.33	31.96	pair	**50.29**
Modric anodized aluminium quadaxial lever assembly tested to BS EN1906 4/7/-/1/1/4/0/U with Biocote® antibacterial protection	56.22	1.05	18.33	57.63	pair	**75.96**
Modric stainless steel quadaxial lever assembly tested to BS EN1906 4/7/-/1/1/4/0/U	53.53	1.05	18.33	54.87	pair	**73.20**
152 × 38 × 13 mm Modric anodized aluminium security door chain leather covered	41.71	0.55	9.60	42.75	nr	**52.35**
50 Ø × 3 mm Modric anodized aluminium circular covered rose for profile cylinder	4.10	0.15	2.61	4.20	nr	**6.81**
50 Ø × 3 mm Modric anodized aluminium circular covered rose with indicator and emergency release	8.46	0.20	3.50	8.67	nr	**12.17**
50 Ø × 3 mm Modric anodized aluminium circular covered rose with heavy turn, 5–8 mm spindle	14.83	0.20	3.50	15.20	nr	**18.70**
Budget lock escutcheon – satin stainless steel 316	8.08	0.15	2.61	8.28	nr	**10.89**
50 Ø × 3 mm stainless steel circular covered rose for profile cylinder	6.57	0.15	2.61	6.73	nr	**9.34**
50 Ø × 3 mm stainless steel circular covered rose with indicator and emergency release	8.86	0.20	3.50	9.08	nr	**12.58**

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Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
50 Ø × 3 mm Stainless steel circular covered rose with heavy turn, 5–8 mm spindle	18.25	0.20	3.50	18.71	nr	**22.21**
330 × 76 × 1.6 mm Modric anodized aluminium push plate	3.23	0.20	3.50	3.31	nr	**6.81**
330 × 76 × 1.6 mm Stainless steel push plate	7.48	0.20	3.50	7.67	nr	**11.17**
800 × 150 × 1.5 mm Modric anodized aluminium kicking plate, drilled and countersunk with screws	7.96	0.35	6.11	8.16	nr	**14.27**
900 × 150 × 1.5 mm Modric anodized aluminium kicking plate, drilled and countersunk with screws	8.95	0.35	6.11	9.17	nr	**15.28**
1000 × 150 × 1.5 mm Modric anodized aluminium kicking plate, drilled and countersunk with screws	9.93	0.35	6.11	10.18	nr	**16.29**
800 × 150 × 1.5 mm Stainless steel kicking plate, drilled and countersunk with screws	14.08	0.35	6.11	14.43	nr	**20.54**
900 × 150 × 1.5 mm Stainless steel kicking plate, drilled and countersunk with screws.	15.84	0.35	6.11	16.24	nr	**22.35**
1000 × 150 × 1.5 mm Stainless steel kicking plate, drilled and countersunk with screws	17.60	0.35	6.11	18.04	nr	**24.15**
610 × 70 × 19 mm Ø Modric anodized aluminium grab handle bolt through fixing for doors 10 to 55 mm thick	28.77	0.55	9.60	29.49	nr	**39.09**
400 × 19 mm Ø Stainless steel D line straight pull handle with M8 threaded holes, fixing centres 300 mm	44.53	0.45	7.85	50.50	nr	**58.35**
Hinges						
100 × 75 × 3 mm Stainless steel triple knuckle concealed twin Newton bearings, button tipped butt hinges, jig drilled for metal doors/frames, complete with M6x12MT 'undercut' machine screws, stainless steel 316 CE marked to EN1935	17.68	0.35	6.11	18.12	pair	**24.23**
100 × 100 × 3 mm Stainless steel triple knuckle concealed twin Newton bearings, button tipped hinges, jig drilled, stainless steel grade 316 CE marked to EN1935	31.38	0.35	6.11	32.16	pair	**38.27**
Latches						
Modric anodized aluminium round cylinder for rim night latch, 2 keyed satin nickel plated	24.84	0.55	9.60	25.46	nr	**35.06**
93 × 75 mm Cylinder rim non-deadlocking night latch case only 60 mm backset	21.29	0.55	9.60	21.82	nr	**31.42**
71 series mortice latch, case only, low friction latchbolt, griptight follower, heavy spring for levers. Radius forend and sq strike. CE marked to BS EN12209 3/X/8/1/0G/-/B/02/0	16.09	1.05	18.33	16.49	nr	**34.82**
Modric anodized aluminium latch configuration with quadaxial assembly	29.06	1.05	18.33	29.79	nr	**48.12**
Modric anodized aluminium Nightlatch configuration with quadaxial assembly and single cylinder	53.90	1.05	18.33	55.25	nr	**73.58**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
P21 IRONMONGERY – cont						
Ironmongery – cont						
Locks						
44 mm case Bright zinc plated steel mortice budget lock with slotted strike plate 33 mm backset	27.32	1.05	18.33	28.00	nr	**46.33**
76 × 58 mm b/s stainless steel cubicle mortice deadlock with 8 mm follower	12.94	1.05	18.33	13.26	nr	**31.59**
'A' length European profile double cylinder lock, 2 keyed satin nickel plated	25.47	1.05	18.33	26.11	nr	**44.44**
'A' length European profile cylinder and large turn, 2 keyed satin nickel plated	28.96	1.05	18.33	29.68	nr	**48.01**
'A' length European profile cylinder and large turn, 2 keyed under master key, satin nickel plated	26.63	1.05	18.33	27.30	nr	**45.63**
'A' length European profile single cylinder, 2 keyed satin nickel plated	19.70	1.05	18.33	20.19	nr	**38.52**
'A' length European profile single cylinder, 2 keyed under master key, satin nickel plated	19.70	1.05	18.33	20.19	nr	**38.52**
93 × 60 mm b/s 71 series profile cylinder mortice deadlock, case only. Single throw 22 mm deadbolt. Radius forend and square strike. CE marked to BS EN12209 3/X/8/1/0/G/4/B/A/0/0	16.09	1.05	18.33	16.49	nr	**34.82**
92 × 60 mm b/s 71 series bathroom lock, case only, low friction latchbolt, griptight follower, heavy spring for levers, twin 8 mm followers at 78 mm centres. Radius forend and square strike. CE marked to BS EN12209 3/X/8/0/0/G-/B/0/2/0	–	1.05	18.33	19.55	nr	**37.88**
93 × 60 mm b/s 71 series profile cylinder mortice lock, case only, low friction latchbolt, griptight follower. Heavy spring for levers, 22 mm throw deadbolt, cylinder withdraws bolt bolts. Radius forend and square strike. CE marked to BS EN12209 3/X/8/1/0G/4/B/A2/0	19.07	1.05	18.33	19.55	nr	**37.88**
92 × 60 mm b/s71 series profile cylinder emergency lock, case only. Low friction latchbolt, griptight follower, heavy spring for lever, single throw 22mm deadbolt, lever can withdraw both bolts. Radius forend and strike	62.73	1.05	18.33	64.30	nr	**82.63**
Modric anodized aluminium lock configuration with quadaxial assembly and cylinder with turn	66.43	1.05	18.33	68.09	nr	**86.42**
Sundries						
76 mm Ø Modric anodized aluminium circular sex symbol male	4.52	0.10	1.74	4.63	nr	**6.37**
76 mm Ø Modric anodized aluminium circular symbol fire door keep locked	4.52	0.10	1.74	4.63	nr	**6.37**
76 mm Ø Modric anodized aluminium circular symbol fire door keep shut	4.52	0.15	2.61	4.63	nr	**7.24**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
38 × 47 mm Ø Modric anodized aluminium heavy circular floor door stop with cover	9.11	0.15	2.61	9.34	nr	**11.95**
38 × 47 mm Ø Stainless steel heavy circular floor door stop with cover	16.28	0.15	2.61	16.69	nr	**19.30**
63 × 19 mm Ø Modric anodized aluminium circular heavy duty skirting buffer with thief-resistant insert	5.96	0.15	2.61	6.11	nr	**8.72**
102 × 25 mm Ø Stainless steel circular heavy duty skirting buffer with thief-resistant insert	10.33	0.15	2.61	10.59	nr	**13.20**
152 mm Cabin hook satin chrome on brass	21.59	0.20	3.50	22.13	nr	**25.63**
14 mm Ø × 145 × 94 mm toilet roll holder, length 145 mm, colour white, satin stainless steel 316	60.12	0.20	3.50	63.24	nr	**66.74**
Towel rail with bushes, fixing centres 450 mm, satin stainless steel 316	81.70	0.35	6.11	88.60	nr	**94.71**
Toilet brush holder with toilet brush, with bushes, satin stainless steel 316	126.85	0.25	4.37	133.26	nr	**137.63**
Bathline 850 mm lift up support rail	192.15	0.75	13.09	196.95	set	**210.04**
Bathline 600 × 95 × 35 mm support rail with concealed fixing roses	98.49	0.50	8.73	100.95	set	**109.68**
Bathline 400 × 250 × 35 mm backrest rail with concealed fixing roses	98.49	0.50	8.73	100.95	set	**109.68**
Sliding door gear; Hillaldam Coburn Ltd or other equal and approved; Commercial/Light industrial; for top hung timber/metal doors, weight not exceeding 365 kg						
Sliding door gear						
bottom guide; fixed to concrete in groove	17.36	0.46	8.03	17.79	m	**25.82**
top track	23.59	0.23	4.02	24.18	m	**28.20**
detachable locking bar	29.52	0.31	5.41	30.26	nr	**35.67**
hangers; timber doors	47.62	0.46	8.03	48.81	nr	**56.84**
hangers; metal doors	30.43	0.46	8.03	31.19	nr	**39.22**
head brackets; open, soffit fixing; screwing to timber	6.07	0.32	5.59	6.24	nr	**11.83**
head brackets; open, side fixing; bolting to masonry	6.36	0.46	8.03	8.59	nr	**16.62**
door guide to timber door	5.34	0.23	4.02	5.47	nr	**9.49**
door stop; rubber buffers; to masonry	23.52	0.69	12.04	24.11	nr	**36.15**
drop bolt; screwing to timber	20.57	0.46	8.03	21.08	nr	**29.11**
bow handle; to timber	8.16	0.23	4.02	8.36	nr	**12.38**
Sundries						
rubber door stop; plugged and screwed to concrete	4.66	0.09	1.57	4.78	nr	**6.35**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
P30 TRENCHES/PIPEWAYS/PITS FOR BURIED ENGINEERING SERVICES						
Excavating trenches; by machine; grading bottoms; earthwork support; filling with excavated material and compacting; disposal of surplus soil on site; spreading on site average 50 m						
Services not exceeding 200 mm nominal size						
average depth of run not exceeding 0.50 m	–	0.28	3.22	0.90	m	**4.12**
average depth of run not exceeding 0.75 m	–	0.37	4.25	1.49	m	**5.74**
average depth of run not exceeding 1.00 m	–	0.79	9.08	2.68	m	**11.76**
average depth of run not exceeding 1.25 m	–	1.16	13.33	3.67	m	**17.00**
average depth of run not exceeding 1.50 m	–	1.48	17.00	4.82	m	**21.82**
average depth of run not exceeding 1.75 m	–	1.85	21.26	6.15	m	**27.41**
average depth of run not exceeding 2.00 m	–	2.13	24.48	7.07	m	**31.55**
Excavating trenches; by hand; grading bottoms; earthwork support; filling with excavated material and compacting; disposal; of surplus soil on site; spreading on site average 50 m						
Services not exceeding 200 mm nominal size						
average depth of run not exceeding 0.50 m	–	0.93	10.69	–	m	**10.69**
average depth of run not exceeding 0.75 m	–	1.39	15.97	–	m	**15.97**
average depth of run not exceeding 1.00 m	–	2.04	23.44	0.80	m	**24.24**
average depth of run not exceeding 1.25 m	–	2.87	32.97	1.10	m	**34.07**
average depth of run not exceeding 1.50 m	–	3.93	45.16	1.34	m	**46.50**
average depth of run not exceeding 1.75 m	–	5.18	59.52	1.62	m	**61.14**
average depth of run not exceeding 2.00 m	–	5.92	68.02	1.78	m	**69.80**
Stop cock pits, valve chambers and the like; excavating; half brick thick walls in common bricks in cement mortar (1:3); on in situ concrete designated mix C20 – 20 mm aggregate bed; 100 mm thick						
Pits						
100 mm × 100 mm × 750 mm deep; internal holes for one small pipe; polypropylene hinged box cover; bedding in cement mortar (1:3)	–	3.89	78.50	34.91	nr	**113.41**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
P31 HOLES/CHASES/COVERS/SUPPORTS FOR SERVICES						
Builders' work for electrical installations; cutting away for and making good after electrician; including cutting or leaving all holes, notches, mortices, sinkings and chases, in both the structure and its coverings, for the following electrical points						
Exposed installation						
lighting points	–	0.28	4.03	–	nr	**4.03**
socket outlet points	–	0.46	6.92	–	nr	**6.92**
fitting outlet points	–	0.46	6.92	–	nr	**6.92**
equipment points or control gear points	–	0.65	9.92	–	nr	**9.92**
Concealed installation						
lighting points	–	0.37	5.47	–	nr	**5.47**
socket outlet points	–	0.65	9.92	–	nr	**9.92**
fitting outlet points	–	0.65	9.92	–	nr	**9.92**
equipment points or control gear points	–	0.93	13.96	–	nr	**13.96**
Builders' work for other services installations						
Cutting chases in brickwork						
for one pipe; not exceeding 55 mm nominal size; vertical	–	0.37	4.21	–	m	**4.21**
for one pipe; 55 mm–110 mm nominal size; vertical	–	0.65	7.40	–	m	**7.40**
Cutting and pinning to brickwork or blockwork; ends of supports						
for pipes not exceeding 55 mm nominal size	–	0.19	3.83	–	nr	**3.83**
for cast iron pipes 55 mm–110 mm nominal size	–	0.31	6.25	–	nr	**6.25**
Cutting or forming holes for pipes or the like; not exceeding 55 mm nominal size; making good						
reinforced concrete; not exceeding 100 mm deep	–	0.75	10.08	0.52	nr	**10.60**
reinforced concrete; 100 mm–200 mm deep	–	1.15	15.46	0.80	nr	**16.26**
reinforced concrete; 200 mm–300 mm deep	–	1.50	20.15	1.04	nr	**21.19**
half brick thick	–	0.31	4.16	–	nr	**4.16**
one brick thick	–	0.51	6.86	–	nr	**6.86**
one and a half brick thick	–	0.83	11.15	–	nr	**11.15**
100 mm blockwork	–	0.28	3.76	–	nr	**3.76**
140 mm blockwork	–	0.37	4.97	–	nr	**4.97**
215 mm blockwork	–	0.46	6.18	–	nr	**6.18**
plasterboard partition or suspended ceiling	–	0.35	4.70	–	nr	**4.70**
Cutting or forming holes for pipes or the like; 55 mm–110 mm nominal size; making good						
reinforced concrete; not exceeding 100 mm deep	–	1.15	15.46	0.80	nr	**16.26**
reinforced concrete; 100 mm–200 mm deep	–	1.75	23.51	1.21	nr	**24.72**
reinforced concrete; 200 mm–300 mm deep	–	2.25	30.24	1.56	nr	**31.80**
half brick thick	–	0.37	4.97	–	nr	**4.97**
one brick thick	–	0.65	8.73	–	nr	**8.73**
one and a half brick thick	–	1.02	13.70	–	nr	**13.70**
100 mm blockwork	–	0.32	4.31	–	nr	**4.31**
140 mm blockwork	–	0.46	6.18	–	nr	**6.18**
215 mm blockwork	–	0.56	7.52	–	nr	**7.52**
plasterboard partition or suspended ceiling	–	0.40	5.37	–	nr	**5.37**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
P31 HOLES/CHASES/COVERS/SUPPORTS FOR SERVICES – cont						
Builders' work for other services installations – cont						
Cutting or forming holes for pipes or the like; over 110 mm nominal size; making good						
reinforced concrete; not exceeding 100 mm deep	–	1.15	15.46	0.80	nr	**16.26**
reinforced concrete; 100 mm–200 mm deep	–	1.75	23.51	1.21	nr	**24.72**
reinforced concrete; 200 mm–300 mm deep	–	2.25	30.24	1.56	nr	**31.80**
half brick thick	–	0.46	6.18	–	nr	**6.18**
one brick thick	–	0.79	10.62	–	nr	**10.62**
one and a half brick thick	–	1.25	16.80	–	nr	**16.80**
100 mm blockwork	–	0.42	5.65	–	nr	**5.65**
140 mm blockwork	–	0.56	7.52	–	nr	**7.52**
215 mm blockwork	–	0.69	9.28	–	nr	**9.28**
plasterboard partition or suspended ceiling	–	0.45	6.05	–	nr	**6.05**
Add for making good fair face or facings one side						
pipe; not exceeding 55 mm nominal size	–	0.07	1.41	–	nr	**1.41**
pipe; 55 mm–110 mm nominal size	–	0.09	1.81	–	nr	**1.81**
pipe; over 110 mm nominal size	–	0.11	2.22	–	nr	**2.22**
Add for fixing sleeve (supply not included)						
for pipe; small	–	0.14	2.83	–	nr	**2.83**
for pipe; large	–	0.19	3.83	–	nr	**3.83**
for pipe; extra large	–	0.28	5.65	–	nr	**5.65**
Add for supplying and fixing one-hour intumescent sleeve						
for 55mm UPVC pipe	–	0.25	3.36	6.72	nr	**10.08**
for 110mm UPVC pipe	–	0.28	3.76	7.37	nr	**11.13**
for 200mm UPVC pipe	–	0.30	4.03	48.89	nr	**52.92**
Cutting or forming holes for ducts; girth not exceeding 1.00 m; making good						
half brick thick	–	0.56	7.52	–	nr	**7.52**
one brick thick	–	0.93	12.49	–	nr	**12.49**
one and a half brick thick	–	1.48	19.88	–	nr	**19.88**
100 mm blockwork	–	0.46	6.18	–	nr	**6.18**
140 mm blockwork	–	0.65	8.73	–	nr	**8.73**
215 mm blockwork	–	0.83	11.15	–	nr	**11.15**
plasterboard partition or suspended ceiling	–	0.65	8.73	–	nr	**8.73**
Cutting or forming holes for ducts; girth 1.00 m–2.00 m; making good						
half brick thick	–	0.65	8.73	–	nr	**8.73**
one brick thick	–	1.11	14.91	–	nr	**14.91**
one and a half brick thick	–	1.76	23.65	–	nr	**23.65**
100 mm blockwork	–	0.56	7.52	–	nr	**7.52**
140 mm blockwork	–	0.74	9.94	–	nr	**9.94**
215 mm blockwork	–	0.93	12.49	–	nr	**12.49**
plasterboard partition or suspended ceiling	–	0.75	10.08	–	nr	**10.08**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Cutting or forming holes for ducts; girth 2.00 m–3.00 m; making good						
half brick thick	–	1.02	13.70	–	nr	**13.70**
one brick thick	–	1.76	23.65	–	nr	**23.65**
one and a half brick thick	–	2.78	37.36	–	nr	**37.36**
100 mm blockwork	–	0.88	11.83	–	nr	**11.83**
140 mm blockwork	–	1.20	16.12	–	nr	**16.12**
215 mm blockwork	–	1.53	20.56	–	nr	**20.56**
plasterboard partition or suspended ceiling	–	1.00	13.44	–	nr	**13.44**
Cutting or forming holes for ducts; girth 3.00 m–4.00 m; making good						
half brick thick	–	1.39	18.68	–	nr	**18.68**
one brick thick	–	2.31	31.04	–	nr	**31.04**
one and a half brick thick	–	3.70	49.72	–	nr	**49.72**
100 mm blockwork	–	1.02	13.70	–	nr	**13.70**
140 mm blockwork	–	1.39	18.68	–	nr	**18.68**
215 mm blockwork	–	1.76	23.65	–	nr	**23.65**
plasterboard partition or suspended ceiling	–	1.25	16.80	–	nr	**16.80**
Mortices in brickwork						
for expansion bolt	–	0.19	2.55	–	nr	**2.55**
for 20 mm diameter bolt; 75 mm deep	–	0.14	1.89	–	nr	**1.89**
for 20 mm diameter bolt; 150 mm deep	–	0.23	3.10	–	nr	**3.10**
Mortices in brickwork; grouting with cement mortar (1:1)						
75 mm × 75 mm × 200 mm deep	–	0.28	3.76	0.13	nr	**3.89**
75 mm × 75 mm × 300 mm deep	–	0.37	4.97	0.18	nr	**5.15**
Holes in softwood for pipes, bars, cables and the like						
12 mm thick	–	0.03	0.52	–	nr	**0.52**
25 mm thick	–	0.05	0.87	–	nr	**0.87**
50 mm thick	–	0.09	1.57	–	nr	**1.57**
100 mm thick	–	0.14	2.44	–	nr	**2.44**
Holes in hardwood for pipes, bars, cables and the like						
12 mm thick	–	0.05	0.87	–	nr	**0.87**
25 mm thick	–	0.08	1.39	–	nr	**1.39**
50 mm thick	–	0.14	2.44	–	nr	**2.44**
100 mm thick	–	0.20	3.50	–	nr	**3.50**
NOTE: The following rates for cutting holes and mortices in brickwork or blockwork etc. allow for diamond drilling						
Cutting holes and mortices in brickwork; per 25 mm depth						
25 mm diameter	–	–	–	–	nr	**1.68**
32 mm diameter	–	–	–	–	nr	**1.36**
52 mm diameter	–	–	–	–	nr	**1.63**
78 mm diameter	–	–	–	–	nr	**1.78**
107 mm diameter	–	–	–	–	nr	**1.89**
127 mm diameter	–	–	–	–	nr	**2.31**
152 mm diameter	–	–	–	–	nr	**2.73**
200 mm diameter	–	–	–	–	nr	**3.52**
250 mm diameter	–	–	–	–	nr	**5.30**
300 mm diameter	–	–	–	–	nr	**7.04**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
P31 HOLES/CHASES/COVERS/SUPPORTS FOR SERVICES – cont						
NOTE: The following rates for cutting holes and mortices in brickwork or blockwork etc. – cont						
Diamond chasing; per 25 × 25 mm section						
in facing or common brickwork	–	–	–	–	m	**3.20**
in semi-engineering brickwork	–	–	–	–	m	**6.40**
in engineering brickwork	–	–	–	–	m	**8.93**
in lightweight blockwork	–	–	–	–	m	**2.52**
in heavyweight blockwork	–	–	–	–	m	**5.04**
in render/screed	–	–	–	–	m	**9.92**
Forming boxes; 100 × 100 mm; per 25 mm depth						
in facing or common brickwork	–	–	–	–	nr	**1.28**
in semi-engineering brickwork	–	–	–	–	nr	**2.56**
in engineering brickwork	–	–	–	–	nr	**3.57**
in lightweight blockwork	–	–	–	–	nr	**1.01**
in heavyweight blockwork	–	–	–	–	nr	**2.02**
in render/screed	–	–	–	–	nr	**3.97**
Other items						
diamond track mount or ring sawing brickwork	–	–	–	–	m	**6.30**
diamond floor sawing asphalte	–	–	–	–	m	**1.05**
stitch drilling 107 mm diameter hole in brickwork	–	–	–	–	nr	**1.36**
Screed Floor Ducting; with side flanges; laid within floor screed; galvanized mild steel						
Floor ducting						
100 mm wide × 50 mm deep	8.29	0.19	3.32	8.50	m	**11.82**
extra for						
bend	–	0.09	1.57	13.15	nr	**14.72**
tee section	–	0.09	1.57	13.15	nr	**14.72**
connector / stop end	–	0.09	1.57	1.52	nr	**3.09**
ply cover 15 mm/16 mm thick WBP exterior grade	–	0.09	1.57	1.89	m	**3.46**
100 mm wide × 70 mm deep	9.10	0.20	3.50	9.33	m	**12.83**
extra for						
bend	–	0.09	1.57	13.15	nr	**14.72**
tee section	–	0.09	1.57	13.15	nr	**14.72**
connector / stop end	–	0.09	1.57	1.52	nr	**3.09**
ply cover 15 mm/16 mm thick WBP exterior grade	–	0.09	1.57	1.89	m	**3.46**
200 mm wide × 50 mm deep	11.45	0.19	3.32	11.74	m	**15.06**
extra for						
bend	–	0.09	1.57	14.64	nr	**16.21**
tee section	–	0.09	1.57	14.64	nr	**16.21**
connector / stop end	–	0.09	1.57	1.52	nr	**3.09**
ply cover 15 mm/16 mm thick WBP exterior grade	–	0.09	1.57	3.41	m	**4.98**

Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Q10 KERBS/EDGINGS/CHANNELS/PAVING ACCESS						
Excavating; by machine						
Excavating trenches; to receive kerb foundations; average size						
300 mm × 100 mm	–	0.02	0.23	0.23	m	**0.46**
450 mm × 150 mm	–	0.02	0.23	0.45	m	**0.68**
600 mm × 200 mm	–	0.03	0.37	0.64	m	**1.01**
Excavating curved trenches; to receive kerb foundations; average size						
300 mm × 100 mm	–	0.01	0.12	0.36	m	**0.48**
450 mm × 150 mm	–	0.03	0.35	0.54	m	**0.89**
600 mm × 200 mm	–	0.04	0.46	0.68	m	**1.14**
Excavating; by hand						
Excavating trenches; to receive kerb foundations; average size						
150 mm × 50 mm	–	0.02	0.23	–	m	**0.23**
200 mm × 75 mm	–	0.06	0.69	–	m	**0.69**
250 mm × 100 mm	–	0.10	1.15	–	m	**1.15**
300 mm × 100 mm	–	0.13	1.50	–	m	**1.50**
Excavating curved trenches; to receive kerb foundations; average size						
150 mm × 50 mm	–	0.03	0.35	–	m	**0.35**
200 mm × 75 mm	–	0.07	0.80	–	m	**0.80**
250 mm × 100 mm	–	0.11	1.26	–	m	**1.26**
300 mm × 100 mm	–	0.14	1.61	–	m	**1.61**
Plain in situ ready mixed designated concrete; C7.5 – 40 mm aggregate; poured on or against earth or unblinded hardcore						
Foundations	75.37	1.16	15.59	77.25	m^3	**92.84**
Blinding beds						
thickness not exceeding 150 mm	75.37	1.71	22.98	77.25	m^3	**100.23**
Plain in situ ready mixed designated concrete; C10 – 40 mm aggregate; poured on or against earth or unblinded hardcore						
Foundations	75.68	1.16	15.59	77.57	m^3	**93.16**
Blinding beds						
thickness not exceeding 150 mm	75.68	1.71	22.98	77.57	m^3	**100.55**
Plain in situ ready mixed designated concrete; C20 – 20 mm aggregate; poured on or against earth or unblinded hardcore						
Foundations	77.30	1.16	15.59	79.23	m^3	**94.82**
Blinding beds						
thickness not exceeding 150 mm	77.30	1.71	22.98	79.23	m^3	**102.21**

Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Q10 KERBS/EDGINGS/CHANNELS/PAVING ACCESS – cont						
Precast concrete kerbs, channels, edgings, etc.; BS 340; bedded, jointed and pointed in cement mortar (1:3); including haunching up one side with in situ ready mix designated concrete C10 – 40 mm aggregate; to concrete base						
Edgings; straight; square edge, fig 12						
50 mm × 150 mm	–	0.23	4.55	2.63	m	**7.18**
50 mm × 200 mm	–	0.23	4.55	3.39	m	**7.94**
50 mm × 255 mm	–	0.23	4.55	3.59	m	**8.14**
Kerbs; straight						
125 mm × 255 mm; fig 7	–	0.31	6.14	4.57	m	**10.71**
150 mm × 305 mm; fig 6	–	0.31	6.14	8.30	m	**14.44**
Kerbs; curved						
125 mm × 255 mm; fig 7	–	0.46	9.11	6.05	m	**15.16**
150 mm × 305 mm; fig 6	–	0.46	9.11	14.10	m	**23.21**
Channels; 255 × 125 mm; fig 8						
straight	–	0.31	6.14	4.57	m	**10.71**
curved	–	0.46	9.11	6.05	m	**15.16**
Quadrants; fig 14						
305 mm × 305 mm × 150 mm	–	0.32	6.33	8.10	nr	**14.43**
305 mm × 305 mm × 255 mm	–	0.32	6.33	8.10	nr	**14.43**
457 mm × 457 mm × 150 mm	–	0.37	7.33	8.94	nr	**16.27**
457 mm × 457 mm × 255 mm	–	0.37	7.33	8.94	nr	**16.27**
Q20 HARDCORE/GRANULAR/CEMENT BOUND BASES						
Filling to make up levels; by machine						
Average thickness not exceeding 0.25 m						
obtained off site; hardcore	–	0.28	3.22	25.40	m^3	**28.62**
obtained off site; granular fill type one	–	0.28	3.22	30.83	m^3	**34.05**
obtained off site; granular fill type two	–	0.28	3.22	29.17	m^3	**32.39**
Average thickness exceeding 0.25 m						
obtained off site; hardcore	–	0.24	2.76	21.80	m^3	**24.56**
obtained off site; granular fill type one	–	0.24	2.76	30.74	m^3	**33.50**
obtained off site; granular fill type two	–	0.24	2.76	29.07	m^3	**31.83**
Filling to make up levels; by hand						
Average thickness not exceeding 0.25 m						
obtained off site; hardcore	–	0.61	7.01	25.81	m^3	**32.82**
obtained off site; sand	–	0.71	8.16	39.09	m^3	**47.25**
Average thickness exceeding 0.25 m						
obtained off site; hardcore	–	0.51	5.86	22.09	m^3	**27.95**
obtained off site; sand	–	0.60	6.90	38.86	m^3	**45.76**
Surface treatments						
Compacting						
filling; blinding with sand	–	0.04	0.46	1.93	m^2	**2.39**

Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Q21 IN SITU CONCRETE ROADS/PAVINGS						
Reinforced in situ ready mixed designated concrete; C10 – 40 mm aggregate						
Roads; to hardcore base						
thickness not exceeding 150 mm	72.07	1.85	24.86	73.87	m^3	**98.73**
thickness 150 mm–450 mm	72.07	1.30	17.47	73.87	m^3	**91.34**
Reinforced in situ ready mixed designated concrete; C20 – 20 mm aggregate						
Roads; to hardcore base						
thickness not exceeding 150 mm	73.62	1.85	24.86	75.46	m^3	**100.32**
thickness 150 mm–450 mm	73.62	1.30	17.47	75.46	m^3	**92.93**
Reinforced in situ ready mixed designated concrete; C25 – 20 mm aggregate						
Roads; to hardcore base						
thickness not exceeding 150 mm	75.67	1.85	24.86	77.56	m^3	**102.42**
thickness 150 mm–450 mm	75.67	1.30	17.47	77.56	m^3	**95.03**
Formwork; sides of foundations; basic finish						
Plain vertical						
height not exceeding 250 mm	–	0.39	6.06	1.32	m	**7.38**
height 250 mm–500 mm	–	0.57	8.86	2.17	m	**11.03**
height 500 mm–1.00 m	–	0.83	12.89	3.58	m	**16.47**
add to above for curved radius 6 m	–	0.03	0.46	0.16	m	**0.62**
Reinforcement; fabric; BS 4449; lapped; in roads, footpaths or pavings						
Ref A142 (2.22 kg/m^2)						
400 mm minimum laps	1.74	0.14	2.22	1.78	m^2	**4.00**
Ref A193 (3.02 kg/m^2)						
400 mm minimum laps	–	0.14	2.22	2.45	m^2	**4.67**
Formed joints; Fosroc Expandite 'Flexcell' impregnated joint filler or other equal and approved						
Width not exceeding 150 mm						
12.50 mm thick	–	0.14	2.17	1.92	m	**4.09**
25 mm thick	–	0.19	2.95	2.97	m	**5.92**
Width 150–300 mm						
12.50 mm thick	–	0.19	2.95	2.76	m	**5.71**
25 mm thick	–	0.19	2.95	5.42	m	**8.37**
Width 300–450 mm						
12.50 mm thick	–	0.23	3.58	4.14	m	**7.72**
25 mm thick	–	0.23	3.58	8.13	m	**11.71**
Sealants; Fosroc Expandite 'Pliastic N2' hot poured rubberized bituminous compound or other equal and approved						
Width 25 mm						
25 mm depth	–	0.20	3.11	1.98	m	**5.09**

Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Q21 IN SITU CONCRETE ROADS/PAVINGS – cont						
Concrete sundries						
Treating surfaces of unset concrete; grading to cambers; tamping with a 75 mm thick steel shod tamper	–	0.23	3.10	–	m^2	**3.10**
Q22 COATED MACADAM/ASPHALT ROADS/ PAVINGS						
NOTE: The prices for all bitumen macadam and hot rolled asphalt materials are for individual courses to roads and footpaths and need combining to arrive at complete specifications and costs for full construction. Intermediate course thicknesses can interpolated so long as BS 594 and BS 4987 allow the material type to be compacted to the required thickness. Costs include for work to falls, crossfalls or slopes not exceeding 15° from horizontal; for laying on prepared bases (prices not included) and for rolling with an appropriate roller. The following rates are based on black bitumen macadam. Red bitumen macadam rates are approximately 50% dearer. PSV is Polished Stone Value.						
Dense bitumen macadam base course; BS 594987 – 1; bitumen penetration 100/125						
Carriageway, hardshoulder and hardstrip						
100 mm thick; one coat; with 0/32 mm aggregate size; to clause 5.2	–	–	–	–	m^2	**18.03**
200 mm thick; one coat; with 0/32 mm aggregate size; to clause 5.2	–	–	–	–	m^2	**31.73**
Extra over above items for increase/reduction in 10 mm increments	–	–	–	–	m^2	**1.29**
Hot rolled asphalt base course; BS 594987 – 1						
Carriageway, hardshoulder and hardstrip						
150 mm thick; one coat; 60% 0/32 mm aggregate size; to column 2/5	–	–	–	–	m^2	**29.98**
200 mm thick; one coat; 60% 0/32 mm aggregate size; to column 2/5	–	–	–	–	m^2	**39.87**
Extra over above items for increase/reduction in 10 mm increments	–	–	–	–	m^2	**1.65**

Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Dense bitumen macadam binder course; BS 594987 – 1; bitumen penetration 100/125						
Carriageway, hardshoulder and hardstrip						
60 mm thick; one coat; with 0/32 mm aggregate size; to clause 6.4	–	–	–	–	m^2	**11.03**
60 mm thick; one coat; with 0/32 mm aggregate size; to clause 6.5	–	–	–	–	m^2	**11.12**
Extra over above items for increase/reduction in 10 mm increments	–	–	–	–	m^2	**1.47**
Hot rolled asphalt binder course; BS 594987 – 1						
Carriageway, hardshoulder and hardstrip						
40 mm thick; one coat; 50% 0/14 mm aggregate size; to column 2/2; 55 PSV	–	–	–	–	m^2	**10.52**
60 mm thick; one coat; 50% 0/14 mm aggregate size; to column 2/2	–	–	–	–	m^2	**12.12**
60 mm thick; one coat; 50% 0/20 mm aggregate size; to column 2/3	–	–	–	–	m^2	**11.90**
60 mm thick; one coat; 60% 0/32 mm aggregate size; to column 2/5	–	–	–	–	m^2	**11.30**
100 mm thick; one coat; 60% 0/32 mm aggregate size; to column 2/5	–	–	–	–	m^2	**18.25**
Extra over above items for increase/reduction in 10 mm increments	–	–	–	–	m^2	**2.17**
Macadam surface course; BS 594987 – 1; bitumen penetration 100/125						
Carriageway, hardshoulder and hardstrip						
30 mm thick; one coat; medium graded with 0/6 mm nominal aggregate binder; to clause 7.6	–	–	–	–	m^2	**8.52**
40 mm thick; one coat; close graded with 0/14 mm nominal aggregate binder; to clause 7.3	–	–	–	–	m^2	**7.80**
40 mm thick; one coat; close graded with 0/10 mm nominal aggregate binder; to clause 7.4	–	–	–	–	m^2	**8.52**
Extra over above items for increase/reduction in 10 mm increments	–	–	–	–	m^2	**1.53**
Extra over above items for coarse aggregate 60–64 PSV	–	–	–	–	m^2	**1.54**
Extra over above items for coarse aggregate 65–67 PSV	–	–	–	–	m^2	**1.69**
Extra over above items for coarse aggregate 68 PSV	–	–	–	–	m^2	**2.25**

Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Q22 COATED MACADAM/ASPHALT ROADS/ PAVINGS – cont						
Hot rolled asphalt surface course; BS 594987 – 1; bitumen penetration 40/60						
Carriageway, hardshoulder and hardstrip						
40 mm thick; one coat; 30% mix 0/10 mm aggregate size; to column 3/2; with 20 mm pre-coated chippings 60–64 PSV	–	–	–	–	m^2	**10.51**
40 mm thick; one coat; 30% mix 0/10 mm aggregate size; to column 3/2; with 14 mm pre-coated chippings 60–64 PSV	–	–	–	–	m^2	**10.59**
Extra over above items for increase/reduction in 10 mm increments	–	–	–	–	m^2	**1.75**
Extra over above items for chippings with 65–67 PSV	–	–	–	–	m^2	**0.06**
Extra over above items for chippings with 68 PSV	–	–	–	–	m^2	**0.16**
Extra over above items for 6–10KN High Traffic Flows	–	–	–	–	m^2	**0.76**
Stone mastic asphalt surface course; BS 594987 – 1						
Carriageway, hardshoulder and hardstrip						
35 mm thick; one coat; with 0/14 mm nominal aggregate size; 55 PSV	–	–	–	–	m^2	**9.66**
35 mm thick; one coat; with 0/10 mm nominal aggregate size; 55 PSV	–	–	–	–	m^2	**9.66**
Extra over above items for increase/reduction in 10 mm increments	–	–	–	–	m^2	**2.16**
Thin surface course with 60 PSV						
Carriageway, hardshoulder and hardstrip						
35 mm thick; one coat; with 0/10 mm nominal aggregate size	–	–	–	–	m^2	**9.66**
Extra over above items for increase/reduction in 10 mm increments	–	–	–	–	m^2	**1.09**
Extra over above items for coarse aggregate 60–64 PSV	–	–	–	–	m^2	**0.26**
Extra over above items for coarse aggregate 65–67 PSV	–	–	–	–	m^2	**0.26**
Extra over above items for coarse aggregate 68 PSV	–	–	–	–	m^2	**0.49**
Regulating courses						
Carriageway, hardshoulder and hardstrip						
Dense Bitumen Macadam; bitumen penetration 100/125; with 0/20 mm nominal aggregate regulating course (BS 594987 – clause 6.5)	–	–	–	–	tonne	**83.45**
Hot rolled asphalte; 50% 0/20 mm aggregate size (BS 594987 – 1:2003 column 2/3)	–	–	–	–	tonne	**90.96**
Stone mastic asphalte; 0/6 mm aggregate	–	–	–	–	tonne	**116.43**

Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Bitumen emulsion tack coats						
Carriageway, hardshoulder and hardstrip						
K1–40; applied 0.35–0.45 l/m²	–	–	–	–	m²	**0.16**
K1–70; applied 0.35–0.45 l/m²	–	–	–	–	m²	**0.25**
Q23 GRAVEL/HOGGIN/WOODCHIP ROADS/ PAVINGS						
Two coat gravel paving; level and to falls; first layer course clinker aggregate and wearing layer fine gravel aggregate						
Pavings; over 300 mm wide						
50 mm thick	–	0.07	1.38	1.83	m²	**3.21**
63 mm thick	–	0.09	1.78	2.38	m²	**4.16**
Resin bonded gravel paving; level and to falls						
Pavings; over 300 mm wide						
50 mm thick	–	–	–	–	m²	**43.26**
Q25 SLAB/BRICK/BLOCK/SETT/COBBLE PAVINGS						
Artificial stone paving; Charcon's Moordale Textured or other equal and approved; to falls or crossfalls; bedding 25 mm thick in cement mortar (1:3); staggered joints; jointing in coloured cement mortar (1:3), brushed in; to sand base						
Pavings; over 300 mm wide						
600 mm × 600 mm × 50 mm thick; natural	11.26	0.39	7.72	14.13	m²	**21.85**
Brick paviors; 215 mm × 103 mm × 65 mm rough stock bricks; to falls or crossfalls; bedding 10 mm thick in cement mortar (1:3); jointing in cement mortar (1:3); as work proceeds; to concrete base						
Pavings; over 300 mm wide; straight joints both ways						
bricks laid flat (PC £ per 1000)	462.25	0.74	14.93	20.84	m²	**35.77**
bricks laid on edge	–	1.04	20.99	30.93	m²	**51.92**
Pavings; over 300 mm wide; laid to herringbone pattern						
bricks laid flat	–	0.93	18.77	20.84	m²	**39.61**
bricks laid on edge	–	1.30	26.24	30.93	m²	**57.17**
Add or deduct for variation of £10.00/1000 in PC of brick paviours						
bricks laid flat	–	–	–	0.46	m²	**0.46**
bricks laid on edge	–	–	–	0.70	m²	**0.70**

Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Q25 SLAB/BRICK/BLOCK/SETT/COBBLE PAVINGS – cont						
River washed cobble paving; 50 mm–75 mm; to falls or crossfalls; bedding 13 mm thick in cement mortar (1:3); jointing to a height of two thirds of cobbles in dry mortar (1:3); tightly butted, washed and brushed; to concrete						
Pavings; over 300 mm wide						
regular (PC £ per tonne)	78.23	3.70	73.27	18.25	m^2	**91.52**
laid to pattern	–	4.63	91.69	18.25	m^2	**109.94**
Concrete paving flags; BS EN 1339; to falls or crossfalls; bedding 25 mm thick in cement and sand mortar (1:4); butt joints straight both ways; jointing in cement and sand (1:3); brushed in; to sand base						
Pavings; over 300 mm wide						
450 mm × 600 mm × 50 mm thick; grey	6.67	0.42	8.31	8.10	m^2	**16.41**
450 mm × 600 mm × 60 mm thick; coloured	7.40	0.42	8.31	8.85	m^2	**17.16**
600 mm × 600 mm × 50 mm thick; grey	5.16	0.39	7.72	6.55	m^2	**14.27**
600 mm × 600 mm × 50 mm thick; coloured	6.19	0.39	7.72	7.60	m^2	**15.32**
750 mm × 600 mm × 50 mm thick; grey	4.64	0.36	7.13	6.01	m^2	**13.14**
750 mm × 600 mm × 50 mm thick; coloured	6.16	0.36	7.13	7.56	m^2	**14.69**
900 mm × 600 mm × 50 mm thick; grey	4.13	0.33	6.54	5.48	m^2	**12.02**
900 mm × 600 mm × 50 mm thick; coloured	5.67	0.33	6.54	7.07	m^2	**13.61**
Blister Tactile paving flags; to falls or crossfalls; bedding 25 mm thick in cement and sand mortar (1:4); butt joints straight both ways; jointing in cement and sand (1:3); brushed in; to sand base						
Pavings; over 300 mm wide						
400 mm × 400 mm × 50 mm thick; buff	–	0.45	8.91	36.51	m^2	**45.42**
400 mm × 400 mm × 65 mm thick; buff	–	0.45	8.91	33.86	m^2	**42.77**
400 mm × 400 mm × 50 mm thick; buff	–	0.45	8.91	30.26	m^2	**39.17**
450 mm × 450 mm × 50 mm thick; buff	–	0.45	8.91	33.91	m^2	**42.82**
450 mm × 450 mm × 65 mm thick; buff; textured	–	0.47	9.41	36.81	m^2	**46.22**
Concrete rectangular paving blocks; to falls or crossfalls; bedding 50 mm thick in dry sharp sand; filling joints with sharp sand brushed in; on earth base						
Pavings; Keyblock or other equal and approved; over 300 mm wide; straight joints both ways						
200 mm × 100 mm × 60 mm thick; grey	7.35	0.69	13.66	10.40	m^2	**24.06**
200 mm × 100 mm × 60 mm thick; coloured	7.99	0.69	13.66	11.05	m^2	**24.71**
200 mm × 100 mm × 80 mm thick; grey	8.18	0.74	14.66	11.50	m^2	**26.16**
200 mm × 100 mm × 80 mm thick; coloured	9.24	0.74	14.66	12.58	m^2	**27.24**

Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Pavings; Keyblock or other equal and approved; over 300 mm wide; laid to herringbone pattern						
200 mm × 100 mm × 60 mm thick; grey	7.35	0.88	17.42	10.40	m^2	**27.82**
200 mm × 100 mm × 60 mm thick; coloured	7.99	0.88	17.42	11.05	m^2	**28.47**
200 mm × 100 mm × 80 mm thick; grey	8.18	0.93	18.42	11.50	m^2	**29.92**
200 mm × 100 mm × 80 mm thick; coloured	9.24	0.93	18.42	12.58	m^2	**31.00**
Extra for two row boundary edging to herringbone pavings; 200 mm wide; including a 150 mm high in situ concrete mix C10 – 40 mm aggregate haunching to one side; blocks laid breaking joint						
200 mm × 100 mm × 60 mm; coloured	–	0.28	5.55	2.05	m	**7.60**
200 mm × 100 mm × 80 mm; coloured	–	0.28	5.55	2.14	m	**7.69**
Pavings; Europa or other equal and approved; over 300 mm wide; straight joints both ways						
200 mm × 100 mm × 60 mm thick; grey	6.07	0.69	13.66	9.09	m^2	**22.75**
200 mm × 100 mm × 60 mm thick; coloured	6.74	0.69	13.66	9.78	m^2	**23.44**
200 mm × 100 mm × 80 mm thick; grey	7.24	0.74	14.66	10.53	m^2	**25.19**
200 mm × 100 mm × 80 mm thick; coloured	7.94	0.74	14.66	11.24	m^2	**25.90**
Pavings; Metropolitan or other equal and approved; over 300 mm wide; straight joints both ways						
200 mm × 100 mm × 80 mm thick; grey	19.03	0.74	14.66	22.61	m^2	**37.27**
200 mm × 100 mm × 80 mm thick; coloured	19.03	0.74	14.66	22.61	m^2	**37.27**
Pavings; Intersett or other equal and approved; over 300 mm wide; straight joints both ways						
200 mm × 100 mm × 60 mm thick; grey	10.54	0.69	13.66	13.67	m^2	**27.33**
200 mm × 100 mm × 60 mm thick; coloured	11.70	0.69	13.66	14.86	m^2	**28.52**
200 mm × 100 mm × 80 mm thick; grey	12.61	0.74	14.66	16.03	m^2	**30.69**
200 mm × 100 mm × 80 mm thick; coloured	14.00	0.74	14.66	17.46	m^2	**32.12**
Concrete rectangular paving blocks; to falls or crossfalls; 6 mm wide joints; symmetrical layout; bedding in 15 mm semi-dry cement mortar (1:4); jointing and pointing in cement and sand (1:4); on concrete base						
Pavings; Trafica or other equal and approved; over 300 mm wide						
400 mm × 400 mm × 65 mm; Saxon textured; natural	20.89	0.44	8.71	22.55	m^2	**31.26**
400 mm × 400 mm × 65 mm; Saxon textured; buff	24.15	0.44	8.71	25.89	m^2	**34.60**
400 mm × 400 mm × 65 mm; Perfecta; natural	26.36	0.44	8.71	28.16	m^2	**36.87**
400 mm × 400 mm × 65 mm; Perfecta; buff	28.92	0.44	8.71	30.78	m^2	**39.49**
450 mm × 450 mm × 70 mm; Saxon textured; natural	21.37	0.43	8.52	23.04	m^2	**31.56**
450 mm × 450 mm × 70 mm; Saxon textured; buff	24.59	0.43	8.52	26.34	m^2	**34.86**
450 mm × 450 mm × 70 mm; Perfecta; natural	24.31	0.43	8.52	26.06	m^2	**34.58**
450 mm × 450 mm × 70 mm; Perfecta; buff	28.18	0.43	8.52	30.02	m^2	**38.54**

Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Q25 SLAB/BRICK/BLOCK/SETT/COBBLE PAVINGS – cont						
York stone slab pavings; to falls or crossfalls; bedding 25 mm thick in cement:sand mortar (1:4); 5 mm wide joints; jointing in coloured cement mortar (1:3); brushed in; to sand base						
Pavings; over 300 mm wide						
50 mm thick; random rectangular pattern	59.58	0.69	13.93	62.60	m^2	**76.53**
600 mm × 600 mm × 50 mm thick	56.74	0.39	7.87	59.69	m^2	**67.56**
600 mm × 900 mm × 50 mm thick	56.74	0.33	6.66	59.69	m^2	**66.35**
Granite setts; BS EN 1342; 200 mm × 100 mm × 100 mm; standard 'C' dressing; tightly butted to falls or crossfalls; bedding 25 mm thick in cement mortar (1:3); filling joints with dry mortar (1:6); washed and brushed; on concrete base						
Pavings; over 300 mm wide						
straight joints (PC £ per tonne)	130.38	1.48	29.30	39.38	m^2	**68.68**
laid to pattern	–	1.85	36.63	39.38	m^2	**76.01**
Two rows of granite setts as boundary edging; 200 mm wide; including a 150 mm high ready mixed designated concrete C10 – 40 mm aggregate; haunching to one side; blocks laid breaking joint	–	0.65	12.87	9.34	m	**22.21**
Q26 SPECIAL SURFACINGS/PAVINGS FOR SPORT						
Sundries						
Line marking						
width not exceeding 300 mm	–	0.04	0.56	0.19	m	**0.75**
Q30 SEEDING/TURFING						
Top soil						
Selected from spoil heaps; grading; prepared for turfing or seeding; to general surfaces						
average 75 mm thick	–	0.21	2.41	–	m^2	**2.41**
average 100 mm thick	–	0.23	2.64	–	m^2	**2.64**
average 125 mm thick	–	0.25	2.87	–	m^2	**2.87**
average 150 mm thick	–	0.26	2.98	–	m^2	**2.98**
average 175 mm thick	–	0.27	3.11	–	m^2	**3.11**
average 200 mm thick	–	0.29	3.33	–	m^2	**3.33**
Selected from spoil heaps; grading; prepared for turfing or seeding; to cuttings or embankments						
average 75 mm thick	–	0.24	2.76	–	m^2	**2.76**
average 100 mm thick	–	0.26	2.98	–	m^2	**2.98**
average 125 mm thick	–	0.28	3.22	–	m^2	**3.22**
average 150 mm thick	–	0.30	3.44	–	m^2	**3.44**
average 175 mm thick	–	0.31	3.57	–	m^2	**3.57**
average 200 mm thick	–	0.32	3.68	–	m^2	**3.68**

Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Imported top soil, planting quality						
Grading; prepared for turfing or seeding; to general surfaces						
average 75 mm thick	–	0.19	2.18	2.15	m^2	**4.33**
average 100 mm thick	–	0.20	2.30	2.58	m^2	**4.88**
average 125 thick	–	0.22	2.53	3.44	m^2	**5.97**
average 150 mm thick	–	0.23	2.64	3.87	m^2	**6.51**
average 175 mm thick	–	0.25	2.87	4.31	m^2	**7.18**
average 200 mm thick	–	0.26	2.98	4.74	m^2	**7.72**
Grading; preparing for turfing or seeding; to cuttings or embankments						
average 75 mm thick	–	0.21	2.41	2.67	m^2	**5.08**
average 100 mm thick	–	0.23	2.64	3.46	m^2	**6.10**
average 125 mm thick	–	0.25	2.87	5.06	m^2	**7.93**
average 150 mm thick	–	0.26	2.98	6.66	m^2	**9.64**
average 175 mm thick	–	0.27	3.11	7.46	m^2	**10.57**
average 200 mm thick	–	0.29	3.33	8.26	m^2	**11.59**
Fertilizer						
Fertilizer 0.07 kg/m^2; raking in						
general surfaces (PC £ per 25 kg)	18.99	0.03	0.35	0.06	m^2	**0.41**
Selected grass seed						
Grass seed; sowing at a rate of 0.042 kg/m^2 two applications; raking in						
general surfaces (PC £ per kg)	4.50	0.17	1.96	0.23	m^2	**2.19**
cuttings or embankments	–	0.20	2.30	0.24	m^2	**2.54**
Turfing						
Imported turf; cultivated						
general surfaces	2.63	0.19	2.18	2.70	m^2	**4.88**
cuttings or embankments; shallow	2.63	0.20	2.30	2.70	m^2	**5.00**
cuttings or embankments; steep; pegged	2.63	0.28	3.22	2.70	m^2	**5.92**
Preserved turf from stack on site; lay only						
general surfaces	–	0.19	2.18	–	m^2	**2.18**
cuttings or embankments; shallow	–	0.20	2.30	–	m^2	**2.30**
cuttings or embankments; steep; pegged	–	0.28	3.22	–	m^2	**3.22**
Q31 PLANTING						
Planting only						
Hedge plants						
height not exceeding 750 mm	–	0.23	2.64	–	nr	**2.64**
height 750 mm–1.50 m	–	0.56	6.44	–	nr	**6.44**
Saplings						
height not exceeding 3.00 m	–	1.57	18.04	–	nr	**18.04**

Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Q40 FENCING						
NOTE: The prices for all fencing include for setting posts in position, to a depth of 0.60 m for fences not exceeding 1.40 m high and of 0.76 m for fences over 1.40 m high. The prices allow for excavating post holes; filling to within 150 mm of ground level with concrete and all necessary backfilling.						
Strained wire fencing; BS 1722 Part 3; 4 mm diameter galvanized mild steel plain wire threaded through posts and strained with eye bolts						
Fencing; height 900 mm; three line; concrete posts at 2.75 m centres	–	–	–	–	m	**17.24**
Extra for						
end concrete straining post; one strut	–	–	–	–	nr	**41.92**
angle concrete straining post; two struts	–	–	–	–	nr	**48.69**
Fencing; height 1.07 m; six line; concrete posts at 2.75 m centres	–	–	–	–	m	**17.94**
Extra for						
end concrete straining post; one strut	–	–	–	–	nr	**47.14**
angle concrete straining post; two struts	–	–	–	–	nr	**53.91**
Fencing; height 1.20 m; six line; concrete posts at 2.75 m centres	–	–	–	–	m	**18.04**
Extra for						
end concrete straining post; one strut	–	–	–	–	nr	**48.47**
angle concrete straining post; two struts	–	–	–	–	nr	**55.22**
Fencing; height 1.40 m; eight line; concrete posts at 2.75 m centres	–	–	–	–	m	**18.54**
Extra for						
end concrete straining post; one strut	–	–	–	–	nr	**49.52**
angle concrete straining post; two struts	–	–	–	–	nr	**56.27**
Chain link fencing; BS 1722 Part 1; 3 mm diameter galvanized mild steel wire; 50 mm mesh; galvanized mild steel tying and line wire; three line wires threaded through posts and strained with eye bolts and winding brackets						
Fencing; height 900 mm; galvanized mild steel angle posts at 3.00 m centres	–	–	–	–	m	**24.25**
Extra for						
end steel straining post; one strut	–	–	–	–	nr	**69.88**
angle steel straining post; two struts	–	–	–	–	nr	**80.60**
Fencing; height 900 mm; concrete posts at 3.00 m centres	–	–	–	–	m	**17.57**

Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Extra for						
end concrete straining post; one strut	–	–	–	–	nr	**37.54**
angle concrete straining post; two struts	–	–	–	–	nr	**44.30**
Fencing; height 1.20 m; galvanized mild steel angle posts at 3.00 m centres	–	–	–	–	m	**17.88**
Extra for						
end steel straining post; one strut	–	–	–	–	nr	**74.57**
angle steel straining post; two struts	–	–	–	–	nr	**95.50**
Fencing; height 1.20 m; concrete posts at 3.00 m centres	–	–	–	–	m	**17.14**
Extra for						
end concrete straining post; one strut	–	–	–	–	nr	**42.97**
angle concrete straining post; two struts	–	–	–	–	nr	**50.76**
Fencing; height 1.80 m; galvanized mild steel angle posts at 3.00 m centres	–	–	–	–	m	**20.11**
Extra for						
end steel straining post; one strut	–	–	–	–	nr	**75.84**
angle steel straining post; two struts	–	–	–	–	nr	**94.35**
Fencing; height 1.80 m; concrete posts at 3.00 m centres	–	–	–	–	m	**23.22**
Extra for						
end concrete straining post; one strut	–	–	–	–	nr	**60.08**
angle concrete straining post; two struts	–	–	–	–	nr	**70.88**
Pair of gates and gate posts; gates to match galvanized chain link fencing, with angle framing, braces, etc., complete with hinges, locking bar, lock and bolts; two 100 mm × 100 mm angle section gate posts; each with one strut						
2.44 m × 0.90 m	–	–	–	–	nr	**589.29**
2.44 m × 1.20 m	–	–	–	–	nr	**608.16**
2.44 m × 1.80 m	–	–	–	–	nr	**656.03**
Chain link fencing; BS 1722 Part 1; 3 mm diameter plastic coated mild steel wire; 50 mm mesh; plastic coated mild steel tying and line wire; three line wires threaded through posts and strained with eye bolts and winding brackets						
Fencing; height 900 mm; galvanized mild steel angle posts at 3.00 m centres	–	–	–	–	m	**22.24**
Extra for						
end steel straining post; one strut	–	–	–	–	nr	**61.62**
angle steel straining post; two struts	–	–	–	–	nr	**68.60**
Fencing; height 900 mm; concrete posts at 3.00 m centres	–	–	–	–	m	**16.58**
Extra for						
end concrete straining post; one strut	–	–	–	–	nr	**37.54**
angle concrete straining post; two struts	–	–	–	–	nr	**44.30**
Fencing; height 1.20 m; galvanized mild steel angle posts at 3.00 m centres	–	–	–	–	m	**16.42**

Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Q40 FENCING – cont						
Chain link fencing – cont						
Extra for						
end steel straining post; one strut	–	–	–	–	nr	**64.64**
angle steel straining post; two struts	–	–	–	–	nr	**69.05**
Fencing; height 1.20 m; concrete posts at 3.00 m centres	–	–	–	–	m	**16.81**
Extra for						
end concrete straining post; one strut	–	–	–	–	nr	**42.97**
angle concrete straining post; two struts	–	–	–	–	nr	**50.76**
Fencing; height 1.80 m; galvanized mild steel angle posts at 3.00 m centres	–	–	–	–	m	**18.62**
Extra for						
end steel straining post; one strut	–	–	–	–	nr	**63.97**
angle steel straining post; two struts	–	–	–	–	nr	**76.41**
Fencing; height 1.80 m; concrete posts at 3.00 mm centres	–	–	–	–	m	**21.41**
Extra for						
end concrete straining post; one strut	–	–	–	–	nr	**60.08**
angle concrete straining post; two struts	–	–	–	–	nr	**70.88**
Pair of gates and gate posts; gates to match plastic chain link fencing; with angle framing, braces, etc. complete with hinges, locking bar, lock and bolts; two 100 mm × 100 mm angle section gate posts; each with one strut						
2.44 m × 0.90 m	–	–	–	–	nr	**515.28**
2.44 m × 1.20 m	–	–	–	–	nr	**528.71**
2.44 m × 1.80 m	–	–	–	–	nr	**569.44**
Chain link fencing for tennis courts; BS 1722 Part 13; 2.5 diameter galvanized mild wire; 45 mm mesh; line and tying wires threaded through 45 mm × 45 mm × 5 mm galvanized mild steel angle standards, posts and struts; 60 mm × 60 mm × 6 mm straining posts and gate posts; straining posts and struts strained with eye bolts and winding brackets						
Fencing to tennis court 36.00 m × 18.00 m; including gate 1.07 m × 1.98 m; complete with hinges, locking bar, lock and bolts						
height 2.745 m fencing; standards at 3.00 m centres	–	–	–	–	nr	**2146.47**
height 3.66 m fencing; standards at 2.50 mm centres	–	–	–	–	nr	**2878.22**
Cleft chestnut pale fencing; BS 1722 Part 4; pales spaced 51 mm apart; on two lines of galvanized wire; 64 mm diameter posts; 76 mm × 51 mm struts						
Fencing; height 900 mm; posts at 2.50 m centres	–	–	–	–	m	**9.09**

Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Extra for						
straining post; one strut	–	–	–	–	nr	**24.23**
corner straining post; two struts	–	–	–	–	nr	**24.23**
Fencing; height 1.05 m; posts at 2.50 m centres	–	–	–	–	m	**10.30**
Extra for						
straining post; one strut	–	–	–	–	nr	**24.55**
corner straining post; two struts	–	–	–	–	nr	**24.55**
Close boarded fencing; BS 1722 Part 5; 76 mm × 38 mm softwood rails; 89 mm × 19 mm softwood pales lapped 13 mm; 152 mm × 25 mm softwood gravel boards; all softwood treated; posts at 3.00 m centres						
Fencing; two rail; concrete posts						
height 1.00 m	–	–	–	–	m	**27.95**
height 1.20 m	–	–	–	–	m	**28.21**
Fencing; three rail; concrete posts						
height 1.40 m	–	–	–	–	m	**31.03**
height 1.60 m	–	–	–	–	m	**31.10**
height 1.80 m	–	–	–	–	m	**32.29**
Precast concrete slab fencing; 305 mm × 38 mm × 1753 mm slabs; fitted into twice grooved concrete posts at 1.83 m centres						
Fencing						
height 1.50 m	–	–	–	–	m	**54.79**
height 1.80 m	–	–	–	–	m	**60.68**
Mild steel unclimbable fencing; in rivetted panels 2440 mm long; 44 mm × 13 mm flat section top and bottom rails; two 44 mm × 19 mm flat section standards; one with foot plate; and 38 mm × 13 mm raking stay with foot plate; 20 mm diameter pointed verticals at 120 mm centres; two 44 mm × 19 mm supports 760 mm long with ragged ends to bottom rail; the whole bolted together; coated with red oxide primer; setting standards and stays in ground at 2440 mm centres and supports at 815 mm centres						
Fencing						
height 1.67 m	–	–	–	–	m	**102.45**
height 2.13 m	–	–	–	–	m	**117.81**
Pair of gates and gate posts, to match mild steel unclimbable fencing; with flat section framing, braces, etc., complete with locking bar, lock, handles, drop bolt, gate stop and holding back catches; two 102 mm × 102 mm hollow section gate posts with cap and foot plates						
2.44 m × 1.67 m	–	–	–	–	nr	**887.86**
2.44 m × 2.13 m	–	–	–	–	nr	**1024.45**
4.88 m × 1.67 m	–	–	–	–	nr	**1390.33**
4.88 m × 2.13 m	–	–	–	–	nr	**1741.56**

Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Q40 FENCING – cont						
PVC coated, galvanized mild steel high security fencing; Sentinal Sterling fencing or other equal and approved; 50 mm × 50 mm mesh; 3/3.50 mm gauge wire; barbed edge – 1; Sentinal Bi-steel colour coated posts or other equal and approved at 2.44 m centres						
Fencing						
1.80 m	–	0.93	10.69	29.09	m	**39.78**
2.10 m	–	1.16	13.33	32.12	m	**45.45**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
R10 RAINWATER PIPEWORK/GUTTERS						
Aluminium pipes and fittings; BS EN 612; ears cast on; polyester powder coated finish						
63 mm diameter pipes; plugged and screwed	8.85	0.34	6.38	9.69	m	**16.07**
Extra for						
fittings with one end	–	0.20	3.75	5.00	nr	**8.75**
fittings with two ends	–	0.39	7.32	5.07	nr	**12.39**
fittings with three ends	–	0.56	10.51	7.87	nr	**18.38**
shoe	5.28	0.20	3.75	5.73	nr	**9.48**
bend	5.64	0.39	7.32	5.80	nr	**13.12**
single branch	7.35	0.56	10.51	7.87	nr	**18.38**
offset 228 projection	13.01	0.39	6.81	13.64	nr	**20.45**
offset 304 projection	14.50	0.39	7.32	15.18	nr	**22.50**
access pipe	16.14	0.39	7.32	16.55	nr	**23.87**
connection to clay pipes; cement and sand (1:2) joint	–	0.14	2.62	0.12	nr	**2.74**
76.50 mm diameter pipes; plugged and screwed	10.31	0.37	6.94	11.18	m	**18.12**
Extra for						
shoe	7.26	0.23	4.32	7.76	nr	**12.08**
bend	7.12	0.42	7.88	7.33	nr	**15.21**
single branch	8.85	0.60	11.25	9.41	nr	**20.66**
offset 228 projection	14.38	0.42	7.88	15.06	nr	**22.94**
offset 304 projection	15.91	0.42	7.88	16.63	nr	**24.51**
access pipe	22.10	0.42	7.88	22.66	nr	**30.54**
connection to clay pipes; cement and sand (1:2) joint	–	0.16	3.00	0.12	nr	**3.12**
100 mm diameter pipes; plugged and screwed	17.59	0.42	7.88	18.65	m	**26.53**
Extra for						
shoe	8.74	0.26	4.88	9.29	nr	**14.17**
bend	9.92	0.46	8.63	10.20	nr	**18.83**
single branch	11.86	0.69	12.95	12.50	nr	**25.45**
offset 228 projection	16.64	0.46	8.63	17.08	nr	**25.71**
offset 304 projection	18.47	0.46	8.63	18.95	nr	**27.58**
access pipe	20.59	0.46	8.63	21.12	nr	**29.75**
connection to clay pipes; cement and sand (1:2) joint	–	0.19	3.57	0.12	nr	**3.69**
Roof outlets; circular aluminium; with flat or domed grating; joint to pipe						
50 mm diameter	51.04	0.56	15.85	52.32	nr	**68.17**
75 mm diameter	66.89	0.60	16.97	68.56	nr	**85.53**
100 mm diameter	87.11	0.65	18.39	89.29	nr	**107.68**
150 mm diameter	111.60	0.69	19.52	114.39	nr	**133.91**
Roof outlets; d-shaped; balcony; with flat or domed grating; joint to pipe						
50 mm diameter	51.04	0.56	15.85	52.32	nr	**68.17**
75 mm diameter	67.73	0.60	16.97	69.42	nr	**86.39**
100 mm diameter	95.00	0.65	18.39	97.38	nr	**115.77**
PVC balloon grating						
110 mm diameter	2.40	0.06	1.70	2.46	nr	**4.16**
63 mm diameter	1.49	0.06	1.70	1.53	nr	**3.23**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
R10 RAINWATER PIPEWORK/GUTTERS – cont						
Aluminium gutters and fittings; BS EN 612; polyester powder coated finish						
100 mm half round gutters; on brackets; screwed to timber	10.91	0.32	5.59	13.96	m	**19.55**
Extra for						
stop end	2.89	0.15	2.61	5.57	nr	**8.18**
running outlet	6.40	0.31	5.41	7.29	nr	**12.70**
stop end outlet	5.69	0.15	2.61	8.45	nr	**11.06**
angle	0.59	0.31	5.41	1.34	nr	**6.75**
113 mm half round gutters; on brackets; screwed to timber	11.43	0.32	5.59	14.51	m	**20.10**
Extra for						
stop end	3.03	0.15	2.61	5.75	nr	**8.36**
running outlet	6.98	0.31	5.41	7.88	nr	**13.29**
stop end outlet	6.53	0.15	2.61	9.31	nr	**11.92**
angle	6.66	0.31	5.41	5.57	nr	**10.98**
125 mm half round gutters; on brackets; screwed to timber	12.84	0.37	6.46	17.44	m	**23.90**
Extra for						
stop end	3.70	0.17	2.97	7.77	nr	**10.74**
running outlet	7.55	0.32	5.59	8.48	nr	**14.07**
stop end outlet	6.93	0.17	2.97	11.08	nr	**14.05**
angle	7.39	0.32	5.59	8.31	nr	**13.90**
100 mm ogee gutters; on brackets; screwed to timber	13.63	0.34	5.93	17.97	m	**23.90**
Extra for						
stop end	3.05	0.16	2.79	3.68	nr	**6.47**
running outlet	7.51	0.32	5.59	7.95	nr	**13.54**
stop end outlet	5.83	0.16	2.79	9.66	nr	**12.45**
angle	6.33	0.32	5.59	4.38	nr	**9.97**
112 mm ogee gutters; on brackets; screwed to timber	15.16	0.39	6.81	19.77	m	**26.58**
Extra for						
stop end	3.26	0.16	2.79	3.90	nr	**6.69**
running outlet	7.60	0.32	5.59	8.04	nr	**13.63**
stop end outlet	6.52	0.16	2.79	10.58	nr	**13.37**
angle	7.55	0.32	5.59	8.00	nr	**13.59**
125 mm ogee gutters; on brackets; screwed to timber	16.74	0.39	6.81	21.74	m	**28.55**
Extra for						
stop end	3.57	0.18	3.15	4.21	nr	**7.36**
running outlet	8.31	0.34	5.93	8.77	nr	**14.70**
stop end outlet	7.41	0.18	3.15	11.80	nr	**14.95**
angle	8.80	0.34	5.93	6.37	nr	**12.30**
Cast iron pipes and fittings; BS 416; ears cast on; joints						
65 mm pipes; primed; nailed to masonry	23.42	0.48	9.01	24.31	m	**33.32**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Extra for						
shoe	20.07	0.30	5.63	19.58	nr	**25.21**
bend	12.28	0.53	9.94	11.60	nr	**21.54**
single branch	24.14	0.67	12.58	23.56	nr	**36.14**
offset 225 mm projection	21.89	0.53	9.94	20.01	nr	**29.95**
offset 305 mm projection	25.64	0.53	9.94	23.37	nr	**33.31**
connection to clay pipes; cement and sand (1:2) joint	–	0.14	2.62	0.13	nr	**2.75**
75 mm pipes; primed; nailed to masonry	23.42	0.51	9.57	24.48	m	**34.05**
Extra for						
shoe	20.07	0.32	6.01	19.85	nr	**25.86**
bend	14.91	1.11	20.05	14.57	nr	**34.62**
single branch	26.61	0.69	12.95	26.65	nr	**39.60**
offset 225 mm projection	21.89	0.56	10.51	20.28	nr	**30.79**
offset 305 mm projection	26.90	0.56	10.51	24.94	nr	**35.45**
connection to clay pipes; cement and sand (1:2) joint	–	0.16	3.00	0.13	nr	**3.13**
100 mm pipes; primed; nailed to masonry	31.45	0.56	10.51	32.88	m	**43.39**
Extra for						
shoe	26.63	0.37	6.94	26.45	nr	**33.39**
bend	21.06	0.60	11.25	20.73	nr	**31.98**
single branch	31.02	0.74	13.89	31.21	nr	**45.10**
offset 225 mm projection	42.95	0.60	11.25	41.24	nr	**52.49**
offset 305 mm projection	43.80	0.60	11.25	41.45	nr	**52.70**
connection to clay pipes; cement and sand (1:2) joint	–	0.19	3.57	0.12	nr	**3.69**
100 mm × 75 mm rectangular pipes; primed; nailing to masonry	63.25	0.56	10.51	65.48	m	**75.99**
Extra for						
shoe	75.15	0.37	6.94	73.56	nr	**80.50**
bend	71.56	0.60	11.25	69.87	nr	**81.12**
offset 225 mm projection	100.77	0.37	6.94	95.93	nr	**102.87**
offset 305 mm projection	107.70	0.37	6.94	101.74	nr	**108.68**
connection to clay pipes; cement and sand (1:2) joint	–	0.19	3.57	0.12	nr	**3.69**
Rainwater head; rectangular; for pipes						
65 mm diameter	61.67	0.53	9.94	64.14	nr	**74.08**
75 mm diameter	61.67	0.56	10.51	64.42	nr	**74.93**
100 mm diameter	85.15	0.60	11.25	88.99	nr	**100.24**
Rainwater head; octagonal; for pipes						
65 mm diameter	44.36	0.53	9.94	46.39	nr	**56.33**
75 mm diameter	44.36	0.56	10.51	46.67	nr	**57.18**
100 mm diameter	52.57	0.60	11.25	55.61	nr	**66.86**
Cast iron gutters and fittings; BS EN 877						
100 mm half round gutters; primed; on brackets; screwed to timber	12.03	0.37	6.46	15.80	m	**22.26**
Extra for						
stop end	2.88	0.16	2.79	4.73	nr	**7.52**
running outlet	8.38	0.32	5.59	8.04	nr	**13.63**
angle	8.60	0.32	5.59	9.79	nr	**15.38**
115 mm half round gutters; primed; on brackets; screwed to timber	12.54	0.37	6.46	16.38	m	**22.84**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
R10 RAINWATER PIPEWORK/GUTTERS – cont						
Cast iron gutters and fittings – cont						
Extra for						
stop end	3.74	0.16	2.79	5.61	nr	**8.40**
running outlet	9.13	0.32	5.59	8.80	nr	**14.39**
angle	8.84	0.32	5.59	9.99	nr	**15.58**
125 mm half round gutters; primed; on brackets; screwed to timber	14.68	0.42	7.33	18.61	m	**25.94**
Extra for						
stop end	3.74	0.19	3.32	5.69	nr	**9.01**
running outlet	10.42	0.37	6.46	9.99	nr	**16.45**
angle	10.42	0.37	6.46	11.29	nr	**17.75**
150 mm half round gutters; primed; on brackets; screwed to timber	23.88	0.46	8.03	28.87	m	**36.90**
Extra for						
stop end	5.19	0.20	3.50	9.21	nr	**12.71**
running outlet	18.06	0.42	7.33	17.11	nr	**24.44**
angle	19.05	0.42	7.33	19.26	nr	**26.59**
100 mm ogee gutters; primed; on brackets; screwed to timber	13.41	0.39	6.81	17.29	m	**24.10**
Extra for						
stop end	2.95	0.17	2.97	6.41	nr	**9.38**
running outlet	9.13	0.34	5.93	8.78	nr	**14.71**
angle	8.97	0.34	5.93	10.23	nr	**16.16**
115 mm ogee gutters; primed; on brackets; screwed to timber	14.76	0.39	6.81	18.70	m	**25.51**
Extra for						
stop end	3.82	0.17	2.97	7.33	nr	**10.30**
running outlet	9.72	0.34	5.93	9.28	nr	**15.21**
angle	9.72	0.34	5.93	10.77	nr	**16.70**
125 mm ogee gutters; primed; on brackets; screwed to timber	15.48	0.43	7.50	19.85	m	**27.35**
Extra for						
stop end	3.82	0.19	3.32	7.75	nr	**11.07**
running outlet	10.61	0.39	6.81	10.21	nr	**17.02**
angle	10.61	0.39	6.81	12.01	nr	**18.82**
3 mm thick galvanized heavy pressed steel gutters and fittings; joggle joints; BS 1091						
200 mm × 100 mm (400 mm girth) box gutter; screwed to timber	–	0.60	11.25	21.03	m	**32.28**
Extra for						
stop end	–	0.32	6.01	12.67	nr	**18.68**
running outlet	–	0.65	12.20	21.73	nr	**33.93**
stop end outlet	–	0.32	6.01	28.52	nr	**34.53**
angle	–	0.65	12.20	23.81	nr	**36.01**
381 mm boundary wall gutters (900 mm girth); bent twice; screwed to timber	–	0.60	11.25	34.83	m	**46.08**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Extra for						
stop end	–	0.37	6.94	21.24	nr	**28.18**
running outlet	–	0.65	12.20	28.84	nr	**41.04**
stop end outlet	–	0.32	6.01	48.90	nr	**54.91**
angle	–	0.65	12.20	32.93	nr	**45.13**
457 mm boundary wall gutters (1200 mm girth); bent twice; screwed to timber	–	0.69	12.95	46.52	m	**59.47**
Extra for						
stop end	–	0.37	6.94	26.97	nr	**33.91**
running outlet	–	0.74	13.89	41.34	nr	**55.23**
stop end outlet	–	0.37	6.94	42.70	nr	**49.64**
angle	–	0.74	13.89	43.97	nr	**57.86**
Valley gutters; 750 mm girth; Kalzip Membrane lined composite gutter system	–	–	–	–	m	**97.50**
Extra for						
stop end	–	–	–	–	nr	**73.13**
running outlet	–	–	–	–	nr	**92.63**
uPVC external rainwater pipes and fittings; BS EN 12200; slip-in joints						
50 mm pipes; fixing with pipe or socket brackets; plugged and screwed	4.32	0.28	5.26	5.91	m	**11.17**
Extra for						
shoe	2.49	0.19	3.57	3.14	nr	**6.71**
bend	2.91	0.28	5.26	3.57	nr	**8.83**
two bends to form offset 229 mm projection	5.82	0.28	5.26	5.79	nr	**11.05**
connection to clay pipes; cement and sand (1:2) joint	–	0.12	2.26	0.15	nr	**2.41**
68 mm pipes; fixing with pipe or socket brackets; plugged and screwed	3.34	0.31	5.82	5.20	m	**11.02**
Extra for						
shoe	2.49	0.20	3.75	3.40	nr	**7.15**
bend	3.81	0.31	5.82	4.77	nr	**10.59**
single branch	7.67	0.41	7.70	8.71	nr	**16.41**
two bends to form offset 229 mm projection	7.63	0.31	5.82	8.09	nr	**13.91**
loose drain connector; cement and sand (1:2) joint	–	0.14	2.62	9.26	nr	**11.88**
110 mm pipes; fixing with pipe or socket brackets; plugged and screwed	6.70	0.33	6.19	10.59	m	**16.78**
Extra for						
shoe	7.96	0.22	4.13	9.16	nr	**13.29**
bend	11.80	0.33	6.19	13.11	nr	**19.30**
single branch	17.45	0.44	8.26	18.90	nr	**27.16**
two bends to form offset 229 mm projection	23.61	0.33	6.19	24.25	nr	**30.44**
loose drain connector; cement and sand (1:2) joint	–	0.32	6.01	7.68	nr	**13.69**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
R10 RAINWATER PIPEWORK/GUTTERS – cont						
uPVC external rainwater pipes and fittings – cont						
65 mm square pipes; fixing with pipe or socket brackets; plugged and screwed	3.40	0.31	5.82	5.27	m	**11.09**
Extra for						
shoe	2.49	0.20	3.75	3.40	nr	**7.15**
bend	3.81	0.31	5.82	4.77	nr	**10.59**
single branch	7.67	0.41	7.70	8.71	nr	**16.41**
two bends to form offset 229 mm projection	7.63	0.31	5.82	8.25	nr	**14.07**
drain connector; square to round; cement and sand (1:2) joint	–	0.32	6.01	3.97	nr	**9.98**
Rainwater head; rectangular; for pipes						
50 mm diameter	12.43	0.42	7.88	13.95	nr	**21.83**
68 mm diameter	10.94	0.43	8.07	12.97	nr	**21.04**
110 mm diameter	22.83	0.51	9.57	25.46	nr	**35.03**
65 mm square	10.94	0.43	8.07	12.97	nr	**21.04**
uPVC gutters and fittings; BS EN 12200						
76 mm half round gutters; on brackets screwed to timber	3.28	0.28	4.89	4.86	m	**9.75**
Extra for						
stop end	1.14	0.12	2.09	1.51	nr	**3.60**
running outlet	3.22	0.23	4.02	3.03	nr	**7.05**
stop end outlet	3.21	0.12	2.09	3.36	nr	**5.45**
angle	3.22	0.23	4.02	3.69	nr	**7.71**
112 mm half round gutters; on brackets screwed to timber	3.29	0.31	5.41	5.90	m	**11.31**
Extra for						
stop end	1.79	0.12	2.09	2.40	nr	**4.49**
running outlet	3.51	0.26	4.54	3.33	nr	**7.87**
stop end outlet	3.51	0.12	2.09	3.90	nr	**5.99**
angle	3.92	0.26	4.54	4.87	nr	**9.41**
170 mm half round gutters; on brackets; screwed to timber	6.89	0.31	5.41	11.01	m	**16.42**
Extra for						
stop end	3.02	0.15	2.61	4.17	nr	**6.78**
running outlet	6.74	0.29	5.06	6.34	nr	**11.40**
stop end outlet	6.41	0.15	2.61	7.08	nr	**9.69**
angle	8.78	0.29	5.06	10.59	nr	**15.65**
114 mm rectangular gutters; on brackets; screwed to timber	3.38	0.31	5.41	6.20	m	**11.61**
Extra for						
stop end	1.79	0.12	2.09	2.40	nr	**4.49**
running outlet	3.51	0.29	5.06	3.32	nr	**8.38**
stop end outlet	3.51	0.12	2.09	3.88	nr	**5.97**
angle	3.92	0.26	4.54	4.87	nr	**9.41**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
R11 FOUL DRAINAGE ABOVE GROUND						
Cast iron Timesaver pipes and fittings or other equal and approved; BS 416						
50 mm pipes; primed; 3 m lengths; fixing with expanding bolts; to masonry	15.44	0.51	9.57	24.10	m	**33.67**
Extra for						
fittings with two ends	–	0.51	9.59	19.72	nr	**29.31**
fittings with three ends	–	0.69	12.95	33.40	nr	**46.35**
bends; short radius	13.75	0.51	9.57	19.72	nr	**29.29**
access bends; short radius	33.89	0.51	9.57	40.36	nr	**49.93**
boss; 38 BSP	28.47	0.51	9.57	34.41	nr	**43.98**
single branch	20.69	0.69	12.95	34.12	nr	**47.07**
isolated Timesaver coupling joint	7.81	0.28	5.26	8.01	nr	**13.27**
connection to clay pipes; cement and sand (1:2) joint	–	0.12	2.26	0.12	nr	**2.38**
75 mm pipes; primed; 3 m lengths; fixing with standard brackets; plugged and screwed to masonry	17.27	0.51	9.57	28.02	m	**37.59**
Extra for						
bends; short radius	15.56	0.55	10.32	22.13	nr	**32.45**
access bends; short radius	36.75	0.51	9.57	43.85	nr	**53.42**
boss; 38 BSP	28.47	0.55	10.32	35.36	nr	**45.68**
single branch	23.40	0.79	14.82	38.03	nr	**52.85**
double branch	34.78	1.02	19.14	58.52	nr	**77.66**
offset 115 mm projection	22.31	0.55	10.32	27.01	nr	**37.33**
offset 150 mm projection	26.22	0.55	10.32	30.48	nr	**40.80**
access pipe	33.08	0.55	10.32	37.78	nr	**48.10**
isolated Timesaver coupling joint	8.62	0.32	6.01	8.84	nr	**14.85**
connection to clay pipes; cement and sand (1:2) joint	–	0.14	2.62	0.12	nr	**2.74**
100 mm pipes; primed; 3 m lengths; fixing with standard brackets; plugged and screwed to masonry	20.88	0.55	10.32	38.99	m	**49.31**
Extra for						
WC bent connector; 450 mm long tail	30.47	0.55	10.32	35.18	nr	**45.50**
bends; short radius	19.03	0.62	11.63	27.83	nr	**39.46**
access bends; short radius	40.27	0.62	11.63	49.60	nr	**61.23**
boss; 38 BSP	34.00	0.62	11.63	43.18	nr	**54.81**
single branch	29.42	0.93	17.46	48.21	nr	**65.67**
double branch	36.38	1.20	22.52	66.88	nr	**89.40**
offset 225 mm projection	28.65	0.62	11.63	34.91	nr	**46.54**
offset 300 mm projection	30.82	0.62	11.63	36.50	nr	**48.13**
access pipe	34.78	0.62	11.63	40.76	nr	**52.39**
roof connector; for asphalt	32.87	0.62	11.63	41.27	nr	**52.90**
isolated Timesaver coupling joint	11.26	0.39	7.32	11.54	nr	**18.86**
transitional clayware socket; cement and sand (1:2) joint	22.39	0.37	6.94	34.59	nr	**41.53**
150 mm pipes; primed; 3 m lengths; fixing with standard brackets; plugged and screwed to masonry	43.60	0.69	12.95	78.89	m	**91.84**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
R11 FOUL DRAINAGE ABOVE GROUND – cont						
Cast iron Timesaver pipes and fittings or other equal and approved – cont						
Extra for						
bends; short radius	34.00	0.77	14.45	51.18	nr	**65.63**
access bends; short radius	57.16	0.77	14.45	74.92	nr	**89.37**
boss; 38 BSP	55.48	0.77	14.45	72.07	nr	**86.52**
single branch	72.93	1.11	20.83	108.74	nr	**129.57**
double branch	102.48	1.48	27.78	160.04	nr	**187.82**
access pipe	57.84	0.77	14.45	66.50	nr	**80.95**
isolated Timesaver coupling joint	–	0.46	8.63	23.02	nr	**31.65**
transitional clayware socket; cement and sand (1:2) joint	39.20	0.48	9.01	63.32	nr	**72.33**
Cast iron Ensign lightweight pipes and fittings or other equal and approved; BS EN 877						
50 mm pipes; primed; 3 m lengths; fixing with standard brackets; plugged and screwed to masonry	10.84	0.31	5.67	16.44	m	**22.11**
Extra for						
bends; short radius	8.44	0.27	4.95	13.64	nr	**18.59**
single branch	13.52	0.33	6.03	23.86	nr	**29.89**
access pipe	22.46	0.27	4.79	28.02	nr	**32.81**
70 mm pipes; primed; 3 m lengths; fixing with standard brackets; plugged and screwed to masonry	12.54	0.34	6.23	18.35	m	**24.58**
Extra for						
bends; short radius	9.48	0.30	5.46	15.22	nr	**20.68**
single branch	14.27	0.37	6.74	25.63	nr	**32.37**
access pipe	23.75	0.30	5.46	29.84	nr	**35.30**
100 mm pipes; primed; 3 m lengths; fixing with standard brackets; plugged and screwed to masonry	14.92	0.37	6.74	21.82	m	**28.56**
Extra for						
bends; short radius	11.23	0.32	5.87	18.67	nr	**24.54**
single branch	19.58	0.39	7.11	34.38	nr	**41.49**
double branch	26.16	0.46	8.39	48.28	nr	**56.67**
access pipe	26.12	0.32	5.87	33.93	nr	**39.80**
connector	23.77	0.21	3.81	31.52	nr	**35.33**
reducer	15.25	0.32	5.87	22.79	nr	**28.66**
Polypropylene (PP) waste pipes and fittings; BS EN 1451; push fit 'O'-ring joints						
32 mm pipes; fixing with pipe clips; plugged and screwed	1.67	0.20	3.75	2.44	m	**6.19**
Extra for						
fittings with one end	–	0.15	2.82	1.39	nr	**4.21**
fittings with two ends	–	0.20	3.75	1.41	nr	**5.16**
fittings with three ends	–	0.28	5.26	2.45	nr	**7.71**
access plug	1.36	0.15	2.82	1.39	nr	**4.21**
double socket	1.04	0.14	2.62	1.07	nr	**3.69**
male iron to PP coupling	2.88	0.26	4.88	2.95	nr	**7.83**
sweep bend	1.29	0.20	3.75	1.32	nr	**5.07**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
spigot bend	1.89	0.23	4.32	1.94	nr	**6.26**
40 mm pipes; fixing with pipe clips; plugged and screwed	2.06	0.20	3.75	2.87	m	**6.62**
Extra for						
fittings with one end	–	0.18	3.38	1.46	nr	**4.84**
fittings with two ends	–	0.28	5.26	1.67	nr	**6.93**
fittings with three ends	–	0.37	6.94	2.58	nr	**9.52**
access plug	1.42	0.18	3.38	1.46	nr	**4.84**
double socket	1.06	0.19	3.57	1.09	nr	**4.66**
universal connector	3.26	0.23	4.32	3.34	nr	**7.66**
sweep bend	1.46	0.28	5.26	1.50	nr	**6.76**
spigot bend	1.83	0.28	5.26	1.88	nr	**7.14**
reducer 40 mm–32 mm	1.29	0.28	5.26	1.32	nr	**6.58**
50 mm pipes; fixing with pipe clips; plugged and screwed	2.65	0.32	6.01	4.20	m	**10.21**
Extra for						
fittings with one end	–	0.19	3.57	2.58	nr	**6.15**
fittings with two ends	–	0.32	6.01	2.78	nr	**8.79**
fittings with three ends	–	0.43	8.07	3.85	nr	**11.92**
access plug	2.52	0.19	3.57	2.58	nr	**6.15**
double socket	2.13	0.21	3.94	2.18	nr	**6.12**
sweep bend	2.78	0.32	6.01	2.85	nr	**8.86**
spigot bend	4.35	0.32	6.01	4.46	nr	**10.47**
reducer 50 mm–40 mm	1.68	0.32	6.01	1.72	nr	**7.73**
muPVC waste pipes and fittings; BS EN 1329; solvent welded joints						
32 mm pipes; fixing with pipe clips; plugged and screwed	1.74	0.23	4.32	2.59	m	**6.91**
Extra for						
fittings with one end	–	0.16	3.00	1.34	nr	**4.34**
fittings with two ends	–	0.23	4.32	1.44	nr	**5.76**
fittings with three ends	–	0.31	5.82	1.90	nr	**7.72**
access plug	0.98	0.16	3.00	1.34	nr	**4.34**
straight coupling	1.06	0.16	3.00	1.41	nr	**4.41**
expansion coupling	1.86	0.23	4.32	2.23	nr	**6.55**
male iron to muPVC coupling	1.88	0.35	6.57	2.09	nr	**8.66**
sweep bend	1.08	0.23	4.32	1.44	nr	**5.76**
spigot/socket bend	–	0.23	4.32	2.14	nr	**6.46**
sweep tee	1.45	0.31	5.82	1.90	nr	**7.72**
40 mm pipes; fixing with pipe clips; plugged and screwed	2.15	0.28	5.26	3.08	m	**8.34**
Extra for						
fittings with one end	–	0.18	3.38	1.34	nr	**4.72**
fittings with two ends	–	0.28	5.26	1.56	nr	**6.82**
fittings with three ends	–	0.37	6.94	2.29	nr	**9.23**
fittings with four ends	4.45	0.49	9.19	5.14	nr	**14.33**
access plug	0.98	0.18	3.38	1.34	nr	**4.72**
straight coupling	1.05	0.19	3.57	1.40	nr	**4.97**
expansion coupling	2.24	0.28	5.26	2.63	nr	**7.89**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
R11 FOUL DRAINAGE ABOVE GROUND – cont						
muPVC waste pipes and fittings – cont						
Extra for – cont						
male iron to muPVC coupling	1.88	0.35	6.57	2.09	nr	**8.66**
level invert taper	1.32	0.28	5.26	1.68	nr	**6.94**
sweep bend	1.20	0.28	5.26	1.56	nr	**6.82**
spigot/socket bend	2.02	0.28	5.26	2.40	nr	**7.66**
sweep tee	1.83	0.37	6.94	2.29	nr	**9.23**
sweep cross	4.45	0.49	9.19	5.14	nr	**14.33**
50 mm pipes; fixing with pipe clips; plugged and screwed	3.24	0.32	6.01	4.97	m	**10.98**
Extra for						
fittings with one end	–	0.19	3.57	1.78	nr	**5.35**
fittings with two ends	–	0.32	6.01	2.49	nr	**8.50**
fittings with three ends	–	0.43	8.07	4.08	nr	**12.15**
fittings with four ends	–	0.57	10.70	5.35	nr	**16.05**
access plug	1.41	0.19	3.57	1.78	nr	**5.35**
straight coupling	1.93	0.21	3.94	2.31	nr	**6.25**
expansion coupling	3.04	0.32	6.01	3.45	nr	**9.46**
male iron to muPVC coupling	2.72	0.42	7.88	2.95	nr	**10.83**
level invert taper	1.64	0.32	6.01	2.01	nr	**8.02**
sweep bend	2.11	0.32	6.01	2.49	nr	**8.50**
spigot/socket bend	2.87	0.32	6.01	3.27	nr	**9.28**
sweep tee	1.83	0.37	6.94	2.29	nr	**9.23**
sweep cross	4.66	0.57	10.70	5.35	nr	**16.05**
uPVC overflow pipes and fittings; solvent welded joints						
19 mm pipes; fixing with pipe clips; plugged and screwed	1.54	0.20	3.75	2.33	m	**6.08**
Extra for						
splay cut end	–	0.01	0.19	–	nr	**0.19**
fittings with one end	–	0.16	3.00	1.35	nr	**4.35**
fittings with two ends	–	0.16	3.00	1.58	nr	**4.58**
fittings with three ends	–	0.20	3.75	1.78	nr	**5.53**
straight connector	1.16	0.16	3.00	1.35	nr	**4.35**
female iron to uPVC coupling	–	0.19	3.57	2.12	nr	**5.69**
bend	1.38	0.16	3.00	1.58	nr	**4.58**
bent tank connector	2.15	0.19	3.57	2.29	nr	**5.86**
uPVC pipes and fittings; BS EN 1329; with solvent welded joints (unless otherwise described)						
82 mm pipes; fixing with holderbats; plugged and screwed	8.27	0.37	6.94	11.86	m	**18.80**
Extra for						
socket plug	6.09	0.19	3.57	7.12	nr	**10.69**
slip coupling; push fit	13.30	0.34	6.38	13.63	nr	**20.01**
expansion coupling	6.40	0.37	6.94	7.45	nr	**14.39**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
sweep bend	10.74	0.37	6.94	11.90	nr	**18.84**
boss connector	5.87	0.25	4.69	6.91	nr	**11.60**
single branch	15.01	0.49	9.19	16.81	nr	**26.00**
access door	14.30	0.56	10.51	15.11	nr	**25.62**
110 mm pipes; fixing with holderbats; plugged and screwed	8.42	0.41	7.70	12.38	m	**20.08**
Extra for						
socket plug	7.38	0.20	3.75	8.71	nr	**12.46**
slip coupling; push fit	16.65	0.37	6.94	17.07	nr	**24.01**
expansion coupling	6.54	0.41	7.70	7.86	nr	**15.56**
WC connector	11.89	0.27	5.06	12.80	nr	**17.86**
sweep bend	12.58	0.41	7.70	14.04	nr	**21.74**
WC connecting bend	19.51	0.27	5.06	20.62	nr	**25.68**
access bend	34.88	0.43	8.07	36.91	nr	**44.98**
boss connector	5.87	0.27	5.06	7.17	nr	**12.23**
single branch	16.64	0.54	10.14	18.83	nr	**28.97**
single branch with access	28.47	0.56	10.51	30.96	nr	**41.47**
double branch	41.11	0.68	12.76	44.53	nr	**57.29**
WC manifold	16.33	0.27	5.06	18.51	nr	**23.57**
access door	–	0.56	10.51	15.11	nr	**25.62**
access pipe connector	26.72	0.46	8.63	28.55	nr	**37.18**
connection to clay pipes; caulking ring and cement and sand (1:2) joint	–	0.39	7.32	11.03	nr	**18.35**
160 mm pipes; fixing with holderbats; plugged and screwed	21.83	0.46	8.63	32.02	m	**40.65**
Extra for						
socket plug	13.57	0.23	4.32	16.48	nr	**20.80**
slip coupling; push fit	42.64	0.42	7.88	43.71	nr	**51.59**
expansion coupling	19.70	0.46	8.63	22.77	nr	**31.40**
sweep bend	31.32	0.46	8.63	34.67	nr	**43.30**
boss connector	8.31	0.31	5.82	11.09	nr	**16.91**
single branch	35.31	0.61	11.45	40.01	nr	**51.46**
double branch	74.27	0.77	14.45	81.18	nr	**95.63**
access door	25.55	0.56	10.51	26.64	nr	**37.15**
access pipe connector	26.72	0.46	8.63	28.55	nr	**37.18**
Weathering apron; for pipe						
82 mm diameter	3.03	0.31	5.82	3.55	nr	**9.37**
110 mm diameter	3.47	0.35	6.57	4.18	nr	**10.75**
160 mm diameter	10.46	0.39	7.32	11.96	nr	**19.28**
Weathering slate; for pipe						
110 mm diameter	36.92	0.83	15.58	38.47	nr	**54.05**
Vent cowl; for pipe						
82 mm diameter	3.03	0.31	5.82	3.55	nr	**9.37**
110 mm diameter	3.06	0.31	5.82	3.76	nr	**9.58**
160 mm diameter	8.01	0.31	5.82	9.45	nr	**15.27**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
R11 FOUL DRAINAGE ABOVE GROUND – cont						
Polypropylene ancillaries; screwed joint to waste fitting						
Tubular S trap; bath; shallow seal						
40 mm diameter	7.54	0.51	9.57	7.73	nr	**17.30**
Trap; P; two piece; 76 mm seal						
32 mm diameter	5.09	0.35	6.57	5.22	nr	**11.79**
40 mm diameter	5.89	0.42	7.88	6.04	nr	**13.92**
Trap; S; two piece; 76 mm seal						
32 mm diameter	6.45	0.35	6.57	6.61	nr	**13.18**
40 mm diameter	7.54	0.42	7.88	7.73	nr	**15.61**
Bottle trap; P; 76 mm seal						
32 diameter	5.68	0.35	6.57	5.82	nr	**12.39**
40 diameter	6.76	0.42	7.88	6.93	nr	**14.81**
R12 DRAINAGE BELOW GROUND						
NOTE: Prices for drain trenches are for excavation in firm soil and it has been assumed that earthwork support will only be required for trenches 1.00 m or more in depth.						
Excavating trenches; by machine; grading bottoms; earthwork support; filling with excavated material and compacting; disposal of surplus soil; spreading on site average 50 m						
Pipes not exceeding 200 mm nominal size						
average depth of trench 0.50 m	–	0.28	3.22	1.22	m	**4.44**
average depth of trench 0.75 m	–	0.37	4.25	1.80	m	**6.05**
average depth of trench 1.00 m	–	0.79	9.08	3.37	m	**12.45**
average depth of trench 1.25 m	–	1.16	13.33	3.80	m	**17.13**
average depth of trench 1.50 m	–	1.48	17.00	4.33	m	**21.33**
average depth of trench 1.75 m	–	1.85	21.26	4.76	m	**26.02**
average depth of trench 2.00 m	–	2.13	24.48	5.41	m	**29.89**
average depth of trench 2.25 m	–	2.64	30.33	6.78	m	**37.11**
average depth of trench 2.50 m	–	3.10	35.62	7.90	m	**43.52**
average depth of trench 2.75 m	–	3.42	39.30	8.83	m	**48.13**
average depth of trench 3.00 m	–	3.75	43.09	9.72	m	**52.81**
average depth of trench 3.25 m	–	4.07	46.76	10.33	m	**57.09**
average depth of trench 3.50 m	–	4.35	49.98	10.91	m	**60.89**
Pipes exceeding 200 mm nominal size; 225 mm nominal size						
average depth of trench 0.50 m	–	0.28	3.22	1.22	m	**4.44**
average depth of trench 0.75 m	–	0.37	4.25	1.80	m	**6.05**
average depth of trench 1.00 m	–	0.79	9.08	3.37	m	**12.45**
average depth of trench 1.25 m	–	1.16	13.33	3.80	m	**17.13**
average depth of trench 1.50 m	–	1.48	17.00	4.33	m	**21.33**
average depth of trench 1.75 m	–	1.85	21.26	4.76	m	**26.02**
average depth of trench 2.00 m	–	2.13	24.48	5.41	m	**29.89**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
average depth of trench 2.25 m	–	2.64	30.33	6.78	m	**37.11**
average depth of trench 2.50 m	–	3.10	35.62	7.90	m	**43.52**
average depth of trench 2.75 m	–	3.42	39.30	8.83	m	**48.13**
average depth of trench 3.00 m	–	3.75	43.09	9.72	m	**52.81**
average depth of trench 3.25 m	–	4.07	46.76	10.33	m	**57.09**
average depth of trench 3.50 m	–	4.35	49.98	10.91	m	**60.89**
Pipes exceeding 200 mm nominal size; 300 mm nominal size						
average depth of trench 0.75 m	–	0.44	5.05	2.26	m	**7.31**
average depth of trench 1.00 m	–	0.93	10.69	3.37	m	**14.06**
average depth of trench 1.25 m	–	1.25	14.36	3.95	m	**18.31**
average depth of trench 1.50 m	–	1.62	18.61	4.46	m	**23.07**
average depth of trench 1.75 m	–	1.85	21.26	4.89	m	**26.15**
average depth of trench 2.00 m	–	2.13	24.48	5.86	m	**30.34**
average depth of trench 2.25 m	–	2.64	30.33	7.05	m	**37.38**
average depth of trench 2.50 m	–	3.10	35.62	8.08	m	**43.70**
average depth of trench 2.75 m	–	3.42	39.30	8.97	m	**48.27**
average depth of trench 3.00 m	–	3.75	43.09	9.85	m	**52.94**
average depth of trench 3.25 m	–	4.07	46.76	10.78	m	**57.54**
average depth of trench 3.50 m	–	4.35	49.98	11.22	m	**61.20**
Pipes exceeding 200 mm nominal size; 375 mm nominal size						
average depth of trench 0.75 m	–	0.46	5.29	2.71	m	**8.00**
average depth of trench 1.00 m	–	0.97	11.14	3.82	m	**14.96**
average depth of trench 1.25 m	–	1.34	15.40	4.71	m	**20.11**
average depth of trench 1.50 m	–	1.71	19.65	5.04	m	**24.69**
average depth of trench 1.75 m	–	1.99	22.87	5.66	m	**28.53**
average depth of trench 2.00 m	–	2.27	26.09	6.00	m	**32.09**
average depth of trench 2.25 m	–	2.82	32.40	7.50	m	**39.90**
average depth of trench 2.50 m	–	3.38	38.84	8.66	m	**47.50**
average depth of trench 2.75 m	–	3.70	42.52	9.42	m	**51.94**
average depth of trench 3.00 m	–	4.02	46.19	10.17	m	**56.36**
average depth of trench 3.25 m	–	4.35	49.98	11.05	m	**61.03**
average depth of trench 3.50 m	–	4.67	53.66	11.81	m	**65.47**
Pipes exceeding 200 mm nominal size; 450 mm nominal size						
average depth of trench 0.75 m	–	0.51	5.86	2.71	m	**8.57**
average depth of trench 1.00 m	–	1.02	11.72	4.09	m	**15.81**
average depth of trench 1.25 m	–	1.48	17.00	5.02	m	**22.02**
average depth of trench 1.50 m	–	1.85	21.26	5.49	m	**26.75**
average depth of trench 1.75 m	–	2.13	24.48	5.98	m	**30.46**
average depth of trench 2.00 m	–	2.45	28.15	6.45	m	**34.60**
average depth of trench 2.25 m	–	3.05	35.04	7.81	m	**42.85**
average depth of trench 2.50 m	–	3.61	41.48	9.11	m	**50.59**
average depth of trench 2.75 m	–	3.98	45.74	10.00	m	**55.74**
average depth of trench 3.00 m	–	4.26	48.94	10.94	m	**59.88**
average depth of trench 3.25 m	–	4.63	53.20	11.96	m	**65.16**
average depth of trench 3.50 m	–	5.00	57.45	13.03	m	**70.48**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
R12 DRAINAGE BELOW GROUND – cont						
Excavating trenches; by machine – cont						
Pipes exceeding 200 mm nominal size; 600 mm nominal size						
average depth of trench 1.00 m	–	1.11	12.75	4.41	m	**17.16**
average depth of trench 1.25 m	–	1.57	18.04	5.30	m	**23.34**
average depth of trench 1.50 m	–	2.04	23.44	6.13	m	**29.57**
average depth of trench 1.75 m	–	2.31	26.55	6.43	m	**32.98**
average depth of trench 2.00 m	–	2.73	31.37	7.08	m	**38.45**
average depth of trench 2.25 m	–	3.28	37.69	8.71	m	**46.40**
average depth of trench 2.50 m	–	3.89	44.70	10.16	m	**54.86**
average depth of trench 2.75 m	–	4.30	49.41	11.36	m	**60.77**
average depth of trench 3.00 m	–	4.72	54.23	12.42	m	**66.65**
average depth of trench 3.25 m	–	5.09	58.49	13.31	m	**71.80**
average depth of trench 3.50 m	–	5.46	62.74	14.06	m	**76.80**
Pipes exceeding 200 mm nominal size; 900 mm nominal size						
average depth of trench 1.25 m	–	1.90	21.83	6.20	m	**28.03**
average depth of trench 1.50 m	–	2.41	27.70	7.03	m	**34.73**
average depth of trench 1.75 m	–	2.78	31.94	7.46	m	**39.40**
average depth of trench 2.00 m	–	3.10	35.62	8.57	m	**44.19**
average depth of trench 2.25 m	–	3.84	44.13	10.38	m	**54.51**
average depth of trench 2.50 m	–	4.53	52.05	11.96	m	**64.01**
average depth of trench 2.75 m	–	5.00	57.45	13.16	m	**70.61**
average depth of trench 3.00 m	–	5.46	62.74	14.36	m	**77.10**
average depth of trench 3.25 m	–	5.92	68.02	15.57	m	**83.59**
average depth of trench 3.50 m	–	6.38	73.31	16.64	m	**89.95**
Pipes exceeding 200 mm nominal size; 1200 mm nominal size						
average depth of trench 1.50 m	–	2.73	31.37	7.48	m	**38.85**
average depth of trench 1.75 m	–	3.19	36.65	8.68	m	**45.33**
average depth of trench 2.00 m	–	3.56	40.91	9.92	m	**50.83**
average depth of trench 2.25 m	–	4.35	49.98	12.01	m	**61.99**
average depth of trench 2.50 m	–	5.18	59.52	13.77	m	**73.29**
average depth of trench 2.75 m	–	5.69	65.37	15.28	m	**80.65**
average depth of trench 3.00 m	–	6.20	71.24	16.63	m	**87.87**
average depth of trench 3.25 m	–	6.75	77.56	18.01	m	**95.57**
average depth of trench 3.50 m	–	7.26	83.41	19.34	m	**102.75**
Extra over excavating trenches; irrespective of depth; breaking out existing materials						
brick	–	1.80	20.68	6.69	m^3	**27.37**
concrete	–	2.54	29.18	9.23	m^3	**38.41**
reinforced concrete	–	3.61	41.48	13.33	m^3	**54.81**
Extra over excavating trenches; irrespective of depth; breaking out existing hard pavings; 75 mm thick						
tarmacadam	–	0.19	2.18	0.68	m^2	**2.86**
Extra over excavating trenches; irrespective of depth; breaking out existing hard pavings; 150 mm thick						
concrete	–	0.37	4.25	1.50	m^2	**5.75**
tarmacadam and hardcore	–	0.28	3.22	0.83	m^2	**4.05**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Excavating trenches; by hand; grading bottoms; earthwork support; filling with excavated material and compacting; disposal of surplus soil on site; spreading on site average 50 m						
Pipes not exceeding 200 mm nominal size						
average depth of trench 0.50 m	–	0.93	10.69	–	m	**10.69**
average depth of trench 0.75 m	–	1.39	15.97	–	m	**15.97**
average depth of trench 1.00 m	–	2.04	23.44	0.80	m	**24.24**
average depth of trench 1.25 m	–	2.87	32.97	1.10	m	**34.07**
average depth of trench 1.50 m	–	3.93	45.16	1.34	m	**46.50**
average depth of trench 1.75 m	–	5.18	59.52	1.60	m	**61.12**
average depth of trench 2.00 m	–	5.92	68.02	1.79	m	**69.81**
average depth of trench 2.25 m	–	7.40	85.02	2.40	m	**87.42**
average depth of trench 2.50 m	–	8.88	102.03	2.80	m	**104.83**
average depth of trench 2.75 m	–	9.76	112.15	3.10	m	**115.25**
average depth of trench 3.00 m	–	10.64	122.25	3.39	m	**125.64**
average depth of trench 3.25 m	–	11.52	132.37	3.70	m	**136.07**
average depth of trench 3.50 m	–	12.40	142.48	4.00	m	**146.48**
Pipes exceeding 200 mm nominal size; 225 mm nominal size						
average depth of trench 0.50 m	–	0.93	10.69	–	m	**10.69**
average depth of trench 0.75 m	–	1.39	15.97	–	m	**15.97**
average depth of trench 1.00 m	–	2.04	23.44	0.80	m	**24.24**
average depth of trench 1.25 m	–	2.87	32.97	1.10	m	**34.07**
average depth of trench 1.50 m	–	3.93	45.16	1.34	m	**46.50**
average depth of trench 1.75 m	–	5.18	59.52	1.60	m	**61.12**
average depth of trench 2.00 m	–	5.92	68.02	1.79	m	**69.81**
average depth of trench 2.25 m	–	7.40	85.02	2.40	m	**87.42**
average depth of trench 2.50 m	–	8.88	102.03	2.80	m	**104.83**
average depth of trench 2.75 m	–	9.76	112.15	3.10	m	**115.25**
average depth of trench 3.00 m	–	10.64	122.25	3.39	m	**125.64**
average depth of trench 3.25 m	–	11.52	132.37	3.70	m	**136.07**
average depth of trench 3.50 m	–	12.40	142.48	4.00	m	**146.48**
Pipes exceeding 200 mm nominal size; 300 mm nominal size						
average depth of trench 0.75 m	–	1.62	18.61	–	m	**18.61**
average depth of trench 1.00 m	–	2.36	27.12	0.80	m	**27.92**
average depth of trench 1.25 m	–	3.33	38.26	1.10	m	**39.36**
average depth of trench 1.50 m	–	4.44	51.01	1.34	m	**52.35**
average depth of trench 1.75 m	–	5.18	59.52	1.60	m	**61.12**
average depth of trench 2.00 m	–	5.92	68.02	1.79	m	**69.81**
average depth of trench 2.25 m	–	7.40	85.02	2.40	m	**87.42**
average depth of trench 2.50 m	–	8.88	102.03	2.80	m	**104.83**
average depth of trench 2.75 m	–	9.76	112.15	3.10	m	**115.25**
average depth of trench 3.00 m	–	10.64	122.25	3.39	m	**125.64**
average depth of trench 3.25 m	–	11.52	132.37	3.70	m	**136.07**
average depth of trench 3.50 m	–	12.40	142.48	4.00	m	**146.48**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
R12 DRAINAGE BELOW GROUND – cont						
Excavating trenches; by hand – cont						
Pipes exceeding 200 mm nominal size; 375 mm nominal size						
average depth of trench 0.75 m	–	1.80	20.68	–	m	**20.68**
average depth of trench 1.00 m	–	2.64	30.33	0.80	m	**31.13**
average depth of trench 1.25 m	–	3.70	42.52	1.10	m	**43.62**
average depth of trench 1.50 m	–	4.93	56.65	1.34	m	**57.99**
average depth of trench 1.75 m	–	5.74	65.96	1.60	m	**67.56**
average depth of trench 2.00 m	–	6.57	75.49	1.79	m	**77.28**
average depth of trench 2.25 m	–	8.23	94.57	2.40	m	**96.97**
average depth of trench 2.50 m	–	9.90	113.75	2.80	m	**116.55**
average depth of trench 2.75 m	–	10.87	124.90	3.10	m	**128.00**
average depth of trench 3.00 m	–	11.84	136.05	3.39	m	**139.44**
average depth of trench 3.25 m	–	12.86	147.76	3.70	m	**151.46**
average depth of trench 3.50 m	–	13.88	159.48	4.00	m	**163.48**
Pipes exceeding 200 mm nominal size; 450 mm nominal size						
average depth of trench 0.75 m	–	2.04	23.44	–	m	**23.44**
average depth of trench 1.00 m	–	2.94	33.78	0.80	m	**34.58**
average depth of trench 1.25 m	–	4.13	47.46	1.10	m	**48.56**
average depth of trench 1.50 m	–	5.41	62.17	1.34	m	**63.51**
average depth of trench 1.75 m	–	6.31	72.51	1.60	m	**74.11**
average depth of trench 2.00 m	–	7.22	82.96	1.79	m	**84.75**
average depth of trench 2.25 m	–	9.05	103.99	2.40	m	**106.39**
average depth of trench 2.50 m	–	10.87	124.90	2.80	m	**127.70**
average depth of trench 2.75 m	–	11.96	137.42	3.10	m	**140.52**
average depth of trench 3.00 m	–	13.04	149.83	3.39	m	**153.22**
average depth of trench 3.25 m	–	14.11	162.12	3.70	m	**165.82**
average depth of trench 3.50 m	–	15.17	174.31	4.00	m	**178.31**
Pipes exceeding 200 mm nominal size; 600 mm nominal size						
average depth of trench 1.00 m	–	3.24	37.23	0.80	m	**38.03**
average depth of trench 1.25 m	–	4.63	53.20	1.10	m	**54.30**
average depth of trench 1.50 m	–	6.20	71.24	1.34	m	**72.58**
average depth of trench 1.75 m	–	7.17	82.39	1.60	m	**83.99**
average depth of trench 2.00 m	–	8.19	94.11	1.79	m	**95.90**
average depth of trench 2.25 m	–	9.20	105.71	2.40	m	**108.11**
average depth of trench 2.50 m	–	11.56	132.83	2.80	m	**135.63**
average depth of trench 2.75 m	–	12.35	141.90	3.10	m	**145.00**
average depth of trench 3.00 m	–	14.80	170.06	3.39	m	**173.45**
average depth of trench 3.25 m	–	16.03	184.19	3.70	m	**187.89**
average depth of trench 3.50 m	–	17.25	198.20	4.00	m	**202.20**
Pipes exceeding 200 mm nominal size; 900 mm nominal size						
average depth of trench 1.25 m	–	5.78	66.41	1.10	m	**67.51**
average depth of trench 1.50 m	–	7.63	87.67	1.34	m	**89.01**
average depth of trench 1.75 m	–	8.88	102.03	1.60	m	**103.63**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
average depth of trench 2.00 m	–	10.13	116.40	1.79	m	**118.19**
average depth of trench 2.25 m	–	12.72	146.15	2.40	m	**148.55**
average depth of trench 2.50 m	–	15.31	175.92	2.80	m	**178.72**
average depth of trench 2.75 m	–	16.84	193.50	3.10	m	**196.60**
average depth of trench 3.00 m	–	18.32	210.50	3.39	m	**213.89**
average depth of trench 3.25 m	–	19.84	227.97	3.70	m	**231.67**
average depth of trench 3.50 m	–	21.37	245.55	4.00	m	**249.55**
Pipes exceeding 200 mm nominal size; 1200 mm nominal size						
average depth of trench 1.50 m	–	9.11	104.67	1.34	m	**106.01**
average depth of trench 1.75 m	–	10.59	121.68	1.60	m	**123.28**
average depth of trench 2.00 m	–	12.12	139.27	1.79	m	**141.06**
average depth of trench 2.25 m	–	15.20	174.65	2.40	m	**177.05**
average depth of trench 2.50 m	–	18.27	209.93	2.80	m	**212.73**
average depth of trench 2.75 m	–	20.07	230.60	3.10	m	**233.70**
average depth of trench 3.00 m	–	21.88	251.40	3.39	m	**254.79**
average depth of trench 3.25 m	–	23.66	271.86	3.70	m	**275.56**
average depth of trench 3.50 m	–	25.44	292.31	4.00	m	**296.31**
Extra over excavating trenches irrespective of depth; breaking out existing materials						
brick	–	2.78	31.94	5.47	m^3	**37.41**
concrete	–	4.16	47.80	9.12	m^3	**56.92**
reinforced concrete	–	5.55	63.78	12.78	m^3	**76.56**
concrete; 150 mm thick	–	0.65	7.47	1.28	m^2	**8.75**
tarmacadam and hardcore; 150 mm thick	–	0.46	5.29	0.91	m^2	**6.20**
Extra over excavating trenches irrespective of depth; breaking out existing hard pavings, 75 mm thick						
tarmacadam	–	0.37	4.25	0.74	m^2	**4.99**
Extra over excavating trenches irrespective of depth; breaking out existing hard pavings, 150 mm thick						
concrete	–	0.65	7.47	1.28	m^2	**8.75**
tarmacadam and hardcore	–	0.46	5.29	0.91	m^2	**6.20**
Sand filling						
Beds; to receive pitch fibre pipes						
600 mm × 50 mm thick	–	0.07	0.80	0.89	m	**1.69**
700 mm × 50 mm thick	–	0.09	1.04	1.05	m	**2.09**
800 mm × 50 mm thick	–	0.11	1.26	1.20	m	**2.46**
Granular (shingle) filling						
Beds; 100 mm thick; to pipes						
100 mm nominal size	–	0.09	1.04	1.85	m	**2.89**
150 mm nominal size	–	0.09	1.04	2.15	m	**3.19**
225 mm nominal size	–	0.11	1.26	2.46	m	**3.72**
300 mm nominal size	–	0.13	1.50	2.77	m	**4.27**
375 mm nominal size	–	0.15	1.72	3.08	m	**4.80**
450 mm nominal size	–	0.17	1.96	3.38	m	**5.34**
600 mm nominal size	–	0.19	2.18	3.69	m	**5.87**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
R12 DRAINAGE BELOW GROUND – cont						
Granular (shingle) filling – cont						
Beds; 150 mm thick; to pipes						
100 mm nominal size	–	0.13	1.50	2.77	m	**4.27**
150 mm nominal size	–	0.15	1.72	3.08	m	**4.80**
225 mm nominal size	–	0.17	1.96	3.38	m	**5.34**
300 mm nominal size	–	0.19	2.18	3.69	m	**5.87**
375 mm nominal size	–	0.22	2.53	4.61	m	**7.14**
450 mm nominal size	–	0.24	2.76	4.92	m	**7.68**
600 mm nominal size	–	0.28	3.22	5.84	m	**9.06**
Beds and benchings; beds 100 mm thick; to pipes						
100 nominal size	–	0.21	2.41	3.38	m	**5.79**
150 nominal size	–	0.23	2.64	3.38	m	**6.02**
225 nominal size	–	0.28	3.22	4.61	m	**7.83**
300 nominal size	–	0.32	3.68	5.23	m	**8.91**
375 nominal size	–	0.42	4.83	7.07	m	**11.90**
450 nominal size	–	0.48	5.51	8.00	m	**13.51**
600 nominal size	–	0.62	7.12	10.46	m	**17.58**
Beds and benchings; beds 150 mm thick; to pipes						
100 nominal size	–	0.23	2.64	3.69	m	**6.33**
150 nominal size	–	0.26	2.98	4.00	m	**6.98**
225 nominal size	–	0.32	3.68	5.54	m	**9.22**
300 nominal size	–	0.42	4.83	6.76	m	**11.59**
375 nominal size	–	0.48	5.51	8.00	m	**13.51**
450 nominal size	–	0.57	6.55	9.53	m	**16.08**
600 nominal size	–	0.68	7.81	12.30	m	**20.11**
Beds and coverings; 100 mm thick; to pipes						
100 nominal size	–	0.33	3.79	4.61	m	**8.40**
150 nominal size	–	0.42	4.83	5.54	m	**10.37**
225 nominal size	–	0.56	6.44	7.69	m	**14.13**
300 nominal size	–	0.67	7.70	9.23	m	**16.93**
375 nominal size	–	0.80	9.19	11.07	m	**20.26**
450 nominal size	–	0.94	10.80	13.22	m	**24.02**
600 nominal size	–	1.22	14.02	16.91	m	**30.93**
Beds and coverings; 150 mm thick; to pipes						
100 nominal size	–	0.50	5.75	6.76	m	**12.51**
150 nominal size	–	0.56	6.44	7.69	m	**14.13**
225 nominal size	–	0.72	8.27	9.84	m	**18.11**
300 nominal size	–	0.86	9.88	11.69	m	**21.57**
375 nominal size	–	1.00	11.49	13.84	m	**25.33**
450 nominal size	–	1.19	13.67	16.60	m	**30.27**
600 nominal size	–	1.44	16.54	19.99	m	**36.53**
Plain in situ ready mixed designated concrete; C10 – 40 mm aggregate						
Beds; 100 mm thick; to pipes						
100 mm nominal size	–	0.17	2.29	3.70	m	**5.99**
150 mm nominal size	–	0.17	2.29	3.70	m	**5.99**
225 mm nominal size	–	0.20	2.69	4.43	m	**7.12**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
300 mm nominal size	–	0.23	3.10	5.18	m	**8.28**
375 mm nominal size	–	0.27	3.63	5.91	m	**9.54**
450 mm nominal size	–	0.30	4.03	6.65	m	**10.68**
600 mm nominal size	–	0.33	4.44	7.39	m	**11.83**
900 mm nominal size	–	0.40	5.37	8.87	m	**14.24**
1200 mm nominal size	–	0.54	7.26	11.82	m	**19.08**
Beds; 150 mm thick; to pipes						
100 mm nominal size	–	0.23	3.10	5.18	m	**8.28**
150 mm nominal size	–	0.27	3.63	5.91	m	**9.54**
225 mm nominal size	–	0.30	4.03	6.65	m	**10.68**
300 mm nominal size	–	0.33	4.44	7.39	m	**11.83**
375 mm nominal size	–	0.40	5.37	8.87	m	**14.24**
450 mm nominal size	–	0.43	5.78	9.60	m	**15.38**
600 mm nominal size	–	0.50	6.71	11.08	m	**17.79**
900 mm nominal size	–	0.63	8.47	14.04	m	**22.51**
1200 mm nominal size	–	0.77	10.34	16.99	m	**27.33**
Beds and benchings; beds 100 mm thick; to pipes						
100 mm nominal size	–	0.33	4.44	6.65	m	**11.09**
150 mm nominal size	–	0.38	5.10	7.39	m	**12.49**
225 mm nominal size	–	0.45	6.05	8.87	m	**14.92**
300 mm nominal size	–	0.53	7.12	10.34	m	**17.46**
375 mm nominal size	–	0.68	9.13	13.29	m	**22.42**
450 mm nominal size	–	0.80	10.75	15.51	m	**26.26**
600 mm nominal size	–	1.02	13.70	19.95	m	**33.65**
900 mm nominal size	–	1.65	22.17	32.50	m	**54.67**
1200 mm nominal size	–	2.44	32.79	48.01	m	**80.80**
Beds and benchings; beds 150 mm thick; to pipes						
100 mm nominal size	–	0.38	5.10	7.39	m	**12.49**
150 mm nominal size	–	0.42	5.65	8.12	m	**13.77**
225 mm nominal size	–	0.53	7.12	10.34	m	**17.46**
300 mm nominal size	–	0.68	9.13	13.29	m	**22.42**
375 mm nominal size	–	0.80	10.75	15.51	m	**26.26**
450 mm nominal size	–	0.94	12.63	18.46	m	**31.09**
600 mm nominal size	–	1.20	16.12	23.64	m	**39.76**
900 mm nominal size	–	1.91	25.67	37.68	m	**63.35**
1200 mm nominal size	–	2.70	36.29	53.19	m	**89.48**
Beds and coverings; 100 mm thick; to pipes						
100 mm nominal size	–	0.50	6.71	8.87	m	**15.58**
150 mm nominal size	–	0.58	7.79	10.34	m	**18.13**
225 mm nominal size	–	0.83	11.15	14.77	m	**25.92**
300 mm nominal size	–	1.00	13.44	17.73	m	**31.17**
375 mm nominal size	–	1.21	16.26	21.42	m	**37.68**
450 mm nominal size	–	1.42	19.09	25.11	m	**44.20**
600 mm nominal size	–	1.83	24.59	32.50	m	**57.09**
900 mm nominal size	–	2.79	37.49	49.50	m	**86.99**
1200 mm nominal size	–	3.83	51.47	67.96	m	**119.43**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
R12 DRAINAGE BELOW GROUND – cont						
Plain in situ ready mixed designated concrete – cont						
Beds and coverings; 150 mm thick; to pipes						
100 mm nominal size	–	0.75	10.08	13.29	m	**23.37**
150 mm nominal size	–	0.83	11.15	14.77	m	**25.92**
225 mm nominal size	–	1.08	14.51	19.21	m	**33.72**
300 mm nominal size	–	1.30	17.47	22.90	m	**40.37**
375 mm nominal size	–	1.50	20.15	26.59	m	**46.74**
450 mm nominal size	–	1.79	24.06	31.76	m	**55.82**
600 mm nominal size	–	2.16	29.03	38.42	m	**67.45**
900 mm nominal size	–	3.54	47.57	62.79	m	**110.36**
1200 mm nominal size	–	5.00	67.19	88.64	m	**155.83**
Plain in situ ready mixed designated concrete; C20 – 40 mm aggregate						
Beds; 100 mm thick; to pipes						
100 mm nominal size	–	0.17	2.29	3.77	m	**6.06**
150 mm nominal size	–	0.17	2.29	3.77	m	**6.06**
225 mm nominal size	–	0.20	2.69	4.53	m	**7.22**
300 mm nominal size	–	0.23	3.10	5.29	m	**8.39**
375 mm nominal size	–	0.27	3.63	6.04	m	**9.67**
450 mm nominal size	–	0.30	4.03	6.80	m	**10.83**
600 mm nominal size	–	0.33	4.44	7.54	m	**11.98**
900 mm nominal size	–	0.40	5.37	9.05	m	**14.42**
1200 mm nominal size	–	0.54	7.26	12.07	m	**19.33**
Beds; 150 mm thick; to pipes						
100 mm nominal size	–	0.23	3.10	5.29	m	**8.39**
150 mm nominal size	–	0.27	3.63	6.04	m	**9.67**
225 mm nominal size	–	0.30	4.03	6.80	m	**10.83**
300 mm nominal size	–	0.33	4.44	7.54	m	**11.98**
375 mm nominal size	–	0.40	5.37	9.05	m	**14.42**
450 mm nominal size	–	0.43	5.78	9.81	m	**15.59**
600 mm nominal size	–	0.50	6.71	11.33	m	**18.04**
900 mm nominal size	–	0.63	8.47	14.34	m	**22.81**
1200 mm nominal size	–	0.77	10.34	17.36	m	**27.70**
Beds and benchings; beds 100 mm thick; to pipes						
100 mm nominal size	–	0.33	4.44	6.80	m	**11.24**
150 mm nominal size	–	0.38	5.10	7.54	m	**12.64**
225 mm nominal size	–	0.45	6.05	9.05	m	**15.10**
300 mm nominal size	–	0.53	7.12	10.57	m	**17.69**
375 mm nominal size	–	0.68	9.13	13.58	m	**22.71**
450 mm nominal size	–	0.80	10.75	15.85	m	**26.60**
600 mm nominal size	–	1.02	13.70	20.38	m	**34.08**
900 mm nominal size	–	1.65	22.17	33.20	m	**55.37**
1200 mm nominal size	–	2.44	32.79	49.05	m	**81.84**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Beds and benchings; beds 150 mm thick; to pipes						
100 mm nominal size	–	0.38	5.10	7.54	m	**12.64**
150 mm nominal size	–	0.42	5.65	8.29	m	**13.94**
225 mm nominal size	–	0.53	7.12	10.57	m	**17.69**
300 mm nominal size	–	0.68	9.13	13.58	m	**22.71**
375 mm nominal size	–	0.80	10.75	15.85	m	**26.60**
450 mm nominal size	–	0.94	12.63	18.86	m	**31.49**
600 mm nominal size	–	1.20	16.12	24.15	m	**40.27**
900 mm nominal size	–	1.91	25.67	38.49	m	**64.16**
1200 mm nominal size	–	2.70	36.29	54.32	m	**90.61**
Beds and coverings; 100 mm thick; to pipes						
100 mm nominal size	–	0.50	6.71	9.05	m	**15.76**
150 mm nominal size	–	0.58	7.79	10.57	m	**18.36**
225 mm nominal size	–	0.83	11.15	15.09	m	**26.24**
300 mm nominal size	–	1.00	13.44	18.11	m	**31.55**
375 mm nominal size	–	1.21	16.26	21.88	m	**38.14**
450 mm nominal size	–	1.42	19.09	25.66	m	**44.75**
600 mm nominal size	–	1.83	24.59	33.20	m	**57.79**
900 mm nominal size	–	2.79	37.49	50.56	m	**88.05**
1200 mm nominal size	–	3.83	51.47	69.42	m	**120.89**
Beds and coverings; 150 mm thick; to pipes						
100 mm nominal size	–	0.75	10.08	13.58	m	**23.66**
150 mm nominal size	–	0.83	11.15	15.09	m	**26.24**
225 mm nominal size	–	1.08	14.51	19.62	m	**34.13**
300 mm nominal size	–	1.30	17.47	23.39	m	**40.86**
375 mm nominal size	–	1.50	20.15	27.16	m	**47.31**
450 mm nominal size	–	1.79	24.06	32.44	m	**56.50**
600 mm nominal size	–	2.16	29.03	39.24	m	**68.27**
900 mm nominal size	–	3.54	47.57	64.13	m	**111.70**
1200 mm nominal size	–	5.00	67.19	90.55	m	**157.74**

NOTE: The following items unless otherwise described include for all appropriate joints/ couplings in the running length. The prices for gullies and rainwater shoes, etc. include for appropriate joints to pipes and for setting on and surrounding accessory with site mixed in situ concrete 10.00 N/mm^2 – 40 mm aggregate (1:3:6).

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
R12 DRAINAGE BELOW GROUND – cont						
Cast iron Timesaver drain pipes and fittings or other equal and approved; BS 437; coated; with mechanical coupling joints						
100 mm pipes; laid straight	27.72	0.46	5.24	34.46	m	**39.70**
100 mm pipes; in runs not exceeding 3 m long	35.12	0.63	7.17	53.78	m	**60.95**
Extra for						
bend; medium radius	32.44	0.56	6.38	46.77	nr	**53.15**
bend; medium radius with access	90.14	0.56	6.38	105.91	nr	**112.29**
bend; long radius	53.60	0.56	6.38	67.05	nr	**73.43**
rest bend	37.21	0.56	6.38	50.24	nr	**56.62**
single branch	43.04	0.69	7.86	72.72	nr	**80.58**
single branch; with access	99.27	0.79	9.00	130.36	nr	**139.36**
double branch	73.16	0.88	10.02	119.11	nr	**129.13**
isolated Timesaver joint	17.35	0.32	3.65	17.78	nr	**21.43**
transitional pipe; for WC	25.41	0.46	5.24	43.83	nr	**49.07**
150 mm pipes; laid straight	51.32	0.56	6.38	59.92	m	**66.30**
150 mm pipes; in runs not exceeding 3 m long	–	0.76	8.65	88.16	m	**96.81**
Extra for						
bend; medium radius	74.64	0.65	7.40	90.15	nr	**97.55**
bend; medium radius with access	158.27	0.65	7.40	175.87	nr	**183.27**
bend; long radius	99.95	0.65	7.40	113.47	nr	**120.87**
diminishing pipe	42.29	0.65	7.40	54.36	nr	**61.76**
single branch	92.92	0.79	9.00	97.31	nr	**106.31**
isolated Timesaver joint	21.01	0.39	4.44	21.54	nr	**25.98**
Accessories in Timesaver cast iron or other equal and approved; with mechanical coupling joints						
Gully fittings; comprising low invert gully trap and round hopper						
100 mm outlet	43.04	0.88	10.02	65.68	nr	**75.70**
150 mm outlet	107.10	1.20	13.66	135.84	nr	**149.50**
Add to above for bellmouth 300 mm high; circular plain grating						
100 mm nominal size; 200 mm grating	44.83	0.42	4.79	69.36	nr	**74.15**
100 mm nominal size; 100 mm horizontal inlet; 200 mm grating	54.80	0.42	4.79	79.59	nr	**84.38**
100 mm nominal size; 100 mm horizontal inlet; 200 mm grating	56.20	0.42	4.79	81.03	nr	**85.82**
Yard gully (Deans); trapped; galvanized sediment pan; 267 mm round heavy grating						
100 mm outlet	290.90	2.68	30.51	342.01	nr	**372.52**
Yard gully (garage); trapless; galvanized sediment pan; 267 mm round heavy grating						
100 mm outlet	296.74	2.50	28.46	326.46	nr	**354.92**
Yard gully (garage); trapped; with rodding eye, galvanized perforated sediment pan; stopper; 267 mm round heavy grating						
100 mm outlet	551.85	2.50	28.46	642.87	nr	**671.33**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Grease trap; internal access; galvanized perforated bucket; lid and frame						
100 mm outlet; 20 gallon capacity	600.49	3.70	42.14	662.39	nr	**704.53**
Cast iron Ensign lightweight drain pipes and fittings or other equal and approved; BS EN 877; ductile iron couplings						
100 mm pipes; laid straight	19.29	0.19	3.45	23.14	m	**26.59**
Extra for						
bend; long radius	30.62	0.19	3.45	41.49	nr	**44.94**
single branch	21.15	0.23	4.22	41.90	nr	**46.12**
150 mm pipes; laid straight	38.43	0.22	4.02	46.27	m	**50.29**
Extra for						
bend; medium radius	91.76	0.22	4.02	114.69	nr	**118.71**
single branch	49.72	0.28	5.10	92.22	nr	**97.32**
Extra strength vitrified clay pipes and fittings; Hepworth Supersleve or other equal and approved; plain ends with push fit polypropylene flexible couplings						
100 mm pipes; laid straight	4.28	0.19	2.16	7.62	m	**9.78**
Extra for						
bend	5.77	0.19	2.16	11.07	nr	**13.23**
access bend	37.93	0.19	2.16	44.03	nr	**46.19**
rest bend	9.63	0.19	2.16	15.03	nr	**17.19**
access pipe	32.97	0.19	2.16	38.51	nr	**40.67**
socket adaptor	6.12	0.16	1.82	9.07	nr	**10.89**
saddle	12.23	0.69	7.86	15.76	nr	**23.62**
single junction	12.46	0.23	2.62	20.72	nr	**23.34**
single access junction	43.88	0.23	2.62	52.93	nr	**55.55**
150 mm pipes; laid straight	8.64	0.23	2.62	14.72	m	**17.34**
Extra for						
bend	11.88	0.22	2.50	21.24	nr	**23.74**
access bend	6.31	0.22	2.50	57.55	nr	**60.05**
rest bend	15.26	0.22	2.50	24.71	nr	**27.21**
taper pipe	17.57	0.22	2.50	24.45	nr	**26.95**
access pipe	44.81	0.22	2.50	54.11	nr	**56.61**
socket adaptor	12.25	0.19	2.16	17.53	nr	**19.69**
adaptor to HepSeal pipe	8.56	0.19	2.16	13.75	nr	**15.91**
saddle	10.21	0.83	9.45	16.33	nr	**25.78**
single junction	17.44	0.28	3.19	31.93	nr	**35.12**
single access junction	65.22	0.28	3.19	80.90	nr	**84.09**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
R12 DRAINAGE BELOW GROUND – cont						
Extra strength vitrified clay pipes and fittings; Hepworth SuperSeal/Hepseal or equivalent; socketted; with push fit flexible joints						
150 mm SuperSeal pipes; laid straight	14.79	0.30	3.41	15.16	m	**18.57**
Extra for						
bend	28.43	0.23	2.62	24.59	nr	**27.21**
rest bend	15.26	0.20	2.28	11.09	nr	**13.37**
stopper	8.57	0.15	1.71	8.78	nr	**10.49**
taper reducer	14.72	0.23	2.62	10.54	nr	**13.16**
saddle	18.20	0.75	8.54	18.65	nr	**27.19**
single junction	-5.91	0.30	3.41	32.02	nr	**35.43**
225 mm SuperSeal pipes; laid straight	30.69	0.38	4.33	31.46	m	**35.79**
Extra for						
bend	66.62	0.30	3.41	58.85	nr	**62.26**
rest bend	81.38	0.30	3.41	73.97	nr	**77.38**
stopper	14.43	0.19	2.16	14.79	nr	**16.95**
taper reducer	45.89	0.30	3.41	37.60	nr	**41.01**
saddle	67.70	1.00	11.39	69.39	nr	**80.78**
single junction	118.33	0.38	4.33	108.70	nr	**113.03**
300 mm SuperSeal pipes; laid straight	47.07	0.50	5.69	48.25	m	**53.94**
Extra for						
bend	126.52	0.40	4.55	115.20	nr	**119.75**
rest bend	180.29	0.40	4.55	170.32	nr	**174.87**
stopper	30.81	0.25	2.85	31.58	nr	**34.43**
taper reducer	126.66	0.40	4.55	115.34	nr	**119.89**
saddle	117.88	1.33	15.15	120.83	nr	**135.98**
single junction	224.14	0.50	5.69	210.44	nr	**216.13**
400 mm Hepseal pipes; laid straight	115.79	0.67	7.63	118.68	m	**126.31**
Extra for						
bend	435.09	0.54	6.15	410.36	nr	**416.51**
single unequal junction	407.68	0.67	7.63	370.39	nr	**378.02**
450 mm Hepseal pipes; laid straight	150.40	0.83	9.45	154.16	m	**163.61**
Extra for						
bend	572.95	0.67	7.63	541.03	nr	**548.66**
single unequal junction	487.30	0.83	9.45	437.82	nr	**447.27**
British Standard quality vitrified clay pipes and fittings; socketted; cement and sand (1:2) joints						
100 mm pipes; laid straight	9.35	0.37	4.21	9.70	m	**13.91**
Extra for						
bend (short/medium/knuckle)	6.54	0.30	3.41	6.82	nr	**10.23**
bend (long/rest/elbow)	15.37	0.30	3.41	13.00	nr	**16.41**
single junction	17.17	0.37	4.21	13.90	nr	**18.11**
double collar	11.28	0.25	2.85	11.67	nr	**14.52**
150 mm pipes; laid straight	14.39	0.42	4.79	14.86	m	**19.65**
Extra for						
bend (short/medium/knuckle)	14.25	0.33	3.76	10.29	nr	**14.05**
bend (long/rest/elbow)	25.73	0.33	3.76	22.06	nr	**25.82**
taper	34.07	0.33	3.76	30.17	nr	**33.93**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
single junction	28.15	0.42	4.79	23.09	nr	**27.88**
double collar	18.78	0.28	3.19	19.36	nr	**22.55**
225 mm pipes; laid straight	28.50	0.51	5.81	29.48	m	**35.29**
Extra for						
double collar	43.96	0.33	3.76	45.16	nr	**48.92**
300 mm pipes; laid straight	47.78	0.69	7.86	49.24	m	**57.10**
Accessories in vitrified clay; set in concrete; with polypropylene coupling joints to pipes						
Rodding point; with oval aluminium plate						
100 mm nominal size	37.31	0.46	5.24	42.96	nr	**48.20**
Gully fittings; comprising low back trap and square hopper; 150 mm × 150 mm square gully grid						
100 mm nominal size	28.85	0.79	9.00	37.53	nr	**46.53**
Gully fittings; comprising low back trap and square hopper with back inlet; 150 mm × 150 mm square gully grid						
100 mm nominal size	51.11	0.85	9.68	60.33	nr	**70.01**
Access gully; trapped with rodding eye and integral vertical back inlet; stopper; 150 mm × 150 mm square gully grid						
100 mm nominal size	49.64	0.60	6.84	55.60	nr	**62.44**
Inspection chamber; comprising base; 300 mm or 450 mm raising piece; integral alloy cover and frame; 100 mm inlets						
straight through; 2 nr inlets	181.40	1.85	21.06	192.47	nr	**213.53**
Accessories in polypropylene; cover set in concrete; with coupling joints to pipes						
Inspection chamber; 5 nr 100 mm inlets; cast iron cover and frame						
475 mm diameter × 595 mm deep	215.33	2.13	24.25	227.37	nr	**251.62**
475 mm diameter × 940 mm deep	262.33	2.31	26.30	275.54	nr	**301.84**
Accessories in vitrified clay; set in concrete; with cement and sand (1:2) joints to pipes						
Yard gully; 225 mm diameter; including domestic duty grating and frame (up to 1 tonne) and combined filter and silk bucket						
100 mm outlet	125.29	2.50	28.46	128.88	nr	**157.34**
100 mm outlet; 100 mm back inlet	174.42	2.70	30.75	179.24	nr	**209.99**
150 mm outlet	125.29	3.50	39.85	128.88	nr	**168.73**
150 mm outlet; 150 mm back inlet	177.96	3.70	42.14	182.87	nr	**225.01**
Yard gully; 225 mm diameter; including medium duty grating and frame (up to 5 tonnes) and combined filter and silk bucket						
100 mm outlet	163.37	2.50	28.46	167.92	nr	**196.38**
100 mm outlet; 100 mm back inlet	215.95	2.70	30.75	221.81	nr	**252.56**
150 mm outle	175.81	3.50	39.85	180.68	nr	**220.53**
150 mm outlet; 150 mm back inlet	219.50	3.70	42.14	225.45	nr	**267.59**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
R12 DRAINAGE BELOW GROUND – cont						
Accessories in vitrified clay – cont						
Road gully; trapped with rodding eye and stopper (grate not included)						
300 mm × 600 mm × 100 mm outlet	88.51	3.05	34.74	107.83	nr	**142.57**
300 mm × 600 mm × 150 mm outlet	90.64	3.05	34.74	110.01	nr	**144.75**
400 mm × 750 mm × 150 mm outlet	105.12	3.70	42.14	133.70	nr	**175.84**
450 mm × 900 mm × 150 mm outlet	142.22	4.65	52.95	176.91	nr	**229.86**
Grease trap; with internal access; galvanized perforated bucket; lid and frame						
600 mm × 450 mm × 600 mm deep; 100 mm outlet	724.64	3.89	44.30	768.33	nr	**812.63**
Interceptor; trapped with inspection arm; lever locking stopper; chain and staple; cement and sand (1:2) joints to pipes; building in, and cutting and fitting brickwork around						
100 mm outlet; 100 mm inlet	113.26	3.70	42.14	116.58	nr	**158.72**
150 mm outlet; 150 mm inlet	160.74	4.16	47.38	165.25	nr	**212.63**
225 mm outlet; 225 mm inlet	438.24	4.63	52.73	449.73	nr	**502.46**
Accessories; grates and covers						
Aluminium alloy gully grids; set in position						
120 mm × 120 mm	3.55	0.09	1.03	3.64	nr	**4.67**
150 mm × 150 mm	3.40	0.09	1.03	3.48	nr	**4.51**
225 mm × 225 mm	10.57	0.09	1.03	10.83	nr	**11.86**
100 mm diameter	3.55	0.09	1.03	3.64	nr	**4.67**
150 mm diameter	5.43	0.09	1.03	5.57	nr	**6.60**
225 mm diameter	11.83	0.09	1.03	12.13	nr	**13.16**
Aluminium alloy sealing plates and frames; set in cement and sand (1:3)						
150 mm × 150 mm	13.65	0.23	2.62	14.07	nr	**16.69**
225 mm × 225 mm	24.97	0.23	2.62	25.68	nr	**28.30**
140 mm diameter (for 100 mm)	11.12	0.23	2.62	11.48	nr	**14.10**
197 mm diameter (for 150 mm)	16.00	0.23	2.62	16.47	nr	**19.09**
273 mm diameter (for 225 mm)	25.60	0.23	2.62	26.32	nr	**28.94**
Polypropylene access covers and frames; supplied by Manhole Covers Ltd or other equal and approved; to suit PPIC inspection chambers; bedding and pointing in frame.						
450 mm diameter; class A15	18.30	1.30	14.80	20.31	nr	**35.11**
450 mm diameter; class B125; kite-marked	33.11	1.30	14.80	35.49	nr	**50.29**
Ductile iron heavy duty road gratings and frame; supplied by Manhole Covers Ltd or other equal and approved; bedding and pointing in cement and sand (1:3); one course half brick thick wall in semi-engineering bricks in cement mortar (1:3)						
225 mm × 225 mm × 80 mm hinged and dished road grating and frame; class C250	20.04	2.25	25.63	23.29	nr	**48.92**
300 mm × 300 mm × 80 mm hinged and dished road grating and frame; class C250	33.11	2.25	25.63	36.67	nr	**62.30**
420 mm × 420 mm × 75 mm hinged road grating and frame; class C250; kite-marked	40.95	2.25	25.63	44.72	nr	**70.35**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
445 mm × 445 mm × 75 mm double triangular road grating and frame; class C250; kite-marked	43.56	2.25	25.63	47.40	nr	**73.03**
435 mm × 435 mm × 100 mm pedestrian mesh road grating and frame; class D400	44.43	2.25	25.63	48.29	nr	**73.92**
440 mm × 400 mm × 150 mm hinged road grating and frame; class D400; kite-marked	57.50	2.25	25.63	61.68	nr	**87.31**
Vibrated concrete pipes and fittings; with flexible joints; BS 5911 Part 1						
300 mm pipes Class M; laid straight	13.03	0.65	7.40	13.36	m	**20.76**
Extra for						
bend; ≤ 45°	–	0.65	7.40	116.82	nr	**124.22**
bend; > 45°	–	0.65	7.40	183.58	nr	**190.98**
junction; 300 mm × 100 mm	–	0.46	5.24	70.09	nr	**75.33**
450 mm pipes Class H; laid straight	19.25	1.02	11.61	19.73	m	**31.34**
Extra for						
bend; ≤ 45°	–	1.02	11.61	172.62	nr	**184.23**
bend; > 45°	–	1.02	11.61	271.26	nr	**282.87**
junction; 450 mm × 150 mm	–	0.65	7.40	103.57	nr	**110.97**
600 mm pipes Class H; laid straight	31.29	1.48	16.85	32.07	m	**48.92**
Extra for						
bend; ≤ 45°	–	1.48	16.85	280.60	nr	**297.45**
bend; > 45°	–	1.48	16.85	440.95	nr	**457.80**
junction; 600 mm × 150 mm	–	0.83	9.45	168.37	nr	**177.82**
900 mm pipes Class H; laid straight	80.26	2.59	29.49	82.27	m	**111.76**
Extra for						
bend; ≤ 45°	–	2.59	29.49	719.85	nr	**749.34**
bend; > 45°	–	2.59	29.49	1131.19	nr	**1160.68**
junction; 900 mm × 150 mm	–	1.02	11.61	226.24	nr	**237.85**
1200 mm pipes Class H; laid straight	138.33	3.70	42.14	141.79	m	**183.93**
Extra for						
bend; ≤ 45°	–	3.70	42.14	1240.67	nr	**1282.81**
bend; > 45°	–	3.70	42.14	1949.62	nr	**1991.76**
junction; 1200 mm × 150 mm	–	1.48	16.85	389.92	nr	**406.77**
Accessories in precast concrete; top set in with rodding eye and stopper; cement and sand (1:2) joint to pipe						
Concrete road gully; BS 5911; trapped with rodding eye and stopper; cement and sand (1:2) joint to pipe						
450 mm diameter × 1050 mm deep; 100 mm or 150 mm outlet	36.15	4.39	49.99	56.82	nr	**106.81**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
R12 DRAINAGE BELOW GROUND – cont						
Osmadrain uPVC pipes and fittings or other equal and approved; BS 4660; with ring seal joints						
82 mm pipes; laid straight	11.47	0.15	1.71	11.76	m	**13.47**
Extra for						
bend; short radius	19.68	0.13	1.48	20.17	nr	**21.65**
spigot/socket bend	16.54	0.13	1.48	16.95	nr	**18.43**
adaptor	8.63	0.07	0.80	8.85	nr	**9.65**
single junction	25.59	0.18	2.05	26.23	nr	**28.28**
slip coupler	9.15	0.07	0.80	9.38	nr	**10.18**
100 mm pipes; laid straight	7.21	0.17	1.94	8.53	m	**10.47**
Extra for						
bend; short radius	18.59	0.15	1.71	18.61	nr	**20.32**
bend; long radius	30.10	0.15	1.71	28.64	nr	**30.35**
spigot/socket bend	15.71	0.15	1.71	21.35	nr	**23.06**
socket plug	8.14	0.04	0.45	8.34	nr	**8.79**
adjustable double socket bend	22.24	0.15	1.71	28.13	nr	**29.84**
adaptor to clay	20.95	0.09	1.03	21.15	nr	**22.18**
single junction	22.18	0.21	2.39	20.51	nr	**22.90**
sealed access junction	57.37	0.19	2.16	56.58	nr	**58.74**
slip coupler	9.15	0.09	1.03	9.38	nr	**10.41**
160 mm pipes; laid straight	15.83	0.21	2.39	18.49	m	**20.88**
Extra for						
bend; short radius	44.22	0.18	2.05	44.35	nr	**46.40**
spigot/socket bend	40.09	0.18	2.05	52.50	nr	**54.55**
socket plug	17.47	0.07	0.80	17.91	nr	**18.71**
adaptor to clay	45.57	0.12	1.36	45.85	nr	**47.21**
level invert taper	21.44	0.18	2.05	32.41	nr	**34.46**
single junction	72.41	0.24	2.74	74.22	nr	**76.96**
slip coupler	13.03	0.11	1.25	13.36	nr	**14.61**
uPVC Osma Ultra-Rib ribbed pipes and fittings or other equal and approved; WIS approval; with sealed ring push fit joints						
150 mm pipes; laid straight	–	0.19	2.16	7.62	m	**9.78**
Extra for						
bend; short radius	24.06	0.17	1.94	24.21	nr	**26.15**
adaptor to 160 mm diameter uPVC	34.05	0.10	1.14	33.98	nr	**35.12**
adaptor to clay	69.88	0.10	1.14	71.18	nr	**72.32**
level invert taper	10.50	0.18	2.05	9.39	nr	**11.44**
single junction	43.27	0.22	2.50	42.07	nr	**44.57**
225 mm pipes; laid straight	18.61	0.22	2.50	19.08	m	**21.58**
Extra for						
bend; short radius	96.73	0.20	2.28	98.00	nr	**100.28**
adaptor to clay	87.06	0.13	1.48	86.95	nr	**88.43**
level invert taper	16.83	0.20	2.28	13.82	nr	**16.10**
single junction	143.59	0.27	3.08	141.46	nr	**144.54**
300 mm pipes; laid straight	27.64	0.32	3.65	28.33	m	**31.98**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Extra for						
bend; short radius	152.35	0.29	3.30	154.47	nr	**157.77**
adaptor to clay	229.01	0.14	1.60	231.33	nr	**232.93**
level invert taper	54.65	0.29	3.30	50.91	nr	**54.21**
single junction	331.79	0.37	4.21	331.58	nr	**335.79**
ACO Multidrain M100D polymer concrete channel drainage system; galvanized steel edge trim; nominal bore 100mm; type of fall constant; bedding and haunching in in situ concrete (not included)						
slotted galvanized steel grating, load class A15 (pedestrian areas)	–	0.46	5.24	59.11	m	**64.35**
slotted galvanized steel grating, load class C250 (cars and light vans)	–	0.46	5.24	80.42	m	**85.66**
slotted ductile iron grating, load class D400 (driving lanes of roads)	–	0.46	5.24	78.84	m	**84.08**
Heelguard resin composite grating, load class C250 (cars and light vans)	–	0.46	5.24	80.53	m	**85.77**
extra for end caps	–	0.09	1.03	3.27	nr	**4.30**
extra for sump unit	–	1.39	15.83	82.28	nr	**98.11**
extra for ACO universal gully	–	1.50	17.08	399.21	nr	**416.29**
ACO S100 polymer concrete channel drainage system; bolted ductile iron grating, load class F900 (airfields); bedding and haunching in in situ concrete (not included)	–	1.00	11.39	144.04	m	**155.43**
extra for end caps	–	0.09	1.03	10.77	nr	**11.80**
extra for sump unit	–	1.50	17.08	165.74	nr	**182.82**
ACO Qmax large capacity slot drainage channel with MDPE body and hot dipped galvanized steel edge rail, up to load class F900; bedding and haunching in in situ concrete (not included)						
ACO Qmax 225	–	0.75	8.54	62.80	m	**71.34**
ACO Qmax 350	–	1.00	11.39	86.19	m	**97.58**
ACO Qmax 600	–	1.25	14.24	138.65	m	**152.89**
ACO Qmax 900	–	1.50	17.08	201.68	m	**218.76**
extra for shallow access chamber	–	1.50	17.08	153.23	nr	**170.31**
extra for deep access chamber	–	2.00	22.78	199.62	nr	**222.40**
ACO Kerbdrain one-piece polymer concrete combined drainage system, load class D400; bedding and haunching in in situ concrete (not included). Manufactured from recycled and recyclable material						
KerbDrain KD305	–	0.50	5.69	70.22	m	**75.91**
KerbDrain KD480	–	0.65	7.40	72.55	m	**79.95**
KerbDrain KD305 drop kerb (left drop, one centre stone and right drop) total length 2745mm	–	2.00	22.78	138.01	nr	**160.79**
extra for KerbDrain KD305 mitre unit	–	0.25	2.85	77.12	nr	**79.97**
extra for KerbDrain KD end cap	–	0.09	1.03	36.84	nr	**37.87**
extra for KerbDrain KD610 shallow gully assembly	–	1.50	17.08	594.95	nr	**612.03**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
R12 DRAINAGE BELOW GROUND – cont						
Interconnecting drainage channel; Birco-lite ref 8012 or other equal and approved; Marshalls Plc; galvanized steel grating ref 8041; bedding and haunching in in situ concrete (not included)						
100 mm wide						
laid level or to falls	–	0.46	5.24	40.57	m	**45.81**
extra for 100 mm diameter trapped outlet unit	–	1.39	15.83	89.31	nr	**105.14**
extra for end caps	–	0.09	1.03	5.06	nr	**6.09**
Accessories in uPVC; with ring seal joints to pipes (unless otherwise described)						
Rodding eye						
110 mm diameter	38.00	0.43	4.90	42.65	nr	**47.55**
Universal gulley fitting; comprising gulley trap, plain hopper						
150 mm × 150 mm grate	33.09	0.93	10.59	39.09	nr	**49.68**
Bottle gulley; comprising gulley with bosses closed; sealed access covers						
217 mm × 217 mm grate	65.67	0.78	8.89	72.49	nr	**81.38**
Shallow access pipe; light duty screw down access door assembly						
110 mm diameter	93.37	0.78	8.89	100.88	nr	**109.77**
Shallow access inspection junction; 3 nr 110 mm inlets; light duty screw down access door assembly						
110 mm diameter	144.66	1.11	12.64	150.50	nr	**163.14**
Shallow inspection chamber; 250 mm diameter; 600 mm deep; sealed cover and frame						
4 nr 110 mm outlets/inlets	119.31	1.28	14.58	140.76	nr	**155.34**
Universal inspection chamber; 450 mm diameter; single seal cast iron cover and frame; 4 nr 110 mm outlets/inlets						
500 mm deep	233.63	1.35	15.38	257.93	nr	**273.31**
730 mm deep	261.69	1.60	18.22	290.39	nr	**308.61**
960 mm deep	289.74	1.85	21.06	322.83	nr	**343.89**
Equal manhole base; 750 mm diameter						
6 nr 160 mm outlets/inlets	342.39	1.21	13.78	362.03	nr	**375.81**
Unequal manhole base; 750 mm diameter						
2 nr 160 mm, 4 nr 110 mm outlets/inlets	264.71	1.21	13.78	282.41	nr	**296.19**
Kerb to gullies; class B engineering bricks on edge to three sides in cement mortar (1:3) rendering in cement mortar (1:3) to top and two sides and skirting to brickwork 230 mm high; dishing in cement mortar (1:3) to gully; steel trowelled						
230 mm × 230 mm internally	–	1.39	15.83	1.13	nr	**16.96**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
MANHOLES						
Excavating; by machine						
Manholes						
maximum depth not exceeding 1.00 m	–	0.19	2.18	3.16	m^3	**5.34**
maximum depth not exceeding 2.00 m	–	0.21	2.41	3.47	m^3	**5.88**
maximum depth not exceeding 4.00 m	–	0.25	2.87	4.06	m^3	**6.93**
Excavating; by hand						
Manholes						
maximum depth not exceeding 1.00 m	–	3.05	35.04	–	m^3	**35.04**
maximum depth not exceeding 2.00 m	–	3.61	41.48	–	m^3	**41.48**
maximum depth not exceeding 4.00 m	–	4.63	53.20	–	m^3	**53.20**
Earthwork support (average risk prices)						
Maximum depth not exceeding 1.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.14	1.61	1.42	m^2	**3.03**
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.18	2.07	2.64	m^2	**4.71**
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.22	2.53	3.86	m^2	**6.39**
Disposal; by machine						
Excavated material						
off site; to tip not exceeding 13 km (using lorries) including Landfill Tax based on inactive waste	–	–	–	16.14	m^3	**16.14**
on site; depositing on site in spoil heaps; average 50 m distance	–	0.14	1.61	2.82	m^3	**4.43**
Disposal; by hand						
Excavated material						
off site; to tip not exceeding 13 km (using lorries) including Landfill Tax based on inactive waste	–	0.75	8.62	15.00	m^3	**23.62**
on site; depositing on site in spoil heaps; average 50 m distance	–	1.20	13.79	–	m^3	**13.79**
Filling to excavations; by machine						
Average thickness not exceeding 0.25 m						
arising excavations	–	0.14	1.61	1.49	m^3	**3.10**
Filling to excavations; by hand						
Average thickness not exceeding 0.25 m						
arising from excavations	–	0.93	10.69	–	m^3	**10.69**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
R12 DRAINAGE BELOW GROUND – cont						
MANHOLES – cont						
Plain in situ ready mixed designated concrete; C10 – 40 mm aggregate						
Beds						
thickness not exceeding 150 mm	75.68	2.78	37.36	77.57	m^3	**114.93**
thickness 150 mm–450 mm	–	2.08	27.95	77.57	m^3	**105.52**
thickness exceeding 450 mm	–	1.76	23.65	77.57	m^3	**101.22**
Plain in situ ready mixed designated concrete; C20 – 20 mm aggregate						
Beds						
thickness not exceeding 150 mm	77.30	2.78	37.36	79.23	m^3	**116.59**
thickness 150 mm–450 mm	–	2.08	27.95	79.23	m^3	**107.18**
thickness exceeding 450 mm	–	1.76	23.65	79.23	m^3	**102.88**
Plain in situ ready mixed designated concrete; C25 – 20 mm aggregate; (small quantities)						
Benching in bottoms						
150 mm–450 mm average thickness	75.67	8.33	125.43	77.56	m^3	**202.99**
Reinforced in situ ready mixed designated concrete; C20 – 20 mm aggregate; (small quantities)						
Isolated cover slabs						
thickness not exceeding 150 mm	73.62	6.48	87.07	75.46	m^3	**162.53**
Reinforcement; fabric to BS 4449; lapped; in beds or suspended slabs						
Ref D98 (1.54 kg/m^2)						
400 mm minimum laps	1.35	0.11	1.74	1.38	m^2	**3.12**
Ref A142 (2.22 kg/m^2)						
400 mm minimum laps	1.74	0.11	1.74	1.78	m^2	**3.52**
Ref A193 (3.02 kg/m^2)						
400 mm minimum laps	2.39	0.11	1.74	2.45	m^2	**4.19**
Formwork; basic finish						
Soffits of isolated cover slabs						
horizontal	–	2.64	41.02	3.22	m^2	**44.24**
Edges of isolated cover slabs						
height not exceeding 250 mm	–	0.78	12.12	1.24	m	**13.36**
Precast concrete circular manhole rings; BS5911 Part 1; bedding, jointing and pointing in cement mortar (1:3) on prepared bed						
Chamber or shaft rings; plain						
900 mm diameter	40.73	5.09	57.96	42.37	m	**100.33**
1050 mm diameter	43.01	6.01	68.44	45.35	m	**113.79**
1200 mm diameter	52.27	6.94	79.03	55.46	m	**134.49**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Chamber or shaft rings; reinforced						
1350 mm diameter	78.08	7.86	89.50	82.53	m	**172.03**
1500 mm diameter	87.41	8.79	100.10	93.37	m	**193.47**
1800 mm diameter	122.89	11.10	126.40	131.61	m	**258.01**
2100 mm diameter	240.60	13.88	158.07	254.15	m	**412.22**
extra for step irons built in	5.25	0.14	1.60	5.38	nr	**6.98**
extra for integrated ladder system 150mm projection polypropylene encapsulated steps and rails	60.00	1.00	11.82	61.50	m	**73.32**
Reducing slabs						
1200 mm diameter	73.50	5.55	63.20	76.59	nr	**139.79**
1350 mm diameter	110.89	8.79	100.10	116.17	nr	**216.27**
1500 mm diameter	127.91	10.18	115.93	134.24	nr	**250.17**
1800 mm diameter	170.25	12.95	147.47	179.53	nr	**327.00**
Heavy duty cover slabs; to suit rings						
900 mm diameter	43.50	2.78	31.66	45.21	nr	**76.87**
1050 mm diameter	46.69	3.24	36.90	48.61	nr	**85.51**
1200 mm diameter	56.55	3.70	42.14	59.21	nr	**101.35**
1350 mm diameter	85.31	4.16	47.38	89.33	nr	**136.71**
1500 mm diameter	98.33	4.63	52.73	103.29	nr	**156.02**
1800 mm diameter	144.00	5.55	63.20	151.09	nr	**214.29**
2100 mm diameter	305.10	6.48	73.79	317.43	nr	**391.22**
Common bricks; in cement mortar (1:3)						
Walls to manholes						
one brick thick	258.00	2.22	44.80	41.85	m^2	**86.65**
one and a half brick thick	–	3.24	65.39	62.77	m^2	**128.16**
Projections of footings						
two brick thick	–	4.53	91.43	83.69	m^2	**175.12**
Class A engineering bricks; in cement mortar (1:3)						
Walls to manholes						
one brick thick (PC £ per 1000)	367.65	2.50	50.46	58.04	m^2	**108.50**
one and a half brick thick	–	3.61	72.86	59.91	m^2	**132.77**
Projections of footings						
two brick thick	–	5.09	102.73	116.06	m^2	**218.79**
Class B engineering bricks; in cement mortar (1:3)						
Walls to manholes						
one brick thick (PC £ per 1000)	309.60	2.50	50.46	49.47	m^2	**99.93**
one and a half brick thick	–	3.61	72.86	74.19	m^2	**147.05**
Projections of footings						
two brick thick	–	5.09	102.73	98.92	m^2	**201.65**
Brickwork sundries						
Extra over for fair face; flush smooth pointing manhole walls	–	0.19	3.83	–	m^2	**3.83**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
R12 DRAINAGE BELOW GROUND – cont						
MANHOLES – cont						
Brickwork sundries – cont						
Building ends of pipes into brickwork; making good fair face or rendering						
not exceeding 55 mm nominal size	–	0.09	1.81	–	nr	**1.81**
55 mm–110 mm nominal size	–	0.14	2.83	–	nr	**2.83**
over 110 mm nominal size	–	0.19	3.83	–	nr	**3.83**
Step irons; BS 1247; malleable; galvanized; building into joints						
general purpose pattern	–	0.14	2.83	1.97	nr	**4.80**
Cement and sand (1:3) in situ finishings; steel trowelled						
13 mm work to manhole walls; one coat; to						
brickwork base over 300 wide	–	0.65	13.12	1.25	m^2	**14.37**
Cast iron inspection chambers; with bolted flat covers; BS 437; bedded in cement mortar (1:3); with mechanical coupling joints						
100 mm × 100 mm						
one branch either side	203.71	1.40	15.94	209.43	nr	**225.37**
two branches either side	385.31	2.00	22.78	395.57	nr	**418.35**
150 mm × 100 mm						
one branch either side	252.22	1.55	17.65	259.15	nr	**276.80**
two branches either side	489.51	2.15	24.49	503.01	nr	**527.50**
150 mm × 150 mm						
one branch either side	312.39	1.80	20.50	321.45	nr	**341.95**
two branches either side	602.98	2.60	29.61	619.31	nr	**648.92**
Coated cast or ductile iron access covers and frames; to BS EN124; supplied by Manhole Covers Ltd or other equal and approved; bedding frame in cement and sand (1:3); cover in grease and sand						
Light duty; cast iron; rectangular single seal solid top						
450 mm × 450 mm; class A15	32.24	1.50	17.08	34.59	nr	**51.67**
600 mm × 450 mm; class A15	36.59	1.50	17.08	39.21	nr	**56.29**
600 mm × 600 mm; class A15	48.79	1.50	17.08	51.87	nr	**68.95**
750 mm × 600 mm; class A15	101.06	1.50	17.08	105.45	nr	**122.53**
Light duty; cast iron; rectangular double seal solid top						
Medium duty; ductile iron; rectangular single seal solid top						
450 mm × 450 mm × 40 mm; class C250; kite-marked	59.24	2.00	22.78	62.59	nr	**85.37**
600 mm × 450 mm × 40 mm; slide-out; class C250; kite-marked	66.22	2.00	22.78	69.73	nr	**92.51**
600 mm × 600 mm × 40 mm; slide-out; class C250; kite-marked	73.19	2.00	22.78	76.88	nr	**99.66**
760 mm × 600 mm × 40 mm; slide-out; class C250; kite-marked	108.91	2.00	22.78	113.49	nr	**136.27**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Heavy duty; ductile iron; solid top						
450 mm × 450 mm × 75 mm; single seal; class C250; kite-marked	86.25	2.50	28.46	90.27	nr	**118.73**
600 mm × 450 mm × 75 mm; single seal; class C250; kite-marked	95.84	2.50	28.46	100.09	nr	**128.55**
600 mm × 600 mm × 75 mm; single seal; class C250; kite-marked	109.78	2.50	28.46	114.38	nr	**142.84**
450 mm × 450 mm × 100 mm; double triangular; class D400; kite-marked	78.41	2.50	28.46	82.23	nr	**110.69**
600 mm × 450 mm × 100 mm; double triangular; class D400; kite-marked	102.81	2.50	28.46	107.24	nr	**135.70**
600 mm × 600 mm × 100 mm; double triangular; class D400; kite-marked	62.73	2.50	28.46	66.15	nr	**94.61**
750 mm × 600 mm × 100 mm; double triangular; class D400; kite-marked	160.31	2.50	28.46	166.17	nr	**194.63**
1220 mm × 675 mm × 100 mm; double triangular; class D400; kite-marked	178.61	3.50	39.85	184.93	nr	**224.78**
British Standard best quality vitrified clay channels; bedding and jointing in cement and sand (1:2)						
Half section straight						
100 mm diameter × 1 m long	5.41	0.74	8.43	5.55	nr	**13.98**
150 mm diameter × 1 m long	9.00	0.93	10.59	9.23	nr	**19.82**
225 mm diameter × 1 m long	20.21	1.20	13.66	20.72	nr	**34.38**
300 mm diameter × 1 m long	41.49	1.48	16.85	42.53	nr	**59.38**
Half section bend						
100 mm diameter	6.08	0.56	6.38	6.23	nr	**12.61**
150 mm diameter	10.04	0.69	7.86	10.29	nr	**18.15**
225 mm diameter	33.48	0.93	10.59	34.32	nr	**44.91**
Taper straight						
150 mm–100 mm diameter	25.30	0.65	7.40	25.93	nr	**33.33**
225 mm–150 mm diameter	56.47	0.83	9.45	57.88	nr	**67.33**
Taper bend						
150 mm–100 mm diameter	38.52	0.83	9.45	39.48	nr	**48.93**
225 mm–150 mm diameter	110.38	1.06	12.07	113.14	nr	**125.21**
Three quarter section branch bend						
100 mm diameter	11.50	0.46	5.24	11.79	nr	**17.03**
150 mm diameter	19.05	0.69	7.86	19.53	nr	**27.39**
225 mm diameter	54.86	0.93	10.59	56.23	nr	**66.82**
uPVC channels; with solvent weld or lip seal coupling joints; bedding in cement and sand						
Half section cut away straight; with coupling either end						
110 mm diameter	51.00	0.28	3.19	66.92	nr	**70.11**
160 mm diameter	95.79	0.37	4.21	125.11	nr	**129.32**
Half section cut away long radius bend; with coupling either end						
110 mm diameter	83.63	0.28	3.19	100.37	nr	**103.56**
160 mm diameter	180.80	0.37	4.21	212.25	nr	**216.46**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
R12 DRAINAGE BELOW GROUND – cont						
uPVC channels – cont						
Channel adaptor to clay; with one coupling						
110 mm diameter	19.57	0.23	2.62	27.39	nr	**30.01**
160 mm diameter	47.34	0.31	3.53	61.98	nr	**65.51**
Half section bend						
110 mm diameter	32.28	0.31	3.53	33.62	nr	**37.15**
160 mm diameter	55.46	0.46	5.24	58.09	nr	**63.33**
Half section channel connector						
110 mm diameter	8.83	0.07	0.80	10.12	nr	**10.92**
Half section channel junction						
110 mm diameter	25.05	0.46	5.24	26.21	nr	**31.45**
Polypropylene slipper bend						
110 mm diameter	21.73	0.37	4.21	22.81	nr	**27.02**
Glass fibre septic tank; Klargester or other equal and approved; fixing lockable manhole cover and frame; placing in position						
3750 litre capacity; 2000 mm diameter; depth to invert						
500 mm deep; standard grade	1076.40	2.27	25.85	1190.95	nr	**1216.80**
6000 litre capacity; 2300 mm diameter; depth to invert						
1000 mm deep; standard grade	1246.50	2.45	27.90	1365.30	nr	**1393.20**
1500 mm deep; heavy duty grade	1341.90	2.73	31.09	1463.09	nr	**1494.18**
9000 litre capacity; 2660 mm diameter; depth to invert						
1000 mm deep; standard grade	1246.50	2.64	30.06	1365.30	nr	**1395.36**
1500 mm deep; heavy duty grade	1600.20	2.91	33.14	1727.84	nr	**1760.98**
Glass fibre petrol interceptors; Klargester or other equal and approved; placing in position						
2000 litre capacity; 2370 mm × 1300 mm diameter; depth to invert						
1000 mm deep	827.10	2.50	28.46	847.78	nr	**876.24**
4000 litre capacity; 4370 mm × 1300 mm diameter; depth to invert						
1000 mm deep	1418.40	2.68	30.51	1453.86	nr	**1484.37**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
R13 LAND DRAINAGE						
Excavating; by hand; grading bottoms; earthwork support; filling to within 150 mm of surface with gravel rejects; remainder filled with excavated material and compacting; disposal of surplus soil on site; spreading on site average 50 m						
Pipes not exceeding 200 nominal size						
average depth of trench 0.75 m	–	1.57	18.04	8.78	m	**26.82**
average depth of trench 1.00 m	–	2.08	23.90	14.45	m	**38.35**
average depth of trench 1.25 m	–	2.91	33.44	18.30	m	**51.74**
average depth of trench 1.50 m	–	5.00	57.45	22.44	m	**79.89**
average depth of trench 1.75 m	–	5.92	68.02	26.28	m	**94.30**
average depth of trench 2.00 m	–	6.85	78.71	30.42	m	**109.13**
Disposal; load lorry by machine						
Excavated material						
off site; to tip not exceeding 13 km (using lorries); including Landfill Tax based on inactive waste	–	–	–	16.14	m^3	**16.14**
Disposal; load lorry by hand						
Excavated material						
off site; to tip not exceeding 13 km (using lorries); including Landfill Tax based on inactive waste	–	0.75	8.62	15.00	m^3	**23.62**
Vitrified clay perforated subsoil pipes; BS 65; Hepworth Hepline or other equal and approved						
Pipes; laid straight						
100 mm diameter	7.15	0.20	2.28	7.33	m	**9.61**
150 mm diameter	13.02	0.25	2.85	13.35	m	**16.20**
225 mm diameter	27.56	0.33	3.76	28.25	m	**32.01**

S PIPED SUPPLY SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
S10/S11 HOT AND COLD WATER						
Copper pipes; BS EN 1057; capillary fittings						
15 mm pipes; fixing with pipe clips and screwed	0.99	0.34	6.38	1.05	m	**7.43**
Extra for						
made bend	–	0.14	2.62	–	nr	**2.62**
stop end	1.70	0.10	1.88	1.74	nr	**3.62**
straight coupling	0.26	0.16	3.00	0.27	nr	**3.27**
union coupling	9.21	0.16	3.00	9.44	nr	**12.44**
reducing coupling	3.13	0.16	3.00	3.21	nr	**6.21**
copper to lead connector	6.82	0.20	3.75	6.99	nr	**10.74**
imperial to metric adaptor	3.87	0.20	3.75	3.97	nr	**7.72**
elbow	0.91	0.16	3.00	0.93	nr	**3.93**
backplate elbow	6.91	0.32	6.01	7.08	nr	**13.09**
return bend	10.35	0.16	3.00	10.61	nr	**13.61**
tee; equal	0.87	0.23	4.32	0.89	nr	**5.21**
tee; reducing	7.53	0.23	4.32	7.72	nr	**12.04**
straight tap connector	2.23	0.47	8.82	2.29	nr	**11.11**
bent tap connector	2.63	0.63	11.82	2.70	nr	**14.52**
tank connector	10.65	0.23	4.32	10.92	nr	**15.24**
22 mm pipes; fixing with pipe clips and screwed	1.97	0.40	7.50	2.05	m	**9.55**
Extra for						
made bend	–	0.19	3.57	–	nr	**3.57**
stop end	3.18	0.12	2.26	3.26	nr	**5.52**
straight coupling	0.68	0.20	3.75	0.70	nr	**4.45**
union coupling	14.74	0.20	3.75	15.11	nr	**18.86**
reducing coupling	3.08	0.20	3.75	3.16	nr	**6.91**
copper to lead connector	9.31	0.29	5.44	9.54	nr	**14.98**
elbow	2.82	0.20	3.75	2.89	nr	**6.64**
backplate elbow	14.83	0.41	7.70	15.20	nr	**22.90**
return bend	20.33	0.20	3.75	20.84	nr	**24.59**
tee; equal	2.76	0.31	5.82	2.83	nr	**8.65**
tee; reducing	2.19	0.31	5.82	2.24	nr	**8.06**
straight tap connector	2.65	0.16	3.00	2.72	nr	**5.72**
28 mm pipes; fixing with pipe clips and screwed	2.51	0.43	8.07	2.60	m	**10.67**
Extra for						
made bend	–	0.23	4.32	–	nr	**4.32**
stop end	5.67	0.14	2.62	5.81	nr	**8.43**
straight coupling	1.57	0.26	4.88	1.61	nr	**6.49**
reducing coupling	4.30	0.26	4.88	4.41	nr	**9.29**
union coupling	14.74	0.26	4.88	15.11	nr	**19.99**
copper to lead connector	17.49	0.36	6.75	17.93	nr	**24.68**
imperial to metric adaptor	4.27	0.36	6.75	4.38	nr	**11.13**
elbow	8.23	0.26	4.88	8.44	nr	**13.32**
return bend	25.98	0.26	4.88	26.63	nr	**31.51**
tee; equal	6.99	0.38	7.13	7.16	nr	**14.29**
tank connector	16.48	0.38	7.13	16.89	nr	**24.02**
35 mm pipes; fixing with pipe clips and screwed	5.91	0.50	9.38	6.09	m	**15.47**
Extra for						
made bend	–	0.28	5.26	–	nr	**5.26**
stop end	12.51	0.16	3.00	12.82	nr	**15.82**
straight coupling	5.12	0.31	5.82	5.25	nr	**11.07**

S PIPED SUPPLY SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
reducing coupling	10.13	0.31	5.82	10.38	nr	**16.20**
union coupling	28.12	0.31	5.82	28.82	nr	**34.64**
flanged connector	77.70	0.41	7.70	79.64	nr	**87.34**
elbow	18.45	0.31	5.82	18.91	nr	**24.73**
obtuse elbow	16.52	0.31	5.82	16.93	nr	**22.75**
tee; equal	17.82	0.43	8.07	18.27	nr	**26.34**
tank connector	21.13	0.43	8.07	21.66	nr	**29.73**
42 mm pipes; fixing with pipe clips; plugged and screwed	7.17	0.56	10.51	7.39	m	**17.90**
Extra for						
made bend	–	0.37	6.94	–	nr	**6.94**
stop end	21.54	0.18	3.38	22.08	nr	**25.46**
straight coupling	8.53	0.36	6.75	8.74	nr	**15.49**
reducing coupling	16.95	0.36	6.75	17.37	nr	**24.12**
union coupling	41.11	0.36	6.75	42.14	nr	**48.89**
flanged connector	92.88	0.46	8.63	95.20	nr	**103.83**
elbow	18.09	0.36	6.75	18.54	nr	**25.29**
obtuse elbow	29.41	0.36	6.75	30.15	nr	**36.90**
tee; equal	28.60	0.48	9.01	29.32	nr	**38.33**
tank connector	27.70	0.48	9.01	28.39	nr	**37.40**
54 mm pipes; fixing with pipe clips; plugged and screwed	9.23	0.62	11.63	9.49	m	**21.12**
Extra for						
made bend	–	0.51	9.57	–	nr	**9.57**
stop end	30.07	0.19	3.57	30.82	nr	**34.39**
straight coupling	15.74	0.41	7.70	16.13	nr	**23.83**
reducing coupling	28.48	0.41	7.70	29.19	nr	**36.89**
union coupling	78.35	0.41	7.70	80.31	nr	**88.01**
flanged connector	140.42	0.46	8.63	143.93	nr	**152.56**
elbow	37.36	0.41	7.70	38.29	nr	**45.99**
obtuse elbow	53.19	0.41	7.70	54.52	nr	**62.22**
tee; equal	57.66	0.53	9.94	59.10	nr	**69.04**
tank connector	42.33	0.53	9.94	43.39	nr	**53.33**
Copper pipes; EN1057:1996; compression fittings						
15 mm pipes; fixing with pipe clips; plugged and screwed	0.99	0.39	7.32	1.05	m	**8.37**
Extra for						
made bend	–	0.14	2.62	–	nr	**2.62**
stop end	3.08	0.09	1.69	3.16	nr	**4.85**
straight coupling	2.48	0.14	2.62	2.54	nr	**5.16**
male coupling	1.27	0.19	3.57	1.30	nr	**4.87**
female coupling	1.56	0.19	3.57	1.60	nr	**5.17**
90° bend	2.98	0.14	2.62	3.05	nr	**5.67**
90° backplate bend	8.05	0.28	5.26	8.25	nr	**13.51**
tee; equal	2.37	0.20	3.75	2.43	nr	**6.18**
tank coupling	6.29	0.20	3.75	6.45	nr	**10.20**

S PIPED SUPPLY SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
S10/S11 HOT AND COLD WATER – cont						
Copper pipes; EN1057:1996; compression fittings – cont						
22 mm pipes; fixing with pipe clips; plugged and screwed	1.97	0.44	8.26	2.05	m	**10.31**
Extra for						
made bend	–	0.19	3.57	–	nr	**3.57**
stop end	4.46	0.11	2.06	4.57	nr	**6.63**
straight coupling	2.37	0.19	3.57	2.43	nr	**6.00**
male coupling	2.00	0.26	4.88	2.05	nr	**6.93**
female coupling	2.23	0.26	4.88	2.29	nr	**7.17**
90° bend	2.84	0.19	3.57	2.91	nr	**6.48**
tee; equal	3.96	0.28	5.26	4.06	nr	**9.32**
tee; reducing	10.23	0.28	5.26	10.49	nr	**15.75**
tank coupling	6.97	0.28	5.26	7.14	nr	**12.40**
28 mm pipes; fixing with pipe clips; plugged and screwed	2.51	0.48	9.01	2.60	m	**11.61**
Extra for						
made bend	–	0.23	4.32	–	nr	**4.32**
stop end	9.56	0.13	2.44	9.80	nr	**12.24**
straight coupling	9.15	0.23	4.32	9.38	nr	**13.70**
male coupling	6.48	0.32	6.01	6.64	nr	**12.65**
female coupling	8.39	0.32	6.01	8.60	nr	**14.61**
90° bend	11.81	0.23	4.32	12.11	nr	**16.43**
tee; equal	18.83	0.34	6.38	19.30	nr	**25.68**
tee; reducing	18.18	0.34	6.38	18.63	nr	**25.01**
tank coupling	14.59	0.34	6.38	14.95	nr	**21.33**
35 mm pipes; fixing with pipe clips; plugged and screwed	5.91	0.55	10.32	6.09	m	**16.41**
Extra for						
made bend	–	0.28	5.26	–	nr	**5.26**
stop end	15.00	0.15	2.82	15.38	nr	**18.20**
straight coupling	19.36	0.28	5.26	19.84	nr	**25.10**
male coupling	14.71	0.37	6.94	15.08	nr	**22.02**
female coupling	17.74	0.37	6.94	18.18	nr	**25.12**
tee; equal	33.99	0.39	7.32	34.84	nr	**42.16**
tee; reducing	33.21	0.39	7.32	34.04	nr	**41.36**
tank coupling	17.72	0.39	7.32	18.16	nr	**25.48**
42 mm pipes; fixing with pipe clips; plugged and screwed	7.17	0.61	11.45	7.39	m	**18.84**
Extra for						
made bend	–	0.37	6.94	–	nr	**6.94**
stop end	24.98	0.17	3.19	25.60	nr	**28.79**
straight coupling	25.46	0.32	6.01	26.10	nr	**32.11**
male coupling	22.07	0.42	7.88	22.62	nr	**30.50**
female coupling	23.76	0.42	7.88	24.35	nr	**32.23**
tee; equal	53.44	0.43	8.07	54.78	nr	**62.85**
tee; reducing	48.79	0.43	8.07	50.01	nr	**58.08**
54 mm pipes; fixing with pipe clips; plugged and screwed	9.23	0.67	12.58	9.49	m	**22.07**

S PIPED SUPPLY SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Extra for						
made bend	–	0.51	9.57	–	nr	**9.57**
straight coupling	38.07	0.37	6.94	39.02	nr	**45.96**
male coupling	32.59	0.46	8.63	33.40	nr	**42.03**
female coupling	34.85	0.46	8.63	35.72	nr	**44.35**
tee; equal	85.87	0.48	9.01	88.02	nr	**97.03**
tee; reducing	85.85	0.48	9.01	88.00	nr	**97.01**
Copper, brass and gunmetal ancillaries; screwed joints to fittings						
Stopcock; brass/gunmetal capillary joints to copper						
15 mm nominal size	7.02	0.19	3.57	7.20	nr	**10.77**
22 mm nominal size	13.11	0.25	4.69	13.44	nr	**18.13**
28 mm nominal size	37.29	0.31	5.82	38.22	nr	**44.04**
Stopcock; brass/gunmetal compression joints to copper						
15 mm nominal size	21.61	0.17	3.19	22.15	nr	**25.34**
22 mm nominal size	30.40	0.22	4.13	31.16	nr	**35.29**
28 mm nominal size	54.08	0.28	5.26	55.43	nr	**60.69**
Stopcock; brass/gunmetal compression joints to polyethylene						
15 mm nominal size	22.38	0.24	4.50	22.94	nr	**27.44**
22 mm nominal size	38.90	0.31	5.82	39.87	nr	**45.69**
28 mm nominal size	41.48	0.37	6.94	42.52	nr	**49.46**
Gunmetal Fullway gate valve; capillary joints to copper						
15 mm nominal size	20.89	0.19	3.57	21.41	nr	**24.98**
22 mm nominal size	24.20	0.25	4.69	24.80	nr	**29.49**
28 mm nominal size	33.71	0.31	5.82	34.55	nr	**40.37**
35 mm nominal size	75.17	0.38	7.13	77.05	nr	**84.18**
42 mm nominal size	93.98	0.43	8.07	96.33	nr	**104.40**
54 mm nominal size	136.34	0.49	9.19	139.75	nr	**148.94**
Brass gate valve; compression joints to copper						
15 mm nominal size	25.37	0.28	5.26	26.00	nr	**31.26**
22 mm nominal size	29.90	0.37	6.94	30.65	nr	**37.59**
28 mm nominal size	40.61	0.46	8.63	41.63	nr	**50.26**
Chromium plated; lockshield radiator valve; union outlet						
15 mm nominal size	7.60	0.20	3.75	7.79	nr	**11.54**
PEX/PEM JG Speedfit system; BS 7291 Parts 1, 2 & 3 class S; push fit fittings						
10 mm PEX barrier pipes; fixing with pipe clips; in wall, floor and roof voids	0.70	0.20	3.75	1.15	m	**4.90**
Extra for						
stop end	1.13	0.05	0.94	1.40	nr	**2.34**
straight connector	0.77	0.10	1.88	1.28	nr	**3.16**
elbow	1.43	0.10	1.88	1.96	nr	**3.84**
stem elbow	1.79	0.10	1.88	2.33	nr	**4.21**
tee; equal	1.65	0.15	2.82	2.43	nr	**5.25**
brass chrome plated service valve	5.89	0.10	1.88	6.53	nr	**8.41**
brass chrome plated ball valve	8.29	0.10	1.88	8.99	nr	**10.87**

S PIPED SUPPLY SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
S10/S11 HOT AND COLD WATER – cont						
PEX/PEM JG Speedfit system – cont						
15 mm PEX barrier pipes; fixing with pipe clips; in wall, floor and roof voids	0.91	0.22	4.13	1.41	m	**5.54**
15 mm Polybutylene barrier pipes; fixing with pipe clips; in wall, floor and roof voids	1.07	0.22	4.13	1.58	m	**5.71**
Extra for						
stop end	1.17	0.07	1.31	1.45	nr	**2.76**
straight connector	0.87	0.14	2.62	1.38	nr	**4.00**
reducing coupler	2.04	0.14	2.62	2.58	nr	**5.20**
PE-copper coupler	3.73	0.16	3.00	4.32	nr	**7.32**
elbow	1.03	0.14	2.62	1.55	nr	**4.17**
stem elbow	2.01	0.14	2.62	2.55	nr	**5.17**
tee; equal	1.49	0.20	3.75	2.27	nr	**6.02**
tee; reducing	2.49	0.20	3.75	3.28	nr	**7.03**
tank connector	1.45	0.20	3.75	1.73	nr	**5.48**
straight tap connector	1.70	0.28	5.26	1.99	nr	**7.25**
bent tap connector	2.14	0.28	5.26	2.44	nr	**7.70**
angle service valve with tap connector	5.30	0.28	5.26	5.68	nr	**10.94**
stop valve	4.15	0.14	2.62	4.75	nr	**7.37**
brass chrome plated service valve	7.06	0.14	2.62	7.73	nr	**10.35**
brass chrome plated ball valve	9.06	0.14	2.62	9.78	nr	**12.40**
speedfit × union nut flexi hose 500 mm long	4.91	0.28	5.26	5.28	nr	**10.54**
22 mm PEX barrier pipes; fixing with pipe clips; in wall, floor and roof voids	1.78	0.25	4.69	2.46	m	**7.15**
22 mm polybutylene barrier pipes; fixing with pipe clips; in wall, floor and roof voids	2.03	0.25	4.69	2.73	m	**7.42**
Extra for						
stop end	1.41	0.09	1.69	1.75	nr	**3.44**
straight connector	1.36	0.18	3.38	2.00	nr	**5.38**
reducing coupler	2.40	0.18	3.38	3.05	nr	**6.43**
PE-copper coupler	4.46	0.20	3.75	5.18	nr	**8.93**
elbow	1.63	0.18	3.38	2.28	nr	**5.66**
stem elbow	3.05	0.18	3.38	3.73	nr	**7.11**
tee; equal	2.21	0.27	5.06	3.16	nr	**8.22**
tee; reducing	2.49	0.27	5.06	3.34	nr	**8.40**
tank connector	1.85	0.27	5.06	2.20	nr	**7.26**
straight tap connector	2.21	0.36	6.75	2.57	nr	**9.32**
stop valve	6.31	0.18	3.38	7.07	nr	**10.45**
brass chrome plated service valve	15.86	0.18	3.38	16.85	nr	**20.23**
brass chrome plated ball valve	18.11	0.18	3.38	19.16	nr	**22.54**
speedfit × union nut flexi hose 500 mm long	5.89	0.36	6.75	6.33	nr	**13.08**
22 × 10 4 Way manifold	5.16	0.36	6.75	6.57	nr	**13.32**
22 × 15 4 Port rail manifold	10.63	0.36	6.75	12.18	nr	**18.93**
22 × 15 4 Zone brass rail manifold	159.13	1.00	18.77	164.40	nr	**183.17**
28 mm PEX barrier pipes; fixing with pipe clips; in wall, floor and roof voids	1.95	0.28	5.26	3.25	m	**8.51**

S PIPED SUPPLY SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Extra for						
straight connector	3.44	0.24	4.50	4.22	nr	**8.72**
reducer	2.91	0.24	4.50	3.68	nr	**8.18**
elbow	4.02	0.24	4.50	4.82	nr	**9.32**
tee; equal	5.67	0.36	6.75	6.86	nr	**13.61**
tee; reducing	6.25	0.36	6.75	7.36	nr	**14.11**
Water tanks/cisterns						
Polyethylene cold water feed and expansion cistern; BS 4213; with covers; capacity						
68 litres	30.46	1.16	21.77	31.22	nr	**52.99**
114 litres	39.44	1.34	25.14	40.43	nr	**65.57**
182 litres	64.71	1.34	25.14	66.33	nr	**91.47**
227 litres	67.05	1.80	33.78	68.73	nr	**102.51**
One piece GRP cold water storage cistern; with covers; capacity						
27 litres	78.57	1.02	19.14	80.53	nr	**99.67**
68 litres	89.92	1.16	21.77	92.17	nr	**113.94**
114 litres	93.28	1.34	25.14	95.61	nr	**120.75**
227 litres	142.59	1.80	33.78	146.15	nr	**179.93**
Insulated one piece GRP cold water storage cistern; with covers; capacity						
27 litres	117.86	1.02	19.14	120.81	nr	**139.95**
68 litres	125.31	1.16	21.77	128.44	nr	**150.21**
114 litres	167.66	1.34	25.14	171.85	nr	**196.99**
227 litres	227.38	1.80	33.78	233.06	nr	**266.84**
Storage cylinders/calorifiers						
Copper cylinders; single feed coil indirect; BS 1566 Part 2; grade 3; capacity						
114 litres	153.22	2.08	39.03	157.05	nr	**196.08**
117 litres	125.02	2.31	43.35	128.15	nr	**171.50**
140 litres	143.20	2.78	52.17	146.78	nr	**198.95**
162 litres	172.95	3.24	60.80	177.27	nr	**238.07**
Combination copper hot water storage units; coil direct; BS 3198; (hot/cold)						
450 mm × 900 mm; 85/25 litres	306.62	3.61	67.74	314.29	nr	**382.03**
450 mm × 1075 mm; 115/25 litres	352.44	4.53	85.01	361.25	nr	**446.26**
450 mm × 1200 mm; 115/45 litres	389.40	5.09	95.52	399.13	nr	**494.65**

S PIPED SUPPLY SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
S10/S11 HOT AND COLD WATER – cont						
Thermal insulation						
Flexible closed cell walled semi-slit tube insulation; Class1/Class O						
9 mm thick wall round 15 mm diameter pipes	–	0.15	2.82	1.60	m	**4.42**
13 mm thick wall round 15 mm diameter pipes	–	0.15	2.82	1.87	m	**4.69**
9 mm thick wall round 22 mm diameter pipes	–	0.15	2.82	2.22	m	**5.04**
13 mm thick wall round 22 mm diameter pipes	–	0.15	2.82	2.45	m	**5.27**
20mm thick Rockwool Rocklap bonded preformed mineral glass fibre sectional pipe lagging; aluminum outer foil finish finish; taped to steel or copper pipework; including working over pipe fittings						
around 15/15 pipes	2.87	0.15	2.82	2.94	m	**5.76**
around 20/22 pipes	3.21	0.15	2.82	3.29	m	**6.11**
around 25/28 pipes	3.45	0.15	2.82	3.54	m	**6.36**
around 32/35 pipes	3.86	0.15	2.82	3.96	m	**6.78**
around 40/42 pipes	4.12	0.15	2.82	4.22	m	**7.04**
around 50/54 pipes	4.72	0.15	2.82	4.84	m	**7.66**
19 mm thick rigid mineral glass fibre sectional pipe lagging; canvas or class O lacquered aluminium finish; fixed with aluminium bands to steel or copper pipework; including working over pipe fittings						
around 15/15 pipes	4.31	0.15	2.82	4.42	m	**7.24**
around 20/22 pipes	4.61	0.15	2.82	4.73	m	**7.55**
around 25/28 pipes	4.89	0.15	2.82	5.01	m	**7.83**
around 32/35 pipes	5.32	0.15	2.82	5.45	m	**8.27**
around 40/42 pipes	5.63	0.15	2.82	5.77	m	**8.59**
around 50/54 pipes	6.44	0.15	2.82	6.60	m	**9.42**
60 mm thick glass fibre filled polyethylene insulating jackets for GRP or polyethylene cold water cisterns; complete with fixing bands; for cisterns size (supply not included)						
450 mm × 300 mm × 300 mm (45 litres)	–	0.37	6.94	–	nr	**6.94**
650 mm × 500 mm × 400 mm (91 litres)	–	0.56	10.51	–	nr	**10.51**
675 mm × 525 mm × 500 mm (136 litres)	–	0.65	12.20	–	nr	**12.20**
675 mm × 575 mm × 525 mm (182 litres)	–	0.74	13.89	–	nr	**13.89**
1000 mm × 625 mm × 525 mm (273 litres)	–	0.79	14.82	–	nr	**14.82**
1125 mm × 650 mm × 575 mm (341 litres)	–	0.79	14.82	–	nr	**14.82**
S13 PRESSURIZED WATER						
Blue MDPE pipes; BS EN 12201; mains pipework; no joints in the running length; laid in trenches						
Pipes						
20 mm nominal size	0.81	0.10	1.88	0.83	m	**2.71**
25 mm nominal size	0.94	0.11	2.06	0.96	m	**3.02**
32 mm nominal size	1.58	0.12	2.26	1.62	m	**3.88**
50 mm nominal size	3.78	0.14	2.62	3.87	m	**6.49**
63 mm nominal size	6.00	0.15	2.82	6.15	m	**8.97**

S PIPED SUPPLY SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Ductile iron bitumen coated pipes and fittings; BS EN 969; class K9; Stanton's Tyton water main pipes or other equal and approved; flexible joints						
100 mm pipes; laid straight	34.18	0.56	6.38	43.31	m	**49.69**
Extra for						
bend; 45°	55.87	0.56	6.38	73.79	nr	**80.17**
branch; 45°; socketed	407.01	0.83	9.45	441.98	nr	**451.43**
tee	88.20	0.83	9.45	115.20	nr	**124.65**
flanged spigot	55.93	0.56	6.38	65.60	nr	**71.98**
flanged socket	53.21	0.56	6.38	62.80	nr	**69.18**
150 mm pipes; laid straight	41.09	0.65	7.40	51.00	m	**58.40**
Extra for						
bend; 45°	87.46	0.65	7.40	107.42	nr	**114.82**
branch; 45°; socketed	519.45	0.97	11.05	559.11	nr	**570.16**
tee	183.27	0.97	11.05	214.52	nr	**225.57**
flanged spigot	64.87	0.65	7.40	75.38	nr	**82.78**
flanged socket	84.68	0.65	7.40	95.68	nr	**103.08**
200 mm pipes; laid straight	56.18	0.93	10.59	70.43	m	**81.02**
Extra for						
bend; 45°	157.84	0.93	10.59	187.49	nr	**198.08**
branch; 45°; socketed	589.97	1.39	15.83	643.28	nr	**659.11**
tee	251.74	1.39	15.83	296.59	nr	**312.42**
flanged spigot	141.28	0.93	10.59	157.67	nr	**168.26**
flanged socket	133.96	0.93	10.59	150.16	nr	**160.75**

T MECHANICAL HEATING/COOLING/REFRIGERATION SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
T10 GAS/OIL FIRED BOILERS						
Boilers						
Gas fired wall mounted combination boilers; for central heating and hot water supply; Potterton Performa or equivalent; with cream or white; enamelled casing; 32 mm diameter BSPT female flow and return tappings; 102 mm diameter flue socket 13 mm diameter BSPT male draw-off outlet						
24.00 kW output; ref Performa 24i HE (118710)	474.60	5.00	103.31	486.47	nr	**589.78**
30.00 kW output; ref Performa 30 HE (118712)	533.40	5.00	103.31	546.73	nr	**650.04**
Gas fired wall mounted domestic boilers; for central heating and indirect hot water supply; Potterton Profile or equivalent; with cream or white; enamelled casing; 32 mm diameter BSPT female flow and return tappings; 102 mm diameter flue socket 13 mm diameter BSPT male draw-off outlet						
14.60 kW output (50,000 Btu/Hr); ref Profile 50e L	539.00	5.00	103.31	552.47	nr	**655.78**
23.45 kW output (80,000 Btu/Hr); ref Profile 80e L	583.80	5.00	103.31	598.39	nr	**701.70**
Flues						
Scheidel Rite-Vent ICS Plus flue system; suitable for domestic multifuel appliances; stainless steel; twin wall; insulated; for use internally or externally						
80 mm pipes; including one locking band (fixing brackets measured separately)	–	0.90	16.89	86.99	m	**103.88**
Extra for						
Appliance connecter	–	0.80	15.02	13.46	nr	**28.48**
30° Bend	–	1.80	33.78	65.49	nr	**99.27**
45° Bend	–	1.80	33.78	62.22	nr	**96.00**
135° Tee; fully welded	–	2.70	50.67	128.79	nr	**179.46**
Inspection length	–	0.90	16.89	9.31	nr	**26.20**
Drain plug and support	–	1.00	18.77	60.32	nr	**79.09**
Damper	–	0.90	16.89	49.05	nr	**65.94**
Angled flashing including storm collar	–	1.25	23.46	64.98	nr	**88.44**
Stub terminal	–	1.00	18.77	21.51	nr	**40.28**
Tapered terminal	–	1.00	18.77	44.82	nr	**63.59**
Floor support (2 piece)	–	1.50	28.15	35.40	nr	**63.55**
Firestop floor support (2 piece)	–	1.50	28.15	19.84	nr	**47.99**
Wall support (stainless steel)	–	1.00	18.77	75.17	nr	**93.94**
Wall sleeve	–	1.20	22.52	29.84	nr	**52.36**
100 mm pipes; including one locking band (fixing brackets measured separately)	–	1.00	18.77	92.65	m	**111.42**
Extra for						
Appliance connecter	–	0.90	16.89	14.86	nr	**31.75**
30° Bend	–	2.00	37.54	68.50	nr	**106.04**
45° Bend	–	2.00	37.54	65.04	nr	**102.58**
135° Tee; fully welded	–	3.00	56.30	125.04	nr	**181.34**
Inspection length	–	1.00	18.77	213.24	nr	**232.01**
Drain plug and support	–	1.10	20.64	62.46	nr	**83.10**
Damper	–	1.00	18.77	51.64	nr	**70.41**

T MECHANICAL HEATING/COOLING/REFRIGERATION SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Angled flashing including storm collar	–	1.40	26.27	72.41	nr	**98.68**
Stub terminal	–	1.10	20.64	21.86	nr	**42.50**
Tapered terminal	–	1.10	20.64	47.84	nr	**68.48**
Floor support (2 piece)	–	1.65	30.97	40.26	nr	**71.23**
Firestop floor support (2 piece)	–	1.65	30.97	21.87	nr	**52.84**
Wall support (stainless steel)	–	1.10	20.64	79.45	nr	**100.09**
Wall sleeve	–	1.35	25.34	33.88	nr	**59.22**
150 mm pipes; including one locking band (fixing brackets measured separately)	–	1.10	20.64	108.17	m	**128.81**
Extra for						
Appliance connecter	–	1.00	18.77	19.16	nr	**37.93**
30° Bend	–	2.20	41.29	82.22	nr	**123.51**
45° Bend	–	2.20	41.29	78.17	nr	**119.46**
135° Tee; fully welded	–	3.30	61.93	144.40	nr	**206.33**
Inspection length	–	1.10	20.64	223.63	nr	**244.27**
Drain plug and support	–	1.20	22.52	79.77	nr	**102.29**
Damper	–	1.10	20.64	67.50	nr	**88.14**
Angled flashing including storm collar	–	1.55	29.09	73.47	nr	**102.56**
Stub terminal	–	1.20	22.52	23.52	nr	**46.04**
Tapered terminal	–	1.20	22.52	54.98	nr	**77.50**
Floor support (2 piece)	–	1.80	33.78	40.26	nr	**74.04**
Firestop floor support (2 piece)	–	1.80	33.78	21.87	nr	**55.65**
Wall support (stainless steel)	–	1.20	22.52	87.99	nr	**110.51**
Wall sleeve	–	1.50	28.15	33.88	nr	**62.03**
T31 LOW TEMPERATURE HOT WATER HEATING						
NOTE: The reader is referred to section S10/S11 Hot and Cold Water for rates for copper pipework which will equally apply to this section of work. For further and more detailed information the reader is advised to consult Spon's Mechanical and Electrical Services Price Book.						
Radiators						
Double panel convector; 600 mm high; front, back plates and convector fins with intergrated top grille; wheelhead and lockshield valves						
500 mm long; 613 watts output	54.68	1.85	38.22	70.82	nr	**109.04**
1400 mm long; 1810 watts output	183.24	2.15	44.42	202.59	nr	**247.01**
1800 mm long; 1805 watts output	220.11	2.15	44.42	240.38	nr	**284.80**
Horizontal single panel convector; 600 mm high; wheelhead and lockshield valves						
500 mm long; 602 watts output	130.14	1.75	36.16	148.16	nr	**184.32**
1400 mm long; 1404 watts output	168.24	2.15	44.42	187.22	nr	**231.64**
1800 mm long; 1805 watts output	201.12	2.40	49.59	220.92	nr	**270.51**
Vertical single panel convector; 2000 mm high; wheelhead and lockshield valves						
450 mm wide; 991 watts output	175.81	2.40	49.59	194.98	nr	**244.57**
605 mm wide; 1322 watts output	194.54	2.60	53.72	214.17	nr	**267.89**

V ELECTRICAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
V21/V22 GENERAL LIGHTING AND LV POWER						
NOTE: The following items indicate approximate prices for wiring of lighting and power points complete, including accessories and socket outlets, but excluding lighting fittings. Consumer control units are shown separately. For a more detailed breakdown of these costs and specialist costs for a complete range of electrical items, reference should be made to Spon's Mechanical and Electrical Services Price Book.						
Consumer control units						
8-way 60 amp SP&N surface mounted insulated consumer control units fitted with miniature circuit breakers including 2.00 m long 32 mm screwed welded conduit with three runs of 16 mm^2 PVC cables ready for final connections	–	–	–	–	nr	**170.63**
extra for current operated ELCB of 30 mA tripping current	–	–	–	–	nr	**68.25**
As above but 100 amp metal cased consumer unit and 25 mm^2 PVC cables	–	–	–	–	nr	**190.13**
extra for current operated ELCB of 30 mA tripping current	–	–	–	–	nr	**156.00**
Final circuits						
Lighting points						
wired in PVC insulated and PVC sheathed cable in flats and houses; insulated in cavities and roof space; protected where buried by heavy gauge PVC conduit	–	–	–	–	nr	**39.00**
as above but in commercial property	–	–	–	–	nr	**53.63**
wired in PVC insulated cable in screwed welded conduit in commercial property	–	–	–	–	nr	**165.75**
as above but in industrial property	–	–	–	–	nr	**180.38**
wired in MICC cable in commercial property	–	–	–	–	nr	**146.25**
as above but in industrial property with PVC sheathed cable	–	–	–	–	nr	**146.25**
Single 13 amp switched socket outlet points						
wired in PVC insulated and PVC sheathed cable in flats and houses on a ring main circuit; protected where buried by heavy gauge PVC conduit	–	–	–	–	nr	**63.38**
as above but in commercial property	–	–	–	–	nr	**73.13**
wired in PVC insulated cable in screwed welded conduit in commercial property	–	–	–	–	nr	**170.63**
as above but in industrial property	–	–	–	–	nr	**190.13**
wired in MICC cable on a ring main circuit in commercial property	–	–	–	–	nr	**185.25**
as above but in industrial property with PVC sheathed cable	–	–	–	–	nr	**185.25**

V ELECTRICAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Cooker control units						
45 amp circuit including unit wired in PVC insulated and PVC sheathed cable; protected where buried by heavy gauge PVC conduit	–	–	–	–	nr	**92.63**
as above but wired in PVC insulated cable in screwed welded conduit	–	–	–	–	nr	**214.50**
as above but wired in MICC cable	–	–	–	–	nr	**234.00**

W SECURITY SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
W20 LIGHTNING PROTECTION						
Lightning protection equipment						
Copper strip roof or down conductors fixed with bracket or saddle clips						
20 mm × 3 mm flat section	–	–	–	–	m	**18.14**
25 mm × 3 mm flat section	–	–	–	–	m	**21.16**
Aluminium strip roof or down conductors fixed with bracket or saddle clips						
20 mm × 3 mm flat section	–	–	–	–	m	**13.31**
25 mm × 3 mm flat section	–	–	–	–	m	**14.52**
Joints in tapes	–	–	–	–	nr	**10.29**
Bonding connections to roof and structural metalwork	–	–	–	–	nr	**60.48**
Testing points	–	–	–	–	nr	**49.70**
Earth electrodes						
16 mm diameter driven copper electrodes in 1220 mm long sectional lengths (minimum 2440 mm long overall) first 2440 mm length driven and tested	–	–	–	–	nr	**157.24**
25 mm × 3 mm copper strip electrode in 457 mm deep prepared trench	–	–	–	–	m	**12.10**

PART 5

Prices for Measured Works – Minor Works

INTRODUCTION

The Prices for Measured Works – Minor Works are intended to apply to a small project in the outer London area costing about £160,000 (including preliminaries).

The format of this section follows that of the Major Works section with minor variations because of the different nature of the work.

It has been assumed that reasonable quantities of work are involved, although clearly this would not apply to all trades and descriptions of work in a project of this value. Where smaller quantities of work are involved it will be necessary to adjust the prices accordingly.

For section – C Demolition/Alteration/Renovation even smaller quantities have been assumed as can be seen from the stated PC of the materials involved.

Where work in an existing building is concerned it has been assumed that the building is vacated and that in all cases there is reasonable access and adequate storage space. Should this not be the case, and if any abnormal circumstances have to be taken into account, an allowance can be made either by a lump sum addition or by suitably modifying the main contractor's percentage factor for overheads and profit. Built-up prices include an allowance of 3½% for overheads and profit, whereas non-analysed subcontractor prices only include a mark-up of 2½% for profit.

Labour rates are based upon typical gang costs divided by the number of primary working operatives for the trade concerned; and for general building work include an allowance for trade supervision, overheads and profit. The Labour hours column gives the total hours allocated to a particular item and the Labour £ the consolidated cost of such labour. Labour hours have not always been given for spot items because of the inclusion of subcontractor's labour.

The Material/Plant £ column includes the cost of removal of debris by skips or lorries. Alternative materials prices tables can be found in the appropriate Prices for Measured Works – Major Works sections. The reader should bear in mind that although large orders are delivered free of charge, smaller orders generally attract a delivery or part load charge and this should be added to the alternative material price prior to substitution in a rate.

No allowance has been made for any Value Added Tax which will probably be payable on the majority of work of this nature.

C DEMOLITION/ALTERATION/RENOVATION

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
C20 DEMOLITION						
NOTE: Demolition rates vary considerably from one scheme to another, depending upon access, the type of construction, the method of demolition, whether there are any redundant materials etc. Therefore, it is advisable to obtain specific quotations for each scheme under consideration, however, the following rates (excluding scaffolding costs) for simple demolitions may be of some assistance for comparative purposes.						
Demolishing all structures						
Demolishing to ground level; single storey brick out-building; timber flat roofs; grub up foundations; volume						
50 m^3	–	–	–	–	m^3	**49.92**
200 m^3	–	–	–	–	m^3	**32.68**
500 m^3	–	–	–	–	m^3	**16.44**
Demolishing to ground level; steel framed and asbestos cement sheet roofed cycle shelter; grub up foundations; volume						
120 m^3	–	–	–	–	m^3	**3.63**
Demolishing parts of structures						
Breaking up concrete bed						
100 mm thick	–	0.45	6.89	5.18	m^2	**12.07**
150 mm thick	–	0.67	10.20	9.21	m^2	**19.41**
200 mm thick	–	0.90	13.79	10.37	m^2	**24.16**
300 mm thick	–	1.33	20.41	15.18	m^2	**35.59**
Breaking up reinforced concrete bed						
100 mm thick	–	0.50	7.72	5.94	m^2	**13.66**
150 mm thick	–	0.75	11.44	8.76	m^2	**20.20**
200 mm thick	–	1.00	15.30	11.89	m^2	**27.19**
300 mm thick	–	1.50	23.02	17.83	m^2	**40.85**
Demolishing reinforced concrete column or cutting away casing to steel column	–	9.99	153.04	70.72	m^3	**223.76**
Demolishing reinforced concrete beam or cutting away casing to steel beam	–	11.47	175.79	74.42	m^3	**250.21**
Demolishing reinforced concrete wall						
100 mm thick	–	1.00	15.30	6.95	m^2	**22.25**
150 mm thick	–	1.50	23.02	10.29	m^2	**33.31**
225 mm thick	–	2.25	34.47	15.47	m^2	**49.94**
300 mm thick	–	3.00	45.91	20.88	m^2	**66.79**
Demolishing reinforced concrete suspended slabs						
100 mm thick	–	0.84	12.82	6.66	m^2	**19.48**
150 mm thick	–	1.25	19.16	9.75	m^2	**28.91**
225 mm thick	–	1.87	28.68	14.61	m^2	**43.29**

C DEMOLITION/ALTERATION/RENOVATION

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
300 mm thick	–	2.50	38.33	19.83	m^2	**58.16**
Breaking up concrete plinth; making good structures	–	3.83	58.73	43.54	m^3	**102.27**
Breaking up precast concrete kerb	–	0.41	6.34	2.03	m	**8.37**
Removing precast concrete window sill; materials for reuse	–	1.33	20.41	–	m	**20.41**
Breaking up concrete hearth	–	1.50	23.02	3.39	nr	**26.41**
Demolishing external brick walls; in gauged mortar						
half brick thick	–	0.58	8.96	5.09	m^2	**14.05**
two half brick thick skins	–	1.00	15.30	10.85	m^2	**26.15**
one brick thick	–	1.00	15.30	10.85	m^2	**26.15**
one and a half brick thick	–	1.41	21.64	16.96	m^2	**38.60**
two brick thick	–	1.84	28.13	21.71	m^2	**49.84**
add for plaster, render or pebbledash per side	–	0.08	1.25	1.02	m^2	**2.27**
Demolishing external brick walls; in cement mortar						
half brick thick	–	0.87	13.37	5.09	m^2	**18.46**
two half brick thick skins	–	1.46	22.34	10.85	m^2	**33.19**
one brick thick	–	1.50	23.02	10.85	m^2	**33.87**
one and a half brick thick	–	2.04	31.30	16.96	m^2	**48.26**
two brick thick	–	2.62	40.12	21.71	m^2	**61.83**
add for plaster, render or pebbledash per side	–	0.08	1.25	1.02	m^2	**2.27**
Demolishing internal partitions; gauged mortar						
half brick thick	–	0.87	13.37	5.09	m^2	**18.46**
one brick thick	–	1.50	23.02	10.85	m^2	**33.87**
one and a half brick thick	–	2.12	32.54	16.96	m^2	**49.50**
75 mm blockwork	–	0.58	8.96	3.74	m^2	**12.70**
90 mm blockwork	–	0.62	9.51	4.41	m^2	**13.92**
100 mm blockwork	–	0.67	10.20	5.09	m^2	**15.29**
115 mm blockwork	–	0.71	10.89	5.09	m^2	**15.98**
125 mm blockwork	–	0.75	11.44	5.43	m^2	**16.87**
140 mm blockwork	–	0.79	12.13	5.77	m^2	**17.90**
150 mm blockwork	–	0.84	12.82	6.44	m^2	**19.26**
190 mm blockwork	–	0.98	15.03	8.14	m^2	**23.17**
215 mm blockwork	–	1.08	16.55	8.82	m^2	**25.37**
255 mm blockwork	–	1.25	19.16	10.52	m^2	**29.68**
add for plaster per side	–	0.08	1.25	1.02	m^2	**2.27**
Demolishing internal partitions; cement mortar						
half brick thick	–	1.33	20.41	5.09	m^2	**25.50**
one brick thick	–	2.21	33.78	10.85	m^2	**44.63**
one and a half brick thick	–	3.08	47.15	16.96	m^2	**64.11**
add for plaster per side	–	0.08	1.25	1.02	m^2	**2.27**
Breaking up brick plinths	–	3.33	51.01	33.93	m^3	**84.94**
Demolishing bund walls or piers in cement mortar						
one brick thick	–	1.17	17.93	10.85	m^2	**28.78**
Demolishing walls to roof ventilator housing						
one brick thick	–	1.33	20.41	10.85	m^2	**31.26**

C DEMOLITION/ALTERATION/RENOVATION

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
C20 DEMOLITION – cont						
Demolishing parts of structures – cont						
Demolishing brick chimney to 300 mm below roof level; sealing off flues with slates						
680 mm × 680 mm × 900 mm high above roof	–	10.40	165.83	53.13	nr	**218.96**
add for each additional 300 height	–	2.08	33.14	9.09	nr	**42.23**
680 mm × 1030 mm × 900 mm high above roof	–	15.66	249.61	77.61	nr	**327.22**
add for each additional 300 height	–	3.11	49.59	15.66	nr	**65.25**
1030 mm × 1030 mm × 900 mm high above roof	–	24.02	383.02	119.02	nr	**502.04**
add for each additional 300 height	–	4.71	75.12	24.96	nr	**100.08**
Demolishing brick chimneys to 300 mm below roof level; sealing off flues with slates; piecing in 'treated' sawn softwood rafters and making good roof coverings over to match existing (scaffolding excluded)						
680 mm × 680 mm × 900 mm high above roof	–	–	–	–	nr	**200.84**
add for each additional 300 mm height	–	–	–	–	nr	**33.25**
680 mm × 1030 mm × 900 mm high above roof	–	–	–	–	nr	**294.97**
add for each additional 300 mm height	–	–	–	–	nr	**59.64**
1030 mm × 1030 mm × 900 mm high above roof	–	–	–	–	nr	**439.32**
add for each additional 300 mm height	–	–	–	–	nr	**144.35**
Removing existing chimney pots; materials for reuse; demolishing defective chimney stack to roof level; rebuilding using 25% new facing bricks to match existing; providing new lead flashings; parge and core flues, resetting chimney pots including flaunching in cement:mortar (scaffolding excluded)						
680 mm × 680 mm × 900 mm high above roof	–	–	–	–	nr	**451.88**
add for each additional 300 mm height	–	–	–	–	nr	**75.31**
680 mm × 1030 mm × 900 mm high above roof	–	–	–	–	nr	**684.09**
add for each additional 300 mm height	–	–	–	–	nr	**100.42**
1030 mm × 1030 mm × 900 mm high above roof	–	–	–	–	nr	**1004.18**
add for each additional 300 mm height	–	–	–	–	nr	**150.62**
Removing fireplace surround and hearth						
interior tiled	–	1.54	23.57	7.80	nr	**31.37**
cast iron; materials for reuse	–	2.58	39.57	–	nr	**39.57**
stone iron; materials for reuse	–	6.74	103.27	–	nr	**103.27**
Removing fireplace; filling in opening; plastering and extending skirtings; fixing air brick; breaking up hearth and re-screeding						
tiled	–	–	–	–	nr	**169.45**
cast iron; set aside	–	–	–	–	nr	**156.91**
stone; set aside	–	–	–	–	nr	**257.32**
Removing brick-on-edge coping; prepare walls for raising						
one brick thick	–	0.38	9.40	0.68	m	**10.08**
one and a half brick thick	–	0.50	12.53	1.02	m	**13.55**
Demolishing external stone walls in lime mortar						
300 mm thick	–	1.00	15.30	10.18	m^2	**25.48**
400 mm thick	–	1.33	20.41	13.57	m^2	**33.98**
600 mm thick	–	2.00	30.61	20.36	m^2	**50.97**

C DEMOLITION/ALTERATION/RENOVATION

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Demolishing stone walls in lime mortar; clean off; set aside for re-use						
300 mm thick	–	1.50	23.02	3.39	m^2	**26.41**
400 mm thick	–	2.00	30.61	4.41	m^2	**35.02**
600 mm thick	–	3.00	45.91	6.79	m^2	**52.70**
Demolishing metal partitions						
corrugated metal partition	–	0.29	4.41	1.02	m^2	**5.43**
lightweight steel mesh security screen	–	0.41	6.34	1.70	m^2	**8.04**
solid steel demountable partition	–	0.62	9.51	2.38	m^2	**11.89**
glazed sheet demountable partition; including removal of glass	–	0.84	12.82	3.39	m^2	**16.21**
Removing metal shutter door and track						
6.20 m × 4.60 m (12.60 m long track)	–	9.99	153.04	50.89	nr	**203.93**
12.40 m × 4.60 m (16.40 m long track)	–	12.49	191.38	101.78	nr	**293.16**
Removing roof timbers complete; including rafters, purlins, ceiling joists, plates, etc., (measured flat on plan)	–	0.28	4.61	3.74	m^2	**8.35**
Removing softwood floor construction						
100 mm deep joists at ground level	–	0.21	3.17	0.68	m^2	**3.85**
175 mm deep joists at first floor level	–	0.41	6.34	1.36	m^2	**7.70**
125 mm deep joists at roof level	–	0.58	8.96	1.02	m^2	**9.98**
Removing individual floor or roof members	–	0.23	3.74	0.68	m	**4.42**
Removing infected or decayed floor plates	–	0.31	5.10	0.68	m	**5.78**
Removing boarding; withdrawing nails						
25 mm thick softwood flooring; at ground floor level	–	0.31	4.98	1.02	m^2	**6.00**
25 mm thick softwood flooring; at first floor level	–	0.52	8.61	1.02	m^2	**9.63**
25 mm thick softwood roof boarding	–	0.61	10.12	1.02	m^2	**11.14**
25 mm thick softwood gutter boarding	–	0.67	11.03	1.02	m^2	**12.05**
22 mm thick chipboard flooring; at first floor level	–	0.31	4.98	1.02	m^2	**6.00**
Removing tilting fillet or roll	–	0.13	2.10	0.34	m	**2.44**
Removing fascia or barge boards	–	0.50	8.34	0.34	m	**8.68**
Demolishing softwood stud partitions; including finishings both sides etc.						
solid	–	0.38	5.79	3.39	m^2	**9.18**
glazed; including removal of glass	–	0.50	7.72	3.39	m^2	**11.11**
Removing windows and doors; and set aside or clear away						
single door	–	0.33	9.68	1.02	nr	**10.70**
single door and frame or lining	–	0.67	19.36	1.70	nr	**21.06**
pair of doors	–	0.58	17.00	2.03	nr	**19.03**
pair of doors and frame or lining	–	1.00	29.04	3.39	nr	**32.43**
extra for taking out floor spring box	–	0.63	18.31	0.68	nr	**18.99**
casement window and frame	–	1.00	29.04	1.70	nr	**30.74**
double hung sash window and frame	–	1.41	41.06	3.39	nr	**44.45**
pair of french windows and frame	–	3.33	96.79	5.09	nr	**101.88**
glazed screen including any doors incorporated	–	1.00	29.06	5.09	m^2	**34.15**
Removing double hung sash window and frame; remove and store for reuse elsewhere	–	2.00	58.07	–	nr	**58.07**
Demolishing staircase; including balustrades						
single straight flight	–	2.92	84.75	33.93	m	**118.68**
dogleg flight	–	4.17	121.11	50.89	m	**172.00**

C DEMOLITION/ALTERATION/RENOVATION

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
C30 SHORING/FACADE RETENTION						
NOTE: The requirements for shoring and strutting for the formation of large openings are dependent upon a number of factors, for example, the weight of the superimposed structure to be supported, the number (if any) of windows above, the number of floors and the type of roof to be strutted, whether raking shores are required, the depth to a load-bearing surface, and the duration the support is to be in place. Prices would, therefore, be best built-up by assessing the use and waste of materials and the labour involved, including getting timber from and returning to a yard, cutting away and making good, overhead and profit. This method is considered a more practical way of pricing than endeavouring to price the work on a cubic metre basis of timber used, and has been adopted in preparing the prices of the examples which follow.						
Support of structures not to be demolished						
Strutting to window openings over proposed new openings	–	0.56	11.14	7.15	nr	**18.29**
Plates, struts, braces and hardwood wedges in supports to floors and roof of opening	–	1.11	22.09	20.74	nr	**42.83**
Dead shore and needle using die square timber with sole plates, braces, hardwood wedges and steel dogs	–	27.75	552.26	88.32	nr	**640.58**
Set of two raking shores using die square timber with 50 mm thick wall piece; hardwood wedges and steel dogs; including forming holes for needles and making good	–	33.30	662.71	88.96	nr	**751.67**
Cut holes through one brick wall for die square needle and make good; including facings externally and plaster internally	–	5.56	139.09	1.63	nr	**140.72**
C41 REPAIRING/RENOVATING/CONSERVING MASONARY						
Repairing/renovating plain/reinforced concrete work						
Reinstating plain concrete bed with site mixed in situ concrete; mix 20.00 N/mm^2 – 20 mm aggregate (1:2:4), where opening no longer required						
100 mm thick	–	0.44	7.24	9.75	m^2	**16.99**
150 mm thick	–	0.72	11.53	14.63	m^2	**26.16**

C DEMOLITION/ALTERATION/RENOVATION

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Reinstating reinforced concrete bed with site mixed in situ concrete; mix 20.00 N/mm^2 – 20 mm aggregate (1:2:4); including mesh reinforcement; where opening no longer required						
100 mm thick	–	0.66	10.61	12.93	m^2	**23.54**
150 mm thick	–	0.91	14.44	17.80	m^2	**32.24**
Reinstating reinforced concrete suspended floor with site mixed in situ concrete; mix 25.00 N/mm^2 – 20 mm aggregate (1:1.5:3); including mesh reinforcement and formwork; where opening no longer required						
150 mm thick	–	2.96	48.39	22.59	m^2	**70.98**
225 mm thick	–	3.47	53.16	29.85	m^2	**83.01**
300 mm thick	–	3.84	58.83	38.15	m^2	**96.98**
Reinstating 150 mm × 150 mm × 150 mm perforation through concrete suspended slab; with site mixed in situ concrete; mix 20.00 N/mm^2 – 20 mm aggregate (1:2:4); including formwork; where opening no longer required	–	0.85	13.02	0.15	nr	**13.17**
Cleaning surfaces of concrete to receive new damp proof membrane	–	0.14	2.15	–	m^2	**2.15**
Cleaning out existing minor crack and fill in with cement mortar mixed with bonding agent	–	0.31	4.75	0.59	m	**5.34**
Cleaning out existing crack to form 20 mm × 20 mm groove and fill in with fine cement mixed with bonding agent	–	0.61	9.35	3.21	m	**12.56**
Making good hole where existing pipe removed; 150 mm deep						
50 mm diameter	–	0.39	5.98	0.38	nr	**6.36**
100 mm diameter	–	0.51	7.81	0.48	nr	**8.29**
150 mm diameter	–	0.65	9.96	0.62	nr	**10.58**
Add for each additional 25 mm thick up to 300 mm thick						
50 mm diameter	–	0.08	1.22	0.07	nr	**1.29**
100 mm diameter	–	0.11	1.68	0.11	nr	**1.79**
150 mm diameter	–	0.14	2.15	0.14	nr	**2.29**
Repairing/renovating brick/blockwork						
Cutting out decayed, defective or cracked work and replacing with new common bricks; in gauged mortar (1:1:6)						
half brick thick (PC £ per 1000)	494.50	4.56	113.38	37.76	m^2	**151.14**
one brick thick	–	8.88	220.80	76.73	m^2	**297.53**
one and a half brick thick	–	12.58	312.80	115.69	m^2	**428.49**
two brick thick	–	16.10	400.32	154.63	m^2	**554.95**
individual bricks; half brick thick	–	0.28	6.96	0.57	nr	**7.53**

C DEMOLITION/ALTERATION/RENOVATION

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
C41 REPAIRING/RENOVATING/CONSERVING MASONARY – cont						
Repairing/renovating brick/blockwork – cont						
Cutting out decayed, defective or cracked work and replacing with new facing brickwork in gauged mortar (1:1:6); half brick thick; facing and pointing one side						
small areas; machine-made facings (PC £ per 1000)	408.50	6.75	167.84	33.68	m^2	**201.52**
small areas; handmade facings (PC £ per 1000)	645.00	6.75	167.84	49.14	m^2	**216.98**
individual bricks; machine-made facings (PC £ per 1000)	408.50	0.42	10.45	0.49	nr	**10.94**
individual bricks; handmade facings (PC £ per 1000)	645.00	0.42	10.45	0.73	nr	**11.18**
ADD or DEDUCT for variation of £10.00/1000 in PC of facing bricks; in Flemish bond						
half brick thick	–	–	–	0.67	m^2	**0.67**
Cutting out decayed, defective or cracked soldier arch and replacing with new; repointing to match existing						
machine-made facings (PC £ per 1000)	408.50	1.80	44.76	7.48	m	**52.24**
handmade facings (PC £ per 1000)	645.00	1.80	44.76	11.41	m	**56.17**
Cutting out decayed, defective or cracked work in uncoursed stonework; replacing with cement:mortar to match existing						
small areas; 300 mm thick wall	–	5.18	128.80	11.43	m^2	**140.23**
small areas; 400 mm thick wall	–	6.48	161.12	15.47	m^2	**176.59**
small areas; 600 mm thick wall	–	9.25	230.00	23.54	m^2	**253.54**
Cutting out staggered cracks and repointing to match existing along brick joints	–	0.37	9.20	–	m	**9.20**
Cutting out raking cracks in brickwork; stitching in new common bricks and repointing to match existing						
half brick thick	–	2.96	73.60	17.25	m^2	**90.85**
one brick thick	–	5.41	134.52	34.81	m^2	**169.33**
one and a half brick thick	–	8.09	201.15	52.05	m^2	**253.20**
Cutting out raking cracks in brickwork; stitching in new facing bricks; half brick thick; facing and pointing one side to match existing						
machine-made facings (PC £ per 1000)	408.50	4.44	110.40	14.77	m^2	**125.17**
handmade facings (PC £ per 1000)	645.00	4.44	110.40	21.40	m^2	**131.80**
Cutting out raking cracks in cavity brickwork; stitching in new common bricks one side; facing bricks the other side; both skins half brick thick; facing and pointing one side to match existing						
machine-made facings (PC £ per 1000)	408.50	7.59	188.72	31.94	m^2	**220.66**
handmade facings (PC £ per 1000)	645.00	7.59	188.72	38.56	m^2	**227.28**
Cutting away and replacing with new cement mortar (1:3); angle fillets; 50 mm face width	–	0.23	5.72	1.81	m	**7.53**

C DEMOLITION/ALTERATION/RENOVATION

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Cutting out ends of joists and plates from walls; making good in common bricks; in cement mortar (1:3)						
175 mm deep joists; 400 mm centres (bricks PC £ per 1000)	494.50	0.60	14.92	11.96	m	**26.88**
225 mm deep joists; 400 mm centres	–	0.74	18.39	14.02	m	**32.41**
Cutting and pinning to existing brickwork ends of joists	–	0.37	9.20	–	nr	**9.20**
Making good adjacent work; where intersecting wall removed						
half brick thick	–	0.28	6.96	0.60	m	**7.56**
one brick thick	–	0.37	9.20	1.20	m	**10.40**
100 blockwork	–	0.23	5.72	0.60	m	**6.32**
150 blockwork	–	0.27	6.71	0.60	m	**7.31**
215 blockwork	–	0.32	7.96	1.20	m	**9.16**
255 blockwork	–	0.36	8.95	1.20	m	**10.15**
Removing defective parapet wall; 600 mm high; with two courses of tiles and brick coping over; rebuilding in new facing bricks, tiles and coping stones						
one brick thick	–	6.16	153.17	59.23	m	**212.40**
Removing defective capping stones and haunching; replacing stones and re-haunching in cement:mortar to match existing						
300 mm thick wall	–	1.25	31.08	3.36	m^2	**34.44**
400 mm thick wall	–	1.39	34.56	4.04	m^2	**38.60**
600 mm thick wall	–	1.62	40.28	6.06	m^2	**46.34**
Cleaning surfaces; moss and lichen from walls	–	0.28	4.28	–	m^2	**4.28**
Cleaning surfaces; lime mortar off brickwork; sort and stack for reuse	–	9.25	141.71	–	1000	**141.71**
Repointing in cement mortar (1:1:6); to match existing						
raking out existing decayed joints in brickwork walls	–	0.69	17.16	0.60	m^2	**17.76**
raking out existing decayed joints in chimney stacks	–	1.11	27.60	0.60	m^2	**28.20**
raking out existing decayed joints in brickwork; re-wedging horizontal flashing	–	0.23	5.72	0.30	m	**6.02**
raking out existing decayed joints in brickwork; re-wedging stepped flashing	–	0.34	8.46	0.30	m	**8.76**
Repointing in cement:mortar (1:3); to match existing						
raking out existing decayed joints in uncoursed stonework	–	1.11	27.60	0.67	m^2	**28.27**
Making good hole where small pipe removed						
102 mm brickwork	–	0.19	2.92	0.07	nr	**2.99**
215 mm brickwork	–	0.19	2.92	0.07	nr	**2.99**
327 mm brickwork	–	0.19	2.92	0.07	nr	**2.99**
440 mm brickwork	–	0.19	2.92	0.07	nr	**2.99**
100 mm blockwork	–	0.19	2.92	0.07	nr	**2.99**
150 mm blockwork	–	0.19	2.92	0.07	nr	**2.99**
215 mm blockwork	–	0.19	2.92	0.07	nr	**2.99**
255 mm blockwork	–	0.19	2.92	0.07	nr	**2.99**

C DEMOLITION/ALTERATION/RENOVATION

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
C41 REPAIRING/RENOVATING/CONSERVING MASONARY – cont						
Repairing/renovating brick/blockwork – cont						
Making good hole and facings one side where small pipe removed						
102 mm brickwork	–	0.19	4.72	0.67	nr	**5.39**
215 mm brickwork	–	0.19	4.72	0.67	nr	**5.39**
327 mm brickwork	–	0.19	4.72	0.67	nr	**5.39**
440 mm brickwork	–	0.19	4.72	0.67	nr	**5.39**
Making good hole where large pipe removed						
102 mm brickwork	–	0.28	4.28	0.07	nr	**4.35**
215 mm brickwork	–	0.42	6.43	0.24	nr	**6.67**
327 mm brickwork	–	0.56	8.58	0.40	nr	**8.98**
440 mm brickwork	–	0.69	10.57	0.51	nr	**11.08**
100 mm blockwork	–	0.28	4.28	0.07	nr	**4.35**
150 mm blockwork	–	0.32	4.91	0.14	nr	**5.05**
215 mm blockwork	–	0.37	5.66	0.17	nr	**5.83**
255 mm blockwork	–	0.42	6.43	0.24	nr	**6.67**
Making good hole and facings one side where large pipe removed						
half brick thick	–	0.25	6.21	0.67	nr	**6.88**
one brick thick	–	0.33	8.21	0.74	nr	**8.95**
one and a half brick thick	–	0.42	10.45	0.81	nr	**11.26**
two brick thick	–	0.50	12.43	1.08	nr	**13.51**
Making good hole where extra large pipe removed						
half brick thick	–	0.37	5.66	0.27	nr	**5.93**
one brick thick	–	0.56	8.58	0.57	nr	**9.15**
one and a half brick thick	–	0.74	11.34	1.01	nr	**12.35**
two brick thick	–	0.93	14.24	1.21	nr	**15.45**
100 mm blockwork	–	0.37	5.66	0.27	nr	**5.93**
150 mm blockwork	–	0.43	6.59	0.40	nr	**6.99**
215 mm blockwork	–	0.46	7.04	0.57	nr	**7.61**
255 mm blockwork	–	0.51	7.81	0.70	nr	**8.51**
Making good hole and facings one side where extra large pipe removed						
half brick thick	–	0.33	8.21	1.04	nr	**9.25**
one brick thick	–	0.44	10.94	1.28	nr	**12.22**
one and a half brick thick	–	0.56	13.92	1.62	nr	**15.54**
two brick thick	–	0.67	16.66	2.19	nr	**18.85**
C50 REPAIRING/RENOVATING/CONSERVING METAL						
Repairing metal						
Overhauling and repairing metal casement windows; adjusting and oiling ironmongery; bringing forward affected parts for redecoration	–	1.39	21.29	9.16	nr	**30.45**

C DEMOLITION/ALTERATION/RENOVATION

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
C51 REPAIRING/RENOVATING/CONSERVING TIMBER						
Repairing timber						
Removing or punching in projecting nails; refixing softwood or hardwood flooring						
loose boards	–	0.14	2.79	–	m^2	**2.79**
floorboards previously set aside	–	0.74	14.72	0.36	m^2	**15.08**
Removing damaged softwood flooring; providing and fixing new 25 mm thick plain edge softwood boarding						
small areas	–	1.06	21.09	19.72	m^2	**40.81**
individual boards 150 mm wide	–	0.28	5.57	1.89	m	**7.46**
Sanding down and resurfacing existing flooring; preparing, bodying in with shellac and wax polish						
softwood	–	–	–	–	m^2	**13.03**
hardwood	–	–	–	–	m^2	**15.73**
Fitting existing softwood skirting to new frames or architraves						
75 mm high	–	0.09	1.79	–	m	**1.79**
150 mm high	–	0.12	2.39	–	m	**2.39**
225 mm high	–	0.15	2.99	–	m	**2.99**
Piecing in new 25 mm × 150 mm moulded softwood skirtings to match existing where old removed; bringing forward for redecoration	–	0.35	6.08	5.60	m	**11.68**
Piecing in new 25 mm × 150 mm moulded softwood skirtings to match existing where socket outlet removed; bringing forward for redecoration	–	0.20	3.45	3.20	nr	**6.65**
Easing and adjusting softwood doors, oiling ironmongery; bringing forward affected parts for redecoration	–	0.71	13.51	1.10	nr	**14.61**
Removing softwood doors, easing and adjusting; rehanging; oiling ironmongery; bringing forward affected parts for redecoration	–	1.11	21.31	1.47	nr	**22.78**
Removing mortice lock, piecing in softwood doors; bringing forward affected parts for redecoration	–	1.02	19.77	0.85	nr	**20.62**
Fixing only salvaged softwood door	–	1.42	28.26	–	nr	**28.26**
Removing softwood doors; planing 12 mm from bottom edge; rehanging	–	1.11	22.09	–	nr	**22.09**
Removing softwood doors; altering ironmongery; piecing in and rebating frame and door; rehanging on opposite stile; bringing forward affected parts for redecoration	–	2.45	47.46	1.71	nr	**49.17**
Removing softwood doors to prepare for fire upgrading; removing ironmongery; replacing existing beads with 25 mm × 38 mm hardwood screwed beads; repairing minor damaged areas; rehanging on wider butt hinges; adjusting all ironmongery; sealing around frame in cement mortar; bringing forward affected parts for redecoration (replacing glass panes not included)	–	4.85	94.69	15.66	nr	**110.35**

C DEMOLITION/ALTERATION/RENOVATION

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
C51 REPAIRING/RENOVATING/CONSERVING TIMBER – cont						
Repairing timber – cont						
Upgrading and facing up one side of flush doors with 9 mm thick Supalux; screwing	–	1.16	23.08	43.05	nr	**66.13**
Upgrading and facing up one side of softwood panelled doors with 9 mm thick Supalux; screwing; plasterboard infilling to recesses	–	2.50	49.75	45.16	nr	**94.91**
Taking off existing softwood doorstops; providing and screwing on new 25 mm × 38 mm doorstop; bringing forward for redecoration	–	0.20	3.45	2.37	nr	**5.82**
Cutting away defective 75 mm × 100 mm softwood external door frames; providing and splicing in new piece 300 mm long; bedding in cement mortar (1:3); pointing one side; bringing forward for redecoration	–	1.30	24.83	7.79	nr	**32.62**
Sealing roof trap flush with ceiling	–	0.56	11.14	3.66	nr	**14.80**
Forming opening 762 mm × 762 mm in existing ceiling for new standard roof trap comprising softwood linings, architraves and 6 mm thick plywood trap doors; trimming ceiling joists (making good to ceiling plaster not included)	–	2.50	49.75	65.84	nr	**115.59**
Easing and adjusting softwood casement windows, oiling ironmongery; bringing forward affected parts for redecoration	–	0.48	8.92	0.74	nr	**9.66**
Removing softwood casement windows; easing and adjusting; rehanging; oiling ironmongery; bringing forward affected parts for redecoration	–	0.71	13.51	0.74	nr	**14.25**
Renewing solid mullion jambs or transoms of softwood casement windows to match existing; bringing forward affected parts for redecoration (taking off and rehanging adjoining casements not included)	–	2.59	49.98	22.19	nr	**72.17**
Temporary linings 6 mm thick plywood infill to window while casement under repair	–	0.74	14.72	4.95	nr	**19.67**
Overhauling softwood double hung sash windows; easing, adjusting and oiling pulley wheels; rehanging sashes on new hemp sash lines; reassembling; bringing forward affected parts for redecoration	–	2.45	47.97	5.97	nr	**53.94**
Cutting away defective parts of softwood window sills; providing and splicing in new 75 mm × 100 mm weathered and throated pieces 300 mm long; bringing forward affected parts for redecoration	–	1.90	37.03	13.66	nr	**50.69**
Renewing broken stair nosings to treads or landings	–	1.67	33.23	3.45	nr	**36.68**

C DEMOLITION/ALTERATION/RENOVATION

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Cutting out infected or decayed structural members; shoring up adjacent work; providing and fixing new treated sawn softwood members pieced in						
Floors or flat roofs						
50 mm × 125 mm	–	0.37	7.37	2.74	m	**10.11**
50 mm × 150 mm	–	0.41	8.15	3.30	m	**11.45**
50 mm × 175 mm	–	0.44	8.76	3.98	m	**12.74**
Pitched roofs						
38 mm × 100 mm	–	0.33	6.57	1.60	m	**8.17**
50 mm × 100 mm	–	0.42	8.36	2.13	m	**10.49**
50 mm × 125 mm	–	0.46	9.15	2.64	m	**11.79**
50 mm × 150 mm	–	0.51	10.15	3.13	m	**13.28**
Kerbs bearers and the like						
50 mm × 75 mm	–	0.42	8.36	1.69	m	**10.05**
50 mm × 100 mm	–	0.52	10.34	2.13	m	**12.47**
75 mm × 100 mm	–	0.63	12.53	3.10	m	**15.63**
Scarfed joint; new to existing; over 450 mm^2	–	0.93	18.51	–	nr	**18.51**
Scarfed and bolted joint; new to existing; including bolt let in flush; over 450 mm^2	–	1.34	26.66	1.20	nr	**27.86**
C52 FUNGUS/BEETLE ERADICATION						
Treating existing timber						
Removing cobwebs, dust and roof insulation; de-frass; treat exposed joists/rafters with two coats of proprietary insecticide and fungicide; by spray application	–	–	–	–	m^2	**11.77**
Treating boarding with two coats of proprietary insecticide and fungicide; by spray application	–	–	–	–	m^2	**6.13**
Treating individual timbers with two coats proprietary insecticide and fungicide; by brush application						
boarding	–	–	–	–	m^2	**6.13**
structural members	–	–	–	–	m^2	**6.13**
skirtings	–	–	–	–	m	**6.13**
Lifting necessary floorboards; treating floors with two coats proprietary insecticide and fungicide; by spray application; refixing boards	–	–	–	–	m^2	**10.94**
Treating surfaces of adjoining concrete or brickwork with two coats of dry rot fluid; by spray application	–	–	–	–	m^2	**6.13**

C DEMOLITION/ALTERATION/RENOVATION

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
C90 ALTERATIONS – SPOT ITEMS						
Composite spot items						
NOTE: Few exactly similar composite items of alteration works are encountered on different schemes; for this reason it is considered more accurate for the reader to build up the value of such items from individual prices in the following section. However, for estimating purposes, the following spot items have been prepared. Prices include for removal of debris from site but do not include for shoring, scaffolding or redecoration, except where stated.						
Removing fittings and fixtures						
Removing shelves, window boards and the like	–	0.30	4.61	0.34	m	**4.95**
Removing handrails and balustrades						
tubular handrailing and brackets	–	0.27	4.16	0.34	m	**4.50**
metal balustrades	–	0.45	6.84	1.02	m	**7.86**
Removing handrails and brackets	–	0.09	2.54	1.02	m	**3.56**
Removing sloping timber ramps in corridors; at changes of levels	–	1.79	52.16	5.09	nr	**57.25**
Removing bath panels and bearers	–	0.36	10.43	1.70	nr	**12.13**
Removing kitchen fittings						
wall units	–	0.41	11.84	5.09	nr	**16.93**
floor units	–	0.27	7.90	7.47	nr	**15.37**
larder units	–	0.36	10.43	16.96	nr	**27.39**
built-in cupboards	–	1.35	39.19	33.93	nr	**73.12**
Removing bathroom fittings; making good works disturbed						
toilet roll holder or soap dispenser	–	0.27	4.16	–	nr	**4.16**
towel holder	–	0.54	8.32	–	nr	**8.32**
mirror	–	0.58	8.91	–	nr	**8.91**
Removing pipe casings	–	0.27	7.90	1.36	m	**9.26**
Removing ironmongery; in preparation for redecoration; and subsequently refixing; including providing any new screws necessary	–	0.22	6.48	0.34	nr	**6.82**
Removing, withdrawing nails, etc.; making good holes						
carpet fixing strip from floors	–	0.04	0.59	–	m	**0.59**
curtain track from head of window	–	0.22	3.41	–	m	**3.41**
nameplates or numerals from face of door	–	0.45	6.84	–	nr	**6.84**
fly screen and frame from window	–	0.81	12.34	–	nr	**12.34**
small notice board and frame from walls	–	0.80	12.18	–	nr	**12.18**
fire extinguisher and bracket from walls	–	1.13	17.23	–	nr	**17.23**

C DEMOLITION/ALTERATION/RENOVATION

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Removing plumbing and engineering installations						
Removing sanitary fittings and supports; temporarily capping off services; to receive new (not included)						
sink or lavatory basin	–	0.90	16.53	20.36	nr	**36.89**
bath	–	1.79	32.91	30.53	nr	**63.44**
WC suite	–	1.35	24.71	20.36	nr	**45.07**
Removing sanitary fittings and supports, complete with associated services, overflows and waste pipes; making good all holes and other works disturbed; bringing forward all surfaces ready for redecoration						
sink or lavatory basin	–	3.59	65.82	25.34	nr	**91.16**
range of three lavatory basins	–	7.18	131.63	45.34	nr	**176.97**
bath	–	5.38	98.72	35.17	nr	**133.89**
WC suite	–	7.18	131.63	45.26	nr	**176.89**
2 stall urinal	–	14.36	263.27	47.83	nr	**311.10**
3 stall urinal	–	21.53	394.89	95.96	nr	**490.85**
4 stall urinal	–	28.71	526.52	141.88	nr	**668.40**
Removing taps	–	0.09	1.83	–	nr	**1.83**
Clearing blocked wastes without dismantling						
sinks	–	0.45	9.76	–	nr	**9.76**
WC traps	–	0.54	11.88	–	nr	**11.88**
Removing gutterwork and supports						
uPVC or asbestos	–	0.27	4.16	0.34	m	**4.50**
cast iron	–	0.31	4.75	0.68	m	**5.43**
Overhauling sections of rainwater gutterings; cutting out existing joints; adjusting brackets to correct falls; remaking joints						
100 mm diameter uPVC	–	0.22	4.44	0.02	m	**4.46**
100 mm diameter cast iron including bolt	–	0.81	16.02	0.07	m	**16.09**
Removing rainwater heads and supports						
uPVC or asbestos	–	0.26	4.02	0.34	nr	**4.36**
cast iron	–	0.36	5.50	0.68	nr	**6.18**
Removing pipework and supports						
uPVC or asbestos rainwater stack	–	0.27	4.16	0.34	m	**4.50**
cast iron rainwater stack	–	0.31	4.75	0.68	m	**5.43**
cast iron jointed soil stack	–	0.54	8.32	0.68	m	**9.00**
copper or steel water or gas pipework	–	0.14	2.09	0.34	m	**2.43**
cast iron rainwater shoe	–	0.07	1.04	0.34	m	**1.38**
Overhauling and remaking leaking joints in pipework						
100 mm diameter upvc	–	0.18	2.82	0.03	nr	**2.85**
100 mm diameter cast iron including bolt	–	0.72	11.00	0.14	nr	**11.14**
Cleaning out existing rainwater installations						
rainwater gutters	–	0.07	1.04	–	m	**1.04**
rainwater gully	–	0.18	2.82	–	nr	**2.82**
rainwater stack; including head, swan-neck and shoe (not exceeding 10 m long)	–	0.67	10.25	–	nr	**10.25**

C DEMOLITION/ALTERATION/RENOVATION

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
C90 ALTERATIONS – SPOT ITEMS – cont						
Removing plumbing and engineering installations – cont						
Removing the following equipment and ancillaries; capping off services; making good works disturbed (excluding any draining down of system)						
expansion tank; 900 mm × 450 mm × 900 mm	–	1.62	29.69	13.57	nr	**43.26**
hot water cylinder; 450 mm diameter × 1050 mm high	–	1.08	19.74	5.77	nr	**25.51**
cold water tank; 1540 mm × 900 mm × 900 mm	–	2.15	39.49	41.73	nr	**81.22**
cast iron radiator	–	1.79	32.91	10.85	nr	**43.76**
gas water heater	–	3.59	65.82	6.79	nr	**72.61**
gas fire	–	1.79	32.91	8.82	nr	**41.73**
Removing cold water tanks and housing on roof; stripping out and capping off all associated piping; making good works disturbed and roof finishings						
1540 mm × 900 mm × 900 mm	–	10.77	197.45	51.91	nr	**249.36**
Turning off supplies; dismantling the following fittings; replacing washers; reassembling and testing						
15 mm diameter tap	–	0.22	4.88	–	nr	**4.88**
15 mm diameter ball valve	–	0.31	6.79	–	nr	**6.79**
Turning off supplies; removing the following fittings; testing and replacing						
15 mm diameter ball valve	–	0.45	9.76	5.89	nr	**15.65**
Removing lagging from pipes						
up to 42 mm diameter	–	0.09	1.34	0.34	nr	**1.68**
Removing finishings						
Removing plasterboard wall finishings	–	0.36	5.50	–	m^2	**5.50**
Removing wall finishings; cutting out and making good cracks						
plasterboard wall finishing	–	0.36	5.50	–	m^2	**5.50**
decorative wallpaper and lining	–	0.18	2.82	1.45	m^2	**4.27**
heavy wallpaper and lining	–	0.31	4.75	1.45	m^2	**6.20**
Hacking off wall finishings						
plaster	–	0.18	2.82	1.70	m^2	**4.52**
cement rendering or pebbledash	–	0.36	5.50	1.70	m^2	**7.20**
wall tiling and screed	–	0.45	6.84	2.72	m^2	**9.56**
Removing wall linings; including battening behind						
plain sheeting	–	0.27	4.16	1.36	m^2	**5.52**
matchboarding	–	0.36	5.50	2.03	m^2	**7.53**
Removing oak dado wall panel finishings;						
cleaning off and setting aside for reuse	–	0.58	16.91	–	m^2	**16.91**

C DEMOLITION/ALTERATION/RENOVATION

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Removing defective or damaged plaster wall finishings; replastering walls with two coats of gypsum plaster; including dubbing out; jointing new to existing						
small areas	–	1.44	32.41	7.22	m^2	**39.63**
isolated areas not exceeding 0.50 m^2	–	1.03	23.21	3.63	nr	**26.84**
Making good plaster wall finishings with two coats of gypsum plaster where wall or partition removed; dubbing out; trimming back existing and fair jointing to new work						
150 mm wide	–	0.58	13.13	1.09	m	**14.22**
225 mm wide	–	0.72	16.21	1.62	m	**17.83**
300 mm wide	–	0.85	19.27	2.18	m	**21.45**
Removing defective or damaged damp plaster wall finishings, investigating and treating wall; replastering walls with two coats of Thistle Renovating plaster; including dubbing out; fair jointing to existing work						
small areas	–	1.48	33.50	4.05	m^2	**37.55**
isolated areas not exceeding 0.50 m^2	–	1.10	24.74	2.03	m^2	**26.77**
Dubbing out in cement and sand; average 13 mm thick						
over 300 mm wide	–	0.45	10.07	0.87	m^2	**10.94**
Making good plaster wall finishings with plasterboard and skim where wall or partition removed; trimming back existing and fair joint to new work						
150 mm wide	–	0.67	15.11	1.62	m	**16.73**
225 mm wide	–	0.81	18.18	1.89	m	**20.07**
300 mm wide	–	0.90	20.37	2.17	m	**22.54**
Cutting out; making good cracks in plaster wall finishings						
walls	–	0.22	5.03	1.45	m	**6.48**
ceilings	–	0.30	6.79	1.45	m	**8.24**
Making good plaster wall finishings where items removed or holes left						
small pipe or conduit	–	0.06	1.32	0.73	nr	**2.05**
large pipe	–	0.09	1.97	1.45	nr	**3.42**
extra large pipe	–	0.14	3.06	1.35	nr	**4.41**
small recess; eg. electrical switch point	–	0.07	1.54	0.22	nr	**1.76**
Making good plasterboard and skim wall finishings where items removed or holes left						
small pipe or conduit	–	0.06	1.32	0.73	nr	**2.05**
large pipe	–	0.20	4.60	0.56	nr	**5.16**
extra large pipe	–	0.27	6.13	0.74	nr	**6.87**
Removing floor finishings						
carpet and underfelt	–	0.11	1.64	–	m^2	**1.64**
linoleum sheet flooring	–	0.09	1.34	–	m^2	**1.34**
carpet gripper	–	0.02	0.30	–	m	**0.30**

C DEMOLITION/ALTERATION/RENOVATION

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
C90 ALTERATIONS – SPOT ITEMS – cont						
Removing finishings – cont						
Removing floor finishings; preparing screed to receive new						
carpet and underfelt	–	0.59	9.07	–	m^2	**9.07**
vinyl or thermoplastic tiles	–	0.77	11.74	–	m^2	**11.74**
Removing woodblock floor finishings; cleaning off and setting aside for reuse	–	0.67	10.25	–	m^2	**10.25**
Breaking up floor finishings						
floor screed	–	0.58	8.91	–	m^2	**8.91**
granolithic flooring and screed	–	0.77	11.74	–	m^2	**11.74**
terrazzo or ceramic floor tiles and screed	–	0.94	14.41	–	m^2	**14.41**
Levelling and repairing floor finishings screed; 5 mm thick						
screed; 5 mm thick; in small areas	–	0.45	10.07	7.55	m^2	**17.62**
screed; 5 mm thick; in isolated areas not exceeding 0.50 m^2	–	0.31	7.00	3.78	m^2	**10.78**
Removing softwood skirtings, picture rails, dado rails, architraves and the like	–	0.09	1.34	–	m	**1.34**
Removing softwood skirtings; cleaning off and setting aside for reuse in making good	–	0.22	3.41	–	m	**3.41**
Breaking up paving						
asphalt	–	0.54	8.32	–	m^2	**8.32**
Removing ceiling finishings						
plasterboard and skim; withdrawing nails	–	0.27	4.16	1.02	m^2	**5.18**
wood lath and plaster; withdrawing nails	–	0.45	6.84	1.70	m^2	**8.54**
suspended ceilings	–	0.67	10.25	1.70	m^2	**11.95**
plaster moulded cornice; 25 mm girth	–	0.14	2.09	0.34	m	**2.43**
Removing part of plasterboard ceiling finishings to facilitate insertion of new steel beam	–	0.99	15.16	2.03	m	**17.19**
Removing ceiling linings; including battening behind						
plain sheeting	–	0.41	6.25	1.36	m^2	**7.61**
matchboarding	–	0.54	8.32	2.03	m^2	**10.35**
Removing defective or damaged ceiling plaster finishings; removing laths or cutting back boarding; preparing and fixing new plasterboard; applying one skim coat of gypsum plaster; fair jointing new to existing						
small areas	–	1.52	34.38	5.09	m^2	**39.47**
isolated areas not exceeding 0.50 m^2	–	1.10	24.74	2.80	m^2	**27.54**
Removing coverings						
Removing roof coverings						
slates	–	0.45	6.84	0.68	m^2	**7.52**
slates; set aside for reuse	–	0.54	8.32	–	m^2	**8.32**
nibbed tiles	–	0.36	5.50	0.68	m^2	**6.18**
nibbed tiles; set aside for reuse	–	0.45	6.84	–	m^2	**6.84**
corrugated asbestos sheeting	–	0.36	5.50	0.68	m^2	**6.18**
corrugated metal sheeting	–	0.36	5.50	0.68	m^2	**6.18**
underfelt and nails	–	0.04	0.59	0.34	m^2	**0.93**

C DEMOLITION/ALTERATION/RENOVATION

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
three layer felt roofing; cleaning base off for new coverings	–	0.22	3.41	0.68	m^2	**4.09**
sheet metal coverings	–	0.45	6.84	0.68	m^2	**7.52**
Removing roof coverings; selecting and refixing; including providing 25% new; including nails, etc.						
asbestos-free artificial blue/black slates; 500 mm × 250 mm (PC £ per 1000)	816.00	0.99	32.58	7.32	m^2	**39.90**
asbestos-free artificial blue/black slates; 600 mm × 300 mm (PC £ per 1000)	996.50	0.90	29.70	5.75	m^2	**35.45**
natural slates; Welsh blue 510 mm × 255 mm (PC £ per 1000)	2745.00	1.08	35.45	15.28	m^2	**50.73**
natural slates; Welsh blue 600 mm × 300 mm (PC £ per 1000)	5791.50	0.94	30.98	20.59	m^2	**51.57**
clay plain tiles Dreadnought machine-made; 265 mm × 165 mm (PC £ per 1000)	414.00	0.99	32.58	8.59	m^2	**41.17**
concrete interlocking tiles; Marley Eternit 'Ludlow Major' or other equal and approved; 413 mm × 330 mm (PC £ per 1000)	763.00	0.63	20.76	2.71	m^2	**23.47**
concrete interlocking tiles; Redland Renown or other equal and approved; 417 mm × 330 mm; (PC £ per 1000)	905.73	0.63	20.76	3.04	m^2	**23.80**
Removing damaged roof coverings in area less than 10 m^2; providing and fixing new; including nails, etc.						
asbestos-free artificial blue/black slates; 500 mm × 250 mm	–	1.21	39.92	20.20	m^2	**60.12**
asbestos-free artificial blue/black slates; 600 mm × 300 mm	–	1.13	37.05	16.40	m^2	**53.45**
natural slates; Welsh blue 510 mm × 255 mm	–	1.30	42.81	55.99	m^2	**98.80**
natural slates; Welsh blue 600 mm × 300 mm	–	1.16	38.34	78.64	m^2	**116.98**
clay plain tiles Dreadnought machine-made or other equal and approved; 265 mm × 165 mm	–	1.21	39.92	29.22	m^2	**69.14**
concrete interlocking tiles; Marley Eternit Ludlow Major or other equal and approved; 413 mm × 330 mm	–	0.81	26.51	8.97	m^2	**35.48**
concrete interlocking tiles; Redland Renown or other equal and approved; 417 mm × 330 mm	–	0.81	26.51	10.14	m^2	**36.65**
Removing individual damaged roof coverings; providing and fixing new; including nails, etc.						
asbestos-free artificial blue/black slates; 500 mm × 250 mm	–	0.22	7.35	1.37	nr	**8.72**
asbestos-free artificial blue/black slates; 600 mm × 300 mm	–	0.22	7.35	1.16	nr	**8.51**
natural slates; Welsh blue 510 mm × 255 mm	–	0.27	8.94	3.06	nr	**12.00**
natural slates; Welsh blue 600 mm × 300 mm	–	0.27	8.94	6.35	nr	**15.29**
clay plain tiles Dreadnought machine-made or other equal and approved; 265 mm × 165 mm	–	0.14	4.47	0.48	nr	**4.95**
concrete interlocking tiles; Marley Eternit Ludlow Major or other equal and approved; 413 mm × 330 mm	–	0.18	6.07	0.85	nr	**6.92**
concrete interlocking tiles; Redland Renown or other equal and approved; 417 mm × 330 mm	–	0.18	6.07	0.95	nr	**7.02**

C DEMOLITION/ALTERATION/RENOVATION

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
C90 ALTERATIONS – SPOT ITEMS – cont						
Removing coverings – cont						
Breaking up roof coverings						
asphalt	–	0.90	13.82	–	m^2	**13.82**
Removing half round ridge or hip tile 300 mm long; providing and fixing new	–	0.45	14.69	3.82	nr	**18.51**
Removing defective metal flashings						
horizontal	–	0.18	2.82	0.68	m	**3.50**
stepped	–	0.22	3.41	0.34	m	**3.75**
Turning back bitumen felt and later dressing up face of new brickwork as skirtings; not exceeding 150 mm girth	–	0.90	21.16	0.10	m	**21.26**
Cutting out crack in asphalt roof coverings; making good to match existing						
20 mm thick two coat	–	1.48	21.80	–	m	**21.80**
Removing bitumen felt roof coverings and boarding to allow access for work to top of walls or beams beneath	–	0.72	11.00	–	m	**11.00**
Removing tiling battens; withdrawing nails	–	0.07	1.04	0.34	m^2	**1.38**
Examining roof battens; re-nailing where loose; providing and fixing 25% new						
25 mm × 50 mm slating battens at 262 mm centres	–	0.07	2.24	0.81	m^2	**3.05**
25 mm × 38 mm tiling battens at 100 mm centres	–	0.18	6.07	2.00	m^2	**8.07**
Removing roof battens and nails; providing and fixing new treated softwood battens throughout						
25 mm × 50 mm slating battens at 262 mm centres	–	0.11	3.52	3.04	m^2	**6.56**
25 mm × 38 mm tiling battens at 100 mm centres	–	0.22	7.35	6.62	m^2	**13.97**
Removing underfelt and nails; providing and fixing new						
unreinforced felt	0.56	0.09	2.87	0.77	m^2	**3.64**
reinforced felt	0.71	0.09	2.87	0.93	m^2	**3.80**
Cutting openings or recesses						
Cutting openings or recesses through reinforced concrete walls						
150 mm thick	–	5.02	83.16	15.22	m^2	**98.38**
225 mm thick	–	6.87	112.72	22.75	m^2	**135.47**
300 mm thick	–	8.75	142.76	30.77	m^2	**173.53**
Cutting openings or recesses through reinforced concrete suspended slabs						
150 mm thick	–	3.81	62.43	21.40	m^2	**83.83**
225 mm thick	–	5.66	92.68	22.85	m^2	**115.53**
300 mm thick	–	7.04	114.73	29.46	m^2	**144.19**
Cutting openings or recesses through slated, boarded and timbered roof; 700 mm × 1100 mm; for new rooflight; including cutting structure and finishings; trimming timbers in rafters and making good roof coverings (kerb and rooflight not included)	–	–	–	–	nr	**376.57**

C DEMOLITION/ALTERATION/RENOVATION

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Cutting openings or recesses through brick or block walls or partitions; for lintels or beams above openings; in gauged mortar						
half brick thick	–	2.38	59.10	5.77	m^2	**64.87**
one brick thick	–	3.95	98.17	11.54	m^2	**109.71**
one and a half brick thick	–	5.52	137.24	17.31	m^2	**154.55**
two brick thick	–	7.09	176.31	23.06	m^2	**199.37**
75 mm blockwork	–	1.44	35.70	3.74	m^2	**39.44**
90 mm blockwork	–	1.62	40.28	4.41	m^2	**44.69**
100 mm blockwork	–	1.75	43.41	5.09	m^2	**48.50**
115 mm blockwork	–	1.78	44.37	5.77	m^2	**50.14**
125 mm blockwork	–	1.98	49.20	6.44	m^2	**55.64**
140 mm blockwork	–	2.10	52.34	7.13	m^2	**59.47**
150 mm blockwork	–	2.20	54.75	7.80	m^2	**62.55**
190 mm blockwork	–	2.45	61.02	9.84	m^2	**70.86**
215 mm blockwork	–	2.60	64.64	10.85	m^2	**75.49**
255 mm blockwork	–	2.85	70.91	12.90	m^2	**83.81**
Cutting openings or recesses through brick walls or partitions; for lintels or beams above openings; in cement mortar						
half brick thick	–	3.41	84.90	5.77	m^2	**90.67**
one brick thick	–	5.66	140.61	11.54	m^2	**152.15**
one and a half brick thick	–	7.90	196.33	17.31	m^2	**213.64**
two brick thick	–	10.14	252.04	23.06	m^2	**275.10**
Cutting openings or recesses through brick or block walls or partitions; for door or window openings; in gauged mortar						
half brick thick	–	1.21	30.15	5.77	m^2	**35.92**
one brick thick	–	1.98	49.20	11.54	m^2	**60.74**
one and a half brick thick	–	2.74	68.02	17.31	m^2	**85.33**
two brick thick	–	3.54	88.03	23.06	m^2	**111.09**
75 mm blockwork	–	0.72	17.85	3.74	m^2	**21.59**
90 mm blockwork	–	0.82	20.50	4.41	m^2	**24.91**
100 mm blockwork	–	0.90	22.43	5.09	m^2	**27.52**
115 mm blockwork	–	0.95	23.63	5.77	m^2	**29.40**
125 mm blockwork	–	0.99	24.60	6.44	m^2	**31.04**
140 mm blockwork	–	1.04	25.80	7.13	m^2	**32.93**
150 mm blockwork	–	1.08	26.77	7.80	m^2	**34.57**
190 mm blockwork	–	1.18	29.42	9.84	m^2	**39.26**
215 mm blockwork	–	1.30	32.32	10.85	m^2	**43.17**
255 mm blockwork	–	1.44	35.70	12.90	m^2	**48.60**
Cutting openings or recesses through brick or block walls or partitions; for door or window openings; in cement mortar						
half brick thick	–	1.71	42.44	5.77	m^2	**48.21**
one brick thick	–	2.82	70.19	11.54	m^2	**81.73**
one and a half brick thick	–	3.90	96.95	17.31	m^2	**114.26**
two brick thick	–	5.07	126.14	23.06	m^2	**149.20**

C DEMOLITION/ALTERATION/RENOVATION

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
C90 ALTERATIONS – SPOT ITEMS – cont						
Cutting openings or recesses – cont						
Cutting openings or recesses through faced wall 1200 mm × 1200 mm (1.44 m^2) for new window; including cutting structure, quoining up jambs, cutting and pinning in suitable precast concrete boot lintel with galvanized steel angle bolted on to support, outer brick soldier course in facing bricks to match existing (new window and frame not included)						
one brick thick wall or two half brick thick skins	–	–	–	–	nr	**508.38**
one and a half brick thick wall	–	–	–	–	nr	**533.48**
two brick thick wall	–	–	–	–	nr	**577.40**
Cutting openings or recesses through 100 mm thick softwood stud partition including framing studwork around, making good boarding and any plaster either side and extending floor finish through opening (new door and frame not included)						
single door and frame	–	–	–	–	nr	**263.60**
pair of doors and frame	–	–	–	–	nr	**345.20**
Cutting openings or recesses through internal plastered wall for single door and frame; including cutting structure, quoining or making good jambs, cutting and pinning in suitable precast concrete plate lintel(s), making good plasterwork up to new frame both sides and extending floor finish through new opening (new door and frame not included)						
150 mm reinforced concrete wall	–	–	–	–	nr	**301.26**
225 mm reinforced concrete wall	–	–	–	–	nr	**414.22**
half brick thick wall	–	–	–	–	nr	**282.43**
one brick thick wall or two half brick thick skins	–	–	–	–	nr	**370.27**
one and a half brick thick wall	–	–	–	–	nr	**451.88**
two brick thick wall	–	–	–	–	nr	**546.01**
100 mm block wall	–	–	–	–	nr	**263.60**
215 mm block wall	–	–	–	–	nr	**345.20**
Cutting openings or recesses through internal plastered wall for pair of doors and frame; including cutting structure, quoining or making good jambs, cutting and pinning in suitable precast concrete plate lintel(s), making good plasterwork up to new frame both sides and extending floor finish through new opening (new door and frame not included)						
150 mm reinforced concrete wall	–	–	–	–	nr	**433.04**
225 mm reinforced concrete wall	–	–	–	–	nr	**552.29**
half brick thick wall	–	–	–	–	nr	**332.64**
one brick thick wall or two half brick thick skins	–	–	–	–	nr	**458.17**
one and a half brick thick wall	–	–	–	–	nr	**589.95**
two brick thick wall	–	–	–	–	nr	**702.92**
100 mm block wall	–	–	–	–	nr	**313.81**
215 mm block wall	–	–	–	–	nr	**426.78**

C DEMOLITION/ALTERATION/RENOVATION

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Cutting back projections						
Cutting back brick projections flush with adjacent wall						
225 mm × 112 mm	–	0.27	6.75	0.34	m	**7.09**
225 mm × 225 mm	–	0.45	11.09	0.68	m	**11.77**
337 mm × 112 mm	–	0.63	15.68	1.02	m	**16.70**
450 mm × 225 mm	–	0.81	20.02	1.36	m	**21.38**
Cutting back chimney breasts flush with adjacent wall						
half brick thick	–	1.57	39.07	10.85	m^2	**49.92**
one brick thick	–	2.10	52.34	16.96	m^2	**69.30**
Filling in openings						
Removing doors and frames; making good plaster and skirtings across reveals and heads; leaving as blank openings						
single doors	–	–	–	–	nr	**112.97**
pair of doors	–	–	–	–	nr	**131.79**
Removing doors and frames in 100 mm thick softwood partitions; filling in openings with timber covered on both sides with boarding or lining to match existing; extending skirtings both sides						
single doors	–	–	–	–	nr	**175.73**
pair of doors	–	–	–	–	nr	**232.21**
Removing single doors and frames in internal walls; filling in openings with brickwork or blockwork; plastering walls and extending skirtings both sides						
half brick thick	–	–	–	–	nr	**194.55**
one brick thick	–	–	–	–	nr	**269.88**
one and a half brick thick	–	–	–	–	nr	**338.91**
two brick thick	–	–	–	–	nr	**426.78**
100 mm blockwork	–	–	–	–	nr	**156.91**
215 mm blockwork	–	–	–	–	nr	**232.21**
Removing pairs of doors and frames in internal walls; filling in openings with brickwork or blockwork; plastering walls and extend skirtings both sides						
half brick thick	–	–	–	–	nr	**313.81**
one brick thick	–	–	–	–	nr	**439.32**
one and a half brick thick	–	–	–	–	nr	**564.85**
two brick thick	–	–	–	–	nr	**684.09**
100 mm blockwork	–	–	–	–	nr	**269.88**
215 mm blockwork	–	–	–	–	nr	**357.74**
Removing 825 mm × 1046 mm (1.16 m^2) sliding sash windows and frames in external faced walls; filling in openings with facing brickwork on outside to match existing and common brickwork on inside; plastering internally						
one brick thick or two half brick thick skins	–	–	–	–	nr	**257.32**
one and a half brick thick	–	–	–	–	nr	**288.71**
two brick thick	–	–	–	–	nr	**332.64**

C DEMOLITION/ALTERATION/RENOVATION

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
C90 ALTERATIONS – SPOT ITEMS – cont						
Filling in openings – cont						
Removing 825 mm × 1406 mm (1.16 m^2) curved headed sliding sashed windows in external stuccoed walls; filling in openings with common bricks; stucco on outside and plastering internally						
one brick thick or two half brick thick skins	–	–	–	–	nr	**288.71**
one and a half brick thick	–	–	–	–	nr	**332.64**
two brick thick	–	–	–	–	nr	**414.22**
Removing 825 mm × 1406 mm (1.16 m^2) curved headed sliding sash windows in external masonry faced brick walls; filling in openings with facing brickwork on outside and common brickwork on inside; plastering internally						
350 mm wall	–	–	–	–	nr	**753.13**
500 mm wall	–	–	–	–	nr	**822.18**
600 mm wall	–	–	–	–	nr	**903.76**
Quoining up jambs in common bricks; in gauged mortar (1:1:6); as the work proceeds						
half brick thick or skin of hollow wall (PC £ per 1000)	494.50	0.90	22.43	7.78	m	**30.21**
one brick thick	–	1.35	33.52	15.57	m	**49.09**
one and a half brick thick	–	1.75	43.41	23.35	m	**66.76**
two brick thick	–	2.15	53.55	29.93	m	**83.48**
75 mm blockwork	–	0.56	13.99	3.88	m	**17.87**
90 mm blockwork	–	0.60	14.95	4.17	m	**19.12**
100 mm blockwork	–	0.63	15.68	4.71	m	**20.39**
115 mm blockwork	–	0.68	16.88	5.32	m	**22.20**
125 mm blockwork	–	0.72	17.85	6.04	m	**23.89**
140 mm blockwork	–	0.78	19.30	6.96	m	**26.26**
150 mm blockwork	–	0.81	20.02	7.67	m	**27.69**
190 mm blockwork	–	0.90	22.43	9.32	m	**31.75**
215 mm blockwork	–	0.97	24.12	10.34	m	**34.46**
225 mm blockwork	–	1.07	26.53	12.70	m	**39.23**
Closing at jambs with common brickwork half brick thick						
50 mm cavity; including lead-lined hessian based vertical damp proof course	–	0.36	8.92	11.05	m	**19.97**
Quoining up jambs in machine-made facings; in gauged mortar (1:1:6); facing and pointing one side to match existing						
half brick thick or skin of hollow wall (PC £ per 1000)	408.50	1.13	27.98	8.18	m	**36.16**
one brick thick	–	1.35	33.52	15.14	m	**48.66**
one and a half brick thick	–	2.07	51.38	22.53	m	**73.91**
two brick thick	–	2.51	62.47	29.81	m	**92.28**
Quoining up jambs in handmade facings; in gauged mortar (1:1:6); facing and pointing one side to match existing						
half brick thick or skin of hollow wall (PC £ per 1000)	645.00	1.13	27.98	11.86	m	**39.84**
one brick thick	–	1.35	33.52	22.49	m	**56.01**
one and a half brick thick	–	2.07	51.38	33.57	m	**84.95**
two brick thick	–	2.51	62.47	44.53	m	**107.00**

C DEMOLITION/ALTERATION/RENOVATION

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Filling existing openings with common brickwork or blockwork in gauged mortar (1:1:6) (cutting and bonding not included)						
half brick thick (PC £ per 1000)	494.50	1.66	41.24	31.99	m^2	**73.23**
one brick thick	–	2.74	68.02	65.19	m^2	**133.21**
one and a half brick thick	–	3.77	93.82	97.77	m^2	**191.59**
two brick thick	–	4.71	117.22	130.36	m^2	**247.58**
75 mm blockwork	6.87	0.82	20.50	8.28	m^2	**28.78**
90 mm blockwork	–	0.90	22.43	8.69	m^2	**31.12**
100 mm blockwork	8.32	0.94	23.40	9.77	m^2	**33.17**
115 mm blockwork	9.56	1.02	25.33	11.07	m^2	**36.40**
125 mm blockwork	10.39	1.06	26.29	11.93	m^2	**38.22**
140 mm blockwork	11.64	1.13	27.98	13.23	m^2	**41.21**
150 mm blockwork	12.47	1.16	28.95	14.09	m^2	**43.04**
190 mm blockwork	15.80	1.33	33.04	18.14	m^2	**51.18**
215 mm blockwork	17.88	1.44	35.70	20.29	m^2	**55.99**
255 mm blockwork	22.04	1.60	39.80	24.61	m^2	**64.41**
Cutting and bonding ends to existing						
half brick thick	–	0.36	8.92	2.36	m	**11.28**
one brick thick	–	0.52	13.02	4.65	m	**17.67**
one and a half brick thick	–	0.78	19.30	5.74	m	**25.04**
two brick thick	–	1.13	27.98	8.38	m	**36.36**
75 mm blockwork	–	0.16	3.86	0.60	m	**4.46**
90 mm blockwork	–	0.18	4.59	0.66	m	**5.25**
100 mm blockwork	–	0.20	5.06	0.75	m	**5.81**
115 mm blockwork	–	0.22	5.55	0.87	m	**6.42**
125 mm blockwork	–	0.23	5.79	0.93	m	**6.72**
140 mm blockwork	–	0.25	6.27	1.04	m	**7.31**
150 mm blockwork	–	0.26	6.52	1.10	m	**7.62**
190 mm blockwork	–	0.32	7.96	1.46	m	**9.42**
215 mm blockwork	–	0.37	9.16	1.63	m	**10.79**
255 mm blockwork	–	0.43	10.61	1.95	m	**12.56**
half brick thick in facings; to match existing (PC £ per 1000)	408.50	0.54	13.51	3.69	m	**17.20**
Extra over common brickwork for fair face; flush pointing						
walls and the like	–	0.18	4.59	–	m^2	**4.59**
Extra over common bricks for facing bricks in Flemish bond; facing and pointing one side						
machine-made facings (PC £ per 1000)	408.50	0.94	23.40	-6.69	m^2	**16.71**
handmade facings (PC £ per 1000)	645.00	0.94	23.40	11.71	m^2	**35.11**
ADD or DEDUCT for variation of £10.00/1000 in PC for facing bricks; in Flemish bond						
half brick thick	–	–	–	0.67	m^2	**0.67**
Filling in openings to hollow walls with inner skin of common bricks; 50 mm cavity and galvanized steel butterfly ties; outer skin of facings; all in gauged mortar (1:1:6); facing and pointing one side						
two half brick thick skins; outer skin machine-made facings (PC £ per 1000)	408.50	4.13	102.74	62.21	m^2	**164.95**
two half brick thick skins; outer skin handmade facings (PC £ per 1000)	645.00	4.13	102.74	77.67	m^2	**180.41**

C DEMOLITION/ALTERATION/RENOVATION

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
C90 ALTERATIONS – SPOT ITEMS – cont						
Temporary screens						
Providing and erecting; maintaining; temporary dust proof screens; with 50 mm × 75 mm sawn softwood framing; covering one side with 12 mm thick plywood						
over 300 mm wide	–	0.72	14.29	15.64	m^2	**29.93**
Providing and erecting; maintaining; temporary screen; with 50 mm × 100 mm sawn softwood framing; covering one side with 13 mm thick insulating board and other side with single layer of polythene sheet						
over 300 mm wide	–	0.90	17.95	7.99	m^2	**25.94**
Providing and erecting; maintaining; temporary screen; with 50 mm × 100 mm sawn softwood framing; covering one side with 19 mm thick exterior quality plywood; softwood cappings; including three coats of gloss paint; clearing away						
over 300 mm wide	–	1.79	31.42	22.19	m^2	**53.61**

D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
D20 EXCAVATING AND FILLING						
Prices are applicable to excavation in firm soil						
Site preparation						
Removing trees						
girth 600 mm–1.50 m	–	20.35	233.82	–	nr	**233.82**
girth 1.50–3.00 m	–	35.75	410.78	–	nr	**410.78**
girth exceeding 3.00 m	–	51.15	587.72	–	nr	**587.72**
Removing tree stumps						
girth 600 mm–1.50 m	–	1.02	11.76	32.99	nr	**44.75**
girth 1.50–3.00 m	–	1.02	11.76	48.21	nr	**59.97**
girth exceeding 3.00 m	–	1.02	11.76	66.05	nr	**77.81**
Clearing site vegetation						
bushes, scrub, undergrowth, hedges and trees						
and tree stumps not exceeding 600 mm girth	–	0.03	0.38	–	m^2	**0.38**
Lifting turf for preservation						
stacking	–	0.35	4.05	–	m^2	**4.05**
Excavating by machine						
Topsoil for preservation						
average depth 150 mm	–	0.02	0.26	0.85	m^2	**1.11**
add or deduct for each 25 mm variation in average						
depth	–	0.01	0.13	0.20	m^2	**0.33**
To reduce levels						
maximum depth not exceeding 0.25 m	–	0.04	0.42	0.66	m^3	**1.08**
maximum depth not exceeding 1.00 m	–	0.04	0.42	0.66	m^3	**1.08**
maximum depth not exceeding 2.00 m	–	0.04	0.46	0.72	m^3	**1.18**
maximum depth not exceeding 4.00 m	–	0.04	0.50	0.78	m^3	**1.28**
Basements and the like; commencing level						
exceeding 0.25 m below existing ground level						
maximum depth not exceeding 1.00 m	–	0.07	0.76	1.00	m^3	**1.76**
maximum depth not exceeding 2.00 m	–	0.08	0.88	1.00	m^3	**1.88**
maximum depth not exceeding 4.00 m	–	0.09	1.01	1.24	m^3	**2.25**
maximum depth not exceeding 6.00 m	–	0.10	1.14	1.55	m^3	**2.69**
maximum depth not exceeding 8.00 m	–	0.13	1.52	1.77	m^3	**3.29**
Pits						
maximum depth not exceeding 0.25 m	–	0.34	3.92	3.63	m^3	**7.55**
maximum depth not exceeding 1.00 m	–	0.36	4.17	3.63	m^3	**7.80**
maximum depth not exceeding 2.00 m	–	0.43	4.93	4.09	m^3	**9.02**
maximum depth not exceeding 4.00 m	–	0.52	5.94	4.63	m^3	**10.57**
maximum depth not exceeding 6.00 m	–	0.54	6.19	4.87	m^3	**11.06**
Extra over pit excavating for commencing level						
exceeding 0.25 m below existing ground level						
1.00 m below	–	0.03	0.38	0.54	m^3	**0.92**
2.00 m below	–	0.06	0.64	0.77	m^3	**1.41**
3.00 m below	–	0.07	0.76	1.00	m^3	**1.76**
4.00 m below	–	0.10	1.14	1.31	m^3	**2.45**

D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
D20 EXCAVATING AND FILLING – cont						
Excavating by machine – cont						
Trenches; width not exceeding 0.30 m						
maximum depth not exceeding 0.25 m	–	0.29	3.29	2.86	m^3	**6.15**
maximum depth not exceeding 1.00 m	–	0.31	3.54	2.86	m^3	**6.40**
maximum depth not exceeding 2.00 m	–	0.36	4.17	3.32	m^3	**7.49**
maximum depth not exceeding 4.00 m	–	0.44	5.05	4.09	m^3	**9.14**
maximum depth not exceeding 6.00 m	–	0.51	5.81	4.87	m^3	**10.68**
Trenches; width exceeding 0.30 m						
maximum depth not exceeding 0.25 m	–	0.25	2.91	2.55	m^3	**5.46**
maximum depth not exceeding 1.00 m	–	0.28	3.16	2.55	m^3	**5.71**
maximum depth not exceeding 2.00 m	–	0.33	3.79	3.09	m^3	**6.88**
maximum depth not exceeding 4.00 m	–	0.39	4.43	3.63	m^3	**8.06**
maximum depth not exceeding 6.00 m	–	0.47	5.43	4.63	m^3	**10.06**
Extra over trench excavating for commencing level exceeding 0.25 m below existing ground level						
1.00 m below	–	0.03	0.38	0.54	m^3	**0.92**
2.00 m below	–	0.06	0.64	0.77	m^3	**1.41**
3.00 m below	–	0.07	0.76	1.00	m^3	**1.76**
4.00 m below	–	0.10	1.14	1.31	m^3	**2.45**
For pile caps and ground beams between piles						
maximum depth not exceeding 0.25 m	–	0.39	4.43	4.94	m^3	**9.37**
maximum depth not exceeding 1.00 m	–	0.43	4.93	4.87	m^3	**9.80**
maximum depth not exceeding 2.00 m	–	0.43	4.93	5.40	m^3	**10.33**
To bench sloping ground to receive filling						
maximum depth not exceeding 0.25 m	–	0.08	0.88	1.31	m^3	**2.19**
maximum depth not exceeding 1.00 m	–	0.10	1.14	1.31	m^3	**2.45**
maximum depth not exceeding 2.00 m	–	0.10	1.14	1.55	m^3	**2.69**
Extra over any types of excavating irrespective of depth						
excavating below ground water level	–	0.14	1.64	1.77	m^3	**3.41**
next to existing services	–	2.81	32.23	1.00	m^3	**33.23**
around existing services crossing excavation	–	6.38	73.31	2.86	m^3	**76.17**
Extra over any types of excavating irrespective of depth for breaking out existing materials						
rock	–	3.25	37.29	17.25	m^3	**54.54**
concrete	–	2.81	32.23	13.44	m^3	**45.67**
reinforced concrete	–	3.96	45.50	19.65	m^3	**65.15**
brickwork, blockwork or stonework	–	2.04	23.38	9.93	m^3	**33.31**
Extra over any types of excavating irrespective of depth for breaking out existing hard pavings, 75 mm thick						
coated macadam or asphalt	–	0.21	2.40	0.82	m^2	**3.22**
Extra over any types of excavating irrespective of depth for breaking out existing hard pavings, 150 mm thick						
concrete	–	0.43	4.93	2.05	m^2	**6.98**
reinforced concrete	–	0.64	7.33	2.80	m^2	**10.13**
coated macadam or asphalt and hardcore	–	0.29	3.29	0.92	m^2	**4.21**

D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Working space allowance to excavations						
600 mm wide						
reduce levels, basements and the like	–	0.08	0.88	1.00	m^2	**1.88**
pits	–	0.21	2.40	2.86	m^2	**5.26**
trenches	–	0.20	2.28	2.55	m^2	**4.83**
pile caps and ground beams between piles	–	0.22	2.53	2.86	m^2	**5.39**
Extra over excavating for working space for backfilling in with special materials						
hardcore	–	0.14	1.64	15.03	m^2	**16.67**
sand	–	0.14	1.64	22.28	m^2	**23.92**
40 mm–20 mm gravel	–	0.14	1.64	28.28	m^2	**29.92**
plain in situ ready mixed designated concrete C7.5 – 40 mm aggregate	–	1.02	13.75	54.59	m^2	**68.34**
Excavating by hand						
Topsoil for preservation						
average depth 150 mm	–	0.25	2.91	–	m^2	**2.91**
add or deduct for each 25 mm variation in average depth	–	0.03	0.38	–	m^2	**0.38**
To reduce levels						
maximum depth not exceeding 0.25 m	–	1.58	18.20	–	m^3	**18.20**
maximum depth not exceeding 1.00 m	–	1.79	20.60	–	m^3	**20.60**
maximum depth not exceeding 2.00 m	–	1.98	22.75	–	m^3	**22.75**
maximum depth not exceeding 4.00 m	–	2.19	25.15	–	m^3	**25.15**
Basements and the like; commencing level exceeding 0.25 m below existing ground level						
maximum depth not exceeding 1.00 m	–	2.09	24.02	–	m^3	**24.02**
maximum depth not exceeding 2.00 m	–	2.24	25.79	–	m^3	**25.79**
maximum depth not exceeding 4.00 m	–	3.00	34.50	–	m^3	**34.50**
maximum depth not exceeding 6.00 m	–	3.66	42.09	–	m^3	**42.09**
maximum depth not exceeding 8.00 m	–	4.42	50.81	–	m^3	**50.81**
Pits						
maximum depth not exceeding 0.25 m	–	2.34	26.93	–	m^3	**26.93**
maximum depth not exceeding 1.00 m	–	3.02	34.76	–	m^3	**34.76**
maximum depth not exceeding 2.00 m	–	3.63	41.71	–	m^3	**41.71**
maximum depth not exceeding 4.00 m	–	4.60	52.83	–	m^3	**52.83**
maximum depth not exceeding 6.00 m	–	5.69	65.34	–	m^3	**65.34**
Extra over pit excavating for commencing level exceeding 0.25 m below existing ground level						
1.00 m below	–	0.46	5.31	–	m^3	**5.31**
2.00 m below	–	0.97	11.12	–	m^3	**11.12**
3.00 m below	–	1.43	16.43	–	m^3	**16.43**
4.00 m below	–	1.88	21.62	–	m^3	**21.62**
Trenches; width not exceeding 0.30 m						
maximum depth not exceeding 0.25 m	–	2.04	23.38	–	m^3	**23.38**
maximum depth not exceeding 1.00 m	–	3.04	34.88	–	m^3	**34.88**
maximum depth not exceeding 2.00 m	–	3.56	40.95	–	m^3	**40.95**
maximum depth not exceeding 4.00 m	–	4.36	50.05	–	m^3	**50.05**
maximum depth not exceeding 6.00 m	–	5.61	64.46	–	m^3	**64.46**

D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
D20 EXCAVATING AND FILLING – cont						
Excavating by hand – cont						
Trenches; width exceeding 0.30 m						
maximum depth not exceeding 0.25 m	–	1.98	22.75	–	m^3	**22.75**
maximum depth not exceeding 1.00 m	–	2.71	31.09	–	m^3	**31.09**
maximum depth not exceeding 2.00 m	–	3.17	36.40	–	m^3	**36.40**
maximum depth not exceeding 4.00 m	–	4.03	46.26	–	m^3	**46.26**
maximum depth not exceeding 6.00 m	–	5.15	59.15	–	m^3	**59.15**
Extra over trench excavating for commencing level exceeding 0.25 m below existing ground level						
1.00 m below	–	0.46	5.31	–	m^3	**5.31**
2.00 m below	–	0.97	11.12	–	m^3	**11.12**
3.00 m below	–	1.43	16.43	–	m^3	**16.43**
4.00 m below	–	1.88	21.62	–	m^3	**21.62**
For pile caps and ground beams between piles						
maximum depth not exceeding 0.25 m	–	3.06	35.14	–	m^3	**35.14**
maximum depth not exceeding 1.00 m	–	3.26	37.41	–	m^3	**37.41**
maximum depth not exceeding 2.00 m	–	3.87	44.50	–	m^3	**44.50**
To bench sloping ground to receive filling						
maximum depth not exceeding 0.25 m	–	1.43	16.43	–	m^3	**16.43**
maximum depth not exceeding 1.00 m	–	1.63	18.71	–	m^3	**18.71**
maximum depth not exceeding 2.00 m	–	1.84	21.10	–	m^3	**21.10**
Extra over any types of excavating irrespective of depth						
excavating below ground water level	–	0.35	4.05	–	m^3	**4.05**
next to existing services	–	1.02	11.76	–	m^3	**11.76**
around existing services crossing excavation	–	2.04	23.38	–	m^3	**23.38**
Extra over any types of excavating irrespective of depth for breaking out existing materials						
rock	–	5.09	58.52	14.41	m^3	**72.93**
concrete	–	4.58	52.58	12.00	m^3	**64.58**
reinforced concrete	–	6.11	70.15	16.82	m^3	**86.97**
brickwork, blockwork or stonework	–	3.06	35.14	7.21	m^3	**42.35**
Extra over any types of excavating irrespective of depth for breaking out existing hard pavings, 60 mm thick						
precast concrete paving slabs	–	0.31	3.54	–	m^2	**3.54**
Extra over any types of excavating irrespective of depth for breaking out existing hard pavings, 75 mm thick						
coated macadam or asphalt	–	0.41	4.67	0.96	m^2	**5.63**
Extra over any types of excavating irrespective of depth for breaking out existing hard pavings, 150 mm thick						
concrete	–	0.71	8.22	1.69	m^2	**9.91**
reinforced concrete	–	0.91	10.49	2.41	m^2	**12.90**
coated macadam or asphalt and hardcore	–	0.51	5.81	1.21	m^2	**7.02**

D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Working space allowance to excavations						
reduce levels, basements and the like	–	2.34	26.93	–	m^2	**26.93**
pits	–	2.44	28.05	–	m^2	**28.05**
trenches	–	2.13	24.52	–	m^2	**24.52**
pile caps and ground beams between piles	–	2.54	29.19	–	m^2	**29.19**
Extra over excavation for working space for backfilling with special materials						
hardcore	–	0.81	9.35	14.48	m^2	**23.83**
sand	–	0.81	9.35	24.01	m^2	**33.36**
40 mm–20 mm gravel	–	0.81	9.35	26.78	m^2	**36.13**
plain in situ concrete ready mixed designated concrete; C7.5 – 40 mm aggregate	–	1.12	15.08	53.02	m^2	**68.10**
Earthwork support (average risk prices)						
Maximum depth not exceeding 1.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.11	1.26	0.35	m^2	**1.61**
distance between opposing faces 2.00–4.00 m	–	0.12	1.39	0.41	m^2	**1.80**
distance between opposing faces exceeding 4.00 m	–	0.13	1.52	0.52	m^2	**2.04**
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.13	1.52	0.41	m^2	**1.93**
distance between opposing faces 2.00–4.00 m	–	0.14	1.64	0.52	m^2	**2.16**
distance between opposing faces exceeding 4.00 m	–	0.15	1.77	0.66	m^2	**2.43**
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.18	2.02	0.52	m^2	**2.54**
distance between opposing faces 2.00–4.00 m	–	0.18	2.02	0.66	m^2	**2.68**
distance between opposing faces exceeding 4.00 m	–	0.20	2.28	0.83	m^2	**3.11**
Maximum depth not exceeding 6.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.20	2.28	0.63	m^2	**2.91**
distance between opposing faces 2.00–4.00 m	–	0.21	2.40	0.83	m^2	**3.23**
distance between opposing faces exceeding 4.00 m	–	0.24	2.78	1.04	m^2	**3.82**
Maximum depth not exceeding 8.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.25	2.91	0.83	m^2	**3.74**
distance between opposing faces 2.00–4.00 m	–	0.31	3.54	1.04	m^2	**4.58**
distance between opposing faces exceeding 4.00 m	–	0.36	4.17	1.24	m^2	**5.41**
Earthwork support (open boarded)						
Maximum depth not exceeding 1.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.31	3.54	0.73	m^2	**4.27**
distance between opposing faces 2.00–4.00 m	–	0.34	3.92	0.83	m^2	**4.75**
distance between opposing faces exceeding 4.00 m	–	0.39	4.43	1.04	m^2	**5.47**

D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
D20 EXCAVATING AND FILLING – cont						
Earthwork support (open boarded) – cont						
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.39	4.43	0.83	m^2	**5.26**
distance between opposing faces 2.00–4.00 m	–	0.43	4.93	0.99	m^2	**5.92**
distance between opposing faces exceeding 4.00 m	–	0.48	5.57	1.24	m^2	**6.81**
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.48	5.57	0.93	m^2	**6.50**
distance between opposing faces 2.00–4.00 m	–	0.55	6.32	1.16	m^2	**7.48**
distance between opposing faces exceeding 4.00 m	–	0.62	7.08	1.45	m^2	**8.53**
Maximum depth not exceeding 6.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.62	7.08	1.04	m^2	**8.12**
distance between opposing faces 2.00–4.00 m	–	0.67	7.71	1.30	m^2	**9.01**
distance between opposing faces exceeding 4.00 m	–	0.77	8.85	1.66	m^2	**10.51**
Maximum depth not exceeding 8.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.81	9.35	1.35	m^2	**10.70**
distance between opposing faces 2.00–4.00 m	–	0.91	10.49	1.56	m^2	**12.05**
distance between opposing faces exceeding 4.00 m	–	1.07	12.26	2.07	m^2	**14.33**
Earthwork support (close boarded)						
Maximum depth not exceeding 1.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.81	9.35	1.45	m^2	**10.80**
distance between opposing faces 2.00–4.00 m	–	0.89	10.24	1.66	m^2	**11.90**
distance between opposing faces exceeding 4.00 m	–	0.99	11.38	2.07	m^2	**13.45**
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	–	1.02	11.76	1.66	m^2	**13.42**
distance between opposing faces 2.00–4.00 m	–	1.12	12.89	1.99	m^2	**14.88**
distance between opposing faces exceeding 4.00 m	–	1.22	14.03	2.48	m^2	**16.51**
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	–	1.28	14.66	1.87	m^2	**16.53**
distance between opposing faces 2.00–4.00 m	–	1.43	16.43	2.32	m^2	**18.75**
distance between opposing faces exceeding 4.00 m	–	1.57	18.07	2.90	m^2	**20.97**

D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Maximum depth not exceeding 6.00 m						
distance between opposing faces not exceeding 2.00 m	–	1.58	18.20	2.07	m^2	**20.27**
distance between opposing faces 2.00–4.00 m	–	1.73	19.84	2.60	m^2	**22.44**
distance between opposing faces exceeding 4.00 m	–	1.94	22.24	3.31	m^2	**25.55**
Maximum depth not exceeding 8.00 m						
distance between opposing faces not exceeding 2.00 m	–	1.94	22.24	2.70	m^2	**24.94**
distance between opposing faces 2.00–4.00 m	–	2.13	24.52	3.11	m^2	**27.63**
distance between opposing faces exceeding 4.00 m	–	2.44	28.05	3.73	m^2	**31.78**
Extra over earthwork support for						
Curved	–	0.02	0.26	0.35	m^2	**0.61**
Below ground water level	–	0.31	3.54	0.32	m^2	**3.86**
Unstable ground	–	0.51	5.81	0.63	m^2	**6.44**
Next to roadways	–	0.41	4.67	0.52	m^2	**5.19**
Left in	–	0.66	7.59	14.49	m^2	**22.08**
Earthwork support (average risk prices – inside existing buildings)						
Maximum depth not exceeding 1.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.20	2.28	0.52	m^2	**2.80**
distance between opposing faces 2.00–4.00 m	–	0.21	2.40	0.59	m^2	**2.99**
distance between opposing faces exceeding 4.00 m	–	0.24	2.78	0.73	m^2	**3.51**
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.24	2.78	0.59	m^2	**3.37**
distance between opposing faces 2.00–4.00 m	–	0.26	3.03	0.79	m^2	**3.82**
distance between opposing faces exceeding 4.00 m	–	0.35	4.05	0.88	m^2	**4.93**
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.31	3.54	0.79	m^2	**4.33**
distance between opposing faces 2.00–4.00 m	–	0.34	3.92	0.93	m^2	**4.85**
distance between opposing faces exceeding 4.00 m	–	0.37	4.29	1.10	m^2	**5.39**
Maximum depth not exceeding 6.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.37	4.29	0.89	m^2	**5.18**
distance between opposing faces 2.00–4.00 m	–	0.42	4.81	1.10	m^2	**5.91**
distance between opposing faces exceeding 4.00 m	–	0.47	5.43	1.30	m^2	**6.73**

D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
D20 EXCAVATING AND FILLING – cont						
Disposal load lorry by machine						
Excavated material						
inactive waste off site; to tip not exceeding 13 km (using lorries); including Landfill Tax	–	–	–	16.51	m^3	**16.51**
active non-hazardous waste off site; to tip not exceeding 13 km (using lorries); including Landfill Tax	–	–	–	80.85	m^3	**80.85**
inactive waste on site; depositing in spoil heaps; average 25 m distance	–	0.01	0.07	3.77	m^3	**3.84**
on site; spreading; average 25 m distance	–	0.22	2.53	0.46	m^3	**2.99**
on site; depositing in spoil heaps; average 50 m distance	–	–	–	1.11	m^3	**1.11**
on site; spreading; average 50 m distance	–	0.22	2.53	0.85	m^3	**3.38**
on site; depositing in spoil heaps; average 100 m distance	–	–	–	1.96	m^3	**1.96**
on site; spreading; average 100 m distance	–	0.22	2.53	1.30	m^3	**3.83**
on site; depositing in spoil heaps; average 200 m distance	–	–	–	2.48	m^3	**2.48**
on site; spreading; average 200 m distance	–	0.22	2.53	1.76	m^3	**4.29**
Disposal load lorry by hand						
Excavated material						
inactive waste; off site; to tip not exceeding 13 km (using lorries); including Landfill Tax	–	0.82	9.48	15.00	m^3	**24.48**
active non-hazardous waste; off site; to tip not exceeding 13 km (using lorries); including Landfill Tax	–	1.38	15.80	15.00	m^3	**30.80**
inactive waste on site; depositing in spoil heaps; average 25 m distance	–	1.12	12.89	–	m^3	**12.89**
on site; spreading; average 25 m distance	–	1.47	16.93	–	m^3	**16.93**
on site; depositing in spoil heaps; average 50 m distance	–	1.47	16.93	–	m^3	**16.93**
on site; spreading; average 50 m distance	–	1.78	20.48	–	m^3	**20.48**
on site; depositing in spoil heaps; average 100 m distance	–	2.13	24.52	–	m^3	**24.52**
on site; spreading; average 100 m distance	–	2.44	28.05	–	m^3	**28.05**
on site; depositing in spoil heaps; average 200 m distance	–	3.16	36.27	–	m^3	**36.27**
on site; spreading; average 200 m distance	–	3.46	39.81	–	m^3	**39.81**
Filling to excavations						
Basic material prices, supply only in full loads						
D.O.T. type 1	14.54	–	–	–	tonne	**-**
D.O.T. type 2	14.07	–	–	–	tonne	**-**
Hardcore	11.98	–	–	–	tonne	**-**
Soft/building sand	17.58	–	–	–	tonne	**-**
Recycled type 1	12.35	–	–	–	tonne	**-**
E-blend (50% type 1 and 50% recycled type 1)	13.49	–	–	–	tonne	**-**

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Filling to excavations; by machine						
Average thickness not exceeding 0.25m						
arising from the excavations	–	0.19	2.15	1.76	m^3	**3.91**
obtained off site; hardcore	–	0.26	3.03	26.11	m^3	**29.14**
obtained off site; granular fill type one	–	0.21	2.40	38.50	m^3	**40.90**
obtained off site; granular fill type two	–	0.21	2.40	36.54	m^3	**38.94**
Average thickness exceeding 0.25m						
arising from the excavations	–	0.15	1.77	1.30	m^3	**3.07**
obtained off site; hardcore	–	0.18	2.02	24.30	m^3	**26.32**
obtained off site; granular fill type one	–	0.18	2.02	37.84	m^3	**39.86**
obtained off site; granular fill type two	–	0.18	2.02	35.89	m^3	**37.91**
Filling to make up levels; by machine						
Average thickness not exceeding 0.25m						
arising from the excavations	–	0.26	3.03	1.98	m^3	**5.01**
obtained off site; imported topsoil	–	0.26	3.03	19.70	m^3	**22.73**
obtained off site; hardcore	–	0.31	3.54	26.60	m^3	**30.14**
obtained off site; granular fill type one	–	0.31	3.54	38.62	m^3	**42.16**
obtained off site; granular fill type two	–	0.31	3.54	36.66	m^3	**40.20**
obtained off site; sand	–	0.31	3.54	44.96	m^3	**48.50**
Average thickness exceeding 0.25m						
arising from the excavations	–	0.22	2.53	1.41	m^3	**3.94**
obtained off site; imported topsoil	–	0.22	2.53	19.80	m^3	**22.33**
obtained off site; hardcore	–	0.26	3.03	24.85	m^3	**27.88**
obtained off site; granular fill type one	–	0.26	3.03	37.86	m^3	**40.89**
obtained off site; granular fill type two	–	0.26	3.03	35.91	m^3	**38.94**
obtained off site; sand	–	0.26	3.03	44.20	m^3	**47.23**
Filling to excavations; by hand						
Average thickness not exceeding 0.25m						
arising from the excavations	–	1.28	14.66	–	m^3	**14.66**
obtained off site; hardcore	–	1.38	15.80	28.84	m^3	**44.64**
obtained off site; granular fill type one	–	1.63	18.71	35.24	m^3	**53.95**
obtained off site; granular fill type two	–	1.63	18.71	33.28	m^3	**51.99**
obtained off site; sand	–	1.63	18.71	41.56	m^3	**60.27**
Average thickness exceeding 0.25m						
arising from the excavations	–	1.02	11.76	–	m^3	**11.76**
obtained off site; hardcore	–	1.12	12.89	24.72	m^3	**37.61**
obtained off site; granular fill type one	–	1.32	15.17	35.24	m^3	**50.41**
obtained off site; granular fill type two	–	1.32	15.17	33.28	m^3	**48.45**
obtained off site; sand	–	1.32	15.17	41.56	m^3	**56.73**
Filling to make up levels; by hand						
Average thickness not exceeding 0.25m						
arising from the excavations	–	1.38	15.80	3.47	m^3	**19.27**
obtained off site; imported topsoil	–	1.38	15.80	21.41	m^3	**37.21**
obtained off site; hardcore	–	1.53	17.57	28.58	m^3	**46.15**
obtained off site; granular fill type one	–	1.69	19.46	39.50	m^3	**58.96**
obtained off site; granular fill type two	–	1.69	19.46	37.55	m^3	**57.01**
obtained off site; sand	–	1.69	19.46	45.84	m^3	**65.30**

D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
D20 EXCAVATING AND FILLING – cont						
Filling to make up levels; by hand – cont						
Average thickness exceeding 0.25 m						
arising from the excavations	–	1.12	12.89	2.83	m^3	**15.72**
arising from on site spoil heaps; average 25 m distance; multiple handling	–	2.44	28.05	6.18	m^3	**34.23**
obtained off site; imported topsoil	–	1.12	12.89	20.77	m^3	**33.66**
obtained off site; hardcore	–	1.47	16.93	28.45	m^3	**45.38**
obtained off site; granular fill type one	–	1.57	18.07	39.23	m^3	**57.30**
obtained off site; granular fill type two	–	1.57	18.07	37.27	m^3	**55.34**
obtained off site; sand	–	1.57	18.07	45.56	m^3	**63.63**
Surface packing to filling						
To vertical or battered faces	–	0.19	2.15	0.17	m^2	**2.32**
Surface treatments						
Compacting						
filling; blinding with sand	–	0.04	0.50	2.27	m^2	**2.77**
bottoms of excavations	–	0.04	0.50	0.04	m^2	**0.54**
Trimming						
sloping surfaces	–	0.19	2.15	–	m^2	**2.15**
sloping surfaces; in rock	–	1.02	11.89	3.36	m^2	**15.25**
Filter membrane; one layer; laid on earth to receive granular material						
Terram 500 filter membrane or other equal and approved; one layer; laid on earth	–	0.04	0.50	0.36	m^2	**0.86**
Terram 700 filter membrane or other equal and approved; one layer; laid on earth	–	0.04	0.50	0.46	m^2	**0.96**
Terram 1000; filter membrane or other equal and approved; one layer; laid on earth	–	0.04	0.50	0.52	m^2	**1.02**
Terram 2000; filter membrane or other equal and approved; one layer; laid on earth	–	0.04	0.50	0.69	m^2	**1.19**
D41 CRIB WALLS/GABIONS/REINFORCED EARTHWORKS						
Gabion baskets						
Wire mesh gabion baskets; Maccaferri Ltd or other equal and approved; galvanized mesh 80 mm × 100 mm; filling with broken stones 125 mm–200 mm size						
2.00 × 1.00 × 0.50	22.16	1.10	21.78	95.18	nr	**116.96**
2.00 × 1.00 × 0.50 PVC coated	28.67	1.10	21.78	102.76	nr	**124.54**
2.00 × 1.00 × 1.00	31.04	2.20	43.56	176.42	nr	**219.98**
2.00 × 1.00 × 1.00 PVC coated	40.36	2.20	43.56	186.21	nr	**229.77**
Reno mattress gabion baskets or other equal and approved; Maccaferri Ltd; filling with broken stones 125 mm–200 mm size						
6.00 × 2.00 × 0.17	80.06	2.20	43.56	225.09	nr	**268.65**
6.00 × 2.00 × 0.23	86.66	2.75	54.46	281.48	nr	**335.94**
6.00 × 2.00 × 0.30	101.66	3.30	65.35	351.41	nr	**416.76**

D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
D50 UNDERPINNING						
Excavating; by machine						
Preliminary trenches						
maximum depth not exceeding 1.00 m	–	0.25	2.91	5.42	m^3	**8.33**
maximum depth not exceeding 2.00 m	–	0.31	3.54	6.53	m^3	**10.07**
maximum depth not exceeding 4.00 m	–	0.35	4.05	7.65	m^3	**11.70**
Extra over preliminary trench excavating for breaking out existing hard pavings, 150 mm thick						
concrete	–	0.71	8.22	1.69	m^2	**9.91**
Excavating; by hand						
Preliminary trenches						
maximum depth not exceeding 1.00 m	–	2.95	33.88	–	m^3	**33.88**
maximum depth not exceeding 2.00 m	–	3.35	38.55	–	m^3	**38.55**
maximum depth not exceeding 4.00 m	–	4.32	49.67	–	m^3	**49.67**
Extra over preliminary trench excavating for breaking out existing hard pavings, 150 mm thick						
concrete	–	0.31	3.54	2.32	m^2	**5.86**
Underpinning pits; commencing from 1.00 m below existing ground level						
maximum depth not exceeding 0.25 m	–	4.48	51.44	–	m^3	**51.44**
maximum depth not exceeding 1.00 m	–	4.88	56.12	–	m^3	**56.12**
maximum depth not exceeding 2.00 m	–	5.85	67.24	–	m^3	**67.24**
Underpinning pits; commencing from 2.00 m below existing ground level						
maximum depth not exceeding 0.25 m	–	5.50	63.20	–	m^3	**63.20**
maximum depth not exceeding 1.00 m	–	5.91	67.88	–	m^3	**67.88**
maximum depth not exceeding 2.00 m	–	6.86	78.87	–	m^3	**78.87**
Underpinning pits; commencing from 4.00 m below existing ground level						
maximum depth not exceeding 0.25 m	–	6.51	74.82	–	m^3	**74.82**
maximum depth not exceeding 1.00 m	–	6.92	79.50	–	m^3	**79.50**
maximum depth not exceeding 2.00 m	–	7.89	90.62	–	m^3	**90.62**
Extra over any types of excavating irrespective of depth						
excavating below ground water level	–	0.35	4.05	–	m^3	**4.05**
Earthwork support to preliminary trenches (open boarded – in 3.00 m lengths)						
Maximum depth not exceeding 1.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.41	4.67	1.35	m^2	**6.02**
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.51	5.81	1.66	m^2	**7.47**
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.65	7.46	2.07	m^2	**9.53**

D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
D50 UNDERPINNING – cont						
Earthwork support to underpinning pits (open boarded – in 3.00 m lengths)						
Maximum depth not exceeding 1.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.45	5.19	1.45	m^2	**6.64**
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.56	6.45	1.87	m^2	**8.32**
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.71	8.22	2.28	m^2	**10.50**
Earthwork support to preliminary trenches (closed boarded – in 3.00 m lengths)						
Maximum depth not exceeding 1.00 m						
1.00 m deep	–	1.02	11.76	2.28	m^2	**14.04**
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	–	1.28	14.66	2.90	m^2	**17.56**
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	–	1.57	18.07	3.52	m^2	**21.59**
Earthwork support to underpinning pits (closed boarded – in 3.00 m lengths)						
Maximum depth not exceeding 1.00 m						
distance between opposing faces not exceeding 2.00 m	–	1.12	12.89	2.48	m^2	**15.37**
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	–	1.41	16.17	3.11	m^2	**19.28**
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	–	1.73	19.84	3.94	m^2	**23.78**
Extra over earthwork support for						
Left in	–	0.76	8.72	14.49	m^2	**23.21**
Cutting away existing projecting foundations						
Concrete						
maximum width 150 mm; maximum depth 150 mm	–	0.17	1.90	0.18	m	**2.08**
maximum width 150 mm; maximum depth 225 mm	–	0.24	2.78	0.27	m	**3.05**
maximum width 150 mm; maximum depth 300 mm	–	0.33	3.79	0.36	m	**4.15**
maximum width 300 mm; maximum depth 300 mm	–	0.64	7.33	0.71	m	**8.04**
Masonry						
maximum width one brick thick; maximum depth one course high	–	0.04	0.50	0.07	m	**0.57**
maximum width one brick thick; maximum depth two courses high	–	0.14	1.64	0.16	m	**1.80**

D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
maximum width one brick thick; maximum depth three courses high	–	0.28	3.16	0.30	m	**3.46**
maximum width one brick thick; maximum depth four courses high	–	0.46	5.31	0.50	m	**5.81**
Preparing the underside of existing work to receive the pinning up of the new work						
Width of existing work						
380 mm wide	–	0.62	7.08	–	m	**7.08**
600 mm wide	–	0.81	9.35	–	m	**9.35**
900 mm wide	–	1.02	11.76	–	m	**11.76**
1200 mm wide	–	1.22	14.03	–	m	**14.03**
Disposal; by hand						
Excavated material						
off site; to tip not exceeding 13 km (using lorries); including Landfill Tax based on inactive waste	–	0.82	9.48	15.00	m^3	**24.48**
Filling to excavations; by hand						
Average thickness exceeding 0.25 m						
arising from the excavations	–	1.02	11.76	–	m^3	**11.76**
Surface treatments						
Compacting						
bottoms of excavations	–	0.04	0.50	0.04	m^2	**0.54**
Plain in situ ready mixed designated concrete; C10 – 40 mm aggregate; poured against faces of excavation						
Underpinning						
thickness not exceeding 150 mm	–	3.76	50.55	97.61	m^3	**148.16**
thickness 150–450 mm	–	3.16	42.42	97.61	m^3	**140.03**
thickness exceeding 450 mm	–	2.75	36.95	97.61	m^3	**134.56**
Plain in situ ready mixed designated concrete; C20 – 20 mm aggregate; poured against faces of excavation						
Underpinning						
thickness not exceeding 150 mm	–	3.76	50.55	99.70	m^3	**150.25**
thickness 150–450 mm	–	3.16	42.42	99.70	m^3	**142.12**
thickness exceeding 450 mm	–	2.75	36.95	99.70	m^3	**136.65**
Extra for working around reinforcement	–	0.31	4.14	–	m^3	**4.14**
Sawn formwork; sides of foundations in underpinning						
Plain vertical						
height exceeding 1.00 m	–	1.63	25.30	5.18	m^2	**30.48**
height not exceeding 250 mm	–	0.56	8.71	1.49	m^2	**10.20**
height 250–500 mm	–	0.87	13.50	2.77	m^2	**16.27**
height 500 mm–1.00 m	–	1.32	20.51	5.18	m^2	**25.69**

D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
D50 UNDERPINNING – cont						
Reinforcement bar; BS 4449 hot rolled deformed square high yield steel bars						
20 mm diameter nominal size						
straight	650.00	26.40	413.30	759.69	tonne	**1172.99**
bent	700.00	26.40	413.30	812.22	tonne	**1225.52**
16 mm diameter nominal size						
straight	650.00	28.60	448.18	769.28	tonne	**1217.46**
bent	700.00	28.60	448.18	821.81	tonne	**1269.99**
12 mm diameter nominal size						
straight	650.00	30.80	483.06	778.88	tonne	**1261.94**
bent	700.00	30.80	483.06	831.41	tonne	**1314.47**
10 mm diameter nominal size						
straight	650.00	33.00	517.95	790.55	tonne	**1308.50**
bent	650.00	33.00	517.95	790.55	tonne	**1308.50**
8 mm diameter nominal size						
straight	750.00	35.20	550.18	905.21	tonne	**1455.39**
straight	750.00	35.20	550.18	905.21	tonne	**1455.39**
Extra over for cutting and bending to shape codes 67 to 99	–	–	–	51.25	tonne	**51.25**
Common bricks; in cement mortar (1:3)						
Walls in underpinning						
one brick thick (PC £ per 1000)	240.00	2.44	49.28	35.96	m^2	**85.24**
one and a half brick thick	–	3.35	67.71	53.53	m^2	**121.24**
two brick thick	–	4.17	84.14	74.45	m^2	**158.59**
Class A engineering bricks; in cement mortar (1:3)						
Walls in underpinning						
one brick thick (PC £ per 1000)	342.00	2.44	49.28	49.45	m^2	**98.73**
one and a half brick thick	–	3.35	67.71	73.76	m^2	**141.47**
two brick thick	–	4.17	84.14	101.41	m^2	**185.55**
Class B engineering bricks; in cement mortar (1:3)						
Walls in underpinning						
one brick thick (PC £ per 1000)	320.00	2.44	49.28	46.54	m^2	**95.82**
one and a half brick thick	–	3.35	67.71	69.39	m^2	**137.10**
two brick thick	–	4.17	84.14	95.60	m^2	**179.74**
Add or deduct for variation of £10.00/1000 in PC of bricks						
one brick thick	–	–	–	1.32	m^2	**1.32**
one and a half bricks thick	–	–	–	1.99	m^2	**1.99**
two bricks thick	–	–	–	2.64	m^2	**2.64**

D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Zedex CPT (Co-Polymer Thermoplastic) damp proof course or other equal and approved; 200 mm laps; in gauged mortar (1:1:6)						
Horizontal						
width exceeding 225 mm	–	0.25	5.10	5.47	m^2	**10.57**
width not exceeding 225 mm	–	0.51	10.21	5.47	m^2	**15.68**
Hyload (pitch polymer) damp proof course or similar; 150 mm laps; in cement mortar (1:3)						
Horizontal						
width exceeding 225 mm	–	0.25	5.10	4.97	m^2	**10.07**
width not exceeding 225 mm	–	0.51	10.21	5.09	m^2	**15.30**
Alumite aluminium cored bitumen gas retardant damp proof course or other equal and approved; 200 mm laps; in gauged mortar (1:1;6)						
Horizontal						
width exceeding 225 mm	–	0.34	6.88	7.05	m^2	**13.93**
width not exceeding 225 mm	–	0.66	13.33	7.05	m^2	**20.38**
Two courses of slates in cement mortar (1:3)						
Horizontal						
width exceeding 225 mm	–	1.53	30.86	56.45	m^2	**87.31**
width not exceeding 225 mm	–	2.54	51.28	57.75	m^2	**109.03**
Wedging and pinning						
To underside of existing construction with slates in cement mortar (1:3)						
width of wall – half brick thick	–	1.12	22.64	12.06	m	**34.70**
width of wall – one brick thick	–	1.32	26.64	24.13	m	**50.77**
width of wall – one and a half brick thick	–	1.53	30.86	36.20	m	**67.06**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
E10 IN SITU CONCRETE CONSTRUCTION						
BASIC MIXED CONCRETE PRICES						
DESIGNED MIXES						
Definition: Mix for which the purchaser is responsible for specifying the required performances and the producer is responsible for selecting the mix proportions to produce the required performance.						
NOTE: The following prices are for designed mix concrete ready for placing excluding any allowance for waste, discount or overheads and profit. Prices are based upon delivery to site within a 5 mile (8 km) radius of concrete mixing plant, using full loads						
Grade C7.5; cement to BS12; 10 mm aggregate	77.63	–	–	–	m^3	-
Grade C7.5; cement to BS12; 20 mm aggregate	76.11	–	–	–	m^3	-
Grade C7.5; cement to BS12; 40 mm aggregate	75.64	–	–	–	m^3	-
Grade C7.5; sulphate-resistant cement; 10 mm aggregate	84.75	–	–	–	m^3	-
Grade C7.5; sulphate-resistant cement; 20 mm aggregate	84.13	–	–	–	m^3	-
Grade C7.5; sulphate-resistant cement; 40 mm aggregate	82.76	–	–	–	m^3	-
Grade C10; cement to BS12; 10 mm aggregate	78.37	–	–	–	m^3	-
Grade C10; cement to BS12; 20 mm aggregate	76.85	–	–	–	m^3	-
Grade C10; cement to BS12; 40 mm aggregate	76.00	–	–	–	m^3	-
Grade C10; sulphate-resistant cement; 10 mm aggregate	85.50	–	–	–	m^3	-
Grade C10; sulphate-resistant cement; 20 mm aggregate	83.97	–	–	–	m^3	-
Grade C10; sulphate-resistant cement; 40 mm aggregate	83.13	–	–	–	m^3	-
Grade C15; cement to BS12; 10 mm aggregate	78.77	–	–	–	m^3	-
Grade C15; cement to BS12; 20 mm aggregate	77.23	–	–	–	m^3	-
Grade C15; cement to BS12; 40 mm aggregate	76.36	–	–	–	m^3	-
Grade C15; sulphate-resistant cement; 10 mm aggregate	85.90	–	–	–	m^3	-
Grade C15; sulphate-resistant cement; 20 mm aggregate	84.36	–	–	–	m^3	-
Grade C15; sulphate-resistant cement; 40 mm aggregate	83.48	–	–	–	m^3	-
Grade C20; cement to BS12; 10 mm aggregate	79.15	–	–	–	m^3	-
Grade C20; cement to BS12; 20 mm aggregate	77.59	–	–	–	m^3	-
Grade C20; cement to BS12; 40 mm aggregate	76.73	–	–	–	m^3	-
Grade C20; sulphate-resistant cement; 10 mm aggregate	86.27	–	–	–	m^3	-
Grade C20; sulphate-resistant cement; 20 mm aggregate	84.72	–	–	–	m^3	-

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Grade C20; sulphate-resistant cement; 40 mm aggregate	83.86	–	–	–	m^3	-
Grade C25; cement to BS12; 10 mm aggregate	81.31	–	–	–	m^3	-
Grade C25; cement to BS12; 20 mm aggregate	79.75	–	–	–	m^3	-
Grade C25; cement to BS12; 40 mm aggregate	78.87	–	–	–	m^3	-
Grade C25; sulphate-resistant cement; 10 mm aggregate	89.33	–	–	–	m^3	-
Grade C25; sulphate-resistant cement; 20 mm aggregate	87.77	–	–	–	m^3	-
Grade C25; sulphate-resistant cement; 40 mm aggregate	86.89	–	–	–	m^3	-
Grade C30; cement to BS12; 10 mm aggregate	76.35	–	–	–	m^3	-
Grade C30; cement to BS12; 20 mm aggregate	80.12	–	–	–	m^3	-
Grade C30; cement to BS12; 40 mm aggregate	79.25	–	–	–	m^3	-
Grade C30; sulphate-resistant cement; 10 mm aggregate	89.71	–	–	–	m^3	-
Grade C30; sulphate-resistant cement; 20 mm aggregate	88.14	–	–	–	m^3	-
Grade C30; sulphate-resistant cement; 40 mm aggregate	87.27	–	–	–	m^3	-
Grade C40; cement to BS12; 10 mm aggregate	87.61	–	–	–	m^3	-
Grade C40; cement to BS12; 20 mm aggregate	86.13	–	–	–	m^3	-
Grade C40; sulphate-resistant cement; 10 mm aggregate	96.51	–	–	–	m^3	-
Grade C40; sulphate-resistant cement; 20 mm aggregate	95.04	–	–	–	m^3	-
Grade C50; cement to BS12; 10 mm aggregate	87.85	–	–	–	m^3	-
Grade C50; cement to BS12; 20 mm aggregate	86.14	–	–	–	m^3	-
Grade C50; sulphate-resistant cement; 10 mm aggregate	96.75	–	–	–	m^3	-
Grade C50; sulphate-resistant cement; 20 mm aggregate	95.05	–	–	–	m^3	-
STANDARD MIXES						
Definition: Mix selected from the restricted list given in section 4 of BS 5328:2:1991 and made with a restricted range of materials.						
NOTE: The following prices are for standard mix concrete ready for placing excluding any allowance for waste, discount or overheads and profit. Prices are based upon delivery to site within a 5 mile (8 km) radius of concrete mixing plant, using full loads						
Designated concrete mix; GEN0	69.45	–	–	–	m^3	-
Designated concrete mix; GEN1	70.00	–	–	–	m^3	-
Designated concrete mix; GEN2	72.00	–	–	–	m^3	-
Designated concrete mix; GEN3	74.00	–	–	–	m^3	-
Designated concrete mix; RC20/25	76.00	–	–	–	m^3	-
Designated concrete mix; RC25/30	78.00	–	–	–	m^3	-
Designated concrete mix; RC30/37	80.00	–	–	–	m^3	-

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
E10 IN SITU CONCRETE CONSTRUCTION – cont						
STANDARD MIXES – cont						
NOTE: The following prices are for standard mix concrete ready for placing excluding any allowance for waste, discount or overheads and profit. – cont						
Designated concrete mix; RC35/45	81.40	–	–	–	m^3	-
Designated concrete mix; RC40/50	83.00	–	–	–	m^3	-
Designated concrete mix; FND3	81.70	–	–	–	m^3	-
Designated concrete mix; FND4	82.64	–	–	–	m^3	-
Designed concrete mix; ST 1	71.59	–	–	–	m^3	-
Designed concrete mix; ST 2	72.81	–	–	–	m^3	-
Designed concrete mix; ST 3	74.03	–	–	–	m^3	-
Designed concrete mix; ST 4	75.23	–	–	–	m^3	-
Designed concrete mix; ST 5	76.85	–	–	–	m^3	-
LIGHTWEIGHT CONCRETE						
Grade 25; pumped; Lytag medium and natural sand	122.40	–	–	–	m^3	-
Grade 30; pumped; Lytag medium and natural sand	126.90	–	–	–	m^3	-
Grade 35; pumped; Lytag medium and natural sand	131.40	–	–	–	m^3	-
Reduction for unpumped concrete	-10.00	–	–	–	m^3	-
SITE MIXED CONCRETE (on site batching plant)						
Mix 7.50 N/mm^2; cement to BS12 (1:8); 40 mm aggregate	82.80	–	–	–	m^3	-
Mix 7.50 N/mm^2; sulphate-resisting cement (1:8): 40 mm aggregate	91.80	–	–	–	m^3	-
Mix 10.00 N/mm^2; cement to BS12 (1:8): 40 mm aggregate	84.60	–	–	–	m^3	-
Mix 10.00 N/mm^2; sulphate-resisting cement (1:8): 40 mm aggregate	93.60	–	–	–	m^3	-
Mix 20.00 N/mm^2; cement to BS12 (1:2:4); 20 mm aggregate	88.20	–	–	–	m^3	-
Mix 20.00 N/mm^2; sulphate-resisting cement (1:2:4); 20 mm aggregate	97.20	–	–	–	m^3	-
Mix 25.00 N/mm^2; cement to BS12 (1:1:5:3); 20 mm aggregate	90.90	–	–	–	m^3	-
Mix 25.00 N/mm^2; sulphate-resisting cement (1:1:5:3); 20 mm aggregate	99.00	–	–	–	m^3	-
ADD TO THE PRECEDING PRICES FOR:						
Rapid-hardening cement to BS 12	9.00	–	–	–	m^3	-
Polypropylene fibre additive	5.00	–	–	–	m^3	-
Air entrained concrete	4.40	–	–	–	m^3	-
Water repellent additive	4.70	–	–	–	m^3	-
Distance per mile in excess of 5 miles (8 km)	0.53	–	–	–	m^3	-
Part loads per m^3 below full load	25.00	–	–	–	m^3	-

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
OTHER MATERIAL PRICES						
CEMENTS						
Ordinary Portland to BS12	120.00	–	–	–	tonne	**-**
Lighting high alumina	565.00	–	–	–	tonne	**-**
Sulfacrete sulphate-resisting	153.00	–	–	–	tonne	**-**
Ferrocrete rapid hardening	291.00	–	–	–	tonne	**-**
Snowcrete white cement	199.00	–	–	–	tonne	**-**
CEMENT ADMIXTURES						
Febtone colorant – red, marigold, yellow, brown, black	5.94	–	–	–	kg	**-**
Febproof waterproof	10.70	–	–	–	5 ltrs	**-**
Febond PVA bonding agent	8.18	–	–	–	5 ltrs	**-**
Febspeed frostproofer and hardener	18.49	–	–	–	5 ltrs	**-**
SUPPLY AND FIX PRICES						
NOTE: The following concrete material prices include an allowance for shrinkage and waste. PC sums are designated basic mixed concrete supply only prices.						
Plain in situ ready mixed designated concrete; C7.5 – 40 mm aggregate						
Foundations	80.20	1.10	14.74	86.32	m^3	**101.06**
Isolated foundations	–	1.20	16.17	86.32	m^3	**102.49**
Beds						
thickness not exceeding 150 mm	–	1.10	14.74	86.32	m^3	**101.06**
thickness 150–450 mm	–	1.07	14.38	86.32	m^3	**100.70**
thickness exceeding 450 mm	–	1.00	13.38	86.32	m^3	**99.70**
Screeded beds; protection to compressible formwork						
50 mm thick	–	0.11	1.44	4.32	m^2	**5.76**
75 mm thick	–	0.16	2.15	6.48	m^2	**8.63**
100 mm thick	–	0.21	2.88	8.63	m^2	**11.51**
Filling hollow walls						
thickness not exceeding 150 mm	–	3.37	45.29	86.32	m^3	**131.61**
Column casings						
stub columns beneath suspended ground slabs	–	4.82	64.70	86.32	m^3	**151.02**
Plain in situ ready mixed designated concrete; C10 – 40 mm aggregate						
Foundations	80.53	1.10	14.74	86.67	m^3	**101.41**
Isolated foundations	–	1.21	16.22	86.67	m^3	**102.89**
Beds						
thickness not exceeding 150 mm	–	1.10	14.74	86.67	m^3	**101.41**
thickness 150–450 mm	–	1.02	13.66	86.67	m^3	**100.33**
thickness exceeding 450 mm	–	0.99	13.30	86.67	m^3	**99.97**
Filling hollow walls						
thickness not exceeding 150 mm	–	3.37	45.29	86.67	m^3	**131.96**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
E10 IN SITU CONCRETE CONSTRUCTION – cont						
Plain in situ ready mixed designated concrete; C10 – 40 mm aggregate; poured on or against earth or unblinded hardcore						
Foundations	80.53	1.10	14.74	86.67	m^3	**101.41**
Isolated foundations	–	1.21	16.22	86.67	m^3	**102.89**
Beds						
thickness not exceeding 150 mm	–	1.10	14.74	86.67	m^3	**101.41**
thickness 150–450 mm	–	1.02	13.66	86.67	m^3	**100.33**
thickness exceeding 450 mm	–	0.99	13.30	86.67	m^3	**99.97**
Plain in situ ready mixed designated concrete; C20 – 20 mm aggregate						
Foundations	86.37	1.10	14.74	88.53	m^3	**103.27**
Isolated foundations	–	1.21	16.22	88.53	m^3	**104.75**
Beds						
thickness not exceeding 150 mm	–	1.10	14.74	88.53	m^3	**103.27**
thickness 150–450 mm	–	1.02	13.66	88.53	m^3	**102.19**
thickness exceeding 450 mm	–	0.99	13.30	88.53	m^3	**101.83**
Filling hollow walls						
thickness not exceeding 150 mm	–	3.37	45.29	88.53	m^3	**133.82**
Plain in situ ready mixed designated concrete; C20 – 20 mm aggregate; poured on or against earth or unblinded hardcore						
Foundations	82.26	1.10	14.74	88.53	m^3	**103.27**
Isolated foundations	–	1.21	16.22	88.53	m^3	**104.75**
Beds						
thickness not exceeding 150 mm	–	1.10	14.74	88.53	m^3	**103.27**
thickness 150–450 mm	–	1.02	13.66	88.53	m^3	**102.19**
thickness exceeding 450 mm	–	0.99	13.30	88.53	m^3	**101.83**
Reinforced in situ ready mixed designated concrete; C25 – 20 mm aggregate						
Foundations	84.55	1.10	14.74	91.00	m^3	**105.74**
Ground beams	–	2.77	37.24	91.00	m^3	**128.24**
Isolated foundations	–	1.20	16.17	91.00	m^3	**107.17**
Beds						
thickness not exceeding 150 mm	–	2.03	27.32	91.00	m^3	**118.32**
thickness 150–450 mm	–	1.50	20.13	91.00	m^3	**111.13**
thickness exceeding 450 mm	–	1.22	16.39	91.00	m^3	**107.39**
Slabs						
thickness not exceeding 150 mm	–	1.34	17.97	93.16	m^3	**111.13**
thickness 150–450 mm	–	1.28	17.25	93.16	m^3	**110.41**
thickness exceeding 450 mm	–	1.23	16.53	93.16	m^3	**109.69**
Coffered and troughed slabs						
thickness 150–450 mm	–	3.17	42.56	93.16	m^3	**135.72**
thickness exceeding 450 mm	–	2.77	37.24	93.16	m^3	**130.40**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Extra over for sloping						
not exceeding 15°	–	0.25	3.31	–	m^3	**3.31**
over 15°	–	0.49	6.61	–	m^3	**6.61**
Walls						
thickness not exceeding 150 mm	–	3.37	45.29	91.00	m^3	**136.29**
thickness 150–450 mm	–	2.86	38.46	91.00	m^3	**129.46**
thickness exceeding 450 mm	–	2.57	34.58	91.00	m^3	**125.58**
Beams						
isolated	–	3.96	53.20	93.16	m^3	**146.36**
isolated deep	–	4.35	58.52	93.16	m^3	**151.68**
attached deep	–	3.96	53.20	93.16	m^3	**146.36**
Beam casings						
isolated	–	4.35	58.52	93.16	m^3	**151.68**
isolated deep	–	4.75	63.84	93.16	m^3	**157.00**
attached deep	–	4.35	58.52	93.16	m^3	**151.68**
Columns	–	4.49	60.39	91.00	m^3	**151.39**
Column casings	–	5.24	70.46	93.16	m^3	**163.62**
Staircases	–	5.62	75.49	91.00	m^3	**166.49**
Upstands	–	3.53	47.45	91.00	m^3	**138.45**
Reinforced in situ ready mixed designated concrete; C35 – 20 mm aggregate						
Foundations	88.54	1.10	14.74	97.56	m^3	**112.30**
Ground beams	–	2.77	37.24	97.56	m^3	**134.80**
Isolated foundations	–	1.68	22.57	97.56	m^3	**120.13**
Beds						
thickness not exceeding 150 mm	–	1.09	14.67	97.56	m^3	**112.23**
thickness 150–450 mm	–	1.02	13.66	97.56	m^3	**111.22**
thickness exceeding 450 mm	–	1.02	13.66	97.56	m^3	**111.22**
Slabs						
thickness not exceeding 150 mm	–	1.34	17.97	97.56	m^3	**115.53**
thickness 150–450 mm	–	1.28	17.25	97.56	m^3	**114.81**
thickness exceeding 450 mm	–	1.23	16.53	97.56	m^3	**114.09**
Coffered and troughed slabs						
thickness 150–450 mm	–	3.17	42.56	97.56	m^3	**140.12**
thickness exceeding 450 mm	–	2.77	37.24	97.56	m^3	**134.80**
Extra over for sloping						
not exceeding 15°	–	0.25	3.31	–	m^3	**3.31**
over 15°	–	0.49	6.61	–	m^3	**6.61**
Walls						
thickness not exceeding 150 mm	–	3.37	45.29	97.56	m^3	**142.85**
thickness 150–450 mm	–	2.86	38.46	97.56	m^3	**136.02**
thickness exceeding 450 mm	–	2.58	34.60	97.56	m^3	**132.16**
Beams						
isolated	–	3.96	53.20	97.56	m^3	**150.76**
isolated deep	–	4.35	58.52	97.56	m^3	**156.08**
attached deep	–	3.96	53.20	97.56	m^3	**150.76**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
E10 IN SITU CONCRETE CONSTRUCTION – cont						
Reinforced in situ ready mixed designated concrete; C35 – 20 mm aggregate – cont						
Beam casings						
isolated	–	4.35	58.52	97.56	m^3	**156.08**
isolated deep	–	4.75	63.84	97.56	m^3	**161.40**
attached deep	–	4.35	58.52	97.56	m^3	**156.08**
Columns	–	4.75	63.84	97.56	m^3	**161.40**
Column casings	–	5.24	70.46	97.56	m^3	**168.02**
Staircases	–	5.94	79.80	97.56	m^3	**177.36**
Upstands	–	3.81	51.19	97.56	m^3	**148.75**
Reinforced in situ ready mixed designated concrete; C40 – 20 mm aggregate						
Foundations	90.91	1.10	14.74	100.17	m^3	**114.91**
Isolated foundations	–	1.21	16.22	100.17	m^3	**116.39**
Ground beams	–	2.77	37.24	100.17	m^3	**137.41**
Beds						
thickness not exceeding 150 mm	–	1.10	14.74	100.17	m^3	**114.91**
thickness 150–450 mm	–	1.02	13.66	100.17	m^3	**113.83**
thickness exceeding 450 mm	–	0.99	13.30	100.17	m^3	**113.47**
Slabs						
thickness not exceeding 150 mm	–	1.10	14.74	100.17	m^3	**114.91**
thickness 150–450 mm	–	1.02	13.66	100.17	m^3	**113.83**
thickness exceeding 450 mm	–	0.99	13.30	100.17	m^3	**113.47**
Coffered and troughed slabs						
thickness 150–450 mm	–	3.17	42.56	100.17	m^3	**142.73**
thickness exceeding 450 mm	–	2.77	37.24	100.17	m^3	**137.41**
Extra over for sloping						
not exceeding 15°	–	0.25	3.31	–	m^3	**3.31**
over 15°	–	0.49	6.61	–	m^3	**6.61**
Walls						
thickness not exceeding 150 mm	–	3.66	49.17	100.17	m^3	**149.34**
thickness 150–450 mm	–	2.92	39.26	100.17	m^3	**139.43**
thickness exceeding 450 mm	–	2.58	34.66	100.17	m^3	**134.83**
Beams						
isolated	–	3.96	53.20	100.17	m^3	**153.37**
isolated deep	–	4.35	58.52	100.17	m^3	**158.69**
attached deep	–	3.96	53.20	100.17	m^3	**153.37**
Beam casings						
isolated	–	4.35	58.52	100.17	m^3	**158.69**
isolated deep	–	4.75	63.84	100.17	m^3	**164.01**
attached deep	–	4.35	58.52	100.17	m^3	**158.69**
Columns	–	4.75	63.84	100.17	m^3	**164.01**
Column casings	–	5.24	70.46	100.17	m^3	**170.63**
Staircases	–	5.94	79.80	100.17	m^3	**179.97**
Upstands	–	3.81	51.19	100.17	m^3	**151.36**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Proprietary voided Bubbledeck, Cobiax or other equal and approved slab; concrete mix RC35; to achieve design loadings of 5.0 kN/m² live and 3.0 kN/m² dead; with trowelled finish						
Beds						
360 mm overall thickness	–	–	–	–	44	**104.50**
Extra for						
Additional concrete 600 mm wide at edges where formers omitted at junctions with walls etc.	–	–	–	–	m	**42.75**
Extra over vibrated concrete for						
Reinforcement content over 5%	–	0.55	7.33	–	m^3	**7.33**
Grouting with cement mortar (1:1)						
Stanchion bases						
10 mm thick	–	1.00	13.38	0.14	nr	**13.52**
25 mm thick	–	1.24	16.68	0.35	nr	**17.03**
Grouting with epoxy resin						
Stanchion bases						
10 mm thick	–	1.24	16.68	9.29	nr	**25.97**
25 mm thick	–	1.49	19.99	23.73	nr	**43.72**
Grouting with Conbextra GP cementitious grout						
Stanchion bases						
10 mm thick	–	1.24	16.68	1.30	nr	**17.98**
25 mm thick	–	1.49	19.99	3.33	nr	**23.32**
Grouting with Conbextra HF flowable cementitious grout						
Stanchion bases						
10 mm thick	–	1.24	16.68	1.61	nr	**18.29**
25 mm thick	–	1.49	19.99	4.11	nr	**24.10**
Filling; plain in situ designated concrete; C20 – 20 mm aggregate						
Mortices	–	0.10	1.29	0.46	nr	**1.75**
Holes	–	0.25	3.31	96.86	m^3	**100.17**
Chases exceeding 0.01 m²	–	0.20	2.74	96.86	m^3	**99.60**
Chases not exceeding 0.01 m²	–	0.15	2.01	0.96	m	**2.97**
Sheeting to prevent moisture loss						
Building paper; lapped joints						
subsoil grade 410; horizontal on foundations	–	0.02	0.29	0.67	m^2	**0.96**
standard grade 420; horizontal on slabs	–	0.04	0.57	1.00	m^2	**1.57**
Polythene sheeting; lapped joints; horizontal on slabs						
250 microns; 0.25 mm thick	–	0.04	0.57	0.60	m^2	**1.17**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
E10 IN SITU CONCRETE CONSTRUCTION – cont						
Sheeting to prevent moisture loss – cont						
Visqueen sheeting or other equal and approved; lapped joints; horizontal on slabs						
250 microns; 0.25 mm thick	–	0.04	0.57	0.50	m^2	**1.07**
300 microns; 0.30 mm thick	–	0.05	0.72	0.28	m^2	**1.00**
E20 FORMWORK FOR IN SITU CONCRETE						
NOTE: Generally all formwork based on four uses unless otherwise stated.						
Sides of foundations; basic finish						
Plain vertical						
height exceeding 1.00 m	–	1.43	22.15	6.42	m^2	**28.57**
height exceeding 1.00 m; left in	–	1.25	19.45	16.22	m^2	**35.67**
height not exceeding 250 mm	–	0.40	6.28	2.76	m	**9.04**
height not exceeding 250 mm; left in	–	0.40	6.28	4.82	m	**11.10**
height 250–500 mm	–	0.76	11.82	5.45	m	**17.27**
height 250–500 mm; left in	–	0.66	10.32	11.06	m	**21.38**
height 500 mm–1.00 m	–	1.07	16.60	6.42	m	**23.02**
height 500 mm–1.00 m; left in	–	1.02	15.87	16.22	m	**32.09**
Sides of foundations; polystyrene sheet formwork; Cordek Claymaster or other equal and approved; 50 mm thick						
Plain vertical						
height exceeding 1.00 m; left in	–	0.29	4.49	10.50	m^2	**14.99**
height not exceeding 250 mm; left in	–	0.10	1.50	2.62	m	**4.12**
height 250–500 mm; left in	–	0.15	2.40	5.25	m	**7.65**
height 500 mm–1.00 m; left in	–	0.23	3.59	10.50	m	**14.09**
Sides of foundations; polystyrene sheet formwork; Cordek Claymaster or other equal and approved; 75 mm thick						
Plain vertical						
height exceeding 1.00 m; left in	–	0.29	4.49	15.74	m^2	**20.23**
height not exceeding 250 mm; left in	–	0.10	1.50	3.94	m	**5.44**
height 250–500 mm; left in	–	0.15	2.40	7.87	m	**10.27**
height 500 mm–1.00 m; left in	–	0.23	3.59	15.74	m	**19.33**
Sides of foundations; polystyrene sheet formwork; Cordek Claymaster or other equal and approved; 100 mm thick						
Plain vertical						
height exceeding 1.00 m; left in	–	0.29	4.49	20.99	m^2	**25.48**
height not exceeding 250 mm; left in	–	0.10	1.50	5.25	m	**6.75**
height 250–500 mm; left in	–	0.15	2.40	10.50	m	**12.90**
height 500 mm–1.00 m; left in	–	0.23	3.59	20.99	m	**24.58**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Combined heave pressure relief insulation and compressible board substructure formwork; Cordeck Cellcore CP or other equal and approved; butt joints; securely fixed in place						
Plain horizontal						
200 mm thick; beneath slabs; left in	–	0.58	8.98	17.63	m^2	**26.61**
250 mm thick; beneath slabs; left in	–	0.63	9.73	19.42	m^2	**29.15**
300 mm thick; beneath slabs; left in	–	0.67	10.48	21.14	m^2	**31.62**
Void former						
Dufaylite Clayboard void former; butt joints						
KN30; compressive strength of 30 kN/m^2; board thickness						
60mm	–	0.05	0.62	7.34	m^2	**7.96**
90mm	–	0.05	0.62	8.33	m^2	**8.95**
110mm	–	0.05	0.62	8.80	m^2	**9.42**
160mm	–	0.05	0.62	9.95	m^2	**10.57**
KN90; compressive strength of 90 kN/m2; board thickness;						
60mm	–	0.06	0.74	8.62	m^2	**9.36**
90mm	–	0.06	0.74	9.44	m^2	**10.18**
110mm	–	0.06	0.74	10.24	m^2	**10.98**
160mm	–	0.06	0.74	10.84	m^2	**11.58**
600mm voidpack pipe; 36mm diameter	–	0.05	0.62	6.00	nr	**6.62**
Sides of ground beams and edges of beds; basic finish						
Plain vertical						
height exceeding 1.00 m	–	1.47	22.90	6.37	m^2	**29.27**
height not exceeding 250 mm	–	0.44	6.89	2.71	m	**9.60**
height 250–500 mm	–	0.80	12.42	5.40	m	**17.82**
height 500 mm–1.00 m	–	1.12	17.36	6.37	m	**23.73**
Edges of suspended slabs; basic finish						
Plain vertical						
height not exceeding 250 mm	–	0.66	10.32	2.81	m	**13.13**
height 250–500 mm	–	0.98	15.26	4.40	m	**19.66**
height 500 mm–1.00 m	–	1.56	24.24	6.47	m	**30.71**
Sides of upstands; basic finish						
Plain vertical						
height exceeding 1.00 m	–	1.78	27.69	8.05	m^2	**35.74**
height not exceeding 250 mm	–	0.56	8.68	2.91	m	**11.59**
height 250–500 mm	–	0.90	13.92	5.61	m	**19.53**
height 500 mm–1.00 m	–	1.56	24.24	8.05	m	**32.29**
Steps in top surfaces; basic finish						
Plain vertical						
height not exceeding 250 mm	–	0.44	6.89	2.96	m	**9.85**
height 250–500 mm	–	0.71	11.07	5.66	m	**16.73**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
E20 FORMWORK FOR IN SITU CONCRETE – cont						
Steps in soffits; basic finish						
Plain vertical						
height not exceeding 250 mm	–	0.49	7.64	2.24	m	**9.88**
height 250–500 mm	–	0.78	12.12	3.98	m	**16.10**
Machine bases and plinths; basic finish						
Plain vertical						
height exceeding 1.00 m	–	1.43	22.15	6.37	m^2	**28.52**
height not exceeding 250 mm	–	0.44	6.89	2.71	m	**9.60**
height 250–500 mm	–	0.76	11.82	5.40	m	**17.22**
height 500 mm–1.00 m	–	1.12	17.36	6.37	m	**23.73**
Soffits of slabs; basic finish						
Slab thickness not exceeding 200 mm						
horizontal; height to soffit not exceeding 1.50 m	–	1.61	24.99	5.80	m^2	**30.79**
horizontal; height to soffit 1.50–3.00 m	–	1.56	24.24	5.90	m^2	**30.14**
horizontal; height to soffit 1.50–3.00 m (based on 5 uses)	–	1.47	22.90	4.93	m^2	**27.83**
horizontal; height to soffit 1.50–3.00 m (based on 6 uses)	–	1.43	22.15	4.27	m^2	**26.42**
horizontal; height to soffit 3.00–4.50 m	–	1.51	23.49	6.16	m^2	**29.65**
horizontal; height to soffit 4.50–6.00 m	–	1.61	24.99	6.42	m^2	**31.41**
Slab thickness 200–300 mm						
horizontal; height to soffit 1.50–3.00 m	–	1.61	24.99	7.89	m^2	**32.88**
Slab thickness 300–400 mm						
horizontal; height to soffit 1.50–3.00 m	–	1.65	25.58	8.89	m^2	**34.47**
Slab thickness 400–500 mm						
horizontal; height to soffit 1.50–3.00 m	–	1.73	26.94	9.88	m^2	**36.82**
Slab thickness 500–600 mm						
horizontal; height to soffit 1.50–3.00 m	–	1.87	29.03	9.88	m^2	**38.91**
Extra over soffits of slabs for						
sloping not exceeding 15°	–	0.18	2.84	–	m^2	**2.84**
sloping exceeding 15°	–	0.36	5.54	–	m^2	**5.54**
Soffits of slabs; Richard Lees galvanized steel permanent shuttering; or other equal and approved						
Slab thickness not exceeding 200 mm						
0.9 mm S350 Holorib decking; height to soffit 1.50–3.00 m	11.61	1.07	5.76	11.90	m^2	**17.66**
0.9 mm S350 Holorib decking; height to soffit 3.00–4.50 m	11.61	0.29	1.56	11.90	m^2	**13.46**
1.2 mm S350 Holorib decking; height to soffit 3.00–4.50 m	14.30	0.29	1.56	14.66	m^2	**16.22**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
0.9 mm S350 Ribdeck E60 decking; height to soffit 3.00–4.50 m	8.97	0.29	1.56	9.19	m^2	**10.75**
1.2 mm S350 Ribdeck E60 decking; height to soffit 3.00–4.50 m	10.85	0.29	1.56	11.12	m^2	**12.68**
0.9 mm S350 Ribdeck AL decking; height to soffit 3.00–4.50 m	18.73	0.29	1.56	19.20	m^2	**20.76**
1.2 mm S350 Ribdeck AL decking; height to soffit 3.00–4.50 m	21.33	0.29	1.56	21.86	m^2	**23.42**
0.9 mm S350 Ribdeck 80 decking; height to soffit 3.00–4.50 m	10.68	0.29	1.56	10.95	m^2	**12.51**
1.2 mm S350 Ribdeck 80 decking; height to soffit 3.00–4.50 m	13.05	0.29	1.56	13.38	m^2	**14.94**
Edge trim and restraints to decking						
Edge trim 1.2 mm × 300 mm girth	–	0.22	3.90	3.79	m	**7.69**
Edge trim 1.2 mm × 350 mm girth	–	0.22	3.90	4.25	m	**8.15**
Edge trim 1.2 mm × 400 mm girth	–	0.22	3.90	0.21	m	**4.11**
Bearings to decking; connection to steel work with 'thru-deck' welded shear studs						
1995 × 95 mm high studs at 100 mm centres	–	–	–	9.72	m	**9.72**
1995 × 95 mm high studs at 200 mm centres	–	–	–	4.86	m	**4.86**
1995 × 95 mm high studs at 300 mm centres	–	–	–	3.24	m	**3.24**
19120 × 120 mm high studs at 100 mm centres	–	–	–	10.94	m	**10.94**
19120 × 120 mm high studs at 200 mm centres	–	–	–	5.47	m	**5.47**
19120 × 120 mm high studs at 300 mm centres	–	–	–	3.64	m	**3.64**
Soffits of landings; basic finish						
Slab thickness not exceeding 200 mm						
horizontal; height to soffit 1.50–3.00 m	–	1.61	24.99	6.30	m^2	**31.29**
Slab thickness 200–300 mm						
horizontal; height to soffit 1.50–3.00 m	–	1.69	26.33	8.49	m^2	**34.82**
Slab thickness 300–400 mm						
horizontal; height to soffit 1.50–3.00 m	–	1.73	26.94	9.58	m^2	**36.52**
Slab thickness 400–500 mm						
horizontal; height to soffit 1.50–3.00 m	–	1.83	28.43	10.68	m^2	**39.11**
Slab thickness 500–600 mm						
horizontal; height to soffit 1.50–3.00 m	–	1.96	30.52	10.68	m^2	**41.20**
Extra over soffits of landings for						
sloping not exceeding 15°	–	0.18	2.84	–	m^2	**2.84**
sloping exceeding 15°	–	0.36	5.54	–	m^2	**5.54**
Soffits of coffered or troughed slabs; basic finish						
Cordek Correx trough mould or other equal and approved; 300 mm deep; ribs of mould at 600 mm centres and cross ribs at centres of bay; slab thickness 300–400 mm						
horizontal; height to soffit 1.50–3.00 m	–	2.22	34.56	11.71	m^2	**46.27**
horizontal; height to soffit 3.00–4.50 m	–	2.32	36.06	11.96	m^2	**48.02**
horizontal; height to soffit 4.50–6.00 m	–	2.41	37.41	12.12	m^2	**49.53**
Top formwork; basic finish						
Sloping exceeding 15°	–	1.34	20.80	4.17	m^2	**24.97**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
E20 FORMWORK FOR IN SITU CONCRETE – cont						
Walls; basic finish						
Vertical	–	1.61	24.99	7.89	m^2	**32.88**
Vertical; height exceeding 3.00 m above floor level	–	1.96	30.52	8.15	m^2	**38.67**
Vertical; interrupted	–	1.87	29.03	8.15	m^2	**37.18**
Vertical; to one side only	–	3.12	48.48	10.39	m^2	**58.87**
Battered	–	2.49	38.76	8.61	m^2	**47.37**
Beams; basic finish						
Attached to slabs						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	–	1.96	30.52	7.59	m^2	**38.11**
regular shaped; square or rectangular; height to soffit 3.00–4.50 m	–	2.05	31.88	7.89	m^2	**39.77**
regular shaped; square or rectangular; height to soffit 4.50–6.00 m	–	2.14	33.22	8.15	m^2	**41.37**
Attached to walls						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	–	2.05	31.88	7.59	m^2	**39.47**
Isolated						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	–	2.14	33.22	7.59	m^2	**40.81**
regular shaped; square or rectangular; height to soffit 3.00–4.50 m	–	2.22	34.56	7.89	m^2	**42.45**
regular shaped; square or rectangular; height to soffit 4.50–6.00 m	–	2.32	36.06	8.15	m^2	**44.21**
Extra over beams for						
regular shaped; sloping not exceeding 15°	–	0.27	4.19	0.94	m^2	**5.13**
regular shaped; sloping exceeding 15°	–	0.54	8.38	1.89	m^2	**10.27**
Beam casings; basic finish						
Attached to slabs						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	–	2.05	31.88	7.59	m^2	**39.47**
regular shaped; square or rectangular; height to soffit 3.00–4.50 m	–	2.14	33.22	7.89	m^2	**41.11**
Attached to walls						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	–	2.14	33.22	7.59	m^2	**40.81**
Isolated						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	–	2.22	34.56	7.59	m^2	**42.15**
regular shaped; square or rectangular; height to soffit 3.00–4.50 m	–	2.32	36.06	7.89	m^2	**43.95**
Extra over beam casings for						
regular shaped; sloping not exceeding 15°	–	0.27	4.19	0.94	m^2	**5.13**
regular shaped; sloping exceeding 15°	–	0.54	8.38	1.89	m^2	**10.27**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Columns; basic finish						
Attached to walls						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	–	1.96	30.52	6.42	m^2	**36.94**
Isolated						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	–	2.05	31.88	6.42	m^2	**38.30**
regular shaped; circular; not exceeding 300 mm diameter; height to soffit 1.50–3.00 m	–	3.56	55.37	11.36	m^2	**66.73**
regular shaped; circular; 300–600 mm diameter; height to soffit 1.50–3.00 m	–	3.34	51.93	9.88	m^2	**61.81**
regular shaped; circular; 600–900 mm diameter; height to soffit 1.50–3.00 m	–	3.12	48.48	9.62	m^2	**58.10**
Column casings; basic finish						
Attached to walls						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	–	2.05	31.88	6.42	m^2	**38.30**
Isolated						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	–	2.14	33.22	6.42	m^2	**39.64**
Recesses or rebates						
12 × 12 mm	–	0.06	0.90	0.26	m	**1.16**
25 × 25 mm	–	0.06	0.90	0.53	m	**1.43**
25 × 50 mm	–	0.06	0.90	0.70	m	**1.60**
50 × 50 mm	–	0.06	0.90	0.67	m	**1.57**
Nibs						
50 × 50 mm	–	0.49	7.64	0.65	m	**8.29**
100 × 100 mm	–	0.69	10.77	0.81	m	**11.58**
100 × 200 mm	–	0.92	14.37	9.27	m	**23.64**
Extra over a basic finish for fine formed finishes						
Slabs	–	0.29	4.49	–	m^2	**4.49**
Walls	–	0.29	4.49	–	m^2	**4.49**
Beams	–	0.29	4.49	–	m^2	**4.49**
Columns	–	0.29	4.49	–	m^2	**4.49**
Add to prices for basic formwork for						
Curved radius 6.00 m – 50%						
Curved radius 2.00 m – 100%						
Coating with retardant agent	–	0.01	0.16	0.24	m^2	**0.40**
Wall kickers; basic finish						
Height 150 mm	–	0.44	6.89	1.82	m	**8.71**
Height 225 mm	–	0.58	8.98	2.12	m	**11.10**
Suspended wall kickers; basic finish						
Height 150 mm	–	0.56	8.68	2.00	m	**10.68**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
E20 FORMWORK FOR IN SITU CONCRETE – cont						
Wall ends, soffits and steps in walls; basic finish						
Plain						
width exceeding 1.00 m	–	1.69	26.33	7.89	m^2	**34.22**
width not exceeding 250 mm	–	0.54	8.38	1.99	m	**10.37**
width 250–500 mm	–	0.85	13.17	4.46	m	**17.63**
width 500 mm–1.00 m	–	1.34	20.80	7.89	m	**28.69**
Openings in walls						
Plain						
width exceeding 1.00 m	–	1.87	29.03	7.89	m^2	**36.92**
width not exceeding 250 mm	–	0.58	8.98	1.99	m	**10.97**
width 250–500 mm	–	0.98	15.26	4.46	m	**19.72**
width 500 mm–1.00 m	–	1.51	23.49	7.89	m	**31.38**
Stairflights						
Width 1.00 m; 150 mm waist; 150 mm undercut risers						
string, width 300 mm	–	4.46	69.28	16.26	m	**85.54**
Width 2.00 m; 200 mm waist; 150 mm undercut risers						
string, width 350 mm	–	8.02	124.65	57.49	m	**182.14**
Mortices						
Girth not exceeding 500 mm						
depth not exceeding 250 mm; circular	–	0.13	2.09	0.44	nr	**2.53**
Holes						
Girth not exceeding 500 mm						
depth not exceeding 250 mm; circular	–	0.18	2.84	0.63	nr	**3.47**
depth 250–500 mm; circular	–	0.27	4.19	2.05	nr	**6.24**
Girth 500 mm–1.00 m						
depth not exceeding 250 mm; circular	–	0.22	3.44	1.01	nr	**4.45**
depth 250–500 mm; circular	–	0.34	5.24	3.57	nr	**8.81**
Girth 1.00–2.00 m						
depth not exceeding 250 mm; circular	–	0.40	6.28	3.57	nr	**9.85**
depth 250–500 mm; circular	–	0.60	9.28	7.70	nr	**16.98**
Girth 2.00–3.00 m						
depth not exceeding 250 mm; circular	–	0.54	8.38	7.15	nr	**15.53**
depth 250–500 mm; circular	–	0.80	12.42	64.81	nr	**77.23**
E30 REINFORCEMENT FOR IN SITU CONCRETE						
Bars; BS 4449; hot rolled deformed high steel bars; grade 500C						
40 mm diameter nominal size						
straight	–	17.12	271.47	729.00	tonne	**1000.47**
bent	–	20.33	322.37	781.53	tonne	**1103.90**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
32 mm diameter nominal size						
straight	–	18.19	288.43	731.26	tonne	**1019.69**
bent	–	22.47	356.30	783.79	tonne	**1140.09**
25 mm diameter nominal size						
straight	–	19.26	305.40	733.93	tonne	**1039.33**
bent	–	22.47	356.30	786.46	tonne	**1142.76**
20 mm diameter nominal size						
straight	–	19.26	305.40	737.85	tonne	**1043.25**
bent	–	22.47	356.30	790.38	tonne	**1146.68**
16 mm diameter nominal size						
straight	–	23.54	373.26	742.17	tonne	**1115.43**
bent	–	26.75	424.17	794.70	tonne	**1218.87**
12 mm diameter nominal size						
straight	–	25.68	407.20	748.75	tonne	**1155.95**
bent	–	28.89	458.10	801.28	tonne	**1259.38**
10 mm diameter nominal size						
straight	–	27.82	441.14	757.41	tonne	**1198.55**
bent	–	31.03	492.03	757.41	tonne	**1249.44**
8 mm diameter nominal size						
straight	–	28.89	458.10	764.00	tonne	**1222.10**
links	–	32.10	509.00	878.09	tonne	**1387.09**
bent	–	32.10	509.00	869.07	tonne	**1378.07**
Extra over for cutting and bending to shape codes 67 to 99	–	–	–	51.25	tonne	**51.25**
Bars; stainless steel; to EN 1.4301						
32 mm diameter nominal size						
straight	–	18.19	288.43	4413.78	tonne	**4702.21**
bent	–	22.47	351.12	4655.43	tonne	**5006.55**
25 mm diameter nominal size						
straight	–	19.26	305.40	4410.44	tonne	**4715.84**
bent	–	19.26	305.40	4652.09	tonne	**4957.49**
20 mm diameter nominal size						
straight	–	21.40	339.34	4415.86	tonne	**4755.20**
bent	–	21.40	339.34	4657.51	tonne	**4996.85**
16 mm diameter nominal size						
straight	–	23.54	373.26	4425.46	tonne	**4798.72**
bent	–	23.54	373.26	4667.10	tonne	**5040.36**
12 mm diameter nominal size						
straight	–	25.68	407.20	4435.05	tonne	**4842.25**
bent	–	25.68	407.20	4676.70	tonne	**5083.90**
10 mm diameter nominal size						
straight	–	27.82	441.14	4446.73	tonne	**4887.87**
bent	–	27.82	441.14	4688.37	tonne	**5129.51**
8 mm diameter nominal size						
straight	–	29.96	472.48	4456.32	tonne	**4928.80**
bent	–	29.96	472.48	4697.96	tonne	**5170.44**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
E30 REINFORCEMENT FOR IN SITU CONCRETE – cont						
Bars; stainless steel; to EN 1.4462						
32 mm diameter nominal size						
straight	–	18.19	288.43	5821.62	tonne	**6110.05**
bent	–	22.47	351.12	6073.77	tonne	**6424.89**
25 mm diameter nominal size						
straight	–	19.26	305.40	5818.28	tonne	**6123.68**
bent	–	19.26	305.40	6070.43	tonne	**6375.83**
20 mm diameter nominal size						
straight	–	21.40	339.34	5823.70	tonne	**6163.04**
bent	–	21.40	339.34	6075.85	tonne	**6415.19**
16 mm diameter nominal size						
straight	–	23.54	373.26	5833.30	tonne	**6206.56**
bent	–	23.54	373.26	6085.45	tonne	**6458.71**
12 mm diameter nominal size						
straight	–	25.68	407.20	5842.89	tonne	**6250.09**
bent	–	25.68	407.20	6095.04	tonne	**6502.24**
10 mm diameter nominal size						
straight	–	27.82	441.14	5854.56	tonne	**6295.70**
bent	–	27.82	441.14	6106.71	tonne	**6547.85**
8 mm diameter nominal size						
straight	–	29.96	472.48	5864.16	tonne	**6336.64**
bent	–	29.96	472.48	6116.31	tonne	**6588.79**
Bars; stainless steel; to LDX2101® (EN 1.4362)						
32 mm diameter nominal size						
straight	4048.75	18.19	288.43	4224.67	tonne	**4513.10**
bent	4294.75	22.47	351.12	4476.82	tonne	**4827.94**
25 mm diameter nominal size						
straight	4048.75	19.26	305.40	4221.33	tonne	**4526.73**
bent	4294.75	19.26	305.40	4473.48	tonne	**4778.88**
20 mm diameter nominal size						
straight	4048.75	21.40	339.34	4226.75	tonne	**4566.09**
bent	4294.75	21.40	339.34	4478.90	tonne	**4818.24**
16 mm diameter nominal size						
straight	4048.75	23.54	373.26	4236.35	tonne	**4609.61**
bent	4294.75	23.54	373.26	4488.50	tonne	**4861.76**
12 mm diameter nominal size						
straight	4048.75	25.68	407.20	4245.94	tonne	**4653.14**
bent	4294.75	25.68	407.20	4498.09	tonne	**4905.29**
10 mm diameter nominal size						
straight	4048.75	27.82	441.14	4257.61	tonne	**4698.75**
bent	4294.75	27.82	441.14	4509.76	tonne	**4950.90**
8 mm diameter nominal size						
straight	4048.75	29.96	472.48	4267.21	tonne	**4739.69**
bent	4294.75	29.96	472.48	4519.36	tonne	**4991.84**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Fabric; BS 4449						
Ref D98 (1.54 kg/m²)						
400 mm minimum laps	–	0.13	2.04	1.38	m²	**3.42**
strips in one width; 600 mm width	–	0.16	2.54	1.38	m²	**3.92**
strips in one width; 900 mm width	–	0.15	2.38	1.38	m²	**3.76**
strips in one width; 1200 mm width	–	0.14	2.20	1.38	m²	**3.58**
Ref A142 (2.22 kg/m²)						
400 mm minimum laps	–	0.13	2.04	1.78	m²	**3.82**
strips in one width; 600 mm width	–	0.16	2.54	1.78	m²	**4.32**
strips in one width; 900 mm width	–	0.15	2.38	1.78	m²	**4.16**
strips in one width; 1200 mm width	–	0.14	2.20	1.78	m²	**3.98**
Ref A193 (3.02 kg/m²)						
400 mm minimum laps	–	0.13	2.04	2.45	m²	**4.49**
strips in one width; 600 mm width	–	0.16	2.54	2.45	m²	**4.99**
strips in one width; 900 mm width	–	0.15	2.38	2.45	m²	**4.83**
strips in one width; 1200 mm width	–	0.14	2.20	2.45	m²	**4.65**
Ref A252 (3.95 kg/m²)						
400 mm minimum laps	–	0.14	2.20	3.13	m²	**5.33**
strips in one width; 600 mm width	–	0.17	2.72	3.13	m²	**5.85**
strips in one width; 900 mm width	–	0.16	2.54	3.13	m²	**5.67**
strips in one width; 1200 mm width	–	0.15	2.38	3.13	m²	**5.51**
Ref A393 (6.16 kg/m²)						
400 mm minimum laps	–	0.16	2.54	4.86	m²	**7.40**
strips in one width; 600 mm width	–	0.19	3.05	4.86	m²	**7.91**
strips in one width; 900 mm width	–	0.18	2.88	4.86	m²	**7.74**
strips in one width; 1200 mm width	–	0.17	2.72	4.86	m²	**7.58**
Ref B196 (3.05 kg/m²)						
400 mm minimum laps	–	0.13	2.04	4.55	m²	**6.59**
strips in one width; 600 mm width	–	0.16	2.54	4.55	m²	**7.09**
strips in one width; 900 mm width	–	0.15	2.38	4.55	m²	**6.93**
strips in one width; 1200 mm width	–	0.14	2.20	4.55	m²	**6.75**
Ref B283 (3.73 kg/m²)						
400 mm minimum laps	–	0.13	2.04	3.06	m²	**5.10**
strips in one width; 600 mm width	–	0.16	2.54	3.06	m²	**5.60**
strips in one width; 900 mm width	–	0.15	2.38	3.06	m²	**5.44**
strips in one width; 1200 mm width	–	0.14	2.20	3.06	m²	**5.26**
Ref B385 (4.53 kg/m²)						
400 mm minimum laps	–	0.14	2.20	3.73	m²	**5.93**
strips in one width; 600 mm width	–	0.17	2.72	3.73	m²	**6.45**
strips in one width; 900 mm width	–	0.16	2.54	3.73	m²	**6.27**
strips in one width; 1200 mm width	–	0.15	2.38	3.73	m²	**6.11**
Ref B503 (5.93 kg/m²)						
400 mm minimum laps	–	0.16	2.54	4.82	m²	**7.36**
strips in one width; 600 mm width	–	0.19	3.05	4.82	m²	**7.87**
strips in one width; 900 mm width	–	0.18	2.88	4.82	m²	**7.70**
strips in one width; 1200 mm width	–	0.17	2.72	4.82	m²	**7.54**
Ref B785 (8.14 kg/m²)						
400 mm minimum laps	–	0.18	2.88	6.61	m²	**9.49**
strips in one width; 600 mm width	–	0.21	3.39	6.61	m²	**10.00**
strips in one width; 900 mm width	–	0.20	3.23	6.61	m²	**9.84**
strips in one width; 1200 mm width	–	0.19	3.05	6.61	m²	**9.66**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
E30 REINFORCEMENT FOR IN SITU CONCRETE – cont						
Fabric – cont						
Ref B1131 (10.90 kg/m²)						
400 mm minimum laps	–	0.19	3.05	8.85	m²	**11.90**
strips in one width; 600 mm width	–	0.26	4.07	8.85	m²	**12.92**
strips in one width; 900 mm width	–	0.24	3.73	8.85	m²	**12.58**
strips in one width; 1200 mm width	–	0.21	3.39	8.85	m²	**12.24**
Ref D49 (0.77 kg/m²)						
100 mm minimum laps; bent	–	0.26	4.07	2.15	m²	**6.22**
E40 DESIGNED JOINTS IN SITU CONCRETE						
Formed; Fosroc impregnated fibreboard joint filler or other equal and approved						
Width not exceeding 150 mm						
12.50 mm thick	–	0.15	2.33	1.71	m	**4.04**
20 mm thick	–	0.20	3.16	2.32	m	**5.48**
25 mm thick	–	0.25	3.82	2.98	m	**6.80**
Width 150–300 mm						
12.50 mm thick	–	0.25	3.82	2.52	m	**6.34**
20 mm thick	–	0.25	3.82	4.53	m	**8.35**
25 mm thick	–	0.25	3.82	5.42	m	**9.24**
Width 300–450 mm						
12.50 mm thick	–	0.30	4.65	3.51	m	**8.16**
20 mm thick	–	0.30	4.65	6.27	m	**10.92**
25 mm thick	–	0.30	4.65	7.49	m	**12.14**
Formed; Grace Servicised Kork-pak waterproof bonded cork joint filler board or other equal and approved						
Width not exceeding 150 mm						
10 mm thick	–	0.15	2.33	3.27	m	**5.60**
13 mm thick	–	0.15	2.33	3.32	m	**5.65**
19 mm thick	–	0.15	2.33	4.35	m	**6.68**
25 mm thick	–	0.15	2.33	4.98	m	**7.31**
Width 150–300 mm						
10 mm thick	–	0.20	3.16	5.93	m	**9.09**
13 mm thick	–	0.20	3.16	6.04	m	**9.20**
19 mm thick	–	0.20	3.16	8.08	m	**11.24**
25 mm thick	–	0.20	3.16	9.35	m	**12.51**
Width 300–450 mm						
10 mm thick	–	0.25	3.82	9.12	m	**12.94**
13 mm thick	–	0.25	3.82	9.28	m	**13.10**
19 mm thick	–	0.25	3.82	12.34	m	**16.16**
25 mm thick	–	0.25	3.82	14.24	m	**18.06**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Sealants; Fosroc Pliastic 77 hot poured rubberized bituminous compound or other equal and approved						
Width 10 mm						
25 mm depth	–	0.18	2.83	0.75	m	**3.58**
Width 12.50 mm						
25 mm depth	–	0.19	2.99	0.92	m	**3.91**
Width 20 mm						
25 mm depth	–	0.20	3.16	1.51	m	**4.67**
Width 25 mm						
25 mm depth	–	0.21	3.32	1.85	m	**5.17**
Sealants; Fosroc Thioflex 600 gun grade two part polysulphide or other equal and approved						
Width 10 mm						
25 mm depth	–	0.05	0.83	4.53	m	**5.36**
Width 12.50 mm						
25 mm depth	–	0.06	0.99	5.67	m	**6.66**
Width 20 mm						
25 mm depth	–	0.07	1.17	9.06	m	**10.23**
Width 25 mm						
25 mm depth	–	0.09	1.33	11.33	m	**12.66**
Sealants; Grace Servicised Paraseal polysulphide compound or other equal and approved; priming with Grace Servicised Primer P						
Width 10 mm						
25 mm depth	–	0.20	2.74	3.10	m	**5.84**
Width 13 mm						
25 mm depth	–	0.20	2.74	3.97	m	**6.71**
Width 19 mm						
25 mm depth	–	0.25	3.31	5.72	m	**9.03**
Width 25 mm						
25 mm depth	–	0.25	3.31	7.46	m	**10.77**
Waterstops; Grace Servicised or other equal and approved;						
Hydrophilic strip water stop; lapped joints; cast into concrete						
5 × 20 mm Servistrip AH 205	5.25	0.32	4.32	5.85	m	**10.17**
50 × 20 mm Adcor 500S	5.94	0.32	4.32	7.73	m	**12.05**
Servitite Internal 10mm thick PVC water stop; flat dumbbell type; heat welded joints; cast into concrete						
Servitite 150; 150mm wide	–	0.25	3.91	9.81	m	**13.72**
flat angle	–	0.30	4.75	19.98	nr	**24.73**
vertical angle	–	0.30	4.75	19.88	nr	**24.63**
flat three way intersection	–	0.40	6.27	29.08	nr	**35.35**
vertical three way intersection	–	0.40	6.27	32.74	nr	**39.01**
four way intersection	–	0.49	7.80	36.25	nr	**44.05**
Servitite 230; 230mm wide	–	0.25	3.91	14.03	m	**17.94**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
E40 DESIGNED JOINTS IN SITU CONCRETE – cont						
Waterstops – cont						
Servitite Internal 10mm thick PVC water stop; flat dumbbell type – cont						
flat angle	–	0.30	4.75	24.64	nr	**29.39**
vertical angle	–	0.30	4.75	28.88	nr	**33.63**
flat three way intersection	–	0.40	6.27	36.06	nr	**42.33**
vertical three way intersection	–	0.40	6.27	61.02	nr	**67.29**
four way intersection	–	0.49	7.80	45.54	nr	**53.34**
Servitite AT200; 200 mm wide	–	0.25	3.91	18.62	m	**22.53**
flat angle	–	0.30	4.75	29.26	nr	**34.01**
vertical angle	–	0.30	4.75	31.52	nr	**36.27**
flat three way intersection	–	0.40	6.27	50.20	nr	**56.47**
vertical three way intersection	–	0.40	6.27	40.10	nr	**46.37**
four way intersection	–	0.49	7.80	60.02	nr	**67.82**
Servitite K305; 305 mm wide	–	0.30	4.75	22.67	m	**27.42**
flat angle	–	0.34	5.43	42.36	nr	**47.79**
vertical angle	–	0.34	5.43	45.47	nr	**50.90**
flat three way intersection	–	0.45	7.12	60.65	nr	**67.77**
vertical three way intersection	–	0.45	7.12	70.30	nr	**77.42**
four way intersection	–	0.55	8.65	82.07	nr	**90.72**
Serviseal External PVC water stop; centre bulb type; heat welded joints; cast into concrete						
Serviseal 195; 195mm wide	–	0.25	3.91	6.56	m	**10.47**
flat angle	–	0.30	4.75	12.61	nr	**17.36**
vertical angle	–	0.30	4.75	20.48	nr	**25.23**
flat three way intersection	–	0.40	6.27	21.06	nr	**27.33**
four way intersection	–	0.49	7.80	31.02	nr	**38.82**
Serviseal 240; 240 mm wide	–	0.25	3.91	8.13	m	**12.04**
flat angle	–	0.30	4.75	14.60	nr	**19.35**
vertical angle	–	0.30	4.75	21.93	nr	**26.68**
flat three way intersection	–	0.40	6.27	24.08	nr	**30.35**
four way intersection	–	0.49	7.80	35.02	nr	**42.82**
Serviseal AT240; 240 mm wide	–	0.25	3.91	21.84	m	**25.75**
flat angle	–	0.30	4.75	29.06	nr	**33.81**
vertical angle	–	0.30	4.75	27.89	nr	**32.64**
flat three way intersection	–	0.40	6.27	44.43	nr	**50.70**
four way intersection	–	0.49	7.80	64.56	nr	**72.36**
Serviseal K320; 320 mm wide	–	0.30	4.75	10.66	m	**15.41**
flat angle	–	0.34	5.43	30.70	nr	**36.13**
vertical angle	–	0.34	5.43	17.12	nr	**22.55**
flat three way intersection	–	0.45	7.12	45.17	nr	**52.29**
four way intersection	–	0.55	8.65	56.92	nr	**65.57**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
E41 WORKED FINISHES/CUTTING TO IN SITU CONCRETE						
Worked finishes						
Tamping by mechanical means	–	0.02	0.29	0.10	m^2	**0.39**
Power floating	–	0.17	2.30	0.32	m^2	**2.62**
Trowelling	–	0.33	4.46	–	m^2	**4.46**
Hacking						
by mechanical means	–	0.33	4.46	0.37	m^2	**4.83**
by hand	–	0.70	9.35	–	m^2	**9.35**
Lightly shot blasting surface of concrete	–	0.40	5.32	–	m^2	**5.32**
Blasting surface of concrete to produce textured finish	–	0.70	9.35	0.78	m^2	**10.13**
Sand blasting (blast and vac method)	–	–	–	–	m^2	**36.75**
Wood float finish	–	0.13	1.72	–	m^2	**1.72**
Tamped finish						
level or to falls	–	0.06	0.86	–	m^2	**0.86**
to falls	–	0.10	1.29	–	m^2	**1.29**
Spade finish	–	0.15	2.01	–	m^2	**2.01**
Cutting chases						
Depth not exceeding 50 mm						
width 10 mm	–	0.33	4.46	1.55	m	**6.01**
width 50 mm	–	0.49	6.61	1.74	m	**8.35**
width 75 mm	–	0.65	8.77	1.92	m	**10.69**
Depth 50–100 mm						
width 75 mm	–	0.89	11.93	3.43	m	**15.36**
width 100 mm	–	1.00	13.38	3.55	m	**16.93**
width 100 mm; in reinforced concrete	–	1.49	19.99	5.77	m	**25.76**
Depth 100–150 mm						
width 100 mm	–	1.28	17.25	3.80	m	**21.05**
width 100 mm; in reinforced concrete	–	1.98	26.60	7.14	m	**33.74**
width 150 mm	–	1.58	21.28	4.13	m	**25.41**
width 150 mm; in reinforced concrete	–	2.38	31.92	7.54	m	**39.46**
Cutting rebates						
Depth not exceeding 50 mm						
width 50 mm	–	0.49	6.61	1.74	m	**8.35**
Depth 50–100 mm						
width 100 mm	–	1.00	13.38	3.55	m	**16.93**
NOTE: The following rates for cutting holes and mortices in concrete allow for diamond drilling.						

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
E41 WORKED FINISHES/CUTTING TO IN SITU CONCRETE – cont						
Diamond drilling						
Cutting holes and mortices in concrete; per 25 mm depth						
25 mm diameter	–	–	–	–	nr	**2.10**
32 mm diameter	–	–	–	–	nr	**1.63**
52 mm diameter	–	–	–	–	nr	**1.99**
78 mm diameter	–	–	–	–	nr	**2.31**
107 mm diameter	–	–	–	–	nr	**2.52**
127 mm diameter	–	–	–	–	nr	**2.78**
152 mm diameter	–	–	–	–	nr	**3.31**
200 mm diameter	–	–	–	–	nr	**4.41**
250 mm diameter	–	–	–	–	nr	**6.46**
300 mm diameter	–	–	–	–	nr	**8.56**
Cutting holes and mortices in reinforced concrete; per 25 mm depth						
25 mm diameter	–	–	–	–	nr	**2.73**
32 mm diameter	–	–	–	–	nr	**2.42**
52 mm diameter	–	–	–	–	nr	**2.31**
78 mm diameter	–	–	–	–	nr	**2.42**
107 mm diameter	–	–	–	–	nr	**2.83**
127 mm diameter	–	–	–	–	nr	**3.31**
152 mm diameter	–	–	–	–	nr	**3.89**
200 mm diameter	–	–	–	–	nr	**5.62**
250 mm diameter	–	–	–	–	nr	**8.50**
300 mm diameter	–	–	–	–	nr	**10.97**
Other items in reinforced concrete						
diamond chasing; per 25 × 25 mm section	–	–	–	–	m	**12.60**
forming box; per 25 mm depth (per m of perimeter)	–	–	–	–	m	**5.04**
diamond floor sawing; per 25 mm depth	–	–	–	–	m	**2.89**
diamond track mount or ring sawing; per 25 mm depth	–	–	–	–	m	**10.50**
stitch drilling 107 mm diameter hole; per 25 mm depth	–	–	–	–	nr	**2.36**
E42 ACCESSORIES CAST INTO IN SITU CONCRETE						
Foundation bolt boxes						
Temporary plywood; for group of 4 nr bolts						
75 × 75 × 150 mm	–	0.45	6.98	0.93	nr	**7.91**
75 × 75 × 250 mm	–	0.45	6.98	1.13	nr	**8.11**
Expanded metal; Expamet Building Products Ltd or other equal and approved						
75 mm diameter × 150 mm long	–	0.30	4.65	1.24	nr	**5.89**
75 mm diameter × 300 mm long	–	0.30	4.65	1.57	nr	**6.22**
100 mm diameter × 450 mm long	–	0.30	4.65	2.73	nr	**7.38**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Foundation bolts and nuts						
Black hexagon						
10 mm diameter × 100 mm long	–	0.25	3.82	0.50	nr	**4.32**
12 mm diameter × 120 mm long	–	0.25	3.82	0.77	nr	**4.59**
16 mm diameter × 160 mm long	–	0.30	4.65	2.13	nr	**6.78**
20 mm diameter × 180 mm long	–	0.30	4.65	2.49	nr	**7.14**
Masonry slots						
Stainless steel; dovetail slots; 1.20 mm thick; 18G						
1000 mm long	–	0.27	4.16	6.31	m	**10.47**
100 mm long	–	0.07	1.17	0.29	nr	**1.46**
Stainless steel; metal insert slots; Halfen Ltd Ribslot or other equal and approved; 2.50 mm thick; end caps and foam filling						
41 × 41 mm; ref P3270	–	0.40	6.15	8.55	m	**14.70**
41 × 41 × 100 mm; ref P3250	–	0.10	1.50	1.28	nr	**2.78**
41 × 41 × 150 mm; ref P3251	–	0.10	1.50	0.93	nr	**2.43**
Cramps						
Stainless steel; once bent; one end shot fired into concrete; other end fanged and built into brickwork joint						
200 mm girth	–	0.15	2.61	1.16	nr	**3.77**
Column guards						
White nylon coated steel; Rigifix or other equal and approved; Huntley and Sparks Ltd; plugging; screwing to concrete; 1.50 mm thick						
75 × 75 × 1000 mm	–	0.79	12.30	17.65	nr	**29.95**
Galvanized steel; Rigifix or other equal and approved; Huntley and Sparks Ltd; 3 mm thick						
75 × 75 × 1000 mm	–	0.60	9.31	12.47	nr	**21.78**
Galvanized steel; Rigifix or other equal and approved; Huntley and Sparks Ltd; 4.50 mm thick						
75 × 75 × 1000 mm	–	0.60	9.31	16.77	nr	**26.08**
Stainless steel; HKW or other equal and approved; Halfen Ltd; 5 mm thick						
50 × 50 × 1200 mm	–	1.00	15.47	73.78	nr	**89.25**
50 × 50 × 2000 mm	–	1.19	18.46	121.91	nr	**140.37**
Channels						
Stainless steel; Halfen Ltd or other equal and approved						
ref 38/17/HTA	–	0.34	5.32	42.65	m	**47.97**
ref 41/22/HZA; 80 mm long; including T headed bolts and plate washers	–	0.10	1.50	27.57	nr	**29.07**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
E42 ACCESSORIES CAST INTO IN SITU CONCRETE – cont						
Channel ties						
Stainless steel; Halfen Ltd or other equal and approved						
ref HTS – B12; 150 mm projection; including insulation retainer	–	0.03	0.65	0.54	nr	**1.19**
ref HTS – B12; 200 mm projection; including insulation retainer	–	0.03	0.65	0.64	nr	**1.29**
E50 PRECAST CONCRETE LARGE UNITS						
Contractor designed precast concrete staircases and landings; including all associated steel supports and fixing in position						
Straight staircases; 280 mm treads; 170 mm undercut risers						
1200 mm wide; 2750 mm rise	–	–	–	–	nr	**1550.00**
1200 mm wide; 3750 mm rise	–	–	–	–	nr	**2050.00**
Dogleg staircases						
1200 mm wide; one full width half landing; 2750 mm rise	–	–	–	–	nr	**2400.00**
1200 mm wide; one full width half landing; 3750 mm rise	–	–	–	–	nr	**3100.00**
Extra over for 200 mm concrete landing support walls	–	–	–	–	nr	**720.00**
1800 mm wide; one full width half landing; 2750 mm rise	–	–	–	–	nr	**3320.00**
1800 mm wide; one full width half landing; 3750 mm rise	–	–	–	–	nr	**4500.00**
Extra over for 200 mm concrete landing support walls	–	–	–	–	nr	**1125.00**
E60 PRECAST/COMPOSITE CONCRETE DECKING						
Prestressed precast concrete structural suspended floors; Bison Hollowcore or other equal and approved; supplied and fixed on hard level bearings, to areas of 500 m^2 per site visit; top surface screeding and ceiling finishes by others						
Floors to dwellings, offices, car parks, shop retail floors, hospitals, school teaching rooms, staff rooms and the like; superimposed load of 5.00 kN/m^2						
floor spans up to 3.00 m; 1200 mm × 150 mm	–	–	–	–	m^2	**45.47**
floor spans 3.00 m–6.00 m; 1200 mm × 150 mm	–	–	–	–	m^2	**46.30**
floor spans 6.00 m–7.50 m; 1200 mm × 200 mm	–	–	–	–	m^2	**46.70**

E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
floor spans 7.50 m–9.50 m; 1200 mm × 250 mm	–	–	–	–	m^2	**52.82**
floor spans 9.50 m–12.00 m; 1200 mm × 300 mm	–	–	–	–	m^2	**53.74**
floor spans 12.00 m–12.50 m; 1200 mm × 350 mm	–	–	–	–	m^2	**56.31**
floor spans 12.50 m–14.00 m; 1200 mm × 400 mm	–	–	–	–	m^2	**61.68**
floor spans 14.00 m–15.00 m; 1200 mm × 450 mm	–	–	–	–	m^2	**62.65**
Floors to shop stockrooms, light warehousing, schools, churches or similar places of assembly, light factory accommodation, laboratories and the like; superimposed load of 8.50 kN/m^2						
floor spans up to 3.00 m; 1200 mm × 150 mm	–	–	–	–	m^2	**45.75**
floor spans 3.00 m–6.00 m; 1200 mm × 200 mm	–	–	–	–	m^2	**46.49**
floor spans 6.00 m–7.50 m; 1200 mm × 250 mm	–	–	–	–	m^2	**53.37**
Floors to heavy warehousing, factories, stores and the like; superimposed load of 12.50 kN/m^2						
floor spans up to 3.00 m; 1200 mm × 150 mm	–	–	–	–	m^2	**46.03**
floor spans 3.00 m–6.00 m; 1200 mm × 250 mm	–	–	–	–	m^2	**53.10**
Prestressed precast concrete staircase, supplied and fixed in conjunction with Bison Hollowcore flooring system or similar; comprising 2 nr 1100 mm wide flights with 7 nr 275 mm treads, 8 nr 185 mm risers and 150 mm waist; 1 nr 2200 mm × 1400 mm × 150 mm half landing and 1 nr top landing						
3.00 m storey height	–	–	–	–	nr	**2025.00**
Composite floor comprising reinforced in situ ready-mixed concrete 30.00 N/mm^2; on and including 1.20 mm thick Holorib steel deck permanent shutting; complete with reinforcement to support imposed loading and A142 anti-crack mesh						
150 mm thick suspended slab; 5.00 kN/m^2 loading						
1.50 m–3.00 m high to soffit	–	1.72	25.03	35.99	m^2	**61.02**
3.00 m–4.50 m high to soffit	–	1.72	25.03	37.20	m^2	**62.23**
4.50 m–6.00 m high to soffit	–	2.00	29.51	37.67	m^2	**67.18**
200 mm thick suspended slab; 7.50 kN/m^2 loading						
1.50 m–3.00 m high to soffit	–	1.76	25.68	40.66	m^2	**66.34**
3.00 m–4.50 m high to soffit	–	1.76	25.68	41.87	m^2	**67.55**
4.50 m–6.00 m high to soffit	–	2.04	29.97	42.34	m^2	**72.31**

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
F10 BRICK/BLOCK WALLING						
BASIC MORTAR PRICES						
Coloured mortar materials (£/tonne); (excluding cement)						
light	–	–	–	57.76	tonne	**57.76**
medium	–	–	–	60.09	tonne	**60.09**
dark	–	–	–	72.68	tonne	**72.68**
extra dark	–	–	–	72.68	tonne	**72.68**
Mortar materials (£/tonne)						
cement	–	–	–	112.57	tonne	**112.57**
sand	–	–	–	20.05	tonne	**20.05**
lime	–	–	–	178.94	tonne	**178.94**
white cement	–	–	–	208.75	tonne	**208.75**
Mortar materials						
Cemplas Super mortar plasticizer	–	–	–	6.15	5litre	**6.15**
SUPPLY AND FIX PRICES						
Common bricks; PC £240.00 per 1000; in gauged mortar (1:1:6)						
PC allowance for bricks; £ per 1000	240.00	–	–	–	1000	**-**
Walls						
half brick thick	–	0.88	17.74	17.68	m^2	**35.42**
half brick thick; building against other work; concrete	–	0.96	19.45	19.14	m^2	**38.59**
half brick thick; building overhand	–	1.10	22.12	17.68	m^2	**39.80**
half brick thick; curved; 6.00 m radii	–	1.13	22.89	17.68	m^2	**40.57**
half brick thick; curved; 1.50 m radii	–	1.48	29.94	20.26	m^2	**50.20**
one brick thick	–	1.48	29.94	35.36	m^2	**65.30**
one brick thick; curved; 6.00 m radii	–	1.93	38.91	37.95	m^2	**76.86**
one brick thick; curved; 1.50 m radii	–	2.40	48.44	38.67	m^2	**87.11**
one and a half brick thick	–	2.01	40.62	53.04	m^2	**93.66**
one and a half brick thick; battering	–	2.32	46.73	53.04	m^2	**99.77**
two brick thick	–	2.45	49.39	70.73	m^2	**120.12**
two brick thick; battering	–	2.88	58.17	70.73	m^2	**128.90**
337 average thick; tapering, one side	–	2.53	51.12	53.04	m^2	**104.16**
450 average thick; tapering, one side	–	3.28	66.18	70.73	m^2	**136.91**
337 average thick; tapering, both sides	–	2.93	59.12	53.04	m^2	**112.16**
450 average thick; tapering, both sides	–	3.68	74.19	71.45	m^2	**145.64**
facework one side, half brick thick	–	0.96	19.45	17.68	m^2	**37.13**
facework one side, one brick thick	–	1.58	31.85	35.36	m^2	**67.21**
facework one side, one and a half brick thick	–	2.10	42.34	53.04	m^2	**95.38**
facework one side, two brick thick	–	2.53	51.12	70.73	m^2	**121.85**
facework both sides, half brick thick	–	1.05	21.17	17.68	m^2	**38.85**
facework both sides, one brick thick	–	1.66	33.57	35.36	m^2	**68.93**
facework both sides, one and a half brick thick	–	2.18	44.05	53.04	m^2	**97.09**
facework both sides, two brick thick	–	2.63	53.02	70.73	m^2	**123.75**

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Isolated piers						
one brick thick	–	2.48	50.01	35.36	m^2	**85.37**
two brick thick	–	3.88	78.41	71.45	m^2	**149.86**
three brick thick	–	4.90	98.96	107.54	m^2	**206.50**
Isolated casings						
half brick thick	–	1.26	25.43	17.68	m^2	**43.11**
one brick thick	–	2.14	43.23	35.36	m^2	**78.59**
Chimney stacks						
one brick thick	–	2.48	50.01	35.36	m^2	**85.37**
two brick thick	–	3.88	78.41	71.45	m^2	**149.86**
three brick thick	–	4.90	98.96	107.54	m^2	**206.50**
Projections						
225 mm width; 112 mm depth; vertical	–	0.29	5.93	3.70	m	**9.63**
225 mm width; 225 mm depth; vertical	–	0.59	11.87	7.40	m	**19.27**
337 mm width; 225 mm depth; vertical	–	0.87	17.59	11.10	m	**28.69**
440 mm width; 225 mm depth; vertical	–	0.98	19.71	14.79	m	**34.50**
Closing cavities						
width of cavity 50 mm, closing with common brickwork half brick thick; vertical	–	0.29	5.93	0.90	m	**6.83**
width of cavity 50 mm, closing with common brickwork half brick thick; horizontal	–	0.29	5.93	2.74	m	**8.67**
width of cavity 50 mm, closing with common brickwork half brick thick; including damp proof course; vertical	–	0.39	7.84	1.57	m	**9.41**
width of cavity 50 mm, closing with common brickwork half brick thick; including damp proof course; horizontal	–	0.34	6.79	3.40	m	**10.19**
width of cavity 75 mm, closing with common brickwork half brick thick; vertical	–	0.29	5.93	1.31	m	**7.24**
width of cavity 75 mm, closing with common brickwork half brick thick; horizontal	–	0.29	5.93	4.03	m	**9.96**
width of cavity 75 mm, closing with common brickwork half brick thick; including damp proof course; vertical	–	0.39	7.84	1.98	m	**9.82**
width of cavity 75 mm, closing with common brickwork half brick thick; including damp proof course; horizontal	–	0.34	6.79	4.69	m	**11.48**
Bonding to existing						
half brick thick	–	0.29	5.93	0.99	m	**6.92**
one brick thick	–	0.44	8.90	1.98	m	**10.88**
one and a half brick thick	–	0.68	13.78	2.97	m	**16.75**
two brick thick	–	0.92	18.64	3.97	m	**22.61**
Arches						
height on face 102 mm, width of exposed soffit 102 mm, shape of arch – segmental, one ring	–	1.65	28.88	5.11	m	**33.99**
height on face 102 mm, width of exposed soffit 215 mm, shape of arch – segmental, one ring	–	2.14	38.85	7.15	m	**46.00**
height on face 102 mm, width of exposed soffit 102 mm, shape of arch – semi-circular, one ring	–	2.09	37.79	5.11	m	**42.90**

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
F10 BRICK/BLOCK WALLING – cont						
Common bricks – cont						
Arches – cont						
height on face 102 mm, width of exposed soffit 215 mm, shape of arch – semicircular, one ring	–	2.63	48.60	7.15	m	**55.75**
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – segmental, two ring	–	2.09	37.79	7.02	m	**44.81**
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – segmental, two ring	–	2.57	47.54	10.97	m	**58.51**
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – semicircular, two ring	–	2.81	52.41	7.02	m	**59.43**
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – semicircular, two ring	–	3.20	60.25	10.97	m	**71.22**
ADD or DEDUCT to walls for variation of £10.00/1000 in PC of common bricks						
half brick thick	–	–	–	0.62	m^2	**0.62**
one brick thick	–	–	–	1.23	m^2	**1.23**
one and a half brick thick	–	–	–	1.85	m^2	**1.85**
two brick thick	–	–	–	2.46	m^2	**2.46**
Class B engineering bricks in cement mortar (1:3)						
PC allowance for bricks; £ per 1000	320.00	–	–	–	1000	**-**
Walls						
half brick thick	–	0.96	19.45	23.10	m^2	**42.55**
one brick thick	–	1.58	31.85	46.20	m^2	**78.05**
one brick thick; building against other work	–	1.88	37.96	48.64	m^2	**86.60**
one brick thick; curved; 6.00 m radii	–	2.10	42.34	46.20	m^2	**88.54**
one and a half brick thick	–	2.10	42.34	69.30	m^2	**111.64**
one and a half brick thick; building against other work	–	2.53	51.12	69.30	m^2	**120.42**
two brick thick	–	2.63	53.02	92.40	m^2	**145.42**
337 mm thick; tapering, one side	–	2.71	54.73	69.30	m^2	**124.03**
450 mm thick; tapering, one side	–	3.50	70.57	92.40	m^2	**162.97**
337 mm thick; tapering, both sides	–	3.15	63.51	69.30	m^2	**132.81**
450 mm thick; tapering, both sides	–	3.98	80.30	93.21	m^2	**173.51**
facework one side, half brick thick	–	1.05	21.17	23.10	m^2	**44.27**
facework one side, one brick thick	–	1.66	33.57	46.20	m^2	**79.77**
facework one side, one and a half brick thick	–	2.18	44.05	69.30	m^2	**113.35**
facework one side, two brick thick	–	2.71	54.73	92.40	m^2	**147.13**
facework both sides, half brick thick	–	1.13	22.89	23.10	m^2	**45.99**
facework both sides, one brick thick	–	1.75	35.28	46.20	m^2	**81.48**
facework both sides, one and a half brick thick	–	2.28	45.96	69.30	m^2	**115.26**
facework both sides, two brick thick	–	2.80	56.46	92.40	m^2	**148.86**
Isolated piers						
one brick thick	–	2.72	54.89	46.20	m^2	**101.09**
two brick thick	–	4.27	86.25	93.21	m^2	**179.46**
three brick thick	–	5.25	105.95	140.23	m^2	**246.18**

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Isolated casings						
half brick thick	–	1.36	27.55	23.10	m^2	**50.65**
one brick thick	–	2.33	47.05	46.20	m^2	**93.25**
Projections						
225 mm width; 112 mm depth; vertical	–	0.34	6.79	4.88	m	**11.67**
225 mm width; 225 mm depth; vertical	–	0.63	12.71	9.75	m	**22.46**
337 mm width; 225 mm depth; vertical	–	0.92	18.64	14.63	m	**33.27**
440 mm width; 225 mm depth; vertical	–	1.07	21.62	19.51	m	**41.13**
Bonding to existing						
half brick thick	–	0.34	6.79	1.27	m	**8.06**
one brick thick	–	0.48	9.75	2.54	m	**12.29**
one and a half brick thick	–	0.68	13.78	3.81	m	**17.59**
two brick thick	–	1.02	20.55	5.08	m	**25.63**
ADD or DEDUCT to walls for variation of £10.00/1000 in PC of bricks						
half brick thick	–	–	–	0.62	m^2	**0.62**
one brick thick	–	–	–	1.23	m^2	**1.23**
one and a half brick thick	–	–	–	1.85	m^2	**1.85**
two brick thick	–	–	–	2.46	m^2	**2.46**
ALTERNATIVE FACING BRICK PRICES (PC £ per 1000)						
Ibstock facing bricks; 215 × 102.5 × 65 mm						
Aldridge Brown Blend	400.10	–	–	–	1000	**-**
Aldridge Leicester Anglican Red Rustic	327.30	–	–	–	1000	**-**
Ashdown Cottage Mixture	330.40	–	–	–	1000	**-**
Ashdown Crowborough Multi	427.80	–	–	–	1000	**-**
Ashdown Pevensey Multi	400.10	–	–	–	1000	**-**
Cattybrook Bristol Gold	334.50	–	–	–	1000	**-**
Chailey Stock	400.10	–	–	–	1000	**-**
Dorking Multi	324.20	–	–	–	1000	**-**
Funton Second Hard Stock	441.20	–	–	–	1000	**-**
Holbook Smooth Red	348.80	–	–	–	1000	**-**
Leicester Red Stock	459.00	–	–	–	1000	**-**
Roughdales Red Multi Rustic	325.20	–	–	–	1000	**-**
Roughdales Trafford Multi Rustic	359.10	–	–	–	1000	**-**
Stourbridge Himley Mixed Russet	488.40	–	–	–	1000	**-**
Stourbridge Kenilworth Multi	311.90	–	–	–	1000	**-**
Stourbridge Pennine Pastone	380.60	–	–	–	1000	**-**
Strattford Red Rustic	305.70	–	–	–	1000	**-**
Swanage Handmade Restoration	703.80	–	–	–	1000	**-**
Tonbridge Handmade Multi	685.40	–	–	–	1000	**-**
Hanson Brick Limited, London brand; 215 × 102.5 × 65 mm						
Brecken Grey	319.00	–	–	–	1000	**-**
Brown Rustic	387.00	–	–	–	1000	**-**
Burghley Red Rustic	319.00	–	–	–	1000	**-**
Chiltern	378.00	–	–	–	1000	**-**
Claydon Red Multi	330.00	–	–	–	1000	**-**
Cotswold	371.00	–	–	–	1000	**-**
Dapple Light	413.00	–	–	–	1000	**-**

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
F10 BRICK/BLOCK WALLING – cont						
ALTERNATIVE FACING BRICK PRICES (PC £ per 1000) – cont						
Hanson Brick Limited, London brand – cont						
Georgian	326.00	–	–	–	1000	**-**
Golden Buff	432.00	–	–	–	1000	**-**
Hathaway Brindled	380.00	–	–	–	1000	**-**
Heather	378.00	–	–	–	1000	**-**
Hereward Light	339.00	–	–	–	1000	**-**
Honey Buff	313.00	–	–	–	1000	**-**
Ironstone	326.00	–	–	–	1000	**-**
Medway Yellow	427.00	–	–	–	1000	**-**
Milton Buff	346.00	–	–	–	1000	**-**
Mixed Brown Brindle Rustic	414.00	–	–	–	1000	**-**
Old English Brindled Red	316.00	–	–	–	1000	**-**
Orient Gold	426.00	–	–	–	1000	**-**
Regency	355.00	–	–	–	1000	**-**
Rustic	427.00	–	–	–	1000	**-**
Sandfaced	364.00	–	–	–	1000	**-**
Saxon Gold	363.00	–	–	–	1000	**-**
Sunset Red	335.00	–	–	–	1000	**-**
Tudor	373.00	–	–	–	1000	**-**
Windsor	329.00	–	–	–	1000	**-**
Selected Regrades	207.00	–	–	–	1000	**-**
Sherbourne Red Pavers	19.00	–	–	–	m^2	**-**
Coxmoor Rose Multi Pavers	19.00	–	–	–	m^2	**-**
SUPPLY AND FIX PRICES						
Facing bricks; machine-made facings; in gauged mortar (1:1:6)						
PC allowance for bricks; £ per 1000	350.00	–	–	–	1000	**-**
Walls						
facework one side, half brick thick; stretcher bond	–	1.13	22.89	24.74	m^2	**47.63**
facework one side, half brick thick, flemish bond with snapped headers	–	1.31	26.51	24.78	m^2	**51.29**
facework one side, half brick thick, stretcher bond; building against other work; concrete	–	1.23	24.79	26.24	m^2	**51.03**
facework one side, half brick thick; flemish bond with snapped headers; building against other work; concrete	–	1.40	28.23	26.24	m^2	**54.47**
facework one side, half brick thick, stretcher bond; building overhand	–	1.40	28.23	24.78	m^2	**53.01**
facework one side, half brick thick; flemish bond with snapped headers; building overhand	–	1.58	31.85	24.78	m^2	**56.63**
facework one side, half brick thick; stretcher bond; curved; 6.00 m radii	–	1.66	33.57	24.78	m^2	**58.35**

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
facework one side, half brick thick; flemish bond with snapped headers; curved; 6.00 m radii	–	1.88	37.96	24.78	m^2	**62.74**
facework one side, half brick thick; stretcher bond; curved; 1.50 m radii	–	2.10	42.34	28.55	m^2	**70.89**
facework one side, half brick thick; flemish bond with snapped headers; curved; 1.50 m radii	–	2.45	49.39	28.55	m^2	**77.94**
facework both sides, one brick thick; two stretcher skins tied together	–	1.97	39.67	57.20	m^2	**96.87**
facework both sides, one brick thick; flemish bond	–	2.01	40.62	49.57	m^2	**90.19**
facework both sides, one brick thick; two stretcher skins tied together; curved; 6.00 m radii	–	2.71	54.73	60.97	m^2	**115.70**
facework both sides, one brick thick; flemish bond; curved; 6.00 m radii	–	2.80	56.46	53.33	m^2	**109.79**
facework both sides, one brick thick; two stretcher skins tied together; curved; 1.50 m radii	–	3.36	67.90	65.46	m^2	**133.36**
facework both sides, one brick thick; flemish bond; curved; 1.50 m radii	–	3.50	70.57	57.83	m^2	**128.40**
Isolated piers						
facework both sides, one brick thick; two stretcher skins tied together	–	2.57	51.92	61.55	m^2	**113.47**
facework both sides, one brick thick; flemish bond	–	2.63	52.98	61.55	m^2	**114.53**
Isolated casings						
facework one side, half brick thick; stretcher bond	–	1.94	39.21	24.78	m^2	**63.99**
facework one side, half brick thick; flemish bond with snapped headers	–	2.14	43.23	24.78	m^2	**68.01**
Projections						
225 mm width; 112 mm depth; stretcher bond; vertical	–	0.29	5.93	5.28	m	**11.21**
225 mm width; 112 mm depth; flemish bond with snapped headers; vertical	–	0.39	7.84	5.28	m	**13.12**
225 mm width; 225 mm depth; flemish bond; vertical	–	0.63	12.71	15.33	m	**28.04**
328 mm width; 112 mm depth; stretcher bond; vertical	–	0.59	11.87	7.92	m	**19.79**
328 mm width; 112 mm depth; flemish bond with snapped headers; vertical	–	0.68	13.78	7.92	m	**21.70**
328 mm width; 225 mm depth; flemish bond; vertical	–	1.17	23.52	15.80	m	**39.32**
440 mm width; 112 mm depth; stretcher bond; vertical	–	0.87	17.59	10.56	m	**28.15**
440 mm width; 112 mm depth; flemish bond with snapped headers; vertical	–	0.92	18.64	10.56	m	**29.20**
440 mm width; 225 mm depth; flemish bond; vertical	–	1.70	34.33	21.10	m	**55.43**
Arches						
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – flat	–	0.98	17.76	6.74	m	**24.50**
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – flat	–	1.46	27.51	12.23	m	**39.74**
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – segmental, one ring	–	1.85	32.43	8.52	m	**40.95**

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
F10 BRICK/BLOCK WALLING – cont						
Facing bricks – cont						
Arches – cont						
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – segmental, one ring	–	2.24	40.27	13.67	m	**53.94**
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – semicircular, one ring	–	2.81	51.93	8.52	m	**60.45**
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – semicircular, one ring	–	3.79	71.63	13.67	m	**85.30**
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – segmental, two ring	–	2.28	41.11	8.52	m	**49.63**
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – segmental, two ring	–	2.96	54.89	13.67	m	**68.56**
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – semicircular, two ring	–	3.79	71.63	8.52	m	**80.15**
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – semicircular, two ring	–	5.25	101.09	13.67	m	**114.76**
Arches; cut voussoirs (PC £ per 1000)	3450.00	–	–	–	1000	**-**
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – segmental, one ring	–	1.89	33.27	53.00	m	**86.27**
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – segmental, one ring	–	2.38	43.23	102.64	m	**145.87**
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – semicircular, one ring	–	2.14	38.36	53.00	m	**91.36**
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – semicircular, one ring	–	2.72	50.02	102.64	m	**152.66**
height on face 320 mm, width of exposed soffit 102 mm, shape of arch – segmental, one and a half ring	–	2.53	46.20	102.65	m	**148.85**
height on face 320 mm, width of exposed soffit 215 mm, shape of arch – segmental, one and a half ring	–	3.31	61.88	210.09	m	**271.97**
Arches; bullnosed specials (PC £ per 1000)	2000.00	–	–	–	1000	**-**
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – flat	–	1.02	18.60	30.42	m	**49.02**
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – flat	–	1.50	28.35	60.17	m	**88.52**
Bullseye windows; 600 mm diameter						
height on face 215 mm, width of exposed soffit 102 mm, two rings	–	4.86	93.24	12.46	nr	**105.70**
height on face 215 mm, width of exposed soffit 215 mm, two rings	–	6.80	132.45	23.83	nr	**156.28**
Bullseye windows; 600 mm; cut voussoirs (PC £ per 1000)	3450.00	–	–	–	1000	**-**
height on face 215 mm, width of exposed soffit 102 mm, one ring	–	4.08	77.56	131.88	nr	**209.44**
height on face 215 mm, width of exposed soffit 215 mm, one ring	–	5.64	108.93	262.66	nr	**371.59**

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Bullseye windows; 1200 mm diameter height on face 215 mm, width of exposed soffit 102 mm, two rings	–	7.58	148.13	26.31	nr	**174.44**
height on face 215 mm, width of exposed soffit 215 mm, two rings	–	10.88	214.68	49.72	nr	**264.40**
Bullseye windows; 1200 mm diameter; cut voussoirs (PC £ per 1000)	3450.00	–	–	–	1000	**-**
height on face 215 mm, width of exposed soffit 102 mm, one ring	–	6.42	124.61	228.73	nr	**353.34**
height on face 215 mm, width of exposed soffit 215 mm, one ring	–	9.14	179.50	453.10	nr	**632.60**
ADD or DEDUCT for variation of £10.00 per 1000 in PC of facing bricks in 102 mm high arches with 215 mm soffit	–	–	–	0.28	m	**0.28**
Facework sills 150 mm × 102 mm; headers on edge; pointing top and one side; set weathering; horizontal	–	0.54	10.80	5.16	m	**15.96**
150 mm × 102 mm; cant headers on edge; pointing top and one side; set weathering; horizontal (PC £ per 1000)	2000.00	0.59	11.87	28.27	m	**40.14**
150 mm × 102 mm; bullnosed specials; headers on flat; pointing top and one side; horizontal (PC £ per 1000)	2000.00	0.48	9.75	28.27	m	**38.02**
Facework copings 215 mm × 102 mm; headers on edge; pointing top and both sides; horizontal	–	0.44	8.90	5.39	m	**14.29**
260 mm × 102 mm; headers on edge; pointing top and both sides; horizontal	–	0.68	13.78	8.00	m	**21.78**
215 mm × 102 mm; double bullnose specials; headers on edge; pointing top and both sides; horizontal (PC £ per 1000)	2000.00	0.48	9.75	27.70	m	**37.45**
260 mm × 102 mm; single bullnose specials; headers on edge; pointing top and both sides; horizontal (PC £ per 1000)	2000.00	0.68	13.78	55.12	m	**68.90**
ADD or DEDUCT for variation of £10.00 per 1000 in PC of facing bricks in copings 215 mm wide, 102 mm high	–	–	–	0.14	m	**0.14**
Extra over facing bricks for; facework ornamental bands and the like, plain bands flush; horizontal; 225 mm width; entirely of stretchers (PC £ per 1000)	400.00	0.20	4.03	0.57	m	**4.60**
Extra over facing brick for; facework quoins flush; mean girth 320 mm (PC £ per 1000)	400.00	0.29	5.93	0.57	m	**6.50**
Bonding to existing facework one side, half brick thick; stretcher bond	–	0.48	9.75	1.36	m	**11.11**
facework one side, half brick thick; flemish bond with snapped headers	–	0.48	9.75	1.36	m	**11.11**
facework both sides, one brick thick; two stretcher skins tied together	–	0.68	13.78	2.73	m	**16.51**
facework both sides, one brick thick; flemish bond	–	0.68	13.78	2.73	m	**16.51**

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
F10 BRICK/BLOCK WALLING – cont						
Facing bricks – cont						
ADD or DEDUCT for variation of £10.00 per 1000 in PC of facing bricks; in walls built entirely of facings; in stretcher or flemish bond						
half brick thick	–	–	–	0.62	m^2	**0.62**
one brick thick	–	–	–	1.23	m^2	**1.23**
Facing bricks; handmade; PC £500.00 per 1000 (unless otherwise stated); in gauged mortar (1:1:6)						
Walls						
facework one side, half brick thick; stretcher bond	–	1.13	22.89	34.47	m^2	**57.36**
facework one side, half brick thick; flemish bond with snapped headers	–	1.31	26.51	34.47	m^2	**60.98**
facework one side; half brick thick; stretcher bond; building against other work; concrete	–	1.23	24.79	35.93	m^2	**60.72**
facework one side, half brick thick; flemish bond with snapped headers; building against other work; concrete	–	1.40	28.23	35.93	m^2	**64.16**
facework one side, half brick thick; stretcher bond; building overhand	–	1.40	28.23	34.47	m^2	**62.70**
facework one side, half brick thick; flemish bond with snapped headers; building overhand	–	1.58	31.85	34.47	m^2	**66.32**
facework one side, half brick thick; stretcher bond; curved; 6.00 m radii	–	1.66	33.57	34.47	m^2	**68.04**
facework one side, half brick thick; flemish bond with snapped headers; curved; 6.00 m radii	–	1.88	37.96	38.51	m^2	**76.47**
facework one side, half brick thick; stretcher bond; curved 1.50 m radii	–	2.10	42.34	34.47	m^2	**76.81**
facework one side, half brick thick; flemish bond with snapped headers; curved; 1.50 m radii	–	2.45	49.39	41.19	m^2	**90.58**
facework both sides, one brick thick; two stretcher skins tied together	–	1.97	39.67	76.57	m^2	**116.24**
facework both sides, one brick thick; flemish bond	–	2.01	40.62	68.94	m^2	**109.56**
facework both sides; one brick thick; two stretcher skins tied together; curved; 6.00 m radii	–	2.71	54.73	81.95	m^2	**136.68**
facework both sides, one brick thick; flemish bond; curved; 6.00 m radii	–	2.80	56.46	74.32	m^2	**130.78**
facework both sides, one brick thick; two stretcher skins tied together; curved; 1.50 m radii	–	3.36	67.90	88.06	m^2	**155.96**
facework both sides, one brick thick; flemish bond; curved; 1.50 m radii	–	3.50	70.57	80.43	m^2	**151.00**
Isolated piers						
facework both sides, one brick thick; two stretcher skins tied together	–	2.57	51.92	80.92	m^2	**132.84**
facework both sides, one brick thick; flemish bond	–	2.63	52.98	80.92	m^2	**133.90**

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Isolated casings						
facework one side, half brick thick; stretcher bond	–	1.94	39.21	34.47	m^2	**73.68**
facework one side, half brick thick; flemish bond with snapped headers	–	2.14	43.23	34.47	m^2	**77.70**
Projections						
225 mm width; 112 mm depth; stretcher bond; vertical	–	0.29	5.93	7.43	m	**13.36**
225 mm width; 112 mm depth; flemish bond with snapped headers; vertical	–	0.39	7.84	7.43	m	**15.27**
225 mm width; 225 mm depth; flemish bond; vertical	–	0.63	12.71	14.86	m	**27.57**
328 mm width; 112 mm depth; stretcher bond; vertical	–	0.59	11.87	11.15	m	**23.02**
328 mm width; 112 mm depth; flemish bond with snapped headers; vertical	–	0.68	13.78	11.15	m	**24.93**
328 mm width; 225 mm depth; flemish bond; vertical	–	1.17	23.52	22.25	m	**45.77**
440 mm width; 112 mm depth; stretcher bond; vertical	–	0.87	17.59	14.86	m	**32.45**
440 mm width; 112 mm depth; flemish bond with snapped headers; vertical	–	0.92	18.64	14.86	m	**33.50**
440 mm width; 225 mm depth; flemish bond; vertical	–	1.70	34.33	29.71	m	**64.04**
Arches						
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – flat	–	0.98	17.76	8.90	m	**26.66**
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – flat	–	1.46	27.51	16.58	m	**44.09**
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – segmental, one ring	–	1.85	32.43	10.67	m	**43.10**
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – segmental, one ring	–	2.24	40.27	17.98	m	**58.25**
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – semicircular, one ring	–	2.81	51.93	10.67	m	**62.60**
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – semicircular, one ring	–	3.79	71.63	17.98	m	**89.61**
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – segmental, two ring	–	2.28	41.11	10.67	m	**51.78**
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – segmental, two ring	–	2.96	54.89	17.98	m	**72.87**
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – semicircular, two ring	–	3.79	71.63	10.67	m	**82.30**
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – semicircular, two ring	–	5.25	101.09	17.98	m	**119.07**

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
F10 BRICK/BLOCK WALLING – cont						
Facing bricks; handmade – cont						
Arches; cut voussoirs (PC £ per 1000)	3450.00	–	–	–	1000	**-**
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – segmental, one ring	–	1.89	33.27	53.00	m	**86.27**
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – segmental, one ring	–	2.38	43.23	102.64	m	**145.87**
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – semicircular, one ring	–	2.14	38.36	53.00	m	**91.36**
height one face 215 mm, width of exposed soffit 215 mm, shape of – arch semicircular, one ring	–	2.72	50.02	102.64	m	**152.66**
height on face 320 mm, width of exposed soffit 102 mm, shape of arch – segmental, one and a half ring	–	2.53	46.20	102.65	m	**148.85**
height on face 320 mm, width of exposed soffit 215 mm, shape of arch – segmental, one and a half ring	–	3.31	61.88	210.09	m	**271.97**
Arches; bullnosed specials (PC £ per 1000)	2000.00	–	–	–	1000	**-**
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – flat	–	1.02	18.60	30.42	m	**49.02**
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – flat	–	1.50	28.35	60.17	m	**88.52**
Bullseye windows; 600 mm diameter						
height on face 215 mm, width of exposed soffit 102 mm, two ring	–	4.86	93.24	16.98	nr	**110.22**
height on face 215 mm, width of exposed soffit 215 mm, two ring	–	6.80	132.45	45.97	nr	**178.42**
Bullseye windows; 600 mm diameter; cut voussoirs (PC £ per 1000)	3450.00	–	–	–	1000	**-**
height on face 215 mm, width of exposed soffit 102 mm, one ring	–	4.08	77.56	131.88	nr	**209.44**
height on face 215 mm, width of exposed soffit 215 mm, one ring	–	5.64	108.93	262.66	nr	**371.59**
Bullseye windows; 1200 mm diameter						
height on face 215 mm, width of exposed soffit 102 mm, two ring	–	7.58	148.13	35.35	nr	**183.48**
height on face 215 mm, width of exposed soffit 215 mm, two ring	–	10.88	214.68	67.80	nr	**282.48**
Bullseye windows; 1200 mm diameter; cut voussoirs (PC £ per 1000)	3450.00	–	–	–	1000	**-**
height on face 215 mm, width of exposed soffit 102 mm, one ring	–	6.42	124.61	228.73	nr	**353.34**
height on face 215 mm, width of exposed soffit 215 mm, one ring	–	9.14	179.50	453.10	nr	**632.60**
ADD or DEDUCT for variation of £10.00 per 1000 in PC of facing bricks in 102 mm high arches with 215 mm soffit	–	–	–	0.28	m	**0.28**

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Facework sills						
150 mm × 102 mm; headers on edge; pointing top and one side; set weathering; horizontal	–	0.54	10.80	7.43	m	**18.23**
150 mm × 102 mm; cant headers on edge; pointing top and one side; set weathering; horizontal (PC £ per 1000)	2000.00	0.59	11.87	28.96	m	**40.83**
150 mm × 102 mm; bullnosed specials; headers on edge; pointing top and one side; horizontal (PC £ per 1000)	2000.00	0.48	9.75	28.96	m	**38.71**
Facework copings						
215 mm × 102 mm; headers on edge; pointing top and both sides; horizontal	–	0.44	8.90	7.54	m	**16.44**
260 mm × 102 mm; headers on edge; pointing top and both sides; horizontal	–	0.68	13.78	11.22	m	**25.00**
215 mm × 102 mm; double bullnose specials; headers on edge; pointing top and both sides; horizontal (PC £ per 1000)	2000.00	0.48	9.75	29.07	m	**38.82**
260 mm × 102 mm; single bullnose specials; headers on edge; pointing top and both sides; horizontal (PC £ per 1000)	2000.00	0.68	13.78	57.86	m	**71.64**
ADD or DEDUCT for variation of £10.00 per 1000 in PC of facing bricks in copings 215 mm wide, 102 mm high	–	–	–	0.14	m	**0.14**
Extra over facing bricks for; facework ornamental bands and the like, plain bands						
flush; horizontal; 225 mm width; entirely of stretchers (PC £ per 1000)	550.00	0.20	4.03	0.72	m	**4.75**
Extra over facing bricks for; facework quoins						
flush mean girth 320 mm (PC £ per 1000)	550.00	0.29	5.93	0.69	m	**6.62**
Bonding ends to existing						
facework one side, half brick thick; stretcher bond	–	0.48	9.75	1.91	m	**11.66**
facework one side, half brick thick; flemish bond with snapped headers	–	0.48	9.75	1.91	m	**11.66**
facework both sides, one brick thick; two stretcher skins tied together	–	0.68	13.78	3.80	m	**17.58**
facework both sides, one brick thick; flemish bond	–	0.68	13.78	3.80	m	**17.58**
ADD or DEDUCT for variation of £10.00/1000 in PC of facing bricks; in walls built entirely of facings; in stretcher or flemish bond						
half brick thick	–	–	–	0.65	m^2	**0.65**
one brick thick	–	–	–	1.29	m^2	**1.29**
Facing bricks; slips 50 mm thick; in gauged mortar (1:1:6) built up against concrete including flushing up at back (ties not included)						
Walls (PC £ per 1000)	1200.00	1.94	39.21	79.67	m^2	**118.88**
Edges of suspended slabs; 200 mm wide	–	0.59	11.87	15.94	m	**27.81**
Columns; 400 mm wide	–	1.17	23.52	31.87	m	**55.39**

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
F10 BRICK/BLOCK WALLING – cont						
Class A engineering bricks; and bullnosed specials; in cement mortar (1:3)						
Facework steps						
215 mm × 102 mm; all headers-on-edge; edges set with bullnosed specials; pointing top and one side; set weathering; horizontal (specials PC £ per 1000)	2000.00	0.54	10.80	28.99	m	**39.79**
returned ends pointed	–	0.15	2.96	6.11	nr	**9.07**
430 mm × 102 mm; all headers-on-edge; edges set with bullnosed specials; pointing top and one side; set weathering; horizontal (engineering bricks PC £ per 1000)	342.00	0.78	15.68	34.17	m	**49.85**
returned ends pointed	–	0.20	4.03	7.86	nr	**11.89**
Facing tile bricks; Ibstock Tilebrick or other equal and approved; in gauged mortar (1:1:6)						
Walls						
facework one side; half brick thick; stretcher bond (PC £ per 1000)	1330.00	0.91	18.44	69.20	m^2	**87.64**
Extra over facing tile bricks for						
fair ends; 79 mm long	–	0.29	5.93	30.04	m	**35.97**
fair ends; 163 mm long	–	0.29	5.93	30.04	m	**35.97**
90° × 1/2 external return	–	0.29	5.93	63.34	m	**69.27**
90° internal return	–	0.29	5.93	74.73	m	**80.66**
45° external return	–	0.29	5.93	63.34	m	**69.27**
45° internal return	–	0.29	5.93	63.34	m	**69.27**
angled verge	–	0.29	5.93	35.30	m	**41.23**
ALTERNATIVE BLOCK PRICES						
Aerated concrete Durox Supablocs; 630 mm × 215 mm (7 nr per m^2)						
100 mm	15.90	–	–	–	m^2	-
130 mm	20.61	–	–	–	m^2	-
140 mm	22.23	–	–	–	m^2	-
150 mm	30.46	–	–	–	m^2	-
215 mm	34.10	–	–	–	m^2	-
Hanson Conbloc blocks: 450 × 215 mm						
Cream fair faced						
100 mm hollow	7.68	–	–	–	m^2	-
100 mm solid	8.31	–	–	–	m^2	-
140mm hollow	11.38	–	–	–	m^2	-
140 mm solid	13.54	–	–	–	m^2	-
190 mm hollow	16.22	–	–	–	m^2	-
190 mm solid	17.87	–	–	–	m^2	-
215 mm hollow	16.17	–	–	–	m^2	-
Fenlite						
100 mm solid; 3.50 N/mm^2	7.17	–	–	–	m^2	-
100 mm solid; 7.00 N/mm^2	7.43	–	–	–	m^2	-

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Standard Dense						
100 mm solid	6.87	–	–	–	m^2	-
140 mm hollow	9.96	–	–	–	m^2	-
215 mm hollow	13.37	–	–	–	m^2	-
Celcon blocks; 450 mm × 215 mm						
75 mm Standard	9.31	–	–	–	m^2	-
100 mm Standard	12.43	–	–	–	m^2	-
150 mm Standard	18.63	–	–	–	m^2	-
100 mm coursing brick; 215 mm × 65 mm	1.62	–	–	–	m	-
265 mm Standard footing	20.16	–	–	–	m^2	-
215 mm hollow	21.15	–	–	–	m^2	-
100 mm Solar	12.43	–	–	–	m^2	-
215 mm Solar	26.71	–	–	–	m^2	-
265 mm Solar	34.01	–	–	–	m^2	-
Forticrete painting quality blocks; 450 mm × 215 mm						
100 mm hollow	9.62	–	–	–	m^2	-
100 mm solid	10.53	–	–	–	m^2	-
140 mm hollow	13.29	–	–	–	m^2	-
140 mm solid	15.51	–	–	–	m^2	-
190 mm hollow	17.62	–	–	–	m^2	-
190 mm solid	20.11	–	–	–	m^2	-
215 mm hollow	18.50	–	–	–	m^2	-
215 mm solid	22.25	–	–	–	m^2	-
Lignacite Lignacrete standard blocks; 450 mm × 215 mm; 7.3 N/mm^2						
100 mm	6.31	–	–	–	m^2	-
140 mm	9.01	–	–	–	m^2	-
150 mm	10.67	–	–	–	m^2	-
190 mm	13.02	–	–	–	m^2	-
215 mm	14.16	–	–	–	m^2	-
Tarmac Hemelite; 450 mm × 215 mm						
100 mm solid; 3.50 N/mm^2	7.79	–	–	–	m^2	-
100 mm solid; 7.00 N/mm^2	8.06	–	–	–	m^2	-
140 mm solid; 7.00 N/mm^2	11.46	–	–	–	m^2	-
190 mm solid; 7.00 N/mm^2	16.55	–	–	–	m^2	-
215 mm solid; 7.00 N/mm^2	20.40	–	–	–	m^2	-
Tarmac Toplite standard blocks; 450 mm × 215 mm						
100 mm	8.32	–	–	–	m^2	-
140 mm	11.65	–	–	–	m^2	-
150 mm	12.48	–	–	–	m^2	-
215 mm	13.76	–	–	–	m^2	-
Tarmac Toplite GTI (thermal) blocks; 450 mm × 215 mm						
115 mm	7.36	–	–	–	m^2	-
125 mm	8.00	–	–	–	m^2	-
130 mm	8.32	–	–	–	m^2	-
140 mm	8.96	–	–	–	m^2	-
150 mm	9.60	–	–	–	m^2	-
215 mm	13.76	–	–	–	m^2	-

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
F10 BRICK/BLOCK WALLING – cont						
SUPPLY AND FIX PRICES						
Lightweight aerated concrete blocks; Thermalite Turbo blocks or other equal and approved; in gauged mortar (1:2:9)						
Walls						
100 mm thick	6.80	0.43	8.77	7.96	m^2	**16.73**
115 mm thick	7.82	0.43	8.77	9.15	m^2	**17.92**
125 mm thick	8.51	0.43	8.77	9.95	m^2	**18.72**
130 mm thick	8.85	0.43	8.77	10.35	m^2	**19.12**
140 mm thick	9.52	0.48	9.73	11.15	m^2	**20.88**
150 mm thick	10.21	0.48	9.73	11.95	m^2	**21.68**
190 mm thick	12.92	0.53	10.68	15.13	m^2	**25.81**
200 mm thick	13.61	0.53	10.68	15.93	m^2	**26.61**
215 mm thick	14.63	0.53	10.68	17.12	m^2	**27.80**
Isolated piers or chimney stacks						
190 mm thick	–	0.87	17.59	15.13	m^2	**32.72**
215 mm thick	–	0.87	17.59	17.12	m^2	**34.71**
Isolated casings						
100 mm thick	–	0.54	10.80	7.96	m^2	**18.76**
115 mm thick	–	0.54	10.80	9.15	m^2	**19.95**
125 mm thick	–	0.54	10.80	9.95	m^2	**20.75**
140 mm thick	–	0.59	11.87	11.15	m^2	**23.02**
Extra over for fair face; flush pointing						
walls; one side	–	0.04	0.85	–	m^2	**0.85**
walls; both sides	–	0.09	1.91	–	m^2	**1.91**
Closing cavities						
width of cavity 50 mm, closing with lightweight blockwork 100 mm thick; vertical	–	0.24	4.88	0.46	m	**5.34**
width of cavity 50 mm, closing with lightweight blockwork 100 mm thick; including damp proof course; vertical	–	0.29	5.93	1.13	m	**7.06**
width of cavity 75 mm, closing with lightweight blockwork 100 mm thick; vertical	–	0.24	4.88	0.66	m	**5.54**
width of cavity 75 mm, closing with lightweight blockwork 100 mm thick; including damp proof course; vertical	–	0.29	5.93	1.32	m	**7.25**
Bonding ends to common brickwork						
100 mm thick	–	0.15	2.96	0.92	m	**3.88**
115 mm thick	–	0.15	2.96	1.07	m	**4.03**
125 mm thick	–	0.24	4.88	1.16	m	**6.04**
130 mm thick	–	0.24	4.88	1.21	m	**6.09**
140 mm thick	–	0.24	4.88	1.30	m	**6.18**
150 mm thick	–	0.24	4.88	1.39	m	**6.27**
190 mm thick	–	0.29	5.93	1.75	m	**7.68**
200 mm thick	–	0.29	5.93	1.86	m	**7.79**
215 mm thick	–	0.34	6.79	2.00	m	**8.79**

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Lightweight aerated concrete blocks; Thermalite Shield blocks or other equal and approved; in thin joint mortar						
Walls						
50 mm thick	4.96	0.42	8.48	6.41	m^2	**14.89**
75 mm thick	5.62	0.42	8.48	7.13	m^2	**15.61**
90 mm thick	6.62	0.42	8.48	8.43	m^2	**16.91**
100 mm thick	6.62	0.48	9.75	8.56	m^2	**18.31**
140 mm thick	9.26	0.54	10.80	11.98	m^2	**22.78**
150 mm thick	9.93	0.54	10.80	12.85	m^2	**23.65**
190 mm thick	12.56	0.59	11.87	16.25	m^2	**28.12**
200 mm thick	13.23	0.63	12.71	17.12	m^2	**29.83**
Isolated piers or chimney stacks						
190 mm thick	–	0.63	12.71	16.25	m^2	**28.96**
Isolated casings						
75 mm thick	–	0.37	7.42	7.45	m^2	**14.87**
90 mm thick	–	0.37	7.42	8.56	m^2	**15.98**
100 mm thick	–	0.37	7.42	8.56	m^2	**15.98**
140 mm thick	–	0.40	8.06	11.98	m^2	**20.04**
Lightweight aerated concrete blocks; Thermalite Shield blocks or other equal and approved; in gauged mortar (1:2:9)						
Walls						
75 mm thick	6.04	0.40	8.02	6.54	m^2	**14.56**
90 mm thick	7.11	0.40	8.02	7.71	m^2	**15.73**
100 mm thick	7.11	0.43	8.77	7.76	m^2	**16.53**
140 mm thick	9.96	0.48	9.73	10.85	m^2	**20.58**
150 mm thick	10.67	0.48	9.73	11.64	m^2	**21.37**
190 mm thick	13.51	0.53	10.68	14.73	m^2	**25.41**
200 mm thick	14.22	0.53	10.68	15.52	m^2	**26.20**
Isolated piers or chimney stacks						
190 mm thick	–	0.87	17.59	14.73	m^2	**32.32**
Isolated casings						
75 mm thick	–	0.54	10.80	6.54	m^2	**17.34**
90 mm thick	–	0.54	10.80	7.71	m^2	**18.51**
100 mm thick	–	0.54	10.80	7.76	m^2	**18.56**
140 mm thick	–	0.59	11.87	10.85	m^2	**22.72**
Extra over for fair face; flush pointing						
walls; one side	–	0.04	0.85	–	m^2	**0.85**
walls; both sides	–	0.09	1.91	–	m^2	**1.91**
Closing cavities						
width of cavity 50 mm, closing with lightweight blockwork 100 mm thick; vertical	–	0.24	4.88	0.45	m	**5.33**
width of cavity 50 mm, closing with lightweight blockwork 100 mm thick; including damp proof course; vertical	–	0.29	5.93	1.12	m	**7.05**
width of cavity 75 mm, closing with lightweight blockwork 100 mm thick; vertical	–	0.24	4.88	0.64	m	**5.52**
width of cavity 75 mm, closing with lightweight blockwork 100 mm thick; including damp proof course; vertical	–	0.29	5.93	1.30	m	**7.23**

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
F10 BRICK/BLOCK WALLING – cont						
Lightweight aerated concrete blocks; Thermalite Shield blocks or other equal and approved – cont						
Bonding ends to common brickwork						
75 mm thick	–	0.09	1.91	0.76	m	**2.67**
90 mm thick	–	0.09	1.91	0.89	m	**2.80**
100 mm thick	–	0.15	2.96	0.90	m	**3.86**
140 mm thick	–	0.24	4.88	1.27	m	**6.15**
150 mm thick	–	0.24	4.88	1.35	m	**6.23**
190 mm thick	–	0.29	5.93	1.71	m	**7.64**
200 mm thick	–	0.29	5.93	1.81	m	**7.74**
Lightweight smooth face aerated concrete blocks; Thermalite Smooth Face blocks or other equal and approved; in gauged mortar (1:2:9); flush pointing one side						
Walls						
100 mm thick	8.98	0.53	10.68	10.37	m^2	**21.05**
140 mm thick	12.57	0.61	12.39	14.51	m^2	**26.90**
150 mm thick	13.47	0.61	12.39	15.55	m^2	**27.94**
190 mm thick	17.06	0.70	14.11	19.69	m^2	**33.80**
200 mm thick	17.96	0.70	14.11	20.74	m^2	**34.85**
215 mm thick	19.30	0.70	14.11	22.28	m^2	**36.39**
Isolated piers or chimney stacks						
190 mm thick	–	0.98	19.71	19.69	m^2	**39.40**
200 mm thick	–	0.98	19.71	20.74	m^2	**40.45**
215 mm thick	–	0.98	19.71	22.28	m^2	**41.99**
Isolated casings						
100 mm thick	–	0.72	14.63	10.37	m^2	**25.00**
140 mm thick	–	0.78	15.68	14.51	m^2	**30.19**
Extra over for fair face flush pointing walls; both sides	–	0.04	0.85	–	m^2	**0.85**
Bonding ends to common brickwork						
100 mm thick	–	0.24	4.88	1.22	m	**6.10**
140 mm thick	–	0.24	4.88	1.71	m	**6.59**
150 mm thick	–	0.29	5.93	1.82	m	**7.75**
190 mm thick	–	0.34	6.79	2.32	m	**9.11**
200 mm thick	–	0.34	6.79	2.44	m	**9.23**
215 mm thick	–	0.34	6.79	2.63	m	**9.42**
Lightweight smooth face aerated concrete blocks; Thermalite Party Wall blocks or other equal and approved; in gauged mortar (1:2:9); flush pointing one side						
Walls						
100 mm thick	6.62	0.59	11.87	7.60	m^2	**19.47**
215 mm thick	14.22	0.78	15.68	16.31	m^2	**31.99**

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Isolated piers or chimney stacks						
215 mm thick	–	0.98	19.71	16.31	m^2	**36.02**
Isolated casings						
100 mm thick	–	0.72	14.63	7.60	m^2	**22.23**
Extra over for fair face flush pointing						
walls; both sides	–	0.04	0.85	–	m^2	**0.85**
Bonding ends to common brickwork						
100 mm thick	–	0.24	4.88	0.84	m	**5.72**
215 mm thick	–	0.34	6.79	1.83	m	**8.62**
Lightweight aerated high strength concrete blocks (7.00 N/mm²); Thermalite High Strength 7 blocks or other equal and approved; in cement mortar (1:3)						
Walls						
100 mm thick	8.51	0.43	8.77	9.91	m^2	**18.68**
140 mm thick	11.91	0.48	9.73	13.88	m^2	**23.61**
150 mm thick	12.76	0.48	9.73	14.87	m^2	**24.60**
190 mm thick	16.16	0.53	10.68	18.83	m^2	**29.51**
200 mm thick	17.01	0.53	10.68	19.82	m^2	**30.50**
215 mm thick	18.29	0.53	10.68	21.31	m^2	**31.99**
Isolated piers or chimney stacks						
190 mm thick	–	0.87	17.59	18.83	m^2	**36.42**
200 mm thick	–	0.87	17.59	19.82	m^2	**37.41**
215 mm thick	–	0.87	17.59	21.31	m^2	**38.90**
Isolated casings						
100 mm thick	–	0.54	10.80	9.91	m^2	**20.71**
140 mm thick	–	0.59	11.87	13.88	m^2	**25.75**
150 mm thick	–	0.59	11.87	14.87	m^2	**26.74**
190 mm thick	–	0.72	14.63	18.83	m^2	**33.46**
200 mm thick	–	0.72	14.63	19.82	m^2	**34.45**
215 mm thick	–	0.72	14.63	21.31	m^2	**35.94**
Extra over for flush pointing						
walls; one side	–	0.04	0.85	–	m^2	**0.85**
walls; both sides	–	0.09	1.91	–	m^2	**1.91**
Bonding ends to common brickwork						
100 mm thick	–	0.24	4.88	1.17	m	**6.05**
140 mm thick	–	0.24	4.88	1.65	m	**6.53**
150 mm thick	–	0.29	5.93	1.76	m	**7.69**
190 mm thick	–	0.34	6.79	2.22	m	**9.01**
200 mm thick	–	0.34	6.79	2.35	m	**9.14**
215 mm thick	–	0.34	6.79	2.53	m	**9.32**
Lightweight aerated high strength concrete blocks (10.00 N/mm²); Thermalite High Strength 10 blocks or other equal and approved; in cement mortar (1:3)						
Walls						
100 mm thick (NB other thicknesses as a special order item)	–	0.53	10.68	12.69	m^2	**23.37**

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Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
F10 BRICK/BLOCK WALLING – cont						
Lightweight concrete blocks; Thermalite Trenchblock or other equal and approved; with tongued and grooved joints; in cement mortar (1:4)						
Walls						
255 mm thick	–	0.63	12.71	20.80	m^2	**33.51**
275 mm thick	–	0.68	13.78	22.11	m^2	**35.89**
305 mm thick	–	0.73	14.83	24.46	m^2	**39.29**
355 mm thick	–	0.79	15.90	28.35	m^2	**44.25**
Concrete blocks; Thermalite Trenchblock 7.00N/mm^2 or other equal and approved; with tongued and grooved joints; in cement mortar (1:4)						
Walls						
255 mm thick	24.09	0.73	14.83	27.57	m^2	**42.40**
275 mm thick	25.98	0.79	15.90	29.74	m^2	**45.64**
305 mm thick	28.82	0.84	16.95	32.93	m^2	**49.88**
355 mm thick	33.54	0.89	18.01	38.21	m^2	**56.22**
Medium dense smooth faced concrete blocks; Lignacite standard and paint grade 3.60N/mm^2 blocks or other equal and approved; in gauged mortar (1:2:9); flush pointing one side						
Walls						
100 mm thick	7.04	0.59	11.83	8.23	m^2	**20.06**
140 mm thick	21.38	0.68	13.74	12.01	m^2	**25.75**
150 mm thick	10.97	0.70	14.11	12.79	m^2	**26.90**
190 mm thick	14.00	0.81	16.40	16.32	m^2	**32.72**
215 mm thick	15.01	0.90	18.12	17.55	m^2	**35.67**
Isolated piers or chimney stacks						
190 mm thick	–	1.20	24.16	16.32	m^2	**40.48**
215 mm thick	–	1.32	26.70	17.55	m^2	**44.25**
Isolated casings						
100 mm thick	–	0.82	16.53	8.23	m^2	**24.76**
140 mm thick	–	0.94	19.08	12.01	m^2	**31.09**
Extra over for fair face flush pointing walls; both sides	–	0.04	0.85	–	m^2	**0.85**
Bonding ends to common brickwork						
100 mm thick	–	0.24	4.88	0.97	m	**5.85**
140 mm thick	–	0.24	4.88	1.44	m	**6.32**
150 mm thick	–	0.29	5.93	1.52	m	**7.45**
190 mm thick	–	0.34	6.79	1.93	m	**8.72**
215 mm thick	–	0.34	6.79	2.09	m	**8.88**

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Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Medium dense smooth faced concrete blocks; Lignacite standard and paint grade 7.30N/mm² blocks or other equal and approved; in gauged mortar (1:2:9); flush pointing one side						
Walls						
100 mm thick	7.69	0.59	11.83	8.35	m²	**20.18**
140 mm thick	11.17	0.68	13.74	12.11	m²	**25.85**
150 mm thick	12.40	0.70	14.11	13.42	m²	**27.53**
190 mm thick	15.54	0.81	16.40	16.81	m²	**33.21**
215 mm thick	17.21	0.90	18.12	18.64	m²	**36.76**
Isolated piers or chimney stacks						
190 mm thick	–	1.20	24.16	16.81	m²	**40.97**
215 mm thick	–	1.32	26.70	18.64	m²	**45.34**
Isolated casings						
100 mm thick	–	0.82	16.53	8.35	m²	**24.88**
140 mm thick	–	0.94	19.08	12.11	m²	**31.19**
Dense aggregate concrete blocks; ARC Conbloc or other equal and approved; in cement mortar (1:2:9)						
Walls or partitions or skins of hollow walls						
75 mm thick; solid	5.44	0.53	11.54	6.34	m²	**17.88**
100 mm thick; solid	6.01	0.65	14.23	7.09	m²	**21.32**
140 mm thick; solid	11.83	0.78	17.11	13.68	m²	**30.79**
140 mm thick; hollow	11.35	0.70	15.25	13.16	m²	**28.41**
190 mm thick; hollow	13.40	0.88	19.17	15.65	m²	**34.82**
215 mm thick; hollow	13.98	0.96	21.02	16.41	m²	**37.43**
Isolated piers or chimney stacks						
140 mm thick; hollow	–	1.07	23.36	13.16	m²	**36.52**
190 mm thick; hollow	–	1.41	30.69	15.65	m²	**46.34**
215 mm thick; hollow	–	1.61	35.04	16.41	m²	**51.45**
Isolated casings						
75 mm thick; solid	–	0.72	15.81	6.34	m²	**22.15**
100 mm thick; solid	–	0.78	16.94	7.09	m²	**24.03**
140 mm thick; solid	–	0.98	21.30	13.68	m²	**34.98**
Extra over for fair face; flush pointing						
walls; one side	–	0.09	2.06	–	m²	**2.06**
walls; both sides	–	0.15	3.21	–	m²	**3.21**
Bonding ends to common brickwork						
75 mm thick solid	–	0.15	3.21	0.75	m	**3.96**
100 mm thick solid	–	0.24	5.27	0.84	m	**6.11**
140 mm thick solid	–	0.29	6.42	1.62	m	**8.04**
140 mm thick hollow	–	0.29	6.42	1.56	m	**7.98**
190 mm thick hollow	–	0.34	7.33	1.86	m	**9.19**
215 mm thick hollow	–	0.39	8.48	1.96	m	**10.44**

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
F10 BRICK/BLOCK WALLING – cont						
Dense aggregate concrete blocks; (7.00 N/mm²) Forticrete blocks or other equal and approved; in cement mortar (1:3)						
Walls						
75 mm thick; solid	–	0.53	11.54	8.51	m²	**20.05**
100 mm thick; hollow	–	0.65	14.23	7.14	m²	**21.37**
100 mm thick; solid	–	0.65	14.23	6.71	m²	**20.94**
140 mm thick; hollow	–	0.70	15.25	10.52	m²	**25.77**
140 mm thick; solid	–	0.78	17.11	10.52	m²	**27.63**
190 mm thick; hollow	–	0.88	19.17	14.23	m²	**33.40**
190 mm thick; solid	–	0.96	21.02	14.22	m²	**35.24**
215 mm thick; hollow	–	0.96	21.02	13.13	m²	**34.15**
215 mm thick; solid	–	0.99	21.51	15.60	m²	**37.11**
Dwarf support wall						
140 mm thick; solid	–	1.22	26.57	10.52	m²	**37.09**
190 mm thick; solid	–	1.41	30.69	14.22	m²	**44.91**
215 mm thick; solid	–	1.61	35.04	15.60	m²	**50.64**
Isolated piers or chimney stacks						
140 mm thick; hollow	–	1.07	23.36	10.52	m²	**33.88**
190 mm thick; hollow	–	1.41	30.69	14.23	m²	**44.92**
215 mm thick; hollow	–	1.61	35.04	13.13	m²	**48.17**
Isolated casings						
75 mm thick; solid	–	0.72	15.81	8.51	m²	**24.32**
100 mm thick; solid	–	0.78	16.94	6.71	m²	**23.65**
140 mm thick; solid	–	0.98	21.30	10.52	m²	**31.82**
Extra over for fair face; flush pointing						
walls; one side	–	0.09	2.06	–	m²	**2.06**
walls; both sides	–	0.15	3.21	–	m²	**3.21**
Bonding ends to common brickwork						
75 mm thick solid	–	0.15	3.21	0.99	m	**4.20**
100 mm thick solid	–	0.24	5.27	0.79	m	**6.06**
140 mm thick solid	–	0.29	6.42	1.25	m	**7.67**
190 mm thick solid	–	0.34	7.33	1.67	m	**9.00**
215 mm thick solid	–	0.39	8.48	1.86	m	**10.34**
Dense aggregate coloured concrete blocks; Forticrete Bathstone or other equal and approved; in coloured gauged mortar (1:1:6); flush pointing one side						
Walls						
100 mm thick hollow	–	0.78	16.94	24.99	m²	**41.93**
100 mm thick solid	–	0.78	16.94	24.99	m²	**41.93**
140 mm thick hollow	–	0.87	19.01	36.16	m²	**55.17**
140 mm thick solid	–	0.98	21.30	36.16	m²	**57.46**
215 mm thick hollow	–	1.22	26.57	41.67	m²	**68.24**
Isolated piers or chimney stacks						
140 mm thick solid	–	1.31	28.63	36.16	m²	**64.79**
215 mm thick hollow	–	1.65	35.96	41.67	m²	**77.63**

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Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Extra over blocks for						
100 mm thick half lintel blocks; ref D14	–	0.24	5.27	18.92	m	**24.19**
140 mm thick half lintel blocks; ref H14	–	0.29	6.42	33.84	m	**40.26**
140 mm thick quoin blocks; ref H16	–	0.34	7.33	28.35	m	**35.68**
140 mm thick cavity closer blocks; ref H17	–	0.34	7.33	30.40	m	**37.73**
140 mm thick cill blocks; ref H21	–	0.29	6.42	22.35	m	**28.77**
Glazed finish blocks; Forticrete Astra-Glaze or other equal and approved; in gauged mortar (1:1:6); joints raked out; gun applied latex grout to joints						
Walls or partitions or skins of hollow walls						
100 mm thick; glazed one side	–	0.98	21.30	95.12	m^2	**116.42**
extra; glazed square end return	–	0.39	8.48	27.40	m	**35.88**
100 mm thick; glazed both sides	–	1.17	25.42	119.21	m^2	**144.63**
100 mm thick lintel 200 mm high; glazed one side	–	0.87	15.72	25.47	m	**41.19**
Fireborn terracotta blocks or other equal and approved; Ibstock Brick Ltd; in coloured gauged mortar (1:1:6); flush pointing one side						
Walls or partitions or skins of hollow walls						
102.50 mm thick; stretcher bond	–	0.35	7.55	49.22	m^2	**56.77**
102.50 mm thick; stack bond	–	0.37	8.02	49.17	m^2	**57.19**
F11 GLASS BLOCK WALLING						
NOTE: The following specialist prices for glass block walling; supplied by Roger Wilde Ltd; assume standard blocks in panels of 50 m^2; work in straight walls at ground level; and all necessary ancillary fixing; strengthening; easy access; pointing and expansion materials etc.						
Hollow glass block walling; Pittsburgh Corning sealed Thinline or other equal and approved; in cement mortar joints; reinforced with 6 mm diameter stainless steel rods; pointed both sides with mastic or other equal and approved						
Walls; facework both sides						
115 mm × 115 mm × 80 mm flemish blocks	–	–	–	–	m^2	**552.00**
190 mm × 190 mm × 80 mm flemish; cross reeded or clear blocks	–	–	–	–	m^2	**226.00**
240 mm × 240 mm × 80 mm flemish; cross reeded or clear blocks	–	–	–	–	m^2	**356.00**
240 mm × 115 mm × 80 mm flemish, or clear blocks	–	–	–	–	m^2	**262.00**
Fire-rated walls						
190 mm × 190 mm × 100 mm glass blocks; 30 minute fire-rated	–	–	–	–	m^2	**544.00**
190 mm × 190 mm × 160 mm glass blocks; 60 minute fire-rated	–	–	–	–	m^2	**977.00**

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
F20 NATURAL STONE RUBBLE WALLING						
Cotswold Guiting limestone or other equal and approved ; laid dry						
Uncoursed random rubble walling						
275 mm thick	–	2.17	49.84	81.92	m^2	**131.76**
350 mm thick	–	2.58	58.75	104.23	m^2	**162.98**
425 mm thick	–	2.95	66.60	126.58	m^2	**193.18**
500 mm thick	–	3.31	74.19	148.92	m^2	**223.11**
Cotswold Guiting limestone or other equal and approved; bedded; jointed and pointed in cement:lime mortar (1:2:9)						
Uncoursed random rubble walling; faced and pointed; both sides						
275 mm thick	–	2.08	47.43	86.18	m^2	**133.61**
350 mm thick	–	2.29	51.26	109.65	m^2	**160.91**
425 mm thick	–	2.51	55.36	133.17	m^2	**188.53**
500 mm thick	–	2.72	59.20	156.67	m^2	**215.87**
Coursed random rubble walling; rough dressed; faced and pointed one side						
114 mm thick	–	1.55	30.51	53.42	m^2	**83.93**
150 mm thick	–	1.85	45.08	53.99	m^2	**99.07**
Fair returns on walling						
114 mm wide	–	0.02	0.42	–	m	**0.42**
150 mm wide	–	0.03	0.64	–	m	**0.64**
275 mm wide	–	0.06	1.27	–	m	**1.27**
350 mm wide	–	0.08	1.69	–	m	**1.69**
425 mm wide	–	0.11	2.12	–	m	**2.12**
500 mm wide	–	0.13	2.54	–	m	**2.54**
Fair raking cutting or circular cutting						
114 mm wide	–	0.21	4.35	7.75	m	**12.10**
150 mm wide	–	0.26	5.46	7.75	m	**13.21**
Level uncoursed rubble walling for damp proof courses and the like						
275 mm wide	–	0.20	5.08	9.28	m	**14.36**
350 mm wide	–	0.21	5.35	11.72	m	**17.07**
425 mm wide	–	0.22	5.62	14.22	m	**19.84**
500 mm wide	–	0.23	5.89	16.70	m	**22.59**
Copings formed of rough stones; faced and pointed all round						
275 mm × 200 mm (average) high	–	0.59	13.85	33.88	m	**47.73**
350 mm × 250 mm (average) high	–	0.79	18.31	47.56	m	**65.87**
425 mm × 300 mm (average) high	–	1.02	23.43	66.97	m	**90.40**
500 mm × 300 mm (average) high	–	1.29	29.38	91.06	m	**120.44**

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
F22 CAST STONE WALLING/DRESSINGS						
Reconstructed limestone walling; Bradstone 100 bed weathered Cotswold or North Cerney masonry blocks or other equal and approved; laid to pattern or course recommended; bedded; jointed and pointed in approved coloured cement:lime mortar (1:2:9)						
Walls; facing and pointing one side						
Enviromasonry Rustic	–	1.05	21.19	22.22	m^2	**43.41**
masonry blocks; random uncoursed	–	1.09	22.04	38.96	m^2	**61.00**
extra; returned ends	–	0.39	7.84	30.63	m	**38.47**
extra; plain L shaped quoins	–	0.13	2.54	38.17	m	**40.71**
traditional walling; coursed squared	–	1.36	27.55	38.96	m^2	**66.51**
squared coursed rubble	–	1.31	26.49	40.23	m^2	**66.72**
squared random rubble	–	1.36	27.55	40.06	m^2	**67.61**
squared and pitched rock faced walling; coursed	–	1.41	28.39	40.06	m^2	**68.45**
ashlar; 440×215 × 100mm thick	–	1.16	23.31	40.89	m^2	**64.20**
rough hewn rockfaced walling; random	–	1.46	29.46	39.87	m^2	**69.33**
extra; returned ends	–	0.16	3.18	–	m	**3.18**
Isolated piers or chimney stacks; facing and pointing one side						
Enviromasonry Rustic	–	1.47	29.66	22.22	m^2	**51.88**
masonry blocks; random uncoursed	–	1.50	30.30	38.96	m^2	**69.26**
traditional walling; coursed squared	–	1.89	38.14	38.96	m^2	**77.10**
squared coursed rubble	–	1.85	37.30	40.23	m^2	**77.53**
squared random rubble	–	1.89	38.14	40.06	m^2	**78.20**
squared and pitched rock faced walling; coursed	–	2.00	40.26	40.06	m^2	**80.32**
ashlar; 440×215 × 100mm thick	–	1.62	32.64	40.89	m^2	**73.53**
rough hewn rockfaced walling; random	–	2.04	41.11	39.87	m^2	**80.98**
Isolated casings; facing and pointing one side						
Enviromasonry Rustic	–	1.26	25.43	22.22	m^2	**47.65**
masonry blocks; random uncoursed	–	1.31	26.49	38.96	m^2	**65.45**
traditional walling; coursed squared	–	1.65	33.27	38.96	m^2	**72.23**
squared coursed rubble	–	1.61	32.42	40.23	m^2	**72.65**
squared random rubble	–	1.65	33.27	40.06	m^2	**73.33**
squared and pitched rock faced walling; coursed	–	1.70	34.33	40.06	m^2	**74.39**
ashlar; 440×215 × 100mm thick	–	1.39	27.97	40.89	m^2	**68.86**
rough hewn rockfaced walling; random	–	1.75	35.39	39.87	m^2	**75.26**
Fair returns 100mm wide						
Enviromasonry Rustic	–	0.11	2.12	–	m^2	**2.12**
masonry blocks; random uncoursed	–	0.12	2.33	–	m^2	**2.33**
traditional walling; coursed squared	–	0.15	2.96	–	m^2	**2.96**
squared coursed rubble	–	0.14	2.76	–	m^2	**2.76**
squared random rubble	–	0.15	2.96	–	m^2	**2.96**
squared and pitched rock faced walling; coursed	–	0.15	2.96	–	m^2	**2.96**
ashlar; 440×215 × 100mm thick	–	0.15	2.96	–	m^2	**2.96**
rough hewn rockfaced walling; random	–	0.16	3.18	–	m^2	**3.18**
Fair raking cutting or circular cutting						
100mm wide	–	0.18	3.60	–	m	**3.60**
Quoin						
ashlar; 440×215 × 215×100mm thick	–	0.79	15.90	78.27	m	**94.17**

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
F22 CAST STONE WALLING/DRESSINGS – cont						
Reconstructed limestone dressings; Bradstone Architectural dressings in weathered Cotswold or North Cerney shades or other equal and approved; bedded, jointed and pointed in approved coloured cement:lime mortar (1:2:9)						
Copings; twice weathered and throated						
305 mm × 76 mm; type A	–	0.39	7.84	24.57	m	**32.41**
Extra for						
fair end	–	–	–	12.19	nr	**12.19**
returned mitred fair end	–	–	–	12.19	nr	**12.19**
Copings; once weathered and throated						
305 mm × 76 mm	–	0.39	7.84	24.21	m	**32.05**
356 mm × 76 mm	–	0.39	7.84	22.45	m	**30.29**
Extra for						
fair end	–	–	–	12.19	nr	**12.19**
returned mitred fair end	–	–	–	12.19	nr	**12.19**
Pier caps; four times weathered and throated						
305 mm × 305 mm	–	0.24	4.88	14.48	nr	**19.36**
381 mm × 381 mm	–	0.24	4.88	21.48	nr	**26.36**
457 mm × 457 mm	–	0.29	5.93	29.39	nr	**35.32**
533 mm × 533 mm	–	0.29	5.93	40.78	nr	**46.71**
Splayed corbels						
479 mm × 100 mm × 215 mm	–	0.15	2.96	24.07	nr	**27.03**
665 mm × 100 mm × 215 mm	–	0.20	4.03	33.28	nr	**37.31**
100 mm × 140 mm lintels; rectangular; reinforced with mild steel bars						
all lengths to 2.07 m	–	0.27	5.51	38.35	m	**43.86**
100 mm × 215 mm lintels; rectangular; reinforced with mild steel bars						
all lengths to 2.85 m	–	0.32	6.36	40.95	m	**47.31**
Sills to suit standard windows; stooled 100 mm at ends						
150 mm x140 mm; not exceeding 1.97 m long	–	0.29	5.93	51.77	m	**57.70**
197 mm x140 mm; not exceeding 1.97 m long	–	0.29	5.93	58.14	m	**64.07**
Window surround; traditional with label moulding; for single light; sill 146 mm × 133 mm; jambs 146 mm × 146 mm; head 146 mm × 105 mm; including all dowels and anchors						
overall size 508 mm × 1479 mm	–	0.87	17.59	178.75	nr	**196.34**
Window surround; traditional with label moulding; three light; for windows 508 mm × 1219 mm; sill 146 mm × 133 mm; jambs 146 mm × 146 mm; head 146 mm × 103 mm; mullions 146 mm × 108 mm; including all dowels and anchors						
overall size 1975 mm × 1479 mm	–	2.28	45.98	420.69	nr	**466.67**
Door surround; moulded continuous jambs and head with label moulding; including all dowels and anchors						
door 839 mm × 1981 mm in 102 mm × 64 mm frame	–	1.61	32.42	380.61	nr	**413.03**

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
F30 ACCESSORIES/SUNDRY ITEMS FOR BRICK/ BLOCKS/STONE WALLING						
Forming cavities						
In hollow walls						
width of cavity 50 mm; polypropylene ties; three wall ties per m^2	–	0.05	1.06	0.24	m^2	**1.30**
width of cavity 50 mm; galvanized steel twisted wall ties; three wall ties per m^2	–	0.05	1.06	0.75	m^2	**1.81**
width of cavity 50 mm; stainless steel butterfly wall ties; three wall ties per m^2	–	0.05	1.06	0.54	m^2	**1.60**
width of cavity 50 mm; stainless steel twisted wall ties; three wall ties per m^2	–	0.05	1.06	0.69	m^2	**1.75**
width of cavity 75 mm; polypropylene ties; three wall ties per m^2	–	0.05	1.06	0.24	m^2	**1.30**
width of cavity 75 mm; galvanized steel twisted wall ties; three wall ties per m^2	–	0.05	1.06	0.79	m^2	**1.85**
width of cavity 75 mm; stainless steel butterfly wall ties; three wall ties per m^2	–	0.05	1.06	0.77	m^2	**1.83**
width of cavity 75 mm; stainless steel twisted wall ties; three wall ties per m^2	–	0.05	1.06	0.76	m^2	**1.82**
Damp proof courses						
Polythene damp proof course or other equal and approved; 200 mm laps; in gauged mortar (1:1:6)						
width exceeding 225 mm; horizontal	–	0.24	4.88	0.45	m^2	**5.33**
width exceeding 225 mm; forming cavity gutters in hollow walls; horizontal	–	0.39	7.84	0.45	m^2	**8.29**
width not exceeding 225 mm; horizontal	–	0.48	9.75	0.45	m^2	**10.20**
width not exceeding 225 mm; vertical	–	0.72	14.63	0.45	m^2	**15.08**
Engerseal polymer elastomeric damp proof course or other equal and approved; 200 mm laps; in gauged morter (1:1:6)						
width exceeding 225 mm; horizontal	–	0.24	4.88	3.48	m^2	**8.36**
width exceeding 225 mm; forming cavity gutters in hollow walls; horizontal	–	0.39	7.84	3.48	m^2	**11.32**
width not exceeding 225 mm; horizontal	–	0.48	9.75	3.48	m^2	**13.23**
width not exceeding 225 mm; vertical	–	0.72	14.63	3.48	m^2	**18.11**
Zedex CPT (Co-Polymer Thermoplastic) damp proof course or other equal and approved; 200 mm laps; in gauged mortar (1:1:6)						
width exceeding 225 mm; horizontal	–	0.24	4.88	5.47	m^2	**10.35**
width exceeding 225 mm wide; forming cavity gutters in hollow walls; horizontal	–	0.39	7.84	5.47	m^2	**13.31**
width not exceeding 225 mm; horizontal	–	0.48	9.75	5.47	m^2	**15.22**
width not exceeding 225 mm; vertical	–	0.72	14.63	5.47	m^2	**20.10**
Hyload (pitch polymer) damp proof course or other equal and approved; 150 mm laps; in gauged mortar (1:1:6)						
width exceeding 225 mm; horizontal	–	0.24	4.88	4.62	m^2	**9.50**
width exceeding 225 mm; forming cavity gutters in hollow walls; horizontal	–	0.39	7.84	4.62	m^2	**12.46**

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
F30 ACCESSORIES/SUNDRY ITEMS FOR BRICK/ BLOCKS/STONE WALLING – cont						
Damp proof courses – cont						
Hyload (pitch polymer) damp proof course or other equal and approved – cont						
width not exceeding 225 mm; horizontal	–	0.48	9.75	4.62	m^2	**14.37**
width not exceeding 225 mm	–	0.72	14.63	4.62	m^2	**19.25**
Nubit bitumen and polyester-based damp proof course or other equal and approved; 200 mm laps; in gauged mortar (1:1:6)						
width exceeding 225 mm; horizontal	–	0.24	4.88	6.57	m^2	**11.45**
width exceeding 225 mm wide; forming cavity gutters in hollow walls; horizontal	–	0.39	7.84	6.57	m^2	**14.41**
width not exceeding 225 mm; horizontal	–	0.48	9.75	6.57	m^2	**16.32**
width not exceeding 225 mm; vertical	–	0.72	14.63	6.57	m^2	**21.20**
Permabit bitumen polymer damp proof course or other equal and approved; 150 mm laps; in gauged mortar (1:1:6)						
width exceeding 225 mm; horizontal	–	0.24	4.88	9.68	m^2	**14.56**
width exceeding 225 mm; forming cavity gutters in hollow walls; horizontal	–	0.39	7.84	9.68	m^2	**17.52**
width not exceeding 225 mm; horizontal	–	0.48	9.75	9.68	m^2	**19.43**
width not exceeding 225 mm; vertical	–	0.72	14.63	9.68	m^2	**24.31**
Alumite aluminium cored bitumen gas retardant damp proof course or other equal and approved; 200 mm laps; in gauged mortar (1:1;6)						
width exceeding 225 mm; horizontal	–	0.33	6.57	7.05	m^2	**13.62**
width exceeding 225 mm; forming cavity gutters in hollow walls; horizontal	–	0.51	10.38	7.05	m^2	**17.43**
width not exceeding 225 mm; horizontal	–	0.63	12.71	7.05	m^2	**19.76**
width not exceeding 225 mm; vertical	–	0.87	17.59	7.05	m^2	**24.64**
Milled lead damp proof course; BS 1178; 1.80 mm thick (code 4), 175 mm laps; in cement:lime mortar (1:2:9)						
width exceeding 225 mm; horizontal (PC £/kg)	–	1.94	39.21	35.95	m^2	**75.16**
width not exceeding 225 mm; horizontal	–	2.92	58.92	35.95	m^2	**94.87**
Two courses slates in cement:mortar (1:3)						
width exceeding 225 mm; horizontal	–	1.46	29.46	23.32	m^2	**52.78**
width exceeding 225 mm; vertical	–	2.18	44.07	23.32	m^2	**67.39**
Synthaprufe damp proof membrane or other equal and approved; PC £45.65/25 litres; three coats brushed on						
width not exceeding 150 mm; vertical	–	0.33	3.78	5.04	m^2	**8.82**
width 150 mm–225 mm; vertical	–	0.32	3.66	5.04	m^2	**8.70**
width 225 mm–300 mm; vertical	–	0.29	3.41	5.04	m^2	**8.45**
width exceeding 300 mm wide; vertical	–	0.27	3.18	5.04	m^2	**8.22**

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Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Joint reinforcement						
Brickforce galvanized steel joint reinforcement or other equal and approved						
width 60 mm; ref GBF40W60B25	–	0.05	1.06	2.50	m	**3.56**
width 100 mm; ref GBF40W100B25	–	0.07	1.49	2.92	m	**4.41**
width 150 mm; ref GBF40W150B25	–	0.09	1.80	3.63	m	**5.43**
width 175 mm; ref GBF40W175B25	–	0.11	2.12	4.35	m	**6.47**
Brickforce stainless steel joint reinforcement or other equal and approved						
width 60 mm; ref SBF35W60BSC	–	0.05	1.06	6.40	m	**7.46**
width 100 mm; ref SBF35W100BSC	–	0.07	1.49	6.57	m	**8.06**
width 150 mm; ref SBF35W150BSC	–	0.09	1.80	7.22	m	**9.02**
width 175 mm; ref SBF35W175BSC	–	0.11	2.12	7.86	m	**9.98**
width 60 mm; ref SBF40W60BSC	–	0.06	1.17	8.44	m	**9.61**
width 100 mm; ref SBF40W100BSC	–	0.07	1.49	8.68	m	**10.17**
width 150 mm; ref SBF40W150BSC	–	0.09	1.80	9.12	m	**10.92**
width 175 mm; ref SBF40W175BSC	–	0.11	2.12	9.55	m	**11.67**
Wallforce stainless steel joint reinforcement or other equal and approved						
width 240 mm; ref SWF35W240	–	0.13	2.54	5.84	m	**8.38**
width 260 mm; ref SWF35W260	–	0.14	2.76	7.27	m	**10.03**
width 275 mm; ref SWF35W275	–	0.15	2.96	8.68	m	**11.64**
Weather fillets						
Weather fillets in cement:mortar (1:3)						
50 mm face width	–	0.12	2.33	0.06	m	**2.39**
100 mm face width	–	0.20	4.03	0.21	m	**4.24**
Angle fillets						
Angle fillets in cement:mortar (1:3)						
50 mm face width	–	0.12	2.33	0.06	m	**2.39**
100 mm face width	–	0.20	4.03	0.21	m	**4.24**
Pointing in						
Pointing with mastic						
wood frames or sills	–	0.09	1.47	1.31	m	**2.78**
Pointing with polysulphide sealant						
wood frames or sills	–	0.09	1.47	2.00	m	**3.47**
Wedging and pinning						
To underside of existing construction with slates in cement mortar (1:3)						
width of wall – one brick thick	–	0.78	15.68	5.38	m	**21.06**
width of wall – one and a half brick thick	–	0.98	19.71	10.76	m	**30.47**
width of wall – two brick thick	–	1.17	23.52	16.15	m	**39.67**
Joints						
Hacking joints and faces of brickwork or blockwork to form key for plaster	–	0.25	2.93	–	m^2	**2.93**

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Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
F30 ACCESSORIES/SUNDRY ITEMS FOR BRICK/ BLOCKS/STONE WALLING – cont						
Joints – cont						
Raking out joint in brickwork or blockwork for turned-in edge of flashing						
horizontal	–	0.15	2.96	–	m	**2.96**
stepped	–	0.20	4.03	–	m	**4.03**
Raking out and enlarging joint in brickwork or blockwork for nib of asphalt						
horizontal	–	0.20	4.03	–	m	**4.03**
Cutting grooves in brickwork or blockwork						
for water bars and the like	–	0.24	2.81	0.84	m	**3.65**
for nib of asphalt; horizontal	–	0.24	2.81	0.84	m	**3.65**
Preparing to receive new walls						
top existing 215 mm wall	–	0.20	4.03	–	m	**4.03**
Cleaning and priming both faces; filling with pre-formed closed cell joint filler and pointing one side with polysulphide sealant; 12 mm deep						
expansion joints; 12 mm wide	–	0.24	4.39	4.12	m	**8.51**
expansion joints; 20 mm wide	–	0.29	5.21	5.93	m	**11.14**
expansion joints; 25 mm wide	–	0.34	5.81	7.13	m	**12.94**
Fire-resisting horizontal expansion joints; filling with joint filler; fixed with high temperature slip adhesive; between top of wall and soffit						
wall not exceeding 215 mm wide; 10 mm wide joint with 30 mm deep filler (one hour fire seal)	–	0.24	4.88	5.80	m	**10.68**
wall not exceeding 215 mm wide; 10 mm wide joint with 30 mm deep filler (two hour fire seal)	–	0.24	4.88	5.80	m	**10.68**
wall not exceeding 215 mm wide; 20 mm wide joint with 45 mm deep filler (two hour fire seal)	–	0.29	5.93	8.71	m	**14.64**
wall not exceeding 215 mm wide; 30 mm wide joint with 75 mm deep filler (three hour fire seal)	–	0.34	6.79	21.70	m	**28.49**
Fire-resisting vertical expansion joints; filling with joint filler; fixed with high temperature slip adhesive; with polysulphide sealant one side; between end of wall and concrete						
wall not exceeding 215 mm wide; 20 mm wide joint with 45 mm deep filler (two hour fire seal)	–	0.39	7.35	12.70	m	**20.05**
Slate and tile sills						
Sills; two courses of machine-made plain roofing tiles						
set weathering; bedded and pointed	–	0.59	11.87	5.74	m	**17.61**
Sundries						
Weep holes						
Perpend units; plastic	–	0.02	0.42	0.13	nr	**0.55**

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Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Chimney pots; red terracotta; plain or cannon-head; setting and flaunching in cement mortar (1:3)						
185 mm diameter × 300 mm long	20.29	1.75	35.39	22.42	nr	**57.81**
185 mm diameter × 600 mm long	31.07	1.94	39.21	33.47	nr	**72.68**
185 mm diameter × 900 mm long	-72.33	1.94	39.21	75.76	nr	**114.97**
Air bricks						
Air bricks; red terracotta; building into prepared openings						
215 mm × 65 mm	–	0.07	1.49	2.10	nr	**3.59**
215 mm × 140 mm	–	0.07	1.49	2.91	nr	**4.40**
215 mm × 215 mm	–	0.07	1.49	7.75	nr	**9.24**
Gas flue blocks						
Gas flue system; Schiedel HP or other equal and approved; concrete blocks built in; in flue joint mortar mix; cutting brickwork or blockwork around						
recess unit; ref HP1	–	0.09	1.91	2.96	nr	**4.87**
cover block; ref HP2	–	0.09	1.91	6.52	nr	**8.43**
222 mm standard block with nib; ref HP3	–	0.09	1.91	4.80	nr	**6.71**
112 mm standard block with nib; ref HP3112	–	0.09	1.91	3.77	nr	**5.68**
72 mm standard block with nib; ref HP372	–	0.09	1.91	3.77	nr	**5.68**
222 mm standard block without nib; ref HP4	–	0.09	1.91	4.80	nr	**6.71**
112 mm standard block without nib; ref HP4112	–	0.09	1.91	3.77	nr	**5.68**
72 mm standard block without nib; ref HP472	–	0.09	1.91	3.77	nr	**5.68**
120 mm side offset block; ref HP5	–	0.09	1.91	5.05	nr	**6.96**
70 mm back offset block; ref HP6	–	0.09	1.91	16.22	nr	**18.13**
vertical exit block; ref HP7	–	0.09	1.91	9.66	nr	**11.57**
angled entry/exit block; ref HP8	–	0.09	1.91	9.58	nr	**11.49**
reverse rebate block; ref HP9	–	0.09	1.91	7.03	nr	**8.94**
corbel block; ref HP10	–	0.09	1.91	9.44	nr	**11.35**
lintel unit; ref HP11	–	0.09	1.91	8.82	nr	**10.73**
Proprietary items						
External Door and window cavity closers; Thermabate or equivalent; inclusive of flange clips; jointing strips; wall fixing ties and adhesive tape						
closing cavities; width of cavity 50 mm–60 mm	–	0.15	2.96	8.03	m	**10.99**
closing cavities; width of cavity 75 mm–84 mm	–	0.15	2.96	8.55	m	**11.51**
closing cavities; width of cavity 90 mm–99 mm	–	0.15	2.96	10.19	m	**13.15**
closing cavities; width of cavity 100 mm–110 mm	–	0.15	2.96	10.19	m	**13.15**
Type H cavicloser or other equal and approved; uPVC universal cavity closer, insulator and damp proof course by Cavity Trays Ltd; built into cavity wall as work proceeds, complete with face closer and ties						
closing cavities; width of cavity 50 mm–100 mm	–	0.07	1.49	5.49	m	**6.98**
Type L durropolyethelene lintel stop ends or other equal and approved; Cavity Trays Ltd; fixing with butyl anchoring strip; building in as the work proceeds						
adjusted to lintel as required	–	0.04	0.85	0.55	nr	**1.40**

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Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
F30 ACCESSORIES/SUNDRY ITEMS FOR BRICK/ BLOCKS/STONE WALLING – cont						
Proprietary items – cont						
Type W polypropylene weeps/vents or other equal and approved; Cavity Trays Ltd; built into cavity wall as work proceeds						
100/115 mm × 65 mm × 10 mm including lock fit wedges	–	0.04	0.85	0.42	nr	**1.27**
extra; extension duct 200/225 mm × 65 mm × 10 mm	–	0.07	1.49	0.72	nr	**2.21**
Type X polypropylene abutment cavity tray or other equal and approved; Cavity Trays Ltd; built into facing brickwork as the work proceeds; complete with Code 4 flashing; intermediate/catchment tray with short leads (requiring soakers); to suit roof of						
17–20° pitch	–	0.05	1.06	5.13	nr	**6.19**
21–25° pitch	–	0.05	1.06	4.77	nr	**5.83**
26–45° pitch	–	0.05	1.06	4.55	nr	**5.61**
Type X polypropylene abutment cavity tray or other equal and approved; Cavity Trays Ltd; built into facing brickwork as the work proceeds; complete with Code 4 flashing; intermediate/catchment tray with long leads (suitable only for corrugated roof tiles); to suit roof of						
17–20° pitch	–	0.05	1.06	6.92	nr	**7.98**
21–25° pitch	–	0.05	1.06	6.37	nr	**7.43**
26–45° pitch	–	0.05	1.06	5.87	nr	**6.93**
Type X polypropylene abutment cavity tray or other equal and approved; Cavity Trays Ltd; built into facing brickwork as the work proceeds; complete with Code 4 flashing; ridge tray with short/long leads; to suit roof of						
17–20° pitch	–	0.05	1.06	11.65	nr	**12.71**
21–25° pitch	–	0.05	1.06	10.80	nr	**11.86**
26–45° pitch	–	0.05	1.06	9.61	nr	**10.67**
Servicised Bituthene MR aluminium faced gas-resistant cavity flashing or other equal and approved; sealed at joints with Servitape 30mm; in gauged mortar (1:1:6)						
width exceeding 225 mm wide	–	0.83	16.74	14.63	m^2	**31.37**
Expamet stainless steel wall starters or other equal and approved; plugged and screwed						
to suit walls 60 mm–75 mm thick	–	0.24	2.81	14.58	m	**17.39**
to suit walls 100 mm–115 mm thick	–	0.24	2.81	16.04	m	**18.85**
to suit walls 125 mm–180 mm thick	–	0.39	4.52	21.43	m	**25.95**
to suit walls 190 mm–260 mm thick	–	0.48	5.62	27.38	m	**33.00**

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Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Stainless steel posts, channels and ties						
Windposts; 130 × 70 × 6 mm; including one piece through ties						
1200 mm overall long	–	–	–	112.98	nr	**112.98**
3000 mm overall long	–	–	–	358.04	nr	**358.04**
4800 mm overall long	–	–	–	523.13	nr	**523.13**
Wall restraint channel ties; vertical channels; welded to steelwork with lateral restraint ties						
channel reference 28/15; tie reference HTS-B9; 200 mm long; one end of tie secured to channel; other end and debonding sleeve built into horizontal joint of masonry at 250 mm centres	–	0.13	2.54	17.12	m	**19.66**
Brickwork support angle welded to bracket reference HC6C or other equal and approved; Halfen Ltd; to suit 75 mm cavity, support to brickwork 6000 mm high						
6 mm thick; bolting with M12 × 50 mm T head bolts to cast in channel (not included)	–	0.34	5.86	149.34	m	**155.20**
Wall restraint individually fixed ties; fixed to steelwork						
ties reference HTS-B9; 200 mm long; one end of tie secured to channel; other end and debonding sleeve built into horizontal joint of masonry at 250 mm centres	–	0.02	0.42	0.52	nr	**0.94**
Head restraints; sliding brick anchors reference SBA/L at 900 mm horizontal centres; 500 mm deep tying into two courses of blockwork; fixed to steelwork						
2 nr ties reference HTS-B12; 200 mm long; built into horizontal joint of masonry	–	0.05	1.06	14.80	nr	**15.86**
Head restraint fixings; sliding brick anchors with 500 mm long stem; 2 nr 100 mm projection HST brick anchor ties or other equal and approved; Halfen Ltd; fixing with bolts to concrete soffit (bolts measured elsewhere)						
ref. SBA/L	–	0.20	3.48	12.80	nr	**16.28**
Ties in walls; 200 mm long butterfly type; building into joints of brickwork or blockwork						
galvanized steel or polypropylene	–	0.02	0.42	0.10	nr	**0.52**
stainless steel	–	0.02	0.42	0.23	nr	**0.65**
Ties in walls; 20 mm × 3 mm × 200 mm long twisted wall type; building into joints of brickwork or blockwork						
galvanized steel	–	0.02	0.42	0.31	nr	**0.73**
stainless steel	–	0.02	0.42	0.28	nr	**0.70**
Anchors in walls; 25 mm × 3 mm × 100 mm long; one end dovetailed; other end building into joints of brickwork or blockwork						
galvanized steel	–	0.05	1.06	0.20	nr	**1.26**
stainless steel	–	0.05	1.06	0.26	nr	**1.32**

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Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
F30 ACCESSORIES/SUNDRY ITEMS FOR BRICK/ BLOCKS/STONE WALLING – cont						
Stainless steel posts, channels and ties – cont						
Slotted frame cramp; Halfen Ltd or other equal and approved; fixing by bolting (bolts measured elsewhere)						
ref HTS – FH12; 150 mm projection	–	0.07	0.98	0.53	nr	**1.51**
Single expansion bolt; Halfen Ltd or other equal and approved: including washer						
8 mm diameter; ref SEB 8	–	0.12	2.02	1.20	nr	**3.22**
Fixing cramps; 25 mm × 3 mm × 250 mm long; once bent; fixed to back of frame; other end building into joints of brickwork or blockwork						
galvanized steel	–	0.05	1.06	0.52	nr	**1.58**
Galvanized steel lintels; Catnic or other equal and approved; built into brickwork or blockwork						
70/125 Range CG open back lintel for cavity wall						
750 mm long	–	0.24	4.88	28.74	nr	**33.62**
900 mm long	–	0.29	5.93	34.32	nr	**40.25**
1200 mm long	–	0.34	6.79	45.09	nr	**51.88**
1500 mm long	–	0.39	7.84	56.73	nr	**64.57**
1800 mm long	–	0.44	8.90	77.85	nr	**86.75**
2100 mm long	–	0.48	9.75	91.66	nr	**101.41**
2400 mm long	–	0.59	11.87	126.54	nr	**138.41**
70/125 range CUB open back lintel for cavity wall						
2700 mm long	–	0.68	13.78	148.56	nr	**162.34**
3000 mm long	–	0.78	15.68	206.83	nr	**222.51**
70/125 range CU open back lintel for cavity wall						
3300 mm long	–	0.87	17.59	254.89	nr	**272.48**
3600 mm long	–	0.98	19.71	286.26	nr	**305.97**
3900 mm long	–	1.07	21.62	307.07	nr	**328.69**
4200 mm long	–	0.48	9.75	336.77	nr	**346.52**
90/125 range CG open back lintel for cavity wall						
750 mm long	–	0.24	4.88	31.96	nr	**36.84**
900 mm long	–	0.29	5.93	38.35	nr	**44.28**
1200 mm long	–	0.34	6.79	50.34	nr	**57.13**
1500 mm long	–	0.39	7.84	62.76	nr	**70.60**
1800 mm long	–	0.44	8.90	79.41	nr	**88.31**
2100 mm long	–	0.48	9.75	94.09	nr	**103.84**
2400 mm long	–	0.59	11.87	132.90	nr	**144.77**
90/125 range CUB open back lintel for cavity wall						
2700 mm long	–	0.68	13.78	153.78	nr	**167.56**
3000 mm long	–	0.78	15.68	221.16	nr	**236.84**
90/125 range CU open back lintel for cavity wall						
3300 mm long	–	0.87	17.59	275.25	nr	**292.84**
3600 mm long	–	0.98	19.71	306.58	nr	**326.29**
3900 mm long	–	1.07	21.62	327.07	nr	**348.69**
4200 mm long	–	0.48	9.75	350.59	nr	**360.34**

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Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
CN92 single lintel; for 75 mm internal walls						
1050 mm long	–	0.29	5.93	4.88	nr	**10.81**
1200 mm long	–	0.34	6.79	5.51	nr	**12.30**
CN102 single lintel; for 100 mm internal walls						
1050 mm long	–	0.29	5.93	6.16	nr	**12.09**
1200 mm long	–	0.34	6.79	6.80	nr	**13.59**
CN100 single lintel; for 75 mm internal walls						
1050 mm long	–	0.29	5.93	15.01	nr	**20.94**
1200 mm long	–	0.34	6.79	18.64	nr	**25.43**
CN5XA single lintel; for 100 mm internal walls						
1050 mm long	–	0.29	5.93	18.38	nr	**24.31**
1200 mm long	–	0.34	6.79	19.21	nr	**26.00**
F31 PRECAST CONCRETE SILLS/LINTELS/ COPING FEATURES						
Mix 20.00 N/mm² – 20 mm aggregate (1:2:4)						
Lintels; plate; prestressed bedded						
100 mm × 70 mm × 600 mm long	5.81	0.39	7.84	5.98	nr	**13.82**
100 mm × 70 mm × 900 mm long	8.67	0.39	7.84	8.91	nr	**16.75**
100 mm × 70 mm × 1100 mm long	10.63	0.39	7.84	10.92	nr	**18.76**
100 mm × 70 mm × 1200 mm long	11.58	0.39	7.84	11.89	nr	**19.73**
100 mm × 70 mm × 1500 mm long	14.49	0.48	9.75	14.89	nr	**24.64**
100 mm × 70 mm × 1800 mm long	17.37	0.48	9.75	17.85	nr	**27.60**
100 mm × 70 mm × 2100 mm long	20.26	0.59	11.87	20.83	nr	**32.70**
140 mm × 70 mm × 1200 mm long	17.03	0.48	9.75	17.50	nr	**27.25**
140 mm × 70 mm × 1500 mm long	21.28	0.59	11.87	21.87	nr	**33.74**
Lintels; rectangular; reinforced with mild steel bars; bedded						
100 mm × 145 mm × 900 mm long	3.83	0.59	11.87	3.95	nr	**15.82**
100 mm × 145 mm × 1050 mm long	4.47	0.59	11.87	4.60	nr	**16.47**
100 mm × 145 mm × 1200 mm long	5.10	0.59	11.87	5.25	nr	**17.12**
225 mm × 145 mm × 1200 mm long	19.80	0.78	15.68	20.36	nr	**36.04**
225 mm × 225 mm × 1800 mm long	29.62	1.46	29.46	30.42	nr	**59.88**
Lintels; boot; reinforced with mild steel bars; bedded						
250 mm × 225 mm × 1200 mm long	21.94	1.17	23.52	22.55	nr	**46.07**
275 mm × 225 mm × 1800 mm long	36.20	1.75	35.39	37.17	nr	**72.56**
Padstones						
100 mm × 200 mm × 440 mm	19.63	0.29	5.93	20.14	nr	**26.07**
150 mm × 215 mm × 440 mm	19.62	0.39	7.84	20.15	nr	**27.99**
150 mm × 225 mm × 225 mm	15.42	0.59	11.87	15.97	nr	**27.84**
Mix 30.00 N/mm² – 20 mm aggregate (1:1:2)						
Copings; once weathered; once throated; bedded and pointed						
152 mm × 76 mm	5.76	0.68	13.78	5.99	m	**19.77**
178 mm × 64 mm	6.36	0.68	13.78	6.60	m	**20.38**
305 mm × 76 mm	10.74	0.78	15.68	11.19	m	**26.87**
extra for fair ends	–	–	–	4.81	nr	**4.81**
extra for angles	–	–	–	5.45	nr	**5.45**

F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
F31 PRECAST CONCRETE SILLS/LINTELS/ COPING FEATURES – cont						
Mix 30.00 N/mm² – 20 mm aggregate (1:1:2) – cont						
Copings; twice weathered; twice throated; bedded and pointed						
152 mm × 76 mm	5.76	0.68	13.78	5.99	m	**19.77**
178 mm × 64 mm	6.31	0.68	13.78	6.55	m	**20.33**
305 mm × 76 mm	10.74	0.78	15.68	11.19	m	**26.87**
extra for fair ends	–	–	–	4.81	nr	**4.81**
extra for angles	–	–	–	5.45	nr	**5.45**
Sills; splayed top edge, stooled ends; bedded and pointed						
200 mm × 90 mm	37.37	0.79	15.90	38.39	m	**54.29**
200 mm × 90 mm; slip sill	41.90	0.79	15.90	43.03	m	**58.93**

G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
G10 STRUCTURAL STEEL FRAMING						
SUPPLY AND FIX PRICES						
Framing, fabrication; weldable steel; BS EN 10025: 2004 Grade S275; hot rolled structural steel sections; welded fabrication						
Columns						
weight not exceeding 40 kg/m	–	–	–	–	tonne	**1442.00**
weight not exceeding 40 kg/m; cellular (Fabsec)	–	–	–	–	tonne	**1934.00**
weight not exceeding 40 kg/m; curved	–	–	–	–	tonne	**1922.00**
weight not exceeding 40 kg/m; square hollow section	–	–	–	–	tonne	**1796.00**
weight not exceeding 40 kg/m; circular hollow section	–	–	–	–	tonne	**1901.00**
weight 40–100 kg/m	–	–	–	–	tonne	**1247.00**
weight 40–100 kg/m; cellular (Fabsec)	–	–	–	–	tonne	**1633.00**
weight 40–100 kg/m; curved	–	–	–	–	tonne	**1620.00**
weight 40–100 kg/m; square hollow section	–	–	–	–	tonne	**1525.00**
weight 40–100 kg/m; circular hollow section	–	–	–	–	tonne	**1612.00**
weight exceeding 100 kg/m	–	–	–	–	tonne	**1119.00**
weight exceeding 100 kg/m; cellular (Fabsec)	–	–	–	–	tonne	**1413.00**
weight exceeding 100 kg/m; curved	–	–	–	–	tonne	**1438.00**
weight exceeding 100 kg/m; square hollow section	–	–	–	–	tonne	**1455.00**
weight exceeding 100 kg/m; circular hollow section	–	–	–	–	tonne	**1571.00**
Beams						
weight not exceeding 40 kg/m	–	–	–	–	tonne	**1489.00**
weight not exceeding 40 kg/m; cellular (Fabsec)	–	–	–	–	tonne	**1987.00**
weight not exceeding 40 kg/m; curved	–	–	–	–	tonne	**1918.00**
weight not exceeding 40 kg/m; square hollow section	–	–	–	–	tonne	**1962.00**
weight not exceeding 40 kg/m; circular hollow section	–	–	–	–	tonne	**2334.00**
weight 40–100 kg/m	–	–	–	–	tonne	**1216.00**
weight 40–100 kg/m; cellular (Fabsec)	–	–	–	–	tonne	**1622.00**
weight 40–100 kg/m; curved	–	–	–	–	tonne	**1553.00**
weight 40–100 kg/m; square hollow section	–	–	–	–	tonne	**1882.00**
weight 40–100 kg/m; circular hollow section	–	–	–	–	tonne	**2157.00**
weight exceeding 100 kg/m	–	–	–	–	tonne	**1085.00**
weight exceeding 100 kg/m; cellular (Fabsec)	–	–	–	–	tonne	**1418.00**
weight exceeding 100 kg/m; curved	–	–	–	–	tonne	**1442.00**
weight exceeding 100 kg/m; square hollow section	–	–	–	–	tonne	**1780.00**
weight exceeding 100 kg/m; circular hollow section	–	–	–	–	tonne	**2039.00**
Bracings						
weight not exceeding 40 kg/m	–	–	–	–	tonne	**1392.13**
weight not exceeding 40 kg/m; square hollow section	–	–	–	–	tonne	**2180.00**
weight not exceeding 40 kg/m; circular hollow section	–	–	–	–	tonne	**2180.00**

G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
G10 STRUCTURAL STEEL FRAMING – cont						
Framing, fabrication – cont						
Bracings – cont						
weight 40–100 kg/m	–	–	–	–	tonne	**1656.00**
weight 40–100 kg/m; square hollow section	–	–	–	–	tonne	**2043.00**
weight 40–100 kg/m; circular hollow section	–	–	–	–	tonne	**2043.00**
weight exceeding 100 kg/m	–	–	–	–	tonne	**1564.00**
weight exceeding 100 kg/m; square hollow section	–	–	–	–	tonne	**1944.00**
weight exceeding 100 kg/m; circular hollow section	–	–	–	–	tonne	**1944.00**
Purlins and cladding rails						
weight not exceeding 40 kg/m	–	–	–	–	tonne	**1358.00**
weight not exceeding 40 kg/m; square hollow section	–	–	–	–	tonne	**2210.00**
weight not exceeding 40 kg/m; circular hollow section	–	–	–	–	tonne	**2210.00**
weight 40–100 kg/m	–	–	–	–	tonne	**1202.00**
weight 40–100 kg/m; square hollow section	–	–	–	–	tonne	**1979.00**
weight 40–100 kg/m; circular hollow section	–	–	–	–	tonne	**1979.00**
weight exceeding 100 kg/m	–	–	–	–	tonne	**1104.00**
weight exceeding 100 kg/m; square hollow section	–	–	–	–	tonne	**1912.00**
weight exceeding 100 kg/m; circular hollow section	–	–	–	–	tonne	**1912.00**
Grillages						
weight not exceeding 40 kg/m	–	–	–	–	tonne	**1540.00**
weight 40–100 kg/m	–	–	–	–	tonne	**1225.00**
weight exceeding 100 kg/m	–	–	–	–	tonne	**1165.00**
Trestles, towers and built up columns						
straight	–	–	–	–	tonne	**1690.00**
Trusses and built up girders						
straight	–	–	–	–	tonne	**1690.00**
curved	–	–	–	–	tonne	**2070.00**
Fittings	–	–	–	–	tonne	**2065.00**
Add to the aforementioned prices for:						
grade 355 steelwork	–	–	–	–	%	**7.50**
Framing, erection						
Trial erection	–	–	–	–	tonne	**200.00**
Permanent erection on site	–	–	–	–	tonne	**200.00**
Surface preparation						
At works						
blast cleaning	–	–	–	–	m^2	**2.65**
Surface treatment						
At works						
galvanizing	–	–	–	–	m^2	**12.55**
shotblasting and priming to SA 2.5	–	–	–	–	m^2	**6.95**
touch up primer and one coat of two pack epoxy zinc phosphate primer	–	–	–	–	m^2	**4.80**

G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
intumescent paint fire protection (30 minutes); spray applied	–	–	–	–	m^2	**10.63**
intumescent paint fire protection (60 minutes); spray applied	–	–	–	–	m^2	**15.95**
Extra over for; separate decorative sealer top coat	–	–	–	–	m^2	**3.19**
On site						
intumescent paint fire protection (30 minutes); spray applied	–	–	–	–	m^2	**7.98**
intumescent paint fire protection (30 minutes) to circular columns etc.; spray applied	–	–	–	–	m^2	**13.37**
intumescent paint fire protection (60 minutes) to UBs etc.; spray applied	–	–	–	–	m^2	**10.10**
intumescent paint fire protection (60 minutes) to circular columns etc.; spray applied	–	–	–	–	m^2	**16.96**
Extra over for; separate decorative sealer top coat	–	–	–	–	m^2	**2.65**
Metsec Lightweight Steel Framing System (SFS); or other equal and approved; as inner leaf to external wall; studs typically at 600 mm centres; including provision for all openings, abutments, junctions and head details etc.						
Inner leaf; with supports and perimeter sections; 12mm plasterboard internally; 10 mm cement fibre substrate externally; (insulation and external cladding measured separately)						
100 mm thick steel walling	–	–	–	–	m^2	**57.00**
150 mm thick steel walling	–	–	–	–	m^2	**61.50**
200 mm thick steel walling	–	–	–	–	m^2	**66.00**
Inner leaf; with 16 mm Pyroc sheething board						
100 mm thick steel walling	–	–	–	–	m^2	**70.50**
150 mm thick steel walling	–	–	–	–	m^2	**75.00**
200 mm thick steel walling	–	–	–	–	m^2	**79.50**
16 mm Pyroc sheething board fixed to slab perimeter not exceeding 300 mm	–	–	–	–	m	**7.00**
Inner leaf; with 16 mm Pyroc sheething board and Thermawall TW50 insulation supported by halfen channels type 28/15 fixed to studs at 450 mm centres						
100 mm thick steel walling with 50 mm insulation	–	–	–	–	m^2	**79.28**
150 mm thick steel walling with 75 mm insulation	–	–	–	–	m^2	**87.02**
200 mm thick steel walling with 100 mm insulatiom	–	–	–	–	m^2	**93.67**
16 mm Pyroc sheething board and 40 mm Thermawall TW55 insulation fixed to slab perimeter not exceeding 300 mm	–	–	–	–	m	**8.00**

G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
G10 STRUCTURAL STEEL FRAMING – cont						
Cold formed galvanized steel; Kingspan Multibeam or other equal and approved						
Cold rolled purlins and cladding rails						
175 × 65 × 1.40 mm gauge purlins or rails; fixed to steelwork	–	0.04	0.73	23.22	m	**23.95**
175 × 65 × 1.60 mm gauge purlins or rails; fixed to steelwork	–	0.04	0.73	24.73	m	**25.46**
175 × 65 × 2.00 mm gauge purlins or rails; fixed to steelwork	–	0.04	0.73	29.93	m	**30.66**
205 × 65 × 1.40 mm gauge purlins or rails; fixed to steelwork	–	0.04	0.73	25.70	m	**26.43**
205 × 65 × 1.60 mm gauge purlins or rails; fixed to steelwork	–	0.04	0.73	27.97	m	**28.70**
205 × 65 × 2.00 mm gauge purlins or rails; fixed to steelwork	–	0.04	0.73	31.85	m	**32.58**
Heavy duty Zed section spacers						
vertically; across cladding rails; fixed to steelwork	–	0.06	0.91	13.69	m	**14.60**
Cleats						
weld-on for 175 mm purlin or rail	–	0.11	1.81	6.71	nr	**8.52**
bolt-on for 175 mm purlin or rail; including fixing bolts	–	0.02	0.36	12.49	m	**12.85**
weld-on for 205 mm purlin or rail	–	0.11	1.81	7.67	nr	**9.48**
bolt-on for 205 mm purlin or rail; including fixing bolts	–	0.02	0.36	13.60	m	**13.96**
Tubular ties						
1500 mm long; bolted diagonally across purlins or cladding rails	–	0.02	0.36	13.57	m	**13.93**
Storage costs						
Costs for storing fabricated steelwork						
Storage off site	–	–	–	–	t/week	**18.45**
Storage on extending trailers	–	–	–	–	t/week	**30.75**
G12 ISOLATED STRUCTURAL METAL MEMBERS						
Isolated structural member; weldable steel; BS EN 10025: 2004 Grade S275; hot rolled structural steel sections						
Plain member; beams						
weight not exceeding 40 kg/m	–	–	–	–	tonne	**992.00**
weight 40–100 kg/m	–	–	–	–	tonne	**992.00**
weight exceeding 100 kg/m	–	–	–	–	tonne	**992.00**

G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Metsec open web steel lattice beams or other equal and approved; in single members; raised 3.50 m above ground; ends built in						
Beams; one coat zinc phosphate primer at works						
220 mm deep; to span 6.00 m (11.50 kg/m); ref B22	–	0.22	5.57	25.04	m	**30.61**
270 mm deep; to span 7.00 m (11.50 kg/m); ref B27	–	0.22	5.57	25.04	m	**30.61**
300 mm deep; to span 8.00 m (12.50 kg/m); ref B30	–	0.26	6.74	27.18	m	**33.92**
350 mm deep; to span 9.00 m (14.00 kg/m); ref B35	–	0.26	6.74	30.40	m	**37.14**
350 mm deep; to span 10.00 m (20.00 kg/m); ref D35	–	0.32	8.21	43.26	m	**51.47**
450 mm deep; to span 11.00 m (21.00 kg/m); ref D45	–	0.37	9.38	45.40	m	**54.78**
450 mm deep; to span 12.00 m (32.50 kg/m); ref G45	–	0.53	13.49	70.03	m	**83.52**
Beams; galvanized						
220 mm deep; to span 6.00 m (11.50 kg/m); ref B22	–	0.22	5.57	28.40	m	**33.97**
270 mm deep; to span 7.00 m (11.50 kg/m); ref B27	–	0.22	5.57	28.40	m	**33.97**
300 mm deep; to span 8.00 m (12.50 kg/m); ref B30	–	0.26	6.74	30.83	m	**37.57**
350 mm deep; to span 9.00 m (14.00 kg/m); ref B35	–	0.26	6.74	34.49	m	**41.23**
350 mm deep; to span 10.00 m (20.00 kg/m); ref D35	–	0.32	8.21	49.10	m	**57.31**
450 mm deep; to span 11.00 m (21.00 kg/m); ref D45	–	0.37	9.38	51.53	m	**60.91**
450 mm deep; to span 12.00 m (32.50 kg/m); ref G45	–	0.53	13.49	79.52	m	**93.01**
G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING						
BASIC TIMBER PRICES						
Hardwood; Joinery quality; 25 mm thicknes (£/m^3)						
Black Walnut	1129.00	–	–	–	m^3	**-**
American White Ash	424.00	–	–	–	m^3	**-**
American White Oak	492.00	–	–	–	m^3	**-**
Timber Treatment (£/m^3)						
Pretreatment of timber by vacuum/pressure impregnation, excluding transport costs and any subsequent seasoning						
interior work; minimum salt retention 4.00 kg/m^3	72.20	–	–	–	m^3	**-**
exterior work; minimum salt retention 5.30 kg/m^3	83.13	–	–	–	m^3	**-**

G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING – cont						
BASIC TIMBER PRICES – cont						
Pretreatment of timber including flame proofing all purposes; minimum salt retention 36.00 kg/m^3	136.06	–	–	–	m^3	**-**
Aquaseal timber treatments – (£/25 litres)						
Timbershield	127.00	–	–	–	25 litre	**-**
Longlife Wood Protector	64.00	–	–	–	25 litre	**-**
SUPPLY AND FIX PRICES						
Sawn softwood; untreated						
Floor members						
38 mm × 100 mm	–	0.13	2.31	1.66	m	**3.97**
38 mm × 150 mm	–	0.16	2.73	2.30	m	**5.03**
47 mm × 75 mm	–	0.13	2.31	1.07	m	**3.38**
47 mm × 100 mm	–	0.16	2.73	1.35	m	**4.08**
47 mm × 125 mm	–	0.16	2.73	1.74	m	**4.47**
47 mm × 150 mm	–	0.17	2.93	2.00	m	**4.93**
47 mm × 175 mm	–	0.17	2.93	2.36	m	**5.29**
47 mm × 200 mm	–	0.18	3.15	2.55	m	**5.70**
47 mm × 225 mm	–	0.18	3.15	2.94	m	**6.09**
47 mm × 250 mm	–	0.19	3.35	3.30	m	**6.65**
75 mm × 125 mm	–	0.18	3.15	3.99	m	**7.14**
75 mm × 150 mm	–	0.18	3.15	4.32	m	**7.47**
75 mm × 175 mm	–	0.18	3.15	5.19	m	**8.34**
75 mm × 200 mm	–	0.19	3.35	5.82	m	**9.17**
75 mm × 225 mm	–	0.19	3.35	6.33	m	**9.68**
75 mm × 250 mm	–	0.20	3.56	9.60	m	**13.16**
100 mm × 150 mm	–	0.24	4.19	5.56	m	**9.75**
100 mm × 200 mm	–	0.25	4.40	7.40	m	**11.80**
100 mm × 250 mm	–	0.28	4.82	9.27	m	**14.09**
100 mm × 300 mm	–	0.30	5.24	11.95	m	**17.19**
Wall or partition members						
25 mm × 25 mm	–	0.07	1.26	0.66	m	**1.92**
25 mm × 38 mm	–	0.07	1.26	0.75	m	**2.01**
25 mm × 75 mm	–	0.10	1.67	0.92	m	**2.59**
38 mm × 38 mm	–	0.10	1.67	0.87	m	**2.54**
38 mm × 50 mm	–	0.10	1.67	1.09	m	**2.76**
38 mm × 75 mm	–	0.13	2.31	1.34	m	**3.65**
38 mm × 100 mm	–	0.17	2.93	1.66	m	**4.59**
47 mm × 50 mm	–	0.13	2.31	0.85	m	**3.16**
47 mm × 75 mm	–	0.17	2.93	1.12	m	**4.05**
47 mm × 100 mm	–	0.20	3.56	1.39	m	**4.95**
47 mm × 125 mm	–	0.22	3.77	1.78	m	**5.55**
75 mm × 75 mm	–	0.20	3.56	2.46	m	**6.02**
75 mm × 100 mm	–	0.23	3.98	3.34	m	**7.32**
100 mm × 100 mm	–	0.23	3.98	4.07	m	**8.05**

G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Joist strutting; herringbone						
47 mm × 50 mm; depth of joist 150 mm	–	0.55	9.64	2.12	m	**11.76**
47 mm × 50 mm; depth of joist 175 mm	–	0.55	9.64	2.16	m	**11.80**
47 mm × 50 mm; depth of joist 200 mm	–	0.55	9.64	2.19	m	**11.83**
47 mm × 50 mm; depth of joist 225 mm	–	0.55	9.64	2.23	m	**11.87**
47 mm × 50 mm; depth of joist 250 mm	–	0.55	9.64	2.27	m	**11.91**
Joist strutting; block						
47 mm × 150 mm; depth of joist 150 mm	–	0.34	5.86	2.56	m	**8.42**
47 mm × 175 mm; depth of joist 175 mm	–	0.34	5.86	2.93	m	**8.79**
47 mm × 200 mm; depth of joist 200 mm	–	0.34	5.86	3.13	m	**8.99**
47 mm × 225 mm; depth of joist 225 mm	–	0.34	5.86	3.52	m	**9.38**
47 mm × 250 mm; depth of joist 250 mm	–	0.34	5.86	3.87	m	**9.73**
Cleats						
225 mm × 100 mm × 75 mm	–	0.23	3.98	0.66	nr	**4.64**
Extra for stress grading to above timbers						
general structural (GS) grade	–	–	–	31.41	m^3	**31.41**
special structural (SS) grade	–	–	–	62.80	m^3	**62.80**
Extra for protecting and flameproofing timber with Celgard CF protection or other equal and approved						
small sections	–	–	–	143.95	m^3	**143.95**
large sections	–	–	–	138.19	m^3	**138.19**
Wrot surfaces						
plain; 50 mm wide	–	0.02	0.42	–	m	**0.42**
plain; 100 mm wide	–	0.04	0.63	–	m	**0.63**
plain; 150 mm wide	–	0.05	0.84	–	m	**0.84**
Sawn softwood; tanalized						
Floor members						
38 mm × 75 mm	–	0.13	2.31	1.51	m	**3.82**
38 mm × 100 mm	–	0.13	2.31	1.88	m	**4.19**
38 mm × 150 mm	–	0.16	2.73	2.60	m	**5.33**
47 mm × 75 mm	–	0.13	2.31	1.28	m	**3.59**
47 mm × 100 mm	–	0.16	2.73	1.63	m	**4.36**
47 mm × 125 mm	–	0.16	2.73	2.09	m	**4.82**
47 mm × 150 mm	–	0.17	2.93	2.41	m	**5.34**
47 mm × 175 mm	–	0.17	2.93	2.84	m	**5.77**
47 mm × 200 mm	–	0.18	3.15	3.11	m	**6.26**
47 mm × 225 mm	–	0.18	3.15	3.56	m	**6.71**
47 mm × 250 mm	–	0.19	3.35	3.99	m	**7.34**
75 mm × 125 mm	–	0.18	3.15	4.50	m	**7.65**
75 mm × 150 mm	–	0.18	3.15	4.94	m	**8.09**
75 mm × 175 mm	–	0.18	3.15	5.91	m	**9.06**
75 mm × 200 mm	–	0.19	3.35	6.64	m	**9.99**
75 mm × 225 mm	–	0.19	3.35	7.27	m	**10.62**
75 mm × 250 mm	–	0.20	3.56	10.64	m	**14.20**
100 mm × 150 mm	–	0.24	4.19	6.38	m	**10.57**
100 mm × 200 mm	–	0.25	4.40	8.51	m	**12.91**
100 mm × 250 mm	–	0.28	4.82	10.64	m	**15.46**
100 mm × 300 mm	–	0.30	5.24	13.60	m	**18.84**

G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING – cont						
Sawn softwood; tanalized – cont						
Wall or partition members						
25 mm × 25 mm	–	0.07	1.26	0.69	m	**1.95**
25 mm × 38 mm	–	0.07	1.26	0.81	m	**2.07**
25 mm × 75 mm	–	0.10	1.67	1.03	m	**2.70**
38 mm × 38 mm	–	0.10	1.67	0.94	m	**2.61**
38 mm × 50 mm	–	0.10	1.67	1.19	m	**2.86**
38 mm × 75 mm	–	0.13	2.31	1.51	m	**3.82**
38 mm × 100 mm	–	0.17	2.93	1.88	m	**4.81**
47 mm × 50 mm	–	0.13	2.31	0.98	m	**3.29**
47 mm × 75 mm	–	0.17	2.93	1.32	m	**4.25**
47 mm × 100 mm	–	0.20	3.56	1.67	m	**5.23**
47 mm × 125 mm	–	0.22	3.77	2.13	m	**5.90**
75 mm × 75 mm	–	0.20	3.56	2.77	m	**6.33**
75 mm × 100 mm	–	0.23	3.98	3.75	m	**7.73**
100 mm × 100 mm	–	0.23	3.98	4.61	m	**8.59**
Roof members; flat						
38 mm × 75 mm	–	0.16	2.73	1.51	m	**4.24**
38 mm × 100 mm	–	0.16	2.73	1.88	m	**4.61**
38 mm × 125 mm	–	0.16	2.73	2.23	m	**4.96**
38 mm × 150 mm	–	0.16	2.73	2.60	m	**5.33**
47 mm × 100 mm	–	0.16	2.73	1.63	m	**4.36**
47 mm × 125 mm	–	0.16	2.73	2.09	m	**4.82**
47 mm × 150 mm	–	0.17	2.93	2.41	m	**5.34**
47 mm × 175 mm	–	0.17	2.93	2.84	m	**5.77**
47 mm × 200 mm	–	0.18	3.15	3.11	m	**6.26**
47 mm × 225 mm	–	0.18	3.15	3.56	m	**6.71**
47 mm × 250 mm	–	0.19	3.35	3.99	m	**7.34**
75 mm × 150 mm	–	0.18	3.15	4.94	m	**8.09**
75 mm × 175 mm	–	0.18	3.15	5.91	m	**9.06**
75 mm × 200 mm	–	0.19	3.35	6.64	m	**9.99**
75 mm × 225 mm	–	0.19	3.35	7.27	m	**10.62**
75 mm × 250 mm	–	0.20	3.56	10.64	m	**14.20**
Roof members; pitched						
25 mm × 100 mm	–	0.13	2.31	1.49	m	**3.80**
25 mm × 125 mm	–	0.13	2.31	2.00	m	**4.31**
25 mm × 150 mm	–	0.17	2.93	2.39	m	**5.32**
25 mm × 175 mm	–	0.19	3.35	2.80	m	**6.15**
25 mm × 200 mm	–	0.20	3.56	3.21	m	**6.77**
38 mm × 100 mm	–	0.17	2.93	1.88	m	**4.81**
38 mm × 125 mm	–	0.17	2.93	2.23	m	**5.16**
38 mm × 150 mm	–	0.17	2.93	2.60	m	**5.53**
38 mm × 175 mm	–	0.19	3.35	3.08	m	**6.43**
38 mm × 200 mm	–	0.20	3.56	3.54	m	**7.10**
47 mm × 50 mm	–	0.13	2.31	0.94	m	**3.25**
47 mm × 75 mm	–	0.17	2.93	1.28	m	**4.21**
47 mm × 100 mm	–	0.20	3.56	1.63	m	**5.19**
47 mm × 125 mm	–	0.20	3.56	2.09	m	**5.65**
47 mm × 150 mm	–	0.23	3.98	2.41	m	**6.39**

G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
47 mm × 175 mm	–	0.23	3.98	2.84	m	**6.82**
47 mm × 200 mm	–	0.23	3.98	3.11	m	**7.09**
47 mm × 225 mm	–	0.23	3.98	3.56	m	**7.54**
75 mm × 100 mm	–	0.28	4.82	3.66	m	**8.48**
75 mm × 125 mm	–	0.28	4.82	4.50	m	**9.32**
75 mm × 150 mm	–	0.28	4.82	4.94	m	**9.76**
100 mm × 150 mm	–	0.34	5.86	6.42	m	**12.28**
100 mm × 175 mm	–	0.34	5.86	7.47	m	**13.33**
100 mm × 200 mm	–	0.34	5.86	8.51	m	**14.37**
100 mm × 225 mm	–	0.37	6.50	9.54	m	**16.04**
100 mm × 250 mm	–	0.37	6.50	10.64	m	**17.14**
Plates						
38 mm × 75 mm	–	0.13	2.31	1.56	m	**3.87**
38 mm × 100 mm	–	0.17	2.93	1.88	m	**4.81**
47 mm × 75 mm	–	0.17	2.93	1.28	m	**4.21**
47 mm × 100 mm	–	0.20	3.56	1.63	m	**5.19**
75 mm × 100 mm	–	0.23	3.98	3.66	m	**7.64**
75 mm × 125 mm	–	0.26	4.61	4.46	m	**9.07**
75 mm × 150 mm	–	0.30	5.24	4.89	m	**10.13**
Plates; fixing by bolting						
38 mm × 75 mm	–	0.24	4.19	1.51	m	**5.70**
38 mm × 100 mm	–	0.28	4.82	1.88	m	**6.70**
47 mm × 75 mm	–	0.28	4.82	1.28	m	**6.10**
47 mm × 100 mm	–	0.31	5.44	1.63	m	**7.07**
75 mm × 100 mm	–	0.35	6.08	3.66	m	**9.74**
75 mm × 125 mm	–	0.37	6.50	4.46	m	**10.96**
75 mm × 150 mm	–	0.41	7.12	4.89	m	**12.01**
Joist strutting; herringbone						
47 mm × 50 mm; depth of joist 150 mm	–	0.55	9.64	2.41	m	**12.05**
47 mm × 50 mm; depth of joist 175 mm	–	0.55	9.64	2.45	m	**12.09**
47 mm × 50 mm; depth of joist 200 mm	–	0.55	9.64	2.49	m	**12.13**
47 mm × 50 mm; depth of joist 225 mm	–	0.55	9.64	2.53	m	**12.17**
47 mm × 50 mm; depth of joist 250 mm	–	0.55	9.64	2.57	m	**12.21**
Joist strutting; block						
47 mm × 150 mm; depth of joist 150 mm	–	0.34	5.86	2.98	m	**8.84**
47 mm × 175 mm; depth of joist 175 mm	–	0.34	5.86	3.41	m	**9.27**
47 mm × 200 mm; depth of joist 200 mm	–	0.34	5.86	3.68	m	**9.54**
47 mm × 225 mm; depth of joist 225 mm	–	0.34	5.86	4.13	m	**9.99**
47 mm × 250 mm; depth of joist 250 mm	–	0.34	5.86	4.56	m	**10.42**
Cleats						
225 mm × 100 mm × 75 mm	–	0.23	3.98	0.75	nr	**4.73**
Extra for stress grading to above timbers						
general structural (GS) grade	–	–	–	31.41	m^3	**31.41**
special structural (SS) grade	–	–	–	62.80	m^3	**62.80**
Extra for protecting and flameproofing timber with Celgard CF protection or other equal and approved						
small sections	–	–	–	143.95	m^3	**143.95**
large sections	–	–	–	138.19	m^3	**138.19**

G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING – cont						
Sawn softwood; tanalized – cont						
Wrot surfaces						
plain; 50 mm wide	–	0.02	0.42	–	m	**0.42**
plain; 100 mm wide	–	0.04	0.63	–	m	**0.63**
plain; 150 mm wide	–	0.05	0.84	–	m	**0.84**
Trussed rafters, stress graded sawn softwood pressure impregnated; raised through two storeys and fixed in position						
W type truss (Fink); 22.5° pitch; 450 mm eaves overhang						
5.00 m span	–	1.78	31.01	30.02	nr	**61.03**
7.60 m span	–	1.94	33.94	42.32	nr	**76.26**
10.00 m span	–	2.22	38.76	66.21	nr	**104.97**
W type truss (Fink); 30° pitch; 450 mm eaves overhang						
5.00 m span	–	1.78	31.01	31.30	nr	**62.31**
7.60 m span	–	1.94	33.94	45.26	nr	**79.20**
10.00 m span	–	2.22	38.76	73.46	nr	**112.22**
W type truss (Fink); 45° pitch; 450 mm eaves overhang						
4.60 m span	–	1.78	31.01	71.57	nr	**102.58**
7.00 m span	–	1.94	33.94	132.83	nr	**166.77**
Mono type truss; 17.5° pitch; 450 mm eaves overhang						
3.30 m span	–	1.56	27.23	19.84	nr	**47.07**
5.60 m span	–	1.78	31.01	38.46	nr	**69.47**
7.00 m span	–	2.05	35.82	46.63	nr	**82.45**
Attic type truss; 45° pitch; 450 mm eaves overhang						
5.00 m span	–	3.49	60.96	33.75	nr	**94.71**
7.60 m span	–	3.66	63.89	51.35	nr	**115.24**
9.00 m span	–	3.89	67.87	156.52	nr	**224.39**
Moelven Toreboda glulam timber beams or other equal and approved; Moelven Laminated Timber Structures; LB grade whitewood; pressure impregnated; phenbol resorcinal adhesive; clean planed finish; fixed						
Laminated roof beams						
56 mm × 225 mm	–	–	–	–	m	**44.10**
66 mm × 315 mm	–	–	–	–	m	**72.76**
90 mm × 315 mm	–	–	–	–	m	**99.23**
90 mm × 405 mm	–	–	–	–	m	**127.58**
115 mm × 405 mm	–	–	–	–	m	**163.00**
115 mm × 495 mm	–	–	–	–	m	**199.00**
115 mm × 630 mm	–	–	–	–	m	**253.00**

G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Masterboard or other equal and approved; 6 mm thick						
Eaves, verge soffit boards, fascia boards and the like						
over 300 mm wide	9.12	0.78	13.61	10.22	m^2	**23.83**
75 mm wide	–	0.23	3.98	0.79	m	**4.77**
150 mm wide	–	0.26	4.61	1.54	m	**6.15**
225 mm wide	–	0.31	5.44	2.28	m	**7.72**
300 mm wide	–	0.34	5.86	3.02	m	**8.88**
Plywood; external quality; 12 mm thick						
Eaves, verge soffit boards, fascia boards and the like						
over 300 mm wide	8.51	0.91	15.92	9.60	m^2	**25.52**
75 mm wide	–	0.28	4.82	0.74	m	**5.56**
150 mm wide	–	0.32	5.66	1.45	m	**7.11**
225 mm wide	–	0.37	6.50	2.14	m	**8.64**
300 mm wide	–	0.41	7.12	2.84	m	**9.96**
Plywood; external quality; 15 mm thick						
Eaves, verge soffit boards, fascia boards and the like						
over 300 mm wide	10.50	0.91	15.92	11.63	m^2	**27.55**
75 mm wide	–	0.28	4.82	0.89	m	**5.71**
150 mm wide	–	0.32	5.66	1.74	m	**7.40**
225 mm wide	–	0.37	6.50	2.59	m	**9.09**
300 mm wide	–	0.41	7.12	3.44	m	**10.56**
Plywood; external quality; 18 mm thick						
Eaves, verge soffit boards, fascia boards and the like						
over 300 mm wide	12.39	0.91	15.92	13.58	m^2	**29.50**
75 mm wide	–	0.28	4.82	1.04	m	**5.86**
150 mm wide	–	0.32	5.66	2.04	m	**7.70**
225 mm wide	–	0.37	6.50	3.03	m	**9.53**
300 mm wide	–	0.41	7.12	4.03	m	**11.15**
Plywood; marine quality; 18 mm thick						
Gutter boards; butt joints						
over 300 mm wide	10.71	1.03	18.01	11.86	m^2	**29.87**
150 mm wide	–	0.37	6.50	1.78	m	**8.28**
225 mm wide	–	0.41	7.12	2.69	m	**9.81**
300 mm wide	–	0.46	7.96	3.56	m	**11.52**
Eaves, verge soffit boards, fascias boards and the like						
over 300 mm wide	–	0.91	15.92	11.86	m^2	**27.78**
75 mm wide	–	0.28	4.82	0.91	m	**5.73**
150 mm wide	–	0.32	5.66	1.78	m	**7.44**
225 mm wide	–	0.37	6.50	2.64	m	**9.14**
300 mm wide	–	0.41	7.12	3.52	m	**10.64**

G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING – cont						
Plywood; marine quality; 25 mm thick						
Gutter boards; butt joints						
over 300 mm wide	14.88	1.12	19.49	16.13	m^2	**35.62**
150 mm wide	–	0.38	6.70	2.42	m	**9.12**
225 mm wide	–	0.44	7.75	3.65	m	**11.40**
300 mm wide	–	0.50	8.79	4.84	m	**13.63**
Eaves, verge soffit boards, fascia baords and the like						
over 300 mm wide	–	0.97	16.96	16.13	m^2	**33.09**
75 mm wide	–	0.29	5.02	1.23	m	**6.25**
150 mm wide	–	0.35	6.08	2.42	m	**8.50**
225 mm wide	–	0.35	6.08	3.61	m	**9.69**
300 mm wide	–	0.44	7.75	4.80	m	**12.55**
Sawn softwood; untreated						
Gutter boards; butt joints						
19 mm thick; sloping	–	1.39	24.30	9.91	m^2	**34.21**
19 mm thick; 75 mm wide	–	0.38	6.70	0.76	m	**7.46**
19 mm thick; 150 mm wide	–	0.44	7.75	1.44	m	**9.19**
19 mm thick; 225 mm wide	–	0.50	8.79	2.55	m	**11.34**
25 mm thick; sloping	–	1.39	24.30	15.50	m^2	**39.80**
25 mm thick; 75 mm wide	–	0.38	6.70	0.97	m	**7.67**
25 mm thick; 150 mm wide	–	0.44	7.75	2.27	m	**10.02**
25 mm thick; 225 mm wide	–	0.50	8.79	3.57	m	**12.36**
Cesspools with 25 mm thick sides and bottom						
225 mm × 225 mm × 150 mm	–	1.33	23.25	2.98	nr	**26.23**
300 mm × 300 mm × 150 mm	–	1.56	27.23	3.90	nr	**31.13**
Individual supports; firrings						
50 mm wide × 36 mm average depth	–	0.17	2.93	2.06	m	**4.99**
50 mm wide × 50 mm average depth	–	0.17	2.93	3.11	m	**6.04**
50 mm wide × 75 mm average depth	–	0.17	2.93	4.00	m	**6.93**
Individual supports; bearers						
25 mm × 50 mm	–	0.11	1.89	0.92	m	**2.81**
38 mm × 50 mm	–	0.11	1.89	1.18	m	**3.07**
50 mm × 50 mm	–	0.11	1.89	0.89	m	**2.78**
50 mm × 75 mm	–	0.11	1.89	1.16	m	**3.05**
Individual supports; angle fillets						
38 mm × 38 mm	–	0.11	1.89	0.83	m	**2.72**
50 mm × 50 mm	–	0.11	1.89	1.05	m	**2.94**
75 mm × 75 mm	–	0.13	2.31	2.11	m	**4.42**
Individual supports; tilting fillets						
19 mm × 38 mm	–	0.11	1.89	0.51	m	**2.40**
25 mm × 50 mm	–	0.11	1.89	0.80	m	**2.69**
38 mm × 75 mm	–	0.11	1.89	1.22	m	**3.11**
50 mm × 75 mm	–	0.11	1.89	1.56	m	**3.45**
75 mm × 100 mm	–	0.17	2.93	2.86	m	**5.79**

G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Individual supports; grounds or battens						
13 mm × 19 mm	–	0.05	0.84	0.40	m	**1.24**
13 mm × 32 mm	–	0.05	0.84	0.40	m	**1.24**
25 mm × 50 mm	–	0.05	0.84	0.84	m	**1.68**
Individual supports; grounds or battens; plugged and screwed						
13 mm × 19 mm	–	0.17	2.93	0.38	m	**3.31**
13 mm × 32 mm	–	0.17	2.93	0.38	m	**3.31**
25 mm × 50 mm	–	0.17	2.93	0.82	m	**3.75**
Framed supports; open-spaced grounds or battens; at 300 mm centres one way						
25 mm × 50 mm	–	0.17	2.93	2.76	m^2	**5.69**
25 mm × 50 mm; plugged and screwed	–	0.50	8.79	2.74	m^2	**11.53**
Framed supports; at 300 mm centres one way and 600 mm centres the other way						
25 mm × 50 mm	–	0.83	14.45	4.14	m^2	**18.59**
38 mm × 50 mm	–	0.83	14.45	5.41	m^2	**19.86**
50 mm × 50 mm	–	0.83	14.45	3.98	m^2	**18.43**
50 mm × 75 mm	–	0.83	14.45	5.30	m^2	**19.75**
75 mm × 75 mm	–	0.83	14.45	12.02	m^2	**26.47**
Framed supports; at 300 mm centres one way and 600 mm centres the other way; plugged and screwed						
25 mm × 50 mm	–	1.39	24.30	4.26	m^2	**28.56**
38 mm × 50 mm	–	1.39	24.30	5.54	m^2	**29.84**
50 mm × 50 mm	–	1.39	24.30	4.10	m^2	**28.40**
50 mm × 75 mm	–	1.39	24.30	5.42	m^2	**29.72**
75 mm × 75 mm	–	1.39	24.30	12.15	m^2	**36.45**
Framed supports; at 500 mm centres both ways						
25 mm × 50 mm; to bath panels	–	1.00	17.38	5.40	m^2	**22.78**
Framed supports; as bracketing and cradling around steelwork						
25 mm × 50 mm	–	1.56	27.23	5.86	m^2	**33.09**
50 mm × 50 mm	–	1.67	29.12	5.63	m^2	**34.75**
50 mm × 75 mm	–	1.78	31.01	7.48	m^2	**38.49**
Sawn softwood; tanalized						
Gutter boards; butt joints						
19 mm thick; sloping	–	1.39	24.30	10.96	m^2	**35.26**
19 mm thick; 75 mm wide	–	0.38	6.70	0.84	m	**7.54**
19 mm thick; 150 mm wide	–	0.44	7.75	1.59	m	**9.34**
19 mm thick; 225 mm wide	–	0.50	8.79	2.79	m	**11.58**
25 mm thick; sloping	–	1.39	24.30	16.87	m^2	**41.17**
25 mm thick; 75 mm wide	–	0.38	6.70	1.08	m	**7.78**
25 mm thick; 150 mm wide	–	0.44	7.75	2.48	m	**10.23**
25 mm thick; 225 mm wide	–	0.50	8.79	3.87	m	**12.66**
Cesspools with 25 mm thick sides and bottom						
225 mm × 225 mm × 150 mm	–	1.33	23.25	3.26	nr	**26.51**
300 mm × 300 mm × 150 mm	–	1.56	27.23	4.27	nr	**31.50**

G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING – cont						
Sawn softwood; tanalized – cont						
Individual supports; firrings						
50 mm wide × 36 mm average depth	–	0.17	2.93	2.16	m	**5.09**
50 mm wide × 50 mm average depth	–	0.17	2.93	3.24	m	**6.17**
50 mm wide × 75 mm average depth	–	0.17	2.93	4.20	m	**7.13**
Individual supports; bearers						
25 mm × 50 mm	–	0.11	1.89	0.99	m	**2.88**
38 mm × 50 mm	–	0.11	1.89	1.28	m	**3.17**
50 mm × 50 mm	–	0.11	1.89	1.03	m	**2.92**
50 mm × 75 mm	–	0.11	1.89	1.36	m	**3.25**
Individual supports; angle fillets						
38 mm × 38 mm	–	0.11	1.89	0.87	m	**2.76**
50 mm × 50 mm	–	0.11	1.89	1.12	m	**3.01**
75 mm × 75 mm	–	0.13	2.31	2.27	m	**4.58**
Individual supports; tilting fillets						
19 mm × 38 mm	–	0.11	1.89	0.53	m	**2.42**
25 mm × 50 mm	–	0.11	1.89	0.83	m	**2.72**
38 mm × 75 mm	–	0.11	1.89	1.30	m	**3.19**
50 mm × 75 mm	–	0.11	1.89	1.65	m	**3.54**
75 mm × 100 mm	–	0.17	2.93	3.08	m	**6.01**
Individual supports; grounds or battens						
13 mm × 19 mm	–	0.05	0.84	0.41	m	**1.25**
13 mm × 32 mm	–	0.05	0.84	0.42	m	**1.26**
25 mm × 50 mm	–	0.05	0.84	0.91	m	**1.75**
Individual supports; grounds or battens; plugged and screwed						
13 mm × 19 mm	–	0.17	2.93	0.39	m	**3.32**
13 mm × 32 mm	–	0.17	2.93	0.40	m	**3.33**
25 mm × 50 mm	–	0.17	2.93	0.89	m	**3.82**
Framed supports; open-spaced grounds or battens; at 300 mm centres one way						
25 mm × 50 mm	–	0.17	2.93	2.99	m^2	**5.92**
25 mm × 50 mm; plugged and screwed	–	0.50	8.79	2.96	m^2	**11.75**
Framed supports; at 300 mm centres one way and 600 mm centres the other way						
25 mm × 50 mm	–	0.83	14.45	4.49	m^2	**18.94**
38 mm × 50 mm	–	0.83	14.45	5.93	m^2	**20.38**
50 mm × 50 mm	–	0.83	14.45	4.66	m^2	**19.11**
50 mm × 75 mm	–	0.83	14.45	6.33	m^2	**20.78**
75 mm × 75 mm	–	0.83	14.45	13.56	m^2	**28.01**
Framed supports; at 300 mm centres one way and 600 mm centres the other way; plugged and screwed						
25 mm × 50 mm	–	1.39	24.30	4.61	m^2	**28.91**
38 mm × 50 mm	–	1.39	24.30	6.06	m^2	**30.36**
50 mm × 50 mm	–	1.39	24.30	4.79	m^2	**29.09**
50 mm × 75 mm	–	1.39	24.30	6.46	m^2	**30.76**
75 mm × 75 mm	–	1.39	24.30	13.68	m^2	**37.98**

G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Framed supports; at 500 mm centres both ways						
25 mm × 50 mm; to bath panels	–	1.00	17.38	5.84	m^2	**23.22**
Framed supports; as bracketing and cradling around steelwork						
25 mm × 50 mm	–	1.56	27.23	6.34	m^2	**33.57**
50 mm × 50 mm	–	1.67	29.12	6.59	m^2	**35.71**
50 mm × 75 mm	–	1.78	31.01	8.93	m^2	**39.94**
Wrought softwood						
Gutter boards; tongued and grooved joints						
19 mm thick; sloping	–	1.67	29.12	15.79	m^2	**44.91**
19 mm thick; 75 mm wide	–	0.44	7.75	1.15	m	**8.90**
19 mm thick; 150 mm wide	–	0.50	8.79	2.32	m	**11.11**
19 mm thick; 225 mm wide	–	0.55	9.64	3.37	m	**13.01**
25 mm thick; sloping	–	1.67	29.12	16.30	m^2	**45.42**
25 mm thick; 75 mm wide	–	0.44	7.75	1.28	m	**9.03**
25 mm thick; 150 mm wide	–	0.50	8.79	2.28	m	**11.07**
25 mm thick; 225 mm wide	–	0.55	9.64	3.42	m	**13.06**
Eaves, verge soffit boards, fascia boards and the like						
19 mm thick; over 300 mm wide	–	1.38	24.09	13.54	m^2	**37.63**
19 mm thick; 150 mm wide; once grooved	–	0.23	3.98	2.33	m	**6.31**
25 mm thick; 150 mm wide; once grooved	–	0.23	3.98	3.26	m	**7.24**
25 mm thick; 175 mm wide; once grooved	–	0.23	3.98	3.21	m	**7.19**
32 mm thick; 225 mm wide; once grooved	–	0.28	4.82	5.22	m	**10.04**
Wrought softwood; tanalized						
Gutter boards; tongued and grooved joints						
19 mm thick; sloping	–	1.67	29.12	16.83	m^2	**45.95**
19 mm thick; 75 mm wide	–	0.44	7.75	1.22	m	**8.97**
19 mm thick; 150 mm wide	–	0.50	8.79	2.47	m	**11.26**
19 mm thick; 225 mm wide	–	0.55	9.64	3.61	m	**13.25**
25 mm thick; sloping	–	1.67	29.12	17.67	m^2	**46.79**
25 mm thick; 75 mm wide	–	0.44	7.75	1.38	m	**9.13**
25 mm thick; 150 mm wide	–	0.50	8.79	2.49	m	**11.28**
25 mm thick; 225 mm wide	–	0.55	9.64	3.73	m	**13.37**
Eaves, verge soffit boards, fascia boards and the like						
19 mm thick; over 300 mm wide	–	1.38	24.09	14.59	m^2	**38.68**
19 mm thick; 150 mm wide; once grooved	–	0.23	3.98	2.48	m	**6.46**
25 mm thick; 150 mm wide; once grooved	–	0.23	3.98	3.47	m	**7.45**
25 mm thick; 175 mm wide; once grooved	–	0.24	4.19	3.44	m	**7.63**
32 mm thick; 225 mm wide; once grooved	–	0.28	4.82	5.62	m	**10.44**
Straps; mild steel; galvanized						
Standard twisted vertical restraint; fixing to softwood and brick or blockwork						
27.5 mm × 2.5 mm × 400 mm girth	–	0.28	4.82	1.38	nr	**6.20**
27.5 mm × 2.5 mm × 600 mm girth	–	0.29	5.02	1.93	nr	**6.95**
27.5 mm × 2.5 mm × 800 mm girth	–	0.30	5.24	2.77	nr	**8.01**
27.5 mm × 2.5 mm × 1000 mm girth	–	0.34	5.86	3.59	nr	**9.45**
27.5 mm × 2.5 mm × 1200 mm girth	–	0.35	6.08	4.33	nr	**10.41**

G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING – cont						
Hangers; mild steel; galvanized						
Joist hangers 0.90 mm thick; The Expanded Metal Company Ltd Speedy or other equal and approved; for fixing to softwood; joist sizes						
50 mm wide; all sizes to 225 mm deep	1.82	0.13	2.31	2.04	nr	**4.35**
75 mm wide; all sizes to 225 mm deep	1.91	0.17	2.93	2.21	nr	**5.14**
100 mm wide; all sizes to 225 mm deep	2.05	0.20	3.56	2.45	nr	**6.01**
Joist hangers 2.50 mm thick; for building in; joist sizes						
50 mm × 100 mm	3.54	0.08	1.53	3.74	nr	**5.27**
50 mm × 125 mm	3.55	0.08	1.53	3.75	nr	**5.28**
50 mm × 150 mm	3.33	0.11	1.95	3.59	nr	**5.54**
50 mm × 175 mm	3.49	0.11	1.95	3.75	nr	**5.70**
50 mm × 200 mm	3.86	0.13	2.37	4.18	nr	**6.55**
50 mm × 225 mm	4.10	0.13	2.37	4.44	nr	**6.81**
75 mm × 150 mm	5.13	0.11	1.95	5.43	nr	**7.38**
75 mm × 175 mm	4.82	0.11	1.95	5.11	nr	**7.06**
75 mm × 200 mm	5.13	0.13	2.37	5.49	nr	**7.86**
75 mm × 225 mm	5.50	0.13	2.37	5.87	nr	**8.24**
75 mm × 250 mm	5.83	0.16	2.79	6.26	nr	**9.05**
100 mm × 200 mm	6.39	0.13	2.37	6.78	nr	**9.15**
Metal connectors; mild steel; galvanized						
Round toothed plate; for 10 mm or 12 mm diameter bolts						
38 mm diameter; single sided	–	0.01	0.21	0.50	nr	**0.71**
38 mm diameter; double sided	–	0.01	0.21	0.55	nr	**0.76**
50 mm diameter; single sided	–	0.01	0.21	0.53	nr	**0.74**
50 mm diameter; double sided	–	0.01	0.21	0.59	nr	**0.80**
63 mm diameter; single sided	–	0.01	0.21	0.79	nr	**1.00**
63 mm diameter; double sided	–	0.01	0.21	0.87	nr	**1.08**
75 mm diameter; single sided	–	0.01	0.21	1.16	nr	**1.37**
75 mm diameter; double sided	–	0.01	0.21	1.21	nr	**1.42**
framing anchor	–	0.17	2.93	0.94	nr	**3.87**
Bolts; mild steel; galvanized						
Fixing only bolts; 50 mm–200 mm long						
6 mm diameter	–	0.04	0.63	–	nr	**0.63**
8 mm diameter	–	0.04	0.63	–	nr	**0.63**
10 mm diameter	–	0.05	0.84	–	nr	**0.84**
12 mm diameter	–	0.05	0.84	–	nr	**0.84**
16 mm diameter	–	0.06	1.05	–	nr	**1.05**
20 mm diameter	–	0.06	1.05	–	nr	**1.05**

G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Bolts						
Expanding bolts; Rawlbolt projecting type or other equal and approved; Rawl Fixings; plated; one nut; one washer						
6 mm diameter; ref M6 10P	–	0.11	1.89	0.47	nr	**2.36**
6 mm diameter; ref M6 25P	–	0.11	1.89	0.53	nr	**2.42**
6 mm diameter; ref M6 60P	–	0.11	1.89	0.68	nr	**2.57**
8 mm diameter; ref M8 25P	–	0.11	1.89	0.80	nr	**2.69**
8 mm diameter; ref M8 60P	–	0.11	1.89	0.82	nr	**2.71**
10 mm diameter; ref M10 15P	–	0.11	1.89	1.00	nr	**2.89**
10 mm diameter; ref M10 30P	–	0.11	1.89	1.06	nr	**2.95**
10 mm diameter; ref M10 60P	–	0.11	1.89	1.11	nr	**3.00**
12 mm diameter; ref M12 15P	–	0.11	1.89	1.64	nr	**3.53**
12 mm diameter; ref M12 30P	–	0.12	2.09	0.16	nr	**2.25**
12 mm diameter; ref M12 75P	–	0.11	1.89	2.13	nr	**4.02**
16 mm diameter; ref M16 35P	–	0.11	1.89	3.94	nr	**5.83**
16 mm diameter; ref M16 75P	–	0.11	1.89	4.36	nr	**6.25**
Expanding bolts; Rawlbolt loose bolt type or other equal and approved; Rawl Fixings; plated; one bolt; one washer						
6 mm diameter; ref M6 10L	–	0.11	1.89	0.39	nr	**2.28**
6 mm diameter; ref M6 25L	–	0.11	1.89	0.45	nr	**2.34**
6 mm diameter; ref M6 40L	–	0.11	1.89	0.50	nr	**2.39**
8 mm diameter; ref M8 25L	–	0.11	1.89	0.60	nr	**2.49**
8 mm diameter; ref M8 40L	–	0.11	1.89	0.84	nr	**2.73**
10 mm diameter; ref M10 10L	–	0.11	1.89	0.86	nr	**2.75**
10 mm diameter; ref M10 25L	–	0.11	1.89	1.13	nr	**3.02**
10 mm diameter; ref M10 50L	–	0.11	1.89	1.19	nr	**3.08**
10 mm diameter; ref M10 75L	–	0.11	1.89	1.16	nr	**3.05**
12 mm diameter; ref M12 10L	–	0.11	1.89	1.17	nr	**3.06**
12 mm diameter; ref M12 25L	–	0.11	1.89	1.44	nr	**3.33**
12 mm diameter; ref M12 40L	–	0.11	1.89	1.88	nr	**3.77**
12 mm diameter; ref M12 60L	–	0.11	1.89	1.96	nr	**3.85**
16 mm diameter; ref M16 30L	–	0.11	1.89	3.17	nr	**5.06**
16 mm diameter; ref M16 60L	–	0.11	1.89	3.40	nr	**5.29**
Truss clips						
Truss clips; fixing to softwood; joist size						
38 mm wide	0.72	0.17	2.93	1.08	nr	**4.01**
50 mm wide	0.68	0.17	2.93	1.04	nr	**3.97**
Sole plate angles; mild steel galvanized						
Sole plate angle; fixing to softwood and concrete						
112 mm × 40 mm × 76 mm	0.82	0.23	3.98	2.13	nr	**6.11**

G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING – cont						
Chemical anchors						
R-CAS Spin-in epoxy acrylate capsules and standard studs or other equal and approved; Rawl Fixings; with nuts and washers; drilling masonry						
capsule ref 60-408; stud ref 60-448	–	0.30	5.24	1.70	nr	**6.94**
capsule ref 60-410; stud ref 60-454	–	0.34	5.86	1.83	nr	**7.69**
capsule ref 60-412; stud ref 60-460	–	0.37	6.50	2.18	nr	**8.68**
capsule ref 60-416; stud ref 60-472	–	0.41	7.12	3.16	nr	**10.28**
capsule ref 60-420; stud ref 60-478	–	0.43	7.54	5.75	nr	**13.29**
capsule ref 60-424; stud ref 60-484	–	0.48	8.37	6.75	nr	**15.12**
R-CAS Spin-in epoxy acrylate capsules and stainless steel studs or other equal and approved; Rawl Fixings; with nuts and washers; drilling masonry						
capsule ref 60-408; stud ref 60-905	–	0.30	5.24	2.89	nr	**8.13**
capsule ref 60-410; stud ref 60-910	–	0.34	5.86	3.77	nr	**9.63**
capsule ref 60-412; stud ref 60-915	–	0.37	6.50	5.09	nr	**11.59**
capsule ref 60-416; stud ref 60-920	–	0.41	7.12	8.37	nr	**15.49**
capsule ref 60-420; stud ref 60-925	–	0.43	7.54	14.05	nr	**21.59**
capsule ref 60-424; stud ref 60-930	–	0.48	8.37	22.63	nr	**31.00**
R-CAS Spin-in epoxy acrylate capsules and standard internal threaded sockets or other equal and approved; Rawl Fixings; drilling masonry						
capsule ref 60-408; socket ref 60-650	–	0.30	5.24	2.00	nr	**7.24**
capsule ref 60-410; socket ref 60-656	–	0.34	5.86	2.04	nr	**7.90**
capsule ref 60-412; socket ref 60-662	–	0.37	6.50	2.46	nr	**8.96**
capsule ref 60-416; socket ref 60-668	–	0.41	7.12	3.08	nr	**10.20**
capsule ref 60-420; socket ref 60-674	–	0.43	7.54	4.75	nr	**12.29**
capsule ref 60-424; socket ref 60-676	–	0.48	8.37	7.63	nr	**16.00**
R-CAS Spin-in epoxy acrylate capsules and stainless steel internal threaded sockets or other equal and approved; Rawl Fixings; drilling masonry						
capsule ref 60-408; socket ref 60-943	–	0.30	5.24	3.50	nr	**8.74**
capsule ref 60-410; socket ref 60-945	–	0.34	5.86	3.54	nr	**9.40**
capsule ref 60-412; socket ref 60-947	–	0.37	6.50	4.01	nr	**10.51**
capsule ref 60-416; socket ref 60-949	–	0.41	7.12	5.40	nr	**12.52**
capsule ref 60-420; socket ref 60-951	–	0.43	7.54	7.55	nr	**15.09**
capsule ref 60-424; socket ref 60-955	–	0.48	8.37	13.61	nr	**21.98**
R-CAS Spin-in epoxy acrylate capsules, perforated sleeves and standard studs or other equal and approved; Rawl Fixings; in low density material; with nuts and washers; drilling masonry						
capsule ref 60-408; sleeve ref 60-538; stud ref 60-448	–	0.30	5.24	3.97	nr	**9.21**
capsule ref 60-410; sleeve ref 60-544; stud ref 60-454	–	0.34	5.86	4.37	nr	**10.23**
capsule ref 60-412; sleeve ref 60-550; stud ref 60-460	–	0.37	6.50	4.98	nr	**11.48**
capsule ref 60-416; sleeve ref 60-562; stud ref 60-472	–	0.41	7.12	6.02	nr	**13.14**

G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
R-CAS Spin-in epoxy acrylate capsules, perforated sleeves and stainless steel studs or other equal and approved; Rawl Fixings; in low density material; with nuts and washers; drilling masonry						
capsule ref 60-408; sleeve ref 60-538; stud ref 60-905	–	0.30	5.24	5.16	nr	**10.40**
capsule ref 60-410; sleeve ref 60-544; stud ref 60-910	–	0.34	5.86	6.30	nr	**12.16**
capsule ref 60-412; sleeve ref 60-550; stud ref 60-915	–	0.37	6.50	7.88	nr	**14.38**
capsule ref 60-416; sleeve ref 60-562; stud ref 60-920	–	0.41	7.12	11.23	nr	**18.35**
R-CAS Spin-in epoxy acrylate capsules, perforated sleeves and standard internal threaded sockets or other equal and approved; The Rawlplug Company; in low density material; with nuts and washers; drilling masonry						
capsule ref 60-408; sleeve ref 60-538; socket ref 60-650	–	0.30	5.24	4.26	nr	**9.50**
capsule ref 60-410; sleeve ref 60-544; socket ref 60-656	–	0.34	5.86	4.57	nr	**10.43**
capsule ref 60-412; sleeve ref 60-550; socket ref 60-662	–	0.37	6.50	5.25	nr	**11.75**
R-CAS Spin-in epoxy acrylate capsules, perforated sleeves and stainless steel internal threaded sockets or other equal and approved; The Rawlplug Company; in low density material; drilling masonry						
capsule ref 60-416; sleeve ref 60-562; socket ref 60-668	–	0.41	7.12	5.93	nr	**13.05**
capsule ref 60-408; sleeve ref 60-538; socket ref 60-943	–	0.30	5.24	5.77	nr	**11.01**
capsule ref 60-410; sleeve ref 60-544; socket ref 60-945	–	0.34	5.86	6.08	nr	**11.94**
capsule ref 60-412; sleeve ref 60-550; socket ref 60-947	–	0.37	6.50	6.81	nr	**13.31**
capsule ref 60-416; sleeve ref 60-562; socket ref 60-949	–	0.41	7.12	8.26	nr	**15.38**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
H10 PATENT GLAZING						
Patent glazing; aluminium alloy bars 2.55 m long at 622 mm centres; fixed to supports						
Roof cladding						
single glazed with 6.4 mm laminated glass	–	–	–	–	m^2	**125.00**
single glazed with 7 mm thick Georgian wired cast glass	–	–	–	–	m^2	**135.00**
thermally broken and double glazed with low E clear toughened and laminated double glazed units; aluminium finished RAL matt colour	–	–	–	–	m^2	**350.00**
Extra for opening roof vents						
600 mm × 900 mm top hung opening roof vent; manually operated	–	–	–	–	nr	**400.00**
600 mm × 900 mm top hung opening roof vent; electrically operated	–	–	–	–	nr	**500.00**
Skylight						
Self-supporting hipped or gable ended lantern/ skylight thermally broken and double glazed with low E clear toughened and laminated double glazed units; aluminium finished RAL matt colour	–	–	–	–	m^2	**700.00**
Associated code 4 lead flashings						
top flashing; 210 mm girth	–	–	–	–	m	**55.00**
bottom flashing; 240 mm girth	–	–	–	–	m	**63.00**
end flashing; 300 mm girth	–	–	–	–	m	**68.00**
Wall cladding						
single glazed with 6.4 mm laminated glass	–	–	–	–	m^2	**130.00**
single glazed with 7 mm thick Georgian wired cast glass	–	–	–	–	m^2	**140.00**
thermally broken and double glazed with low E clear toughened and laminated double glazed units; aluminium finished RAL matt colour	–	–	–	–	m^2	**368.00**
Extra for aluminium alloy perimeter members						
38 mm × 38 mm × 3 mm angle jamb	–	–	–	–	m	**19.00**
pressed cill member	–	–	–	–	m	**38.00**
pressed channel head and PVC case	–	–	–	–	m	**38.00**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
H11 CURTAIN WALLING						
Stick curtain walling system; Schuco FW50+ proprietary system or other equal and approved Polyester powder coated solid colour matt finish or natural anodized curtain walling with mullions spaced 1.5 m apart and spanning typical storey height of 3.8 m. Floor to ceiling glass sealed units with 8.8mm low E coated laminated inner pane, filled FW60 (or similar) cavity and 8 mm clear annealed outer pane, retained by external pressure plates and caps. Rates to include 0.8 m deep glass fronted solid spandrel panels, all brackets, membranes, fire stopping between floors, trade contractor preliminaries, including external access equipment						
Flat system; drilling and screwing; to metal	–	–	–	–	m^2	**461.25**
Extra over for						
neutral selective high performance coating in lieu of low E, for assisting in solar control	–	–	–	–	m^2	**30.75**
outer glass pane to be toughened and heat soak tested or heat strengthened in lieu of annealed	–	–	–	–	m^2	**20.50**
inner laminated glass to be toughened and heat soak tested laminated, or heat strengthened laminated	–	–	–	–	m^2	**41.00**
flush glass finish without external face caps, achieved by concealed toggle fixings locating within perimeter channels within sealed units including silicone sealing between glass panes	–	–	–	–	m^2	**51.25**
typical coping detail, including pressed aluminium profiles, membranes, seals, etc.	–	–	–	–	m	**256.25**
typical cill detail, including pressed aluminium profiles, membranes, seals, etc.	–	–	–	–	m	**205.00**
intermediate transoms (per transom)	–	–	–	–	m	**41.00**
H20 RIGID SHEET CLADDING						
Resoplan sheet or other equal and approved; Eternit UK Ltd; flexible neoprene gasket joints; fixing with stainless steel screws and coloured caps						
6 mm thick cladding to walls						
over 300 mm wide	–	1.94	33.87	62.70	m^2	**96.57**
not exceeding 300 mm wide	–	0.65	11.35	22.94	m	**34.29**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
H20 RIGID SHEET CLADDING – cont						
Eternit 2000 Glasal sheet or other equal and approved; Eternit UK Ltd; flexible neoprene gasket joints; fixing with stainless steel screws and coloured caps						
7.50 mm thick cladding to walls						
over 300 mm wide	–	1.94	33.87	55.24	m^2	**89.11**
not exceeding 300 mm wide	–	0.65	11.35	20.71	m	**32.06**
external angle trim	–	0.09	1.57	10.68	m	**12.25**
7.50 mm thick cladding to eaves, verge soffit boards, fascia boards or the like						
100 mm wide	–	0.46	8.03	10.58	m	**18.61**
200 mm wide	–	0.56	9.78	15.64	m	**25.42**
300 mm wide	–	0.65	11.35	20.71	m	**32.06**
Prodema ProdEX high density resin-bonded cellulose fibre weatherboarding panels; including secondary supports and fixing						
Walls						
8 mm Panels face fixed on to timber battens	–	–	–	–	m^2	**149.48**
8 mm Panels face fixed on to aluminium rails	–	–	–	–	m^2	**168.16**
8 mm Panels adhesive fixed on to timber battens or aluminium rails	–	–	–	–	m^2	**177.51**
10 mm Panels secret fixed on to helping hand aluminium system	–	–	–	–	m^2	**205.53**
H30 FIBRE CEMENT PROFILED SHEET CLADDING						
Asbestos-free corrugated sheets; Eternit 2000 or other equal and approved						
Roof cladding; sloping not exceeding 50°; fixing to steel purlins with hook bolts						
Profile 3; natural grey	–	0.23	6.51	19.24	m^2	**25.75**
Profile 3; coloured	–	0.23	6.51	21.95	m^2	**28.46**
Profile 6; natural grey	–	0.28	7.92	15.28	m^2	**23.20**
Profile 6; coloured	–	0.28	7.92	17.22	m^2	**25.14**
Profile 6; natural grey; insulated 80 glass fibre infill; lining panel	–	0.46	13.02	30.39	m^2	**43.41**
Profile 6; coloured; insulated 80 glass fibre infill; lining panel	–	0.46	13.02	34.94	m^2	**47.96**
Accessories; to Profile 3 cladding; natural grey						
eaves filler	–	0.09	2.54	11.63	m	**14.17**
external corner piece	–	0.11	3.12	8.59	m	**11.71**
apron flashing	–	0.11	3.12	11.63	m	**14.75**
plain wing or close fitting two piece adjustable capping to ridge	–	0.16	4.53	10.91	m	**15.44**
ventilating two piece adjustable capping to ridge	–	0.16	4.53	16.78	m	**21.31**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Accessories; to Profile 6 cladding; natural grey						
eaves filler	–	0.09	2.54	7.01	m	**9.55**
external corner piece	–	0.11	3.12	7.98	m	**11.10**
apron flashing	–	0.11	3.12	7.79	m	**10.91**
underglazing flashing	–	0.11	3.12	10.27	m	**13.39**
plain cranked crown to ridge	–	0.16	4.53	15.42	m	**19.95**
plain wing or close fitting two piece adjustable capping to ridge	–	0.16	4.53	14.02	m	**18.55**
ventilating two piece adjustable capping to ridge	–	0.16	4.53	17.93	m	**22.46**
H31 METAL PROFILED/FLAT SHEET CLADDING/ COVERING/SIDING						
Lightweight galvanized steel roof tiles; Decra Roof Systems Stratos or other equal and approved; coated finish						
Roof coverings	–	0.23	6.51	21.80	m^2	**28.31**
Accessories for roof cladding						
pitched D ridge	–	0.09	2.54	9.94	m	**12.48**
barge cover (handed)	–	0.09	2.54	10.69	m	**13.23**
in line air vent	–	0.09	2.54	53.66	nr	**56.20**
in line soil vent	–	0.09	2.54	77.41	nr	**79.95**
gas flue terminal	–	0.19	5.37	100.48	nr	**105.85**
Galvanized steel strip troughed sheets; Corus Products or other equal and approved						
Roof cladding or decking; sloping not exceeding 50°; fixing to steel purlins with plastic headed self-tapping screws						
0.7 mm thick; 46 profile	–	–	–	–	m^2	**11.03**
0.7 mm thick; 60 profile	–	–	–	–	m^2	**12.07**
0.7 mm thick; 100 profile	–	–	–	–	m^2	**13.13**
Galvanized steel strip troughed sheets; PMF Strip Mill Products or other equal and approved						
Roof cladding; sloping not exceeding 50°; fixing to steel purlins with plastic headed self-tapping screws						
0.7 mm thick type HPS200 13.5/3 corrugated	–	–	–	–	m^2	**12.44**
0.7 mm thick type HPS200 R32/1000	–	–	–	–	m^2	**11.29**
0.7 mm thick type Arcline 40; plasticol finished	–	–	–	–	m^2	**16.60**
Extra over last for aluminium roof cladding or decking	–	–	–	–	m^2	**6.81**
Accessories for roof cladding						
HPS200 Drip flashing; 250 mm girth	–	–	–	–	m	**3.86**
HPS200 Ridge flashing; 375 mm girth	–	–	–	–	m	**5.05**
HPS200 Gable flashing; 500 mm girth	–	–	–	–	m	**6.42**
HPS200 Internal angle; 625 mm girth	–	–	–	–	m	**7.41**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
H31 METAL PROFILED/FLAT SHEET CLADDING/ COVERING/SIDING – cont						
Zalutite coated steel flat composite panel cladding; Kingspan or other equal and approved; outer panel 0.7 mm gauge HPS200 colourcoated; HCFC free LPCB FM/FW core and 0.4 mm stucco embossed lining panel with bright white ployester paint finish						
Roof cladding; vertical fixing to steel rails (measured elsewhere)						
80 mm wall panel; ref KS1000RW	–	–	–	–	m^2	**33.08**
Wall cladding; vertical fixing to steel rails (measured elsewhere)						
60 mm wall panel; ref KS1000RW	–	–	–	–	m^2	**31.82**
70 mm wall panel; ref KS1000RW	–	–	–	–	m^2	**32.55**
80 mm wall panel; ref KS1000RW	–	–	–	–	m^2	**33.28**
70 mm wall panel; ref KS1000MR	–	–	–	–	m^2	**45.57**
80 mm wall panel; ref KS1000MR	–	–	–	–	m^2	**46.30**
70 mm wall panel; ref KS900MR	–	–	–	–	m^2	**48.51**
80 mm wall panel; ref KS900MR	–	–	–	–	m^2	**49.24**
70 mm wall panel; ref KS600MR	–	–	–	–	m^2	**66.99**
80 mm wall panel; ref KS600MR	–	–	–	–	m^2	**67.62**
Extra over for						
raking cutting to 60 mm KS1000RW panel including waste	–	–	–	–	m	**16.80**
raking cutting to 70 mm KS1000RW panel including waste	–	–	–	–	m	**17.15**
raking cutting to 80 mm KS1000RW panel including waste	–	–	–	–	m	**17.50**
raking cutting to 70 mm KS1000MR panel including waste	–	–	–	–	m	**23.84**
raking cutting to 80 mm KS1000MR panel including waste	–	–	–	–	m	**24.15**
raking cutting to 70 mm KS900MR panel including waste	–	–	–	–	m	**25.20**
raking cutting to 80 mm KS900MR panel including waste	–	–	–	–	m	**25.55**
raking cutting to 70 mm KS600MR panel including waste	–	–	–	–	m	**33.60**
raking cutting to 80 mm KS600MR panel including waste	–	–	–	–	m	**33.95**
panel bearers' 1500 mm centres	–	–	–	–	m	**5.81**
vertical tophat joint in HPS200	–	–	–	–	m	**9.94**
vertical tophat joint with cap in HPS200	–	–	–	–	m	**13.05**
cranked KS1000MR panel	–	–	–	–	m	**96.62**
cranked KS900MR panel	–	–	–	–	m	**107.35**
cranked KS600MR panel	–	–	–	–	m	**161.04**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
roof penetration; 150 mm diameter opening; with top hat flashing and collar 150 mm high; and silicone joint to roofsheet	–	–	–	–	nr	**49.52**
roof penetration; 250 mm diameter opening; with top hat flashing and collar 150 mm high; and silicone joint to roofsheet	–	–	–	–	nr	**70.47**
GRP Transluscent rooflights; factory assembled						
Rooflight; vertical fixing to steel purlins (measured elsewhere)						
double skin; class 3 over 1	–	–	–	–	m^2	**49.57**
triple skin; class 3 over 1	–	–	–	–	m^2	**50.92**
Wall cladding; Gasell Profiles Ltd or equal and approved; steel GA50-30 profiled sheeting to outer face; steel; GA600 lining to inner face; including profile fillers; sealing						
Coverings; fixing to and including vertical and horizontal secondary supports						
250 mm girth	–	–	–	–	m^2	**130.00**
H32 PLASTICS PROFILED SHEET CLADDING/ COVERING/SIDING						
Extended, hard skinned, foamed PVC-UE profiled sections; Swish Celuka or other equal and approved; Class 1 fire-rated to BS 476; Part 7; in white finish						
Wall cladding; vertical; fixing to timber						
100 mm shiplap profiles; Code 001	–	0.35	6.11	59.62	m^2	**65.73**
150 mm shiplap profiles; Code 002	–	0.32	5.59	52.84	m^2	**58.43**
125 mm feather-edged profiles; Code C208	–	0.34	5.93	67.25	m^2	**73.18**
Vertical angles	–	0.19	3.32	6.14	m	**9.46**
Raking cutting	–	0.14	2.44	–	m	**2.44**
Holes for pipes and the like	–	0.03	0.52	–	nr	**0.52**
H41 GLASS REINFORCED PLASTICS PANEL CLADDING FEATURES						
Glass fibre translucent sheeting grade AB class 3						
Roof cladding; sloping not exceeding 50°; fixing to timber purlins with drive screws; to suit						
Profile 3 or other equal and approved	14.67	0.18	5.09	19.39	m^2	**24.48**
Profile 6 or other equal and approved	15.02	0.23	6.51	19.75	m^2	**26.26**
Roof cladding; sloping not exceeding 50°; fixing to timber purlins with hook bolts; to suit						
Profile 3 or other equal and approved	14.67	0.23	6.51	20.20	m^2	**26.71**
Profile 6 or other equal and approved	15.02	0.28	7.92	20.57	m^2	**28.49**
Longrib 1000 or other equal and approved	16.88	0.28	7.92	22.47	m^2	**30.39**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
H51 NATURAL STONE SLAB CLADDING FEATURES						
SUPPLY AND FIX PRICES						
Portland Whitbed limestone bedded and jointed in cement:lime:mortar (1:2:9); slurrying with weak lime and stone dust mortar; flush pointing and cleaning on completion (cramps etc. not included)						
Facework; one face plain and rubbed; bedded against backing						
50 mm thick stones	–	–	–	–	m^2	**309.75**
63 mm thick stones	–	–	–	–	m^2	**352.80**
75 mm thick stones	–	–	–	–	m^2	**399.00**
100 mm thick stones	–	–	–	–	m^2	**425.25**
Fair returns on facework						
50 mm wide	–	–	–	–	m	**4.20**
63 mm wide	–	–	–	–	m	**5.25**
75 mm wide	–	–	–	–	m	**7.35**
100 mm wide	–	–	–	–	m	**9.45**
Fair raking cutting on facework						
50 mm thick	–	–	–	–	m	**18.90**
63 mm thick	–	–	–	–	m	**21.00**
75 mm thick	–	–	–	–	m	**25.20**
100 mm thick	–	–	–	–	m	**27.30**
Copings; once weathered; and throated; rubbed; set horizontal or raking						
250 mm × 50 mm	–	–	–	–	m	**147.00**
extra for external angle	–	–	–	–	nr	**26.25**
extra for internal angle	–	–	–	–	nr	**26.25**
300 mm × 50 mm	–	–	–	–	m	**155.40**
extra for external angle	–	–	–	–	nr	**26.25**
extra for internal angle	–	–	–	–	nr	**31.50**
350 mm × 75 mm	–	–	–	–	m	**173.25**
extra for external angle	–	–	–	–	nr	**26.25**
extra for internal angle	–	–	–	–	nr	**33.60**
400 mm × 100 mm	–	–	–	–	m	**207.90**
extra for external angle	–	–	–	–	nr	**31.50**
extra for internal angle	–	–	–	–	nr	**44.10**
450 mm × 100 mm	–	–	–	–	m	**252.00**
extra for external angle	–	–	–	–	nr	**39.90**
extra for internal angle	–	–	–	–	nr	**54.60**
500 mm × 125 mm	–	–	–	–	m	**383.25**
extra for external angle	–	–	–	–	nr	**54.60**
extra for internal angle	–	–	–	–	nr	**68.25**
Band courses; plain; rubbed; horizontal						
225 mm × 112 mm	–	–	–	–	m	**115.50**
300 mm × 112 mm	–	–	–	–	m	**154.35**
extra for stopped ends	–	–	–	–	nr	**6.30**
extra for external angles	–	–	–	–	nr	**6.30**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Band courses; moulded 100 mm girth on face; rubbed; horizontal						
125 mm × 75 mm	–	–	–	–	m	**131.25**
extra for stopped ends	–	–	–	–	nr	**21.00**
extra for external angles	–	–	–	–	nr	**26.25**
extra for internal angles	–	–	–	–	nr	**52.50**
150 mm × 75 mm	–	–	–	–	m	**152.25**
extra for stopped ends	–	–	–	–	nr	**21.00**
extra for external angles	–	–	–	–	nr	**36.75**
extra for internal angles	–	–	–	–	nr	**63.00**
200 mm × 100 mm	–	–	–	–	m	**173.25**
extra for stopped ends	–	–	–	–	nr	**21.00**
extra for external angles	–	–	–	–	nr	**52.50**
extra for internal angles	–	–	–	–	nr	**94.50**
250 mm × 150 mm	–	–	–	–	m	**252.00**
extra for stopped ends	–	–	–	–	nr	**21.00**
extra for external angles	–	–	–	–	nr	**52.50**
extra for internal angles	–	–	–	–	nr	**105.00**
300 mm × 250 mm	–	–	–	–	m	**409.50**
extra for stopped ends	–	–	–	–	nr	**21.00**
extra for external angles	–	–	–	–	nr	**73.50**
extra for internal angles	–	–	–	–	nr	**126.00**
Coping apex block; two sunk faces; rubbed						
650 mm × 450 mm × 225 mm	–	–	–	–	nr	**514.50**
Coping kneeler block; three sunk faces; rubbed						
350 mm × 350 mm × 375 mm	–	–	–	–	nr	**409.50**
450 mm × 450 mm × 375 mm	–	–	–	–	nr	**472.50**
Corbel; turned and moulded; rubbed						
225 mm × 225 mm × 375 mm	–	–	–	–	nr	**336.00**
Slab surrounds to openings; one face splayed; rubbed						
75 mm × 100 mm	–	–	–	–	m	**73.50**
75 mm × 200 mm	–	–	–	–	m	**99.75**
100 mm × 100 mm	–	–	–	–	m	**89.25**
125 mm × 100 mm	–	–	–	–	m	**99.75**
125 mm × 150 mm	–	–	–	–	m	**120.75**
175 mm × 175 mm	–	–	–	–	m	**147.00**
225 mm × 175 mm	–	–	–	–	m	**173.25**
300 mm × 175 mm	–	–	–	–	m	**210.00**
300 mm × 225 mm	–	–	–	–	m	**273.00**
Slab surrounds to openings; one face sunk splayed; rubbed						
75 mm × 100 mm	–	–	–	–	m	**94.50**
75 mm × 200 mm	–	–	–	–	m	**120.75**
100 mm × 100 mm	–	–	–	–	m	**110.25**
125 mm × 100 mm	–	–	–	–	m	**120.75**
125 mm × 150 mm	–	–	–	–	m	**141.75**
175 mm × 175 mm	–	–	–	–	m	**168.00**
225 mm × 175 mm	–	–	–	–	m	**194.25**
300 mm × 175 mm	–	–	–	–	m	**231.00**
300 mm × 225 mm	–	–	–	–	m	**294.00**
extra for throating	–	–	–	–	m	**10.50**
extra for rebates and grooves	–	–	–	–	m	**23.10**
extra for stooling	–	–	–	–	m	**39.90**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
H51 NATURAL STONE SLAB CLADDING FEATURES – cont						
Sundries – stone walling						
Coating backs of stones with brush applied cold bitumen solution; two coats						
limestone facework	–	0.19	2.55	1.68	m^2	**4.23**
Cutting grooves in limestone masonry for						
water bars or the like	–	–	–	–	m	**10.50**
Mortices in limestone masonry for						
metal dowel	–	–	–	–	nr	**2.10**
metal cramp	–	–	–	–	nr	**4.20**
Eurobrick insulated brick cladding systems or other equal and approved; extruded polystyrene foam insulation; brick slips bonded to insulation panels with Eurobrick gun applied adhesive or other equal and approved; pointing with formulated mortar grout						
25 mm insulation to walls						
over 300 mm wide; fixing with proprietary screws and plates to timber	–	1.39	26.69	51.34	m^2	**78.03**
50 mm insulation to walls						
over 300 mm wide; fixing with proprietary screws and plates; to timber	–	1.39	26.69	56.09	m^2	**82.78**
Stainless steel cramps and dowels; Halfen-Deha or other equal and approved; one end built into brickwork or set in slot in concrete						
Dowel						
8 mm diameter × 75 mm long	0.17	0.04	0.81	0.18	nr	**0.99**
10 mm diameter × 150 mm long	0.50	0.04	0.81	0.51	nr	**1.32**
Pattern J tie						
25 mm × 3 mm × 100 mm	0.37	0.06	1.21	0.38	nr	**1.59**
Pattern S cramp; with two 20 mm turndowns (190 mm girth)						
25 mm × 3 mm × 150 mm	0.52	0.06	1.21	0.53	nr	**1.74**
Pattern B anchor; with 8 mm × 75 mm loose dowel						
25 mm × 3 mm × 150 mm	0.65	0.09	1.81	0.67	nr	**2.48**
Pattern Q tie						
25 mm × 3 mm × 200 mm	0.65	0.06	1.21	0.67	nr	**1.88**
38 mm × 3 mm × 250 mm	1.32	0.06	1.21	1.35	nr	**2.56**
Pattern P half twist tie						
25 mm × 3 mm × 200 mm	0.70	0.06	1.21	0.72	nr	**1.93**
38 mm × 3 mm × 250 mm	1.11	0.06	1.21	1.14	nr	**2.35**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
H53 CLAY SLAB/CLADDING/FEATURES						
Terracotta cladding and panels; LockClad or equal and approved; 240 mm × 390 mm × 14½ mm thick terracotta panels; including horizontal rails, clips and vertical spacers, insulation, structural liner trays and fixings						
Walls						
over 300 mm wide	–	–	–	–	m^2	**232.18**
H60 PLAIN ROOF TILING						
ALTERNATIVE TILE PRICES (£/1000)						
Clay tiles; plain, interlocking and pantiles						
Dreadnought						
Red smooth/sandfaced	332.50	–	–	–	1000	**-**
Country brown smooth/sandfaced	370.50	–	–	–	1000	**-**
Brown Antique smooth/sandfaced	384.70	–	–	–	1000	**-**
Blue/Dark Heather	403.80	–	–	–	1000	**-**
Sandtoft pantiles						
Bridgewater Double Roman	5540.90	–	–	–	1000	**-**
Gaelic	2182.90	–	–	–	1000	**-**
Arcadia	1329.30	–	–	–	1000	**-**
William Blyth pantiles						
Barco Bold Roll	800.10	–	–	–	1000	**-**
Celtic (French)	904.50	–	–	–	1000	**-**
Concrete tiles; plain and interlocking						
Marley Eternit roof tiles						
Anglia	541.80	–	–	–	1000	**-**
Ashmore	652.50	–	–	–	1000	**-**
Duo Modern	817.20	–	–	–	1000	**-**
Pewter Mendip	940.50	–	–	–	1000	**-**
Malvern	878.40	–	–	–	1000	**-**
Plain	312.30	–	–	–	1000	**-**
Redland roof tiles						
Redland 49	637.50	–	–	–	1000	**-**
50 Double Roman	532.00	–	–	–	1000	**-**
Mini Stoneworld	969.00	–	–	–	1000	**-**
Grovebury	923.40	–	–	–	1000	**-**
SUPPLY AND FIX PRICES						
NOTE: The following items of tile roofing unless otherwise described, include for conventional fixing assuming normal exposure with appropriate nails and/or rivets or clips to pressure impregnated softwood battens fixed with galvanized nails; prices also include for all bedding and pointing at verges, beneath ridge tiles, etc.						

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
H60 PLAIN ROOF TILING – cont						
Clay interlocking plain tiles; Sandtoft 20/20 natural red faced or other equal and approved; 370 mm × 223 mm; to 75 mm lap; on 25 mm × 38 mm battens and type 1F reinforced underlay						
Roof coverings (PC £ per 1000)	969.88	0.42	11.88	18.95	m^2	**30.83**
Extra over coverings for						
fixing every tile	–	0.02	0.56	1.04	m^2	**1.60**
double course at eaves	–	0.28	7.92	13.77	m	**21.69**
verges; extra single undercloak course of plain tiles	–	0.28	7.92	5.71	m	**13.63**
open valleys; cutting both sides	–	0.17	4.81	3.98	m	**8.79**
dry ridge tiles	–	0.56	15.85	16.36	m	**32.21**
dry hips; cutting both sides	–	0.69	19.52	13.77	m	**33.29**
holes for pipes and the like	–	0.19	5.37	–	nr	**5.37**
Clay pantiles; Sandtoft Old English; red sand faced or other equal and approved; 342 mm × 241 mm; to 75 mm lap; on 25 mm × 38 mm battens and type 1F reinforced underlay						
Roof coverings (PC £ per 1000)	1161.51	0.42	11.88	23.61	m^2	**35.49**
Extra over coverings for						
fixing every tile	–	0.02	0.56	2.59	m^2	**3.15**
other colours	–	–	–	1.29	m^2	**1.29**
double course at eaves	–	0.31	8.77	5.63	m	**14.40**
verges; extra single undercloak course of plain tiles	–	0.28	7.92	15.23	m	**23.15**
open valleys; cutting both sides	–	0.17	4.81	4.77	m	**9.58**
ridge tiles; tile slips	–	0.56	15.85	46.07	m	**61.92**
hips; cutting both sides	–	0.69	19.52	50.84	m	**70.36**
holes for pipes and the like	–	0.19	5.37	–	nr	**5.37**
Clay pantiles; William Blyth's Lincoln natural or other equal and approved; 343 mm × 280 mm; to 75 mm lap; on 19 mm × 38 mm battens and type 1F reinforced underlay						
Roof coverings (PC £ per 1000)	1134.00	0.42	11.88	22.57	m^2	**34.45**
Extra over coverings for						
fixing every tile	–	0.02	0.56	2.59	m^2	**3.15**
other colours	–	–	–	1.50	m^2	**1.50**
double course at eaves	–	0.31	8.77	5.51	m	**14.28**
verges; extra single undercloak course of plain tiles	–	0.28	7.92	12.87	m	**20.79**
open valleys; cutting both sides	–	0.17	4.81	4.65	m	**9.46**
ridge tiles; tile slips	–	0.56	15.85	25.23	m	**41.08**
hips; cutting both sides	–	0.69	19.52	29.88	m	**49.40**
holes for pipes and the like	–	0.19	5.37	–	nr	**5.37**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Clay plain tiles; Hinton, Perry and Davenhill Dreadnought smooth red machine-made or other equal and approved; 265 mm × 165 mm; on 19 mm × 38 mm battens and type 1F reinforced underlay						
Roof coverings; to 64 mm lap (PC £ per 1000)	349.13	0.97	27.44	30.80	m^2	**58.24**
Wall coverings; to 38 mm lap	–	1.16	32.82	26.58	m^2	**59.40**
Extra over coverings for						
other colours	–	–	–	2.57	m^2	**2.57**
ornamental tiles	–	–	–	22.54	m^2	**22.54**
double course at eaves	–	0.23	6.51	3.78	m	**10.29**
verges	–	0.28	7.92	1.12	m	**9.04**
swept valleys; cutting both sides	–	0.60	16.97	5.73	m	**22.70**
bonnet hips; cutting both sides	–	0.74	20.93	57.34	m	**78.27**
external vertical angle tiles; supplementary nail fixings	–	0.37	10.47	72.73	m	**83.20**
half round ridge tiles	–	0.56	15.85	13.19	m	**29.04**
holes for pipes and the like	–	0.19	5.37	–	nr	**5.37**
Concrete interlocking tiles; Marley Eternit Anglia granule finish tiles or other equal and approved; 387 mm × 230 mm; to 75 mm lap; on 25 mm × 38 mm battens and type 1F reinforced underlay						
Roof coverings (PC £ per 1000)	541.80	0.42	11.88	13.08	m^2	**24.96**
Extra over coverings for						
fixing every tile	–	0.02	0.56	0.43	m^2	**0.99**
eaves; eaves filler	–	0.04	1.13	11.04	m	**12.17**
verges; 150 mm wide asbestos free strip undercloak	–	0.21	5.94	1.94	m	**7.88**
valley trough tiles; cutting both sides	–	0.51	14.43	25.02	m	**39.45**
segmental ridge tiles; tile slips	–	0.51	14.43	12.81	m	**27.24**
segmental hip tiles; tile slips; cutting both sides	–	0.65	18.39	14.57	m	**32.96**
dry ridge tiles; segmental including batten sections; unions and filler pieces	–	0.28	7.92	18.62	m	**26.54**
segmental mono-ridge tiles	–	0.51	14.43	20.09	m	**34.52**
gas ridge terminal	–	0.46	13.02	69.20	nr	**82.22**
holes for pipes and the like	–	0.19	5.37	–	nr	**5.37**
Concrete interlocking tiles; Marley Eternit Ludlow Major granule finish tiles or other equal and approved; 420 mm × 330 mm; to 75 mm lap; on 25 mm × 38 mm battens and type 1F reinforced underlay						
Roof coverings (PC £ per 1000)	824.04	0.32	9.05	11.51	m^2	**20.56**
Extra over coverings for						
fixing every tile	–	0.02	0.56	0.43	m^2	**0.99**
eaves; eaves filler	–	0.04	1.13	0.39	m	**1.52**
verges; 150 mm wide asbestos free strip undercloak	–	0.21	5.94	1.94	m	**7.88**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
H60 PLAIN ROOF TILING – cont						
Concrete interlocking tiles; Marley Eternit Ludlow Major granule finish tiles – cont						
Extra over coverings for – cont						
dry verge system; extruded white PVC	–	0.14	3.96	11.36	m	**15.32**
segmental ridge cap to dry verge	–	0.02	0.56	3.66	m	**4.22**
valley trough tiles; cutting both sides	–	0.51	14.43	25.54	m	**39.97**
segmental ridge tiles	–	0.46	13.02	8.16	m	**21.18**
segmental hip tiles; cutting both sides	–	0.60	16.97	10.70	m	**27.67**
dry ridge tiles; segmental including batten sections; unions and filler pieces	–	0.28	7.92	18.62	m	**26.54**
segmental mono-ridge tiles	–	0.46	13.02	17.37	m	**30.39**
gas ridge terminal	–	0.46	13.02	69.20	nr	**82.22**
holes for pipes and the like	–	0.19	5.37	–	nr	**5.37**
Concrete interlocking tiles; Marley Eternit Ecologic Ludlow Major granule finish tiles or other equal and approved; 420 mm × 330 mm; to 75 mm lap; on 25 mm × 38 mm battens and type 1F reinforced underlay						
Roof coverings (PC £ per 1000)	884.52	0.32	9.05	12.12	m^2	**21.17**
Extra over coverings for						
fixing every tile	–	0.02	0.56	0.43	m^2	**0.99**
eaves; eaves filler	–	0.04	1.13	0.39	m	**1.52**
verges; 150 mm wide asbestos free strip undercloak	–	0.21	5.94	1.94	m	**7.88**
dry verge system; extruded white PVC	–	0.14	3.96	11.36	m	**15.32**
segmental ridge cap to dry verge	–	0.02	0.56	3.66	m	**4.22**
valley trough tiles; cutting both sides	–	0.51	14.43	25.67	m	**40.10**
segmental ridge tiles	–	0.46	13.02	8.16	m	**21.18**
segmental hip tiles; cutting both sides	–	0.60	16.97	10.89	m	**27.86**
dry ridge tiles; segmental including batten sections; unions and filler pieces	–	0.28	7.92	18.62	m	**26.54**
segmental mono-ridge tiles	–	0.46	13.02	17.37	m	**30.39**
gas ridge terminal	–	0.46	13.02	69.20	nr	**82.22**
holes for pipes and the like	–	0.19	5.37	–	nr	**5.37**
Concrete interlocking tiles; Marley Eternit Mendip granule finish double pantiles or other equal and approved; 420 mm × 330 mm; to 75 mm lap; on 22 mm × 38 mm battens and type 1F reinforced underlay						
Roof coverings (PC £ per 1000)	839.16	0.32	9.05	11.58	m^2	**20.63**
Extra over coverings for						
fixing every tile	–	0.02	0.56	0.43	m^2	**0.99**
eaves; eaves filler	–	0.02	0.56	10.79	m	**11.35**
verges; 150 mm wide asbestos free strip undercloak	–	0.21	5.94	1.94	m	**7.88**
dry verge system; extruded white PVC	–	0.14	3.96	11.36	m	**15.32**
segmental ridge cap to dry verge	–	0.02	0.56	3.66	m	**4.22**
valley trough tiles; cutting both sides	–	0.51	14.43	25.57	m	**40.00**
segmental ridge tiles	–	0.51	14.43	12.81	m	**27.24**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
segmental hip tiles; cutting both sides	–	0.65	18.39	15.40	m	**33.79**
dry ridge tiles; segmental including batten sections; unions and filler pieces	–	0.28	7.92	18.62	m	**26.54**
segmental mono-ridge tiles	–	0.46	13.02	19.70	m	**32.72**
gas ridge terminal	–	0.46	13.02	69.20	nr	**82.22**
holes for pipes and the like	–	0.19	5.37	–	nr	**5.37**
Concrete interlocking tiles; Marley Eternit Modern smooth finish tiles or other equal and approved; 420 mm × 220 mm; to 75 mm lap; on 25 mm × 38 mm battens and type 1F reinforced underlay						
Roof coverings (PC £ per 1000)	858.06	0.32	9.05	12.24	m^2	**21.29**
Extra over coverings for						
fixing every tile	–	0.02	0.56	0.43	m^2	**0.99**
verges; 150 wide asbestos free strip undercloak	–	0.21	5.94	1.94	m	**7.88**
dry verge system; extruded white PVC	–	0.19	5.37	11.36	m	**16.73**
'Modern' ridge cap to dry verge	–	0.02	0.56	3.66	m	**4.22**
valley trough tiles; cutting both sides	–	0.51	14.43	25.61	m	**40.04**
'Modern' ridge tiles	–	0.46	13.02	10.21	m	**23.23**
'Modern' hip tiles; cutting both sides	–	0.60	16.97	12.84	m	**29.81**
dry ridge tiles; 'Modern'; including batten sections; unions and filler pieces	–	0.28	7.92	20.67	m	**28.59**
'Modern' mono-ridge tiles	–	0.46	13.02	17.37	m	**30.39**
gas ridge terminal	–	0.46	13.02	69.20	nr	**82.22**
holes for pipes and the like	–	0.19	5.37	–	nr	**5.37**
Concrete interlocking tiles; Marley Eternit Wessex smooth finish tiles or other equal and approved; 413 mm × 330 mm; to 75 mm lap; on 25 mm × 38 mm battens and type 1F reinforced underlay						
Roof coverings (PC £ per 1000)	1299.38	0.32	9.05	16.72	m^2	**25.77**
Extra over coverings for						
fixing every tile	–	0.02	0.56	0.43	m^2	**0.99**
verges; 150 mm wide asbestos free strip undercloak	–	0.21	5.94	1.94	m	**7.88**
dry verge system; extruded white PVC	–	0.19	5.37	11.36	m	**16.73**
'Modern' ridge cap to dry verge	–	0.02	0.56	3.66	m	**4.22**
valley trough tiles; cutting both sides	–	0.51	14.43	26.52	m	**40.95**
'Modern' ridge tiles	–	0.46	13.02	10.21	m	**23.23**
'Modern' hip tiles; cutting both sides	–	0.60	16.97	14.21	m	**31.18**
dry ridge tiles; 'Modern'; including batten sections; unions and filler pieces	–	0.28	7.92	20.67	m	**28.59**
'Modern' mono-ridge tiles	–	0.46	13.02	17.37	m	**30.39**
gas ridge terminal	–	0.46	13.02	69.20	nr	**82.22**
holes for pipes and the like	–	0.19	5.37	–	nr	**5.37**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
H60 PLAIN ROOF TILING – cont						
Concrete interlocking slates; Redland Richmond smooth finish tiles or other equal and approved; 430 × 380; to 75 mm lap; on 25 mm × 38 mm battens and type 1F reinforced underlay						
Roof coverings (PC £ per 1000)	1222.31	0.32	9.05	13.63	m^2	**22.68**
Extra over coverings for						
fixing every tile	–	0.02	0.56	0.43	m^2	**0.99**
eaves; eaves filler	–	0.02	0.56	6.22	m	**6.78**
verges; extra single undercloak course of plain tiles	–	0.23	6.51	4.20	m	**10.71**
ambi-dry verge system	–	0.19	5.37	12.16	m	**17.53**
ambi-dry verge eave/ridge end piece	–	0.02	0.56	4.35	m	**4.91**
universal valley trough tiles; cutting both sides	–	0.56	15.85	39.27	m	**55.12**
universal hip tiles; cutting both sides	–	0.60	16.97	14.38	m	**31.35**
universal angle ridge tiles	–	0.46	13.02	10.62	m	**23.64**
dry ridge system; universal angle ridge tiles	–	0.23	6.51	28.27	m	**34.78**
universal mono-pitch angle ridge tiles	–	0.51	14.43	20.40	m	**34.83**
gas ridge terminal	–	0.46	13.02	79.55	nr	**92.57**
ridge vent with 110 mm diameter flexible adaptor	–	0.46	13.02	94.43	nr	**107.45**
holes for pipes and the like	–	0.19	5.37	–	nr	**5.37**
Concrete interlocking slates; Redland Stonewold II smooth finish tiles or other equal and approved; 430 mm × 380 mm; to 75 mm lap; on 25 mm × 38 mm battens and type 1F reinforced underlay						
Roof coverings (PC £ per 1000)	1870.58	0.32	9.05	22.24	m^2	**31.29**
Extra over coverings for						
fixing every tile	–	0.02	0.56	0.85	m^2	**1.41**
verges; extra single undercloak course of plain tiles	–	0.28	7.92	4.20	m	**12.12**
ambi-dry verge system	–	0.19	5.37	12.16	m	**17.53**
ambi-dry verge eave/ridge end piece	–	0.02	0.56	4.35	m	**4.91**
valley trough tiles; cutting both sides	–	0.51	14.43	39.88	m	**54.31**
universal angle ridge tiles	–	0.46	13.02	10.62	m	**23.64**
universal hip tiles; cutting both sides	–	0.60	16.97	16.37	m	**33.34**
dry ridge system; universal angle ridge tiles	–	0.23	6.51	28.27	m	**34.78**
universal mono-pitch angle ridge tiles	–	0.51	14.43	20.40	m	**34.83**
universal gas flue angle ridge tile	–	0.46	13.02	80.36	nr	**93.38**
universal angle ridge vent tile with 110 mm diameter adaptor	–	0.46	13.02	81.33	nr	**94.35**
holes for pipes and the like	–	0.19	5.37	–	nr	**5.37**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Concrete interlocking tiles; Redland Norfolk smooth finish pantiles or other equal and approved; 381 mm × 229 mm; to 75 mm lap; on 25 mm × 38 mm battens and type 1F reinforced underlay						
Roof coverings (PC £ per 1000)	694.37	0.42	11.88	16.64	m^2	**28.52**
Extra over coverings for						
fixing every tile	–	0.04	1.13	0.18	m^2	**1.31**
eaves; eaves filler	–	0.04	1.13	1.35	m	**2.48**
verges; extra single undercloak course of plain tiles	–	0.28	7.92	7.41	m	**15.33**
valley trough tiles; cutting both sides	–	0.56	15.85	37.69	m	**53.54**
universal ridge tiles	–	0.46	13.02	14.29	m	**27.31**
universal hip tiles; cutting both sides	–	0.60	16.97	17.85	m	**34.82**
universal gas flue ridge tile	–	0.46	13.02	80.40	nr	**93.42**
universal ridge vent tile with 110 mm diameter adaptor	–	0.50	14.15	94.16	nr	**108.31**
holes for pipes and the like	–	0.19	5.37	–	nr	**5.37**
Concrete interlocking tiles; Redland Regent granule finish bold roll tiles or other equal and approved; 418 mm × 332 mm; to 75 mm lap; on 25 mm × 38 mm battens and type 1F reinforced underlay						
Roof coverings (PC £ per 1000)	984.48	0.32	9.05	13.36	m^2	**22.41**
Extra over coverings for						
fixing every tile	–	0.03	0.85	0.65	m^2	**1.50**
eaves; eaves filler	–	0.04	1.13	1.03	m	**2.16**
verges; extra single undercloak course of plain tiles	–	0.23	6.51	3.61	m	**10.12**
cloaked verge system	–	0.14	3.96	8.54	m	**12.50**
valley trough tiles; cutting both sides	–	0.51	14.43	37.16	m	**51.59**
universal ridge tiles	–	0.46	13.02	14.29	m	**27.31**
universal hip tiles; cutting both sides	–	0.60	16.97	17.31	m	**34.28**
dry ridge system; universal ridge tiles	–	0.23	6.51	48.78	m	**55.29**
universal half round mono-pitch ridge tiles	–	0.51	14.43	30.06	m	**44.49**
universal gas flue ridge tile	–	0.46	13.02	80.40	nr	**93.42**
universal ridge vent tile with 110 mm diameter adaptor	–	0.46	13.02	94.16	nr	**107.18**
holes for pipes and the like	–	0.19	5.37	–	nr	**5.37**
Concrete interlocking tiles; Redland Renown granule finish tiles or other equal and approved; 418 mm × 330 mm; to 75 mm lap; on 25 mm × 38 mm battens and type 1F reinforced underlay						
Roof coverings (PC £ per 1000)	950.99	0.32	9.05	13.03	m^2	**22.08**
Extra over coverings for						
fixing every tile	–	0.02	0.56	0.22	m^2	**0.78**
verges; extra single undercloak course of plain tiles	–	0.23	6.51	4.33	m	**10.84**
cloaked verge system	–	0.14	3.96	8.64	m	**12.60**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
H60 PLAIN ROOF TILING – cont						
Concrete interlocking tiles; Redland Renown granule finish tiles – cont						
Extra over coverings for – cont						
valley trough tiles; cutting both sides	–	0.51	14.43	37.05	m	**51.48**
universal ridge tiles	–	0.46	13.02	14.29	m	**27.31**
universal hip tiles; cutting both sides	–	0.60	16.97	17.21	m	**34.18**
dry ridge system; universal ridge tiles	–	0.23	6.51	47.59	m	**54.10**
universal half round mono-pitch ridge tiles	–	0.51	14.43	30.06	m	**44.49**
universal gas flue ridge tile	–	0.46	13.02	80.40	nr	**93.42**
universal ridge vent tile with 110 mm diameter adaptor	–	0.46	13.02	94.16	nr	**107.18**
holes for pipes and the like	–	0.19	5.37	–	nr	**5.37**
Concrete plain tiles; BS EN 490 group A; 267 mm × 165 mm; on 25 mm × 38 mm battens and type 1F reinforced underlay						
Roof coverings; to 64 mm lap (PC £ per 1000)	401.10	0.97	27.44	33.99	m^2	**61.43**
Wall coverings; to 38 mm lap	–	1.16	32.82	29.41	m^2	**62.23**
Extra over coverings for						
ornamental tiles	–	–	–	21.13	m^2	**21.13**
double course at eaves	–	0.23	6.51	4.10	m	**10.61**
verges	–	0.31	8.77	1.42	m	**10.19**
swept valleys; cutting both sides	–	0.60	16.97	36.17	m	**53.14**
bonnet hips; cutting both sides	–	0.74	20.93	36.26	m	**57.19**
external vertical angle tiles; supplementary nail fixings	–	0.37	10.47	25.63	m	**36.10**
half round ridge tiles	–	0.46	13.02	9.21	m	**22.23**
third round hip tiles; cutting both sides	–	0.46	13.02	11.67	m	**24.69**
holes for pipes and the like	–	0.19	5.37	–	nr	**5.37**
Sundries						
Hip irons						
galvanized mild steel; fixing with screws	–	0.09	2.54	2.28	nr	**4.82**
Rytons Clip strip or other equal and approved; continuous soffit ventilator						
51 mm wide; plastic; code CS351	–	0.28	7.92	0.91	m	**8.83**
Rytons over fascia ventilator or other equal and approved; continuous eaves ventilator						
40 mm wide; plastic; code OFV890	–	0.09	2.54	1.44	m	**3.98**
Rytons roof ventilator or other equal and approved; to suit rafters at 600 mm centres						
250 mm deep × 43 mm high; plastic; code TV600	–	0.09	2.54	1.44	m	**3.98**
Rytons push and lock ventilators or other equal and approved; circular						
83 mm diameter; plastic; code PL235	–	0.04	0.70	0.21	nr	**0.91**
Fixing only						
lead soakers (supply cost not included)	–	0.07	1.56	–	nr	**1.56**
Pressure impregnated softwood counter battens; 25 mm × 50 mm						
450 mm centres	–	0.06	1.70	2.14	m^2	**3.84**
600 mm centres	–	0.04	1.13	1.62	m^2	**2.75**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Underlay; BS EN 13707 type 1B; bitumen felt weighing 14 kg/10 m²; 75 mm laps						
To sloping or vertical surfaces	0.56	0.02	0.56	0.93	m²	**1.49**
Underlay; BS EN 13707 type 1F; reinforced bitumen felt weighing 22.50 kg/10 m²; 75 mm laps						
To sloping or vertical surfaces	0.71	0.02	0.56	1.09	m²	**1.65**
Underlay; Visqueen Tilene 200P or other equal and approved; micro-perforated sheet; 75 mm laps						
To sloping or vertical surfaces	0.53	0.02	0.56	0.90	m²	**1.46**
Underlay; Powerlon 250 BM or other equal and approved; reinforced breather membrane; 75 mm laps						
To sloping or vertical surfaces	1.49	0.02	0.56	1.88	m²	**2.44**
Underlay; Anticon or other equal and approved sarking membrane; Euroroof Ltd; polyethylene; 75 mm laps						
To sloping or vertical surfaces	–	0.02	0.56	1.52	m²	**2.08**
H61 FIBRE CEMENT SLATING						
Asbestos-free artificial slates; Eternit Garsdale/ E2000T or other equal and approved; to 75 mm lap; on 19 mm × 50 mm battens and type 1F reinforced underlay						
Coverings; 500 mm × 250 mm slates						
roof coverings	–	0.60	16.97	23.54	m²	**40.51**
wall coverings	–	0.74	20.93	23.54	m²	**44.47**
Coverings; 600 mm × 300 mm slates						
roof coverings	–	0.46	13.02	19.22	m²	**32.24**
wall coverings	–	0.60	16.97	19.22	m²	**36.19**
Extra over slate coverings for						
double course at eaves	–	0.23	6.51	4.84	m	**11.35**
verges; extra single undercloak course	–	0.31	8.77	1.01	m	**9.78**
open valleys; cutting both sides	–	0.19	5.37	4.08	m	**9.45**
stop end	–	0.09	2.54	9.44	nr	**11.98**
roll top ridge tiles	–	0.56	15.85	33.37	m	**49.22**
stop end	–	0.09	2.54	18.49	nr	**21.03**
mono-pitch ridge tiles	–	0.46	13.02	39.00	m	**52.02**
stop end	–	0.09	2.54	42.39	nr	**44.93**
duo-pitch ridge tiles	–	0.46	13.02	31.60	m	**44.62**
stop end	–	0.09	2.54	31.09	nr	**33.63**
half round hip tiles; cutting both sides	–	0.19	5.37	63.60	m	**68.97**
holes for pipes and the like	–	0.19	5.37	–	nr	**5.37**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
H62 NATURAL SLATING						
NOTE: The following items of slate roofing unless otherwise described, include for conventional fixing assuming normal exposure with appropriate nails and/or rivets or clips to pressure impregnated softwood battens fixed with galvanized nails; prices also include for all bedding and pointing at verges; beneath verge tiles etc.						
Natural slates; BS EN 12326 Part 2; Spanish blue grey; uniform size; to 75 mm lap; on 25 mm × 50 mm battens and type 1F reinforced underlay						
Coverings; 400 mm × 250 mm slates						
roof coverings (PC £ per 1000)	608.00	0.83	23.48	23.38	m^2	**46.86**
wall coverings	–	1.06	29.99	23.38	m^2	**53.37**
Coverings; 500 mm × 250 mm slates						
roof coverings (PC £ per 1000)	997.50	0.73	20.65	25.86	m^2	**46.51**
wall coverings	–	0.88	24.90	25.86	m^2	**50.76**
Coverings; 600 mm × 300 mm slates						
roof coverings (PC £ per 1000)	1591.30	0.56	15.85	26.34	m^2	**42.19**
wall coverings	–	0.69	19.52	26.34	m^2	**45.86**
Extra over coverings for						
double course at eaves	–	0.28	7.92	6.72	m	**14.64**
verges; extra single undercloak course	–	0.39	11.03	3.52	m	**14.55**
open valleys; cutting both sides	–	0.20	5.66	13.70	m	**19.36**
blue/black glass reinforced concrete 152 mm half round ridge tiles	–	0.46	13.02	15.44	m	**28.46**
blue/black glass reinforced concrete 125 mm × 125 mm plain angle ridge tiles	–	0.46	13.02	15.44	m	**28.46**
mitred hips; cutting both sides	–	0.20	5.66	13.70	m	**19.36**
blue/black glass reinforced concrete 152 mm half round hip tiles; cutting both sides	–	0.65	18.39	29.14	m	**47.53**
blue/black glass reinforced concrete 125 mm × 125 mm plain angle hip tiles; cutting both sides	–	0.65	18.39	29.13	m	**47.52**
holes for pipes and the like	–	0.19	5.37	–	nr	**5.37**
Natural slates; BS EN 12326 Part 2; Welsh blue grey; uniform size; to 75 mm lap; on 25 mm × 50 mm battens and type 1F reinforced underlay						
Coverings; 400 mm × 250 mm slates						
roof coverings (PC £ per 1000)	1641.26	0.75	21.22	48.56	m^2	**69.78**
wall coverings	–	1.00	28.29	48.56	m^2	**76.85**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Coverings; 500 mm × 250 mm slates						
roof coverings (PC £ per 1000)	3138.45	0.70	19.80	65.94	m^2	**85.74**
wall coverings	–	0.80	22.63	65.94	m^2	**88.57**
Coverings; 500 mm × 300 mm slates						
roof coverings (PC £ per 1000)	3498.60	0.65	18.39	61.73	m^2	**80.12**
wall coverings	–	0.75	21.22	61.73	m^2	**82.95**
Coverings; 600 mm × 300 mm slates						
roof coverings (PC £ per 1000)	6621.61	0.50	14.15	90.28	m^2	**104.43**
wall coverings	–	0.65	18.39	90.28	m^2	**108.67**
Extra over coverings for						
double course at eaves	–	0.25	7.07	23.46	m	**30.53**
verges; extra single undercloak course	–	0.35	9.90	13.66	m	**23.56**
open valleys; cutting both sides	–	0.20	5.66	54.29	m	**59.95**
blue/black glazed ware 152 mm half round ridge tiles	–	0.46	13.02	9.96	m	**22.98**
blue/black glazed ware 125 mm × 125 mm plain angle ridge tiles	–	0.46	13.02	28.48	m	**41.50**
mitred hips; cutting both sides	–	0.20	5.66	54.29	m	**59.95**
blue/black glazed ware 152 mm half round hip tiles; cutting both sides	–	0.65	18.39	64.26	m	**82.65**
blue/black glazed ware 125 mm × 125 mm plain angle hip tiles; cutting both sides	–	0.65	18.39	82.78	m	**101.17**
holes for pipes and the like	–	0.19	5.37	–	nr	**5.37**
Natural slates; Westmoreland green; random lengths; 457 mm–229 mm proportionate widths to 75 mm lap; in diminishing courses; on 25 mm × 50 mm battens and type 1F underlay						
Roof coverings (PC £ per tonne)	2216.35	1.00	28.29	135.18	m^2	**163.47**
Wall coverings	–	1.30	36.78	135.18	m^2	**171.96**
Extra over coverings for						
double course at eaves	–	0.60	16.97	25.04	m	**42.01**
verges; extra single undercloak course slates 152 mm wide	–	0.67	18.95	21.69	m	**40.64**
holes for pipes and the like	–	0.25	7.07	–	nr	**7.07**
H63 RECONSTRUCTED STONE SLATING/TILING						
Reconstructed stone slates; Hardrow Slates or other equal and approved; standard colours; or similar; 75 mm lap; on 25 mm × 50 mm battens and type 1F reinforced underlay						
Coverings; 457 mm × 305 mm slates						
roof coverings	22.21	0.74	20.93	29.41	m^2	**50.34**
wall coverings	–	0.93	26.31	29.41	m^2	**55.72**
Coverings; 457 mm × 457 mm slates						
roof coverings	22.28	0.60	16.97	29.21	m^2	**46.18**
wall coverings	–	0.79	22.35	29.21	m^2	**51.56**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
H63 RECONSTRUCTED STONE SLATING/ TILING – cont						
Reconstructed stone slates; Hardrow Slates – cont						
Extra over 457 mm × 305 mm coverings for						
double course at eaves	–	0.28	7.92	5.46	m	**13.38**
verges; pointed	–	0.39	11.03	0.09	m	**11.12**
open valleys; cutting both sides	–	0.20	5.66	13.23	m	**18.89**
ridge tiles	–	0.46	13.02	38.99	m	**52.01**
hip tiles; cutting both sides	–	0.65	18.39	30.78	m	**49.17**
holes for pipes and the like	–	0.19	5.37	–	nr	**5.37**
Reconstructed stone slates; Bradstone Cotswold style or other equal and approved; random lengths 550 mm–300 mm; proportional widths; to 80 mm lap; in diminishing courses; on 25 mm × 50 mm battens and type 1F reinforced underlay						
Roof coverings (all-in rate inclusive of eaves and verges)	29.84	0.97	27.44	37.23	m^2	**64.67**
Extra over coverings for						
open valleys/mitred hips; cutting both sides	–	0.42	11.88	13.77	m^2	**25.65**
ridge tiles	–	0.61	17.26	18.33	m	**35.59**
hip tiles; cutting both sides	–	0.97	27.44	31.11	m	**58.55**
holes for pipes and the like	–	0.28	7.92	–	nr	**7.92**
Reconstructed stone slates; Bradstone Moordale style or other equal and approved; random lengths 550 mm–450 mm; proportional widths; to 80 mm lap; in diminishing course; on 25 mm × 50 mm battens and type 1F reinforced underlay						
Roof coverings (all-in rate inclusive of eaves and verges)	28.08	0.97	27.44	35.41	m^2	**62.85**
Extra over coverings for						
open valleys/mitred hips; cutting both sides	–	0.42	11.88	12.95	m^2	**24.83**
ridge tiles	–	0.61	17.26	18.33	m	**35.59**
holes for pipes and the like	–	0.28	7.92	–	nr	**7.92**
H64 TIMBER SHINGLING						
Red Cedar sawn shingles preservative treated; uniform length 400 mm; to 125 mm gauge; on 25 mm × 38 mm battens and type 1F reinforced underlay						
Roof coverings; 125 mm gauge, 2.28 m^2/bundle (PC £ per bundle)	48.69	0.97	27.44	30.97	m^2	**58.41**
Wall coverings; 190 mm gauge, 3.47 m^2/bundle	–	0.74	20.93	20.73	m^2	**41.66**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Extra over coverings for						
double course at eaves	–	0.19	5.37	2.93	m	**8.30**
open valleys; cutting both sides	–	0.19	5.37	5.49	m	**10.86**
preformed ridge capping	–	0.28	7.92	14.71	m	**22.63**
preformed hip capping; cutting both sides	–	0.46	13.02	20.20	m	**33.22**
double starter course to cappings	–	0.09	2.54	1.52	m	**4.06**
holes for pipes and the like	–	0.14	3.96	–	nr	**3.96**
H71 LEAD SHEET COVERINGS/FLASHINGS						
Milled Lead; BS EN 12588; on and including Geotec underlay						
The following rates are based upon the measurement allowances and the coverage rules of SMM7 clause M2(a-f)						
Roof and dormer coverings						
1.80 mm thick (code 4) roof coverings						
flat (in wood roll construction (PC £ per kg)	1.77	0.90	24.91	43.56	m^2	**68.47**
pitched (in wood roll construction)	–	1.00	27.68	43.78	m^2	**71.46**
pitched (in welded seam construction)	–	0.90	24.91	43.56	m^2	**68.47**
vertical (in welded seam construction)	–	1.00	27.68	41.58	m^2	**69.26**
1.80 mm thick (code 4) dormer coverings						
flat (in wood roll construction)	–	0.68	18.69	43.06	m^2	**61.75**
pitched (in wood roll construction)	–	0.75	20.76	43.23	m^2	**63.99**
pitched (in welded seam construction)	–	0.68	18.69	43.06	m^2	**61.75**
vertical (in welded seam construction)	–	1.50	41.51	41.58	m^2	**83.09**
2.24 mm thick (code 5) roof coverings						
flat (in wood roll construction)	–	0.94	26.16	52.51	m^2	**78.67**
pitched (in wood roll construction)	–	1.05	29.06	52.74	m^2	**81.80**
pitched (in welded seam construction)	–	0.94	26.16	52.51	m^2	**78.67**
vertical (in welded seam construction)	–	1.05	29.06	50.43	m^2	**79.49**
2.24 mm thick (code 5) dormer coverings						
flat (in wood roll construction)	–	0.71	19.62	51.99	m^2	**71.61**
pitched (in wood roll construction)	–	0.79	21.81	52.16	m^2	**73.97**
pitched (in welded seam construction)	–	0.71	19.62	51.99	m^2	**71.61**
vertical (in welded seam construction)	–	1.57	43.58	50.43	m^2	**94.01**
2.65 mm thick (code 6) roof coverings						
flat (in wood roll construction)	–	0.99	27.40	60.85	m^2	**88.25**
pitched (in wood roll construction)	–	1.10	30.44	61.10	m^2	**91.54**
pitched (in welded seam construction)	–	0.99	27.40	60.85	m^2	**88.25**
vertical (in welded seam construction)	–	1.10	30.44	58.68	m^2	**89.12**
2.65 mm thick (code 6) dormer coverings						
flat (in wood roll construction)	–	0.74	20.56	60.31	m^2	**80.87**
pitched (in wood roll construction)	–	0.82	22.83	60.49	m^2	**83.32**
pitched (in welded seam construction)	–	0.74	20.56	60.31	m^2	**80.87**
vertical (in welded seam construction)	–	1.65	45.66	58.68	m^2	**104.34**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
H71 LEAD SHEET COVERINGS/FLASHINGS – cont						
Roof and dormer coverings – cont						
3.15 mm thick (code 7) roof coverings (35.72 kg per m^2)						
flat (in wood roll construction)	–	1.06	29.28	71.06	m^2	**100.34**
pitched (in wood roll construction)	–	1.18	32.52	71.32	m^2	**103.84**
pitched (in welded seam construction)	–	1.06	29.28	71.06	m^2	**100.34**
vertical (in welded seam construction)	–	1.18	32.52	68.73	m^2	**101.25**
3.15 mm thick (code 7) dormer coverings						
flat (in wood roll construction)	–	0.79	21.95	70.48	m^2	**92.43**
pitched (in wood roll construction)	–	0.88	24.38	70.67	m^2	**95.05**
pitched (in welded seam construction)	–	0.79	21.95	70.48	m^2	**92.43**
vertical (in welded seam construction)	–	1.76	48.79	68.73	m^2	**117.52**
3.55 mm thick (code 8) roof coverings (40.26 kg per m^2)						
flat (in wood roll construction)	–	1.15	31.78	79.31	m^2	**111.09**
pitched (in wood roll construction)	–	1.27	35.28	79.59	m^2	**114.87**
pitched (in welded seam construction)	–	1.15	31.78	79.31	m^2	**111.09**
vertical (in welded seam construction)	–	1.27	35.28	76.79	m^2	**112.07**
3.55 mm thick (code 8) dormer coverings						
flat (in wood roll construction)	–	0.86	23.83	78.68	m^2	**102.51**
pitched (in wood roll construction)	–	0.96	26.46	78.89	m^2	**105.35**
pitched (in welded seam construction)	–	0.86	23.83	78.68	m^2	**102.51**
vertical (in welded seam construction)	–	1.91	52.94	76.79	m^2	**129.73**
Sundries						
patination oil to finished work surfaces	–	0.03	0.70	0.22	m^2	**0.92**
chalk slurry to underside of panels	–	0.33	9.21	1.94	m^2	**11.15**
provision of 45 × 45 mm wood rolls at 600 mm centres (per m)	–	0.10	2.77	0.91	m	**3.68**
dressing over glazing bars and glass	–	0.25	6.92	0.59	m	**7.51**
soldered nail head	–	0.01	0.23	0.05	nr	**0.28**
1.32 mm thick (code 3) lead flashings, etc.						
Soakers						
200 × 200 mm	–	0.02	0.42	0.98	nr	**1.40**
300 × 300 mm	–	0.02	0.42	2.23	nr	**2.65**
1.80 mm thick (code 4) lead flashings, etc.						
Flashings; wedging into grooves						
150 mm girth	–	0.25	6.92	5.65	m	**12.57**
200 mm girth	–	0.25	6.92	7.53	m	**14.45**
240 mm girth	–	0.25	6.92	9.03	m	**15.95**
300 mm girth	–	0.25	6.92	11.29	m	**18.21**
Stepped flashings; wedging into grooves						
180 mm girth	–	0.50	13.84	6.77	m	**20.61**
270 mm girth	–	0.50	13.84	10.16	m	**24.00**
Linings to sloping gutters						
390 mm girth	–	0.40	11.07	14.68	m	**25.75**
450 mm girth	–	0.45	12.45	16.93	m	**29.38**
600 mm girth	–	0.55	15.22	22.57	m	**37.79**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Cappings to hips or ridges						
450 mm girth	–	0.50	13.84	16.93	m	**30.77**
600 mm girth	–	0.60	16.60	22.57	m	**39.17**
Saddle flashings; at intersections of hips and ridges; dressing and bossing						
450 × 450 mm	–	0.50	13.84	9.82	nr	**23.66**
600 × 200 mm	–	0.50	13.84	15.75	nr	**29.59**
Slates; with 150 mm high collar						
450 × 450 mm; to suit 50 mm diameter pipe	–	0.75	20.76	11.81	nr	**32.57**
450 × 450 mm; to suit 100 mm diameter pipe	–	0.75	20.76	12.69	nr	**33.45**
450 × 450 mm; to suit 150 mm diameter pipe	–	0.75	20.76	13.58	nr	**34.34**
2.24 mm thick (code 5) lead flashings, etc.						
Flashings; wedging into grooves						
150 mm girth	–	0.25	6.92	6.94	m	**13.86**
200 mm girth	–	0.25	6.92	9.24	m	**16.16**
240 mm girth	–	0.25	6.92	11.09	m	**18.01**
300 mm girth	–	0.25	6.92	13.87	m	**20.79**
Stepped flashings; wedging into grooves						
180 mm girth	–	0.50	13.84	8.32	m	**22.16**
270 mm girth	–	0.50	13.84	12.48	m	**26.32**
Linings to sloping gutters						
390 mm girth	–	0.40	11.07	18.03	m	**29.10**
450 mm girth	–	0.45	12.45	20.80	m	**33.25**
600 mm girth	–	0.55	15.22	27.73	m	**42.95**
Cappings to hips or ridges						
450 mm girth	–	0.50	13.84	20.80	m	**34.64**
600 mm girth	–	0.60	16.60	27.73	m	**44.33**
Saddle flashings; at intersections of hips and ridges; dressing and bossing						
450 × 450 mm	–	0.50	13.84	10.46	nr	**24.30**
600 × 200 mm	–	0.50	13.84	17.74	nr	**31.58**
Slates; with 150 mm high collar						
450 × 450 mm; to suit 50 mm diameter pipe	–	0.75	20.76	12.10	nr	**32.86**
450 × 450 mm; to suit 100 mm diameter pipe	–	0.75	20.76	13.19	nr	**33.95**
450 × 450 mm; to suit 150 mm diameter pipe	–	0.75	20.76	14.28	nr	**35.04**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
H72 ALUMINIUM SHEET COVERINGS/ FLASHINGS						
Aluminium roofing; commercial grade; on and including Geotec underlay						
The following rates are based upon nett 'deck' or 'wall' areas, and depart from SMM7 coverage rules						
Roof, dormer and wall coverings						
0.7 mm thick roof coverings; mill finish						
flat (in wood roll construction) (PC per kg)	4.72	1.00	27.68	19.08	m^2	**46.76**
eaves detail ED1	–	0.20	5.54	2.36	m	**7.90**
abutment upstands at perimeters	–	0.33	9.13	0.94	m	**10.07**
pitched over 3° (in standing seam construction)	–	0.75	20.76	15.96	m^2	**36.72**
vertical (in angled or flat seam construction)	–	0.80	22.14	15.96	m^2	**38.10**
0.7 mm thick dormer coverings; mill finish						
flat (in wood roll construction)	–	1.50	41.51	18.80	m^2	**60.31**
eaves detail ED1	–	0.20	5.54	2.36	m	**7.90**
pitched over 3° (in standing seam construction)	–	1.25	34.59	15.96	m^2	**50.55**
vertical (in angled or flat seam construction)	–	1.35	37.36	15.96	m^2	**53.32**
0.7 mm thick roof coverings; Pvf2 finish						
flat (in wood roll construction) (PC per kg)	5.88	1.00	27.68	22.36	m^2	**50.04**
eaves detail ED1	–	0.20	5.54	2.94	m	**8.48**
abutment upstands at perimeters	–	0.33	9.13	1.18	m	**10.31**
pitched over 3° (in standing seam construction)	–	0.75	20.76	19.43	m^2	**40.19**
vertical (in angled or flat seam construction)	–	0.80	22.14	19.43	m^2	**41.57**
0.7 mm thick dormer coverings; Pvf2 finish						
flat (in wood roll construction)	–	1.50	41.51	22.36	m^2	**63.87**
eaves detail ED1	–	0.20	5.54	2.94	m	**8.48**
pitched over 3° (in standing seam construction)	–	1.25	34.59	19.43	m^2	**54.02**
vertical (in angled or flat seam construction)	–	1.35	37.36	19.43	m^2	**56.79**
0.7 mm thick aluminium flashings, etc.						
Flashings; wedging into grooves; mill finish						
150 mm girth (PC per kg)	4.72	0.25	6.92	1.42	m	**8.34**
240 mm girth	–	0.25	6.92	2.27	m	**9.19**
300 mm girth	–	0.25	6.92	2.83	m	**9.75**
Stepped flashings; wedging into grooves; mill finish						
180 mm girth	–	0.50	13.84	1.70	m	**15.54**
270 mm girth	–	0.50	13.84	2.55	m	**16.39**
Flashings; wedging into grooves; Pvf2 finish						
150 mm girth (PC per kg)	5.88	0.25	6.92	1.76	m	**8.68**
240 mm girth	–	0.25	6.92	2.82	m	**9.74**
300 mm girth	–	0.25	6.92	3.53	m	**10.45**
Stepped flashings; wedging into grooves; Pvf2 finish						
180 mm girth	–	0.50	13.84	2.12	m	**15.96**
270 mm girth	–	0.50	13.84	3.18	m	**17.02**
Sundries						
provision of square batten roll at 500 mm centres (per m)	–	0.10	2.77	1.16	m	**3.93**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Standing seam aluminium roof cladding Kalzip Corus Building Systems; 65 mm seam, 400 cover width, Ref BS AW 3004 standard natural aluminium, stucco embossed finish, 0.9 mm thick; ST Clips fixed with stainless steel fasteners; 37 Plus 180 mm Glassfibre Insulation compressed to 165 mm (0.25 U Value); vapour control layer, clear reinforced polyethelyne 530 MNs/g all laps sealed; Liner Sheets, profiled steel, 1000 mm cover width, bright white polyester paint finish Ref TR35/200S, 0.7 mm thick, fixed with stainless steel fasteners						
Roof coverings (twin skin construction); pitch not less than 1.5°; fixed to cold rolled purlins (not included	–	–	–	–	m^2	**63.75**
Eaves details						
40 × 20mm extruded aluminium drip angle fixed to Kalzip sheet using aluminium blind sealed rivets; black solid rubber eaves filler blocks; ST clips fixed with stainless steel fasteners	–	–	–	–	m	**20.65**
0.90 mm thick stucco embossed natural aluminium external eaves closure; 375 mm girth twice bent	–	–	–	–	m	**8.68**
0.70 mm thick bright white polyester liner sheet closure internal flashing; 200 mm girth once bent with stainless steel fasteners, black solid rubber profiled liner small flute filler sealed top and bottom with sealant tape	–	–	–	–	m	**9.99**
Verge details						
Extruded aluminium gable end channel fixed to Kalzip seam using aluminium blind rivets; extruded aluminium gable end clips fixed to ST Clips with stainless steel fasteners; extruded aluminium gable tolerence clip hooked over gable end channel	–	–	–	–	m	**16.85**
0.90 mm thick stucco embossed natural aluminium external verge closure 600 mm girth four times bent, fixed to extruded aluminium gable tolerence clip and vertical cladding with stainless steel fasteners, black profiled filler blocks to vertical cladding	–	–	–	–	m	**16.92**
0.70 mm thick bright white polyester liner sheet closure internal flashing 200 mm girth once bent fixed with stainless steel fasteners, black solid rubber profiled filler blocks sealed top and bottom with sealant tape	–	–	–	–	m	**10.16**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
H72 ALUMINIUM SHEET COVERINGS/ FLASHINGS – cont						
Standing seam aluminium roof cladding Kalzip Corus Building Systems – cont						
Duo-Ridge details						
2 Nr extruded aluminium zed sections fixed to Kalzip seams using aluminium blind sealed rivets; 2 Nr natural aluminium stucco embossed U Type ridge closures fixed to Kalzip seams using aluminium blind sealed rivets; 2 Nr black solid rubber ridge filler blocks, 2 Nr ST clips fixed with stainless steel fasteners; fix seam of Kalzip sheet to ST clips using aluminium blind sealed rivets (for fixed point); turn up Kalzip 400 sheets both sides	–	–	–	–	m	**32.63**
0.90 mm thick stucco embossed natural aluminium external ridge closure; 600 mm girth three times bent, fixed to U Type Ridge closure with stainless steel fasteners	–	–	–	–	m	**12.97**
0.70 mm thick bright white polyester liner sheet closure flashing 600 mm girth once bent fixed with stainless steel fasteners, black solid rubber profiled filler blocks sealed top and bottom with sealant tape	–	–	–	–	m	**11.30**
Accessories						
extra over for						
smooth curving Kalzip sheets	–	–	–	–	m^2	**11.25**
crimp curving liner (below 52.5 m convex radius)	–	–	–	–	sheet	**18.98**
polyster coating Kalzip sheets	–	–	–	–	m^2	**5.85**
PvDF coating Kalzip sheets	–	–	–	–	m^2	**6.75**
vapour control layer, foil encapsulated polythene 4300 MNs/g	–	–	–	–	m^2	**1.24**
200 mm thick thermal insulation quilt	–	–	–	–	m^2	**0.38**
30 mm thick semi-rigid acoustic insulation slab	–	–	–	–	m^2	**9.34**
1.0 mm flashings etc.; fixing/wedging into grooves						
Flashing; 500 mm girth	–	–	–	–	m	**12.90**
Flashing; 750 mm girth	–	–	–	–	m	**17.04**
Flashing; 1000 mm girth	–	–	–	–	m	**23.97**
1.2 mm flashings etc.; fixing/wedging into grooves						
Flashing; 500 mm girth	–	–	–	–	m	**14.19**
Flashing; 750 mm girth	–	–	–	–	m	**18.74**
Flashing; 1000 mm girth	–	–	–	–	m	**23.68**
1.4 mm flashings etc.; fixing/wedging into grooves						
Flashing; 500 mm girth	–	–	–	–	m	**16.32**
Flashing; 750 mm girth	–	–	–	–	m	**21.55**
Flashing; 1000 mm girth	–	–	–	–	m	**32.38**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Aluminium Alumasc Skyline coping system; polyester powder coated						
Coping; fixing straps plugged and screwed to brickwork						
362 mm wide; for parapet wall 241–300 mm wide	–	0.50	11.12	31.18	m	**42.30**
Extra for						
90° angle	–	0.25	5.57	76.12	nr	**81.69**
90° tee junction	–	0.35	7.79	83.80	nr	**91.59**
stop end	–	0.15	3.34	38.81	nr	**42.15**
stop end upstand	–	0.20	4.45	42.59	nr	**47.04**
H73 COPPER STRIP SHEET COVERINGS/ FLASHINGS						
Copper roofing; BS EN 504; on and including Geotec underlay						
The following rates are based upon nett deck or wall areas, and depart from SMM7 coverage rules						
Roof and dormer coverings						
0.6 mm thick roof coverings; mill finish						
flat (in wood roll construction) (PC per kg)	5.50	1.10	30.44	52.32	m^2	**82.76**
eaves detail ED1	–	0.20	5.54	6.35	m	**11.89**
abutment upstands at perimeters	–	0.33	9.13	3.18	m	**12.31**
pitched over 3° (in standing seam construction)	–	0.85	23.52	42.79	m^2	**66.31**
vertical (in angled or flat seam construction)	–	0.90	24.91	42.79	m^2	**67.70**
0.6 mm thick dormer coverings; mill finish						
flat (in wood roll construction)	–	1.60	44.28	52.32	m^2	**96.60**
eaves detail ED1	–	0.20	5.54	6.35	m	**11.89**
pitched over 3° (in standing seam construction)	–	1.25	34.59	42.79	m^2	**77.38**
vertical (in angled or flat seam construction)	–	1.35	37.36	42.79	m^2	**80.15**
0.6 mm thick roof coverings; oxid finish						
flat (in wood roll construction) (PC per kg)	7.09	1.10	30.44	63.45	m^2	**93.89**
eaves detail ED1	–	0.20	5.54	7.80	m	**13.34**
abutment upstands at perimeters	–	0.33	9.13	3.90	m	**13.03**
pitched over 3° (in standing seam construction)	–	0.85	23.52	52.11	m^2	**75.63**
vertical (in angled or flat seam construction)	–	0.80	22.14	52.11	m^2	**74.25**
0.6 mm thick dormer coverings; oxid finish						
flat (in wood roll construction)	–	1.50	41.51	63.45	m^2	**104.96**
eaves detail ED1	–	0.20	5.54	7.80	m	**13.34**
pitched over 3° (in standing seam construction)	–	1.25	34.59	52.11	m^2	**86.70**
vertical (in angled or flat seam construction)	–	1.35	37.36	52.11	m^2	**89.47**
0.6 mm thick roof coverings; KME pre-patinated finish						
flat (in wood roll construction)	59.33	1.10	30.44	93.74	m^2	**124.18**
eaves detail ED1	–	0.20	5.54	11.87	m	**17.41**
abutment upstands at perimeters	–	0.33	9.13	5.93	m	**15.06**
pitched over 3° (in standing seam construction)	–	0.85	23.52	75.94	m^2	**99.46**
vertical (in angled or flat seam construction)	–	0.90	24.91	75.94	m^2	**100.85**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
H73 COPPER STRIP SHEET COVERINGS/ FLASHINGS – cont						
Roof and dormer coverings – cont						
0.6 mm thick dormer coverings; KME pre-patinated finish						
flat (in wood roll construction)	–	1.50	41.51	93.74	m^2	**135.25**
eaves detail ED1	–	0.20	5.54	11.87	m	**17.41**
pitched over 3° (in standing seam construction)	–	1.25	34.59	75.94	m^2	**110.53**
vertical (in angled or flat seam construction)	–	1.35	37.36	75.94	m^2	**113.30**
0.7 mm thick roof coverings; mill finish						
flat (in wood roll construction) (PC per kg)	5.78	1.00	27.68	59.25	m^2	**86.93**
eaves detail ED1	–	0.20	5.54	7.28	m	**12.82**
abutment upstands at perimeters	–	0.33	9.13	3.64	m	**12.77**
pitched over 3° (in standing seam construction)	–	0.75	20.76	48.33	m^2	**69.09**
vertical (in angled or flat seam construction)	–	0.80	22.14	48.33	m^2	**70.47**
0.7 mm thick dormer coverings; mill finish						
flat (in wood roll construction)	–	1.50	41.51	59.25	m^2	**100.76**
eaves detail ED1	–	0.20	5.54	7.28	m	**12.82**
pitched over 3° (in standing seam construction)	–	1.25	34.59	48.30	m^2	**82.89**
vertical (in angled or flat seam construction)	–	1.35	37.36	48.27	m^2	**85.63**
0.7 mm thick roof coverings; oxid finish						
flat (in wood roll construction) (PC per kg)	7.09	1.00	27.68	80.46	m^2	**108.14**
eaves detail ED1	–	0.20	5.54	8.93	m	**14.47**
abutment upstands at perimeters	–	0.33	9.13	4.47	m	**13.60**
pitched over 3° (in standing seam construction)	–	0.75	20.76	65.57	m^2	**86.33**
vertical (in angled or flat seam construction)	–	0.80	22.14	58.48	m^2	**80.62**
0.7 mm thick dormer coverings; oxid finish						
flat (in wood roll construction)	–	1.50	41.51	71.95	m^2	**113.46**
eaves detail ED1	–	0.20	5.54	8.93	m	**14.47**
pitched over 3° (in standing seam construction)	–	1.25	34.59	58.48	m^2	**93.07**
vertical (in angled or flat seam construction)	–	1.35	37.36	58.48	m^2	**95.84**
0.7 mm thick roof coverings; KME pre-patinated finish						
flat (in wood roll construction)	68.25	1.10	30.44	107.57	m^2	**138.01**
eaves detail ED1	–	0.20	5.54	13.65	m	**19.19**
abutment upstands at perimeters	–	0.33	9.13	6.83	m	**15.96**
pitched over 3° (in standing seam construction)	–	0.85	23.52	87.10	m^2	**110.62**
vertical (in angled or flat seam construction)	–	0.90	24.91	87.10	m^2	**112.01**
0.7 mm thick dormer coverings; KME pre-patinated finish						
flat (in wood roll construction)	–	1.50	41.51	107.57	m^2	**149.08**
eaves detail ED1	–	0.20	5.54	13.65	m	**19.19**
pitched over 3° (in standing seam construction)	–	1.25	34.59	87.10	m^2	**121.69**
vertical (in angled or flat seam construction)	–	1.35	37.36	87.10	m^2	**124.46**
0.6 mm thick copper flashings, etc.						
Flashings; wedging into grooves; mill finish						
150 mm girth (PC per kg)	5.78	0.25	6.92	3.81	m	**10.73**
240 mm girth	–	0.25	6.92	7.62	m	**14.54**
300 mm girth	–	0.25	6.92	9.53	m	**16.45**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Stepped flashings; wedging into grooves; mill finish						
180 mm girth	–	0.50	13.84	5.72	m	**19.56**
270 mm girth	–	0.50	13.84	8.58	m	**22.42**
Flashings; wedging into grooves; oxid finish						
150 mm girth (PC per kg)	7.09	0.25	6.92	5.85	m	**12.77**
240 mm girth	–	0.25	6.92	9.35	m	**16.27**
300 mm girth	–	0.25	6.92	11.69	m	**18.61**
Stepped flashings; wedging into grooves; oxide finish						
180 mm girth	–	0.50	13.84	7.02	m	**20.86**
270 mm girth	–	0.50	13.84	10.52	m	**24.36**
Flashings; wedging into grooves; KME pre-patinated finish						
150 mm girth (PC per m^2)	59.33	0.25	6.92	8.90	m	**15.82**
240 mm girth	–	0.25	6.92	14.24	m	**21.16**
300 mm girth	–	0.25	6.92	17.80	m	**24.72**
Stepped flashings; wedging into grooves; KME pre-patinated finish						
180 mm girth	–	0.50	13.84	10.68	m	**24.52**
270 mm girth	–	0.50	13.84	16.02	m	**29.86**
0.7 mm thick copper flashings, etc.						
Flashings; wedging into grooves; mill finish						
150 mm girth (PC per kg)	5.78	0.25	6.92	5.46	m	**12.38**
240 mm girth	–	0.25	6.92	8.73	m	**15.65**
300 mm girth	–	0.25	6.92	10.91	m	**17.83**
Stepped flashings; wedging into grooves; mill finish						
180 mm girth	–	0.50	13.84	6.55	m	**20.39**
270 mm girth	–	0.50	13.84	9.82	m	**23.66**
Flashings; wedging into grooves; oxid finish						
150 mm girth (PC per kg)	7.09	0.25	6.92	6.70	m	**13.62**
240 mm girth	–	0.25	6.92	10.72	m	**17.64**
300 mm girth	–	0.25	6.92	13.40	m	**20.32**
Stepped flashings; wedging into grooves; oxid finish						
180 mm girth	–	0.50	13.84	8.04	m	**21.88**
270 mm girth	–	0.50	13.84	12.06	m	**25.90**
Flashings; wedging into grooves; KME pre-patinated finish						
150 mm girth (PC per m^2)	68.25	0.25	6.92	10.24	m	**17.16**
240 mm girth	–	0.25	6.92	16.38	m	**23.30**
300 mm girth	–	0.25	6.92	20.48	m	**27.40**
Stepped flashings; wedging into grooves; KME pre-patinated finish						
180 mm girth	–	0.50	13.84	12.29	m	**26.13**
270 mm girth	–	0.50	13.84	18.43	m	**32.27**
Sundries						
provision of square batten roll at 500 mm centres (per m)	–	0.10	2.77	1.16	m	**3.93**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
H74 ZINC STRIP SHEET COVERINGS/ FLASHINGS						
Zinc roofing; BS 849; on and including Delta Trella underlay						
The following rates are based upon nett deck or wall areas, and depart from SMM7 coverage rules						
Natural Bright Rheinzink						
Roof, dormer and wall coverings						
0.7 mm thick roof coverings						
flat (in wood roll construction) (PC per kg)	2.90	1.00	27.68	27.24	m^2	**54.92**
eaves detail ED1	–	0.20	5.54	4.60	m	**10.14**
abutment upstands at perimeters	–	0.33	9.13	2.30	m	**11.43**
pitched over 3° (in standing seam construction)	–	0.75	20.76	22.63	m^2	**43.39**
0.7 mm thick dormer coverings						
flat (in wood roll construction)	–	1.50	41.51	27.24	m^2	**68.75**
eaves detail ED1	–	0.20	5.54	4.60	m	**10.14**
pitched over 3° (in standing seam construction)	–	1.25	34.59	22.63	m^2	**57.22**
0.8 mm thick wall coverings						
vertical (in angled or flat seam construction)	–	0.80	22.14	25.35	m^2	**47.49**
0.8 mm thick dormer coverings						
vertical (in angled or flat seam construction)	–	1.35	37.36	25.43	m^2	**62.79**
0.8 mm thick zinc flashings, etc.; Natural Bright Rheinzink						
Flashings; wedging into grooves						
150 mm girth	–	0.25	6.92	2.64	m	**9.56**
240 mm girth	–	0.25	6.92	4.23	m	**11.15**
300 mm girth	–	0.25	6.92	5.28	m	**12.20**
Stepped flashings; wedging into grooves						
180 mm girth	–	0.50	13.84	3.17	m	**17.01**
270 mm girth	–	0.50	13.84	4.75	m	**18.59**
Integral box gutter						
900 mm girth; 2 × bent; 2 × welted	–	1.00	27.68	21.83	m	**49.51**
Valley gutter						
600 mm girth; 2 × bent; 2 × welted	–	0.75	20.76	13.09	m	**33.85**
Hips and ridges						
450 mm girth; 2 × bent; 2 × welted	–	1.00	27.68	7.92	m	**35.60**
Natural Bright Rheinzink PRO						
Roof, dormer and wall coverings						
0.7 mm thick roof coverings						
flat (in wood roll construction) (PC per kg)	3.95	1.00	27.68	37.11	m^2	**64.79**
eaves detail ED1	–	0.20	5.54	6.26	m	**11.80**
abutment upstands at perimeters	–	0.33	9.13	3.13	m	**12.26**
pitched over 3° (in standing seam construction)	–	0.75	20.76	30.83	m^2	**51.59**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
0.7 mm thick dormer coverings						
flat (in wood roll construction)	–	1.50	41.51	37.11	m^2	**78.62**
eaves detail ED1	–	0.20	5.54	6.26	m	**11.80**
pitched over 3° (in standing seam construction)	–	1.25	34.59	30.82	m^2	**65.41**
0.8 mm thick wall coverings						
vertical (in angled or flat seam construction)	–	0.80	22.14	34.53	m^2	**56.67**
0.8 mm thick dormer coverings						
vertical (in angled or flat seam construction)	–	1.35	37.36	34.53	m^2	**71.89**
0.8 mm thick zinc flashings, etc.; Natural Bright Rheinzink PRO						
Flashings; wedging into grooves						
150 mm girth	–	0.25	6.92	3.60	m	**10.52**
240 mm girth	–	0.25	6.92	5.76	m	**12.68**
300 mm girth	–	0.25	6.92	7.19	m	**14.11**
Stepped flashings; wedging into grooves						
180 mm girth	–	0.50	13.84	4.31	m	**18.15**
270 mm girth	–	0.50	13.84	6.47	m	**20.31**
Integral box gutter						
900 mm girth; 2 × bent; 2 × welted	–	1.00	27.68	29.73	m	**57.41**
Valley gutter						
600 mm girth; 2 × bent; 2 × welted	–	0.75	20.76	17.83	m	**38.59**
Hips and ridges						
450 mm girth; 2 × bent; 2 × welted	–	1.00	27.68	10.78	m	**38.46**
Pre-weathered Rheinzink						
Roof, dormer and wall coverings						
0.7 mm thick roof coverings; pre-weathered Rheinzink						
flat (in wood roll construction) (PC per kg)	3.52	1.00	27.68	31.47	m^2	**59.15**
eaves detail ED1	–	0.20	5.54	5.31	m	**10.85**
abutment upstands at perimeters	–	0.33	9.13	2.66	m	**11.79**
pitched over 3° (in standing seam construction)	–	0.75	20.76	26.15	m^2	**46.91**
0.7 mm thick dormer coverings; pre-weathered Rheinzink						
flat (in wood roll construction)	–	1.50	41.51	31.47	m^2	**72.98**
eaves detail ED1	–	0.20	5.54	5.31	m	**10.85**
pitched over 3° (in standing seam construction)	–	1.25	34.59	26.15	m^2	**60.74**
0.8 mm thick wall coverings; pre-weathered Rheinzink						
vertical (in angled or flat seam construction)	–	0.80	22.14	29.28	m^2	**51.42**
0.8 mm thick dormer coverings; pre-weathered Rheinzink						
vertical (in angled or flat seam construction)	–	1.35	37.36	29.28	m^2	**66.64**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
H74 ZINC STRIP SHEET COVERINGS/ FLASHINGS – cont						
0.8 mm thick zinc flashings, etc.; pre-weathered Rheinzink						
Flashings; wedging into grooves						
150 mm girth	–	0.25	6.92	3.05	m	**9.97**
240 mm girth	–	0.25	6.92	4.88	m	**11.80**
300 mm girth	–	0.25	6.92	6.10	m	**13.02**
Stepped flashings; wedging into grooves						
180 mm girth	–	0.50	13.84	3.66	m	**17.50**
270 mm girth	–	0.50	13.84	5.49	m	**19.33**
Integral box gutter						
900 mm girth; 2 × bent; 2 × welted	–	1.00	27.68	25.22	m	**52.90**
Valley gutter						
600 mm girth; 2 × bent; 2 × welted	–	0.75	20.76	15.13	m	**35.89**
Hips and ridges						
450 mm girth; 2 × bent; 2 × welted	–	1.00	27.68	9.15	m	**36.83**
Pre-weathered Rheinzink PRO						
Roof, dormer and wall coverings						
0.7 mm thick roof coverings						
flat (in wood roll construction) (PC per kg)	4.40	1.00	27.68	41.33	m^2	**69.01**
eaves detail ED1	–	0.20	5.54	6.98	m	**12.52**
abutment upstands at perimeters	–	0.33	9.13	3.49	m	**12.62**
pitched over 3° (in standing seam construction)	–	0.75	20.76	34.34	m^2	**55.10**
0.7 mm thick dormer coverings						
flat (in wood roll construction)	–	1.50	41.51	41.33	m^2	**82.84**
eaves detail ED1	–	0.20	5.54	6.98	m	**12.52**
pitched over 3° (in standing seam construction)	–	1.25	34.59	34.34	m^2	**68.93**
0.8 mm thick wall coverings						
vertical (in angled or flat seam construction)	–	0.80	22.14	38.46	m^2	**60.60**
0.8 mm thick dormer coverings						
vertical (in angled or flat seam construction)	–	1.35	37.36	38.46	m^2	**75.82**
0.8 mm thick zinc flashings, etc.; pre-weathered Rheinzink PRO						
Flashings; wedging into grooves						
150 mm girth	–	0.25	6.92	4.01	m	**10.93**
240 mm girth	–	0.25	6.92	6.41	m	**13.33**
300 mm girth	–	0.25	6.92	8.01	m	**14.93**
Stepped flashings; wedging into grooves						
180 mm girth	–	0.50	13.84	4.80	m	**18.64**
270 mm girth	–	0.50	13.84	7.21	m	**21.05**
Integral box gutter						
900 mm girth; 2 × bent; 2 × welted	–	–	–	–	m	**33.12**
Valley gutter						
600 mm girth; 2 × bent; 2 × welted	–	0.75	20.76	19.87	m	**40.63**
Hips and ridges						
450 mm girth; 2 × bent; 2 × welted	–	1.00	27.68	12.01	m	**39.69**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
VM Natural Bright						
Roof, dormer and wall coverings						
0.7 mm thick roof coverings						
flat (in wood roll construction) (PC per kg)	2.90	1.00	27.68	27.24	m^2	**54.92**
eaves detail ED1	–	0.20	5.54	4.60	m	**10.14**
abutment upstands at perimeters	–	0.33	9.13	2.30	m	**11.43**
pitched over 3° (in standing seam construction)	–	0.75	20.76	22.63	m^2	**43.39**
0.7 mm thick dormer coverings						
flat (in wood roll construction)	–	1.50	41.51	27.24	m^2	**68.75**
eaves detail ED1	–	0.20	5.54	4.60	m	**10.14**
pitched over 3° (in standing seam construction)	–	1.25	34.59	22.63	m^2	**57.22**
0.8 mm thick wall coverings						
vertical (in angled or flat seam construction)	–	0.80	22.14	25.35	m^2	**47.49**
0.8 mm thick dormer coverings						
vertical (in angled or flat seam construction)	–	1.35	37.36	25.35	m^2	**62.71**
0.8 mm thick zinc flashings, etc.; VM Natural Bright						
Flashings; wedging into grooves						
150 mm girth	–	0.25	6.92	2.64	m	**9.56**
240 mm girth	–	0.25	6.92	4.23	m	**11.15**
300 mm girth	–	0.25	6.92	5.28	m	**12.20**
Stepped flashings; wedging into grooves						
180 mm girth	–	0.50	13.84	3.17	m	**17.01**
270 mm girth	–	0.50	13.84	4.75	m	**18.59**
Integral box gutter						
900 mm girth; 2 × bent; 2 × welted	–	1.00	27.68	21.83	m	**49.51**
Valley gutter						
600 mm girth; 2 × bent; 2 × welted	–	0.75	20.76	13.09	m	**33.85**
Hips and ridges						
450 mm girth; 2 × bent; 2 × welted	–	1.00	27.68	7.19	m	**34.87**
VM Natural Bright PLUS						
Roof, dormer and wall coverings						
0.7 mm thick roof coverings						
flat (in wood roll construction) (PC per kg)	3.95	1.00	27.68	37.11	m^2	**64.79**
eaves detail ED1	–	0.20	5.54	6.26	m	**11.80**
abutment upstands at perimeters	–	0.33	9.13	3.13	m	**12.26**
pitched over 3° (in standing seam construction)	–	0.75	20.76	30.83	m^2	**51.59**
0.7 mm thick dormer coverings						
flat (in wood roll construction)	–	1.50	41.51	37.11	m^2	**78.62**
eaves detail ED1	–	0.20	5.54	6.26	m	**11.80**
pitched over 3° (in standing seam construction)	–	1.25	34.59	30.83	m^2	**65.42**
0.8 mm thick wall coverings						
vertical (in angled or flat seam construction)	–	0.80	22.14	34.53	m^2	**56.67**
0.8 mm thick dormer coverings						
vertical (in angled or flat seam construction)	–	1.35	37.36	34.53	m^2	**71.89**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
H74 ZINC STRIP SHEET COVERINGS/ FLASHINGS – cont						
0.8 mm thick zinc flashings, etc.; VM Natural Bright PLUS						
Flashings; wedging into grooves						
150 mm girth	–	0.25	6.92	3.60	m	**10.52**
240 mm girth	–	0.25	6.92	5.76	m	**12.68**
300 mm girth	–	0.25	6.92	7.19	m	**14.11**
Stepped flashings; wedging into grooves						
180 mm girth	–	0.50	13.84	4.31	m	**18.15**
270 mm girth	–	0.50	13.84	6.47	m	**20.31**
Integral box gutter						
900 mm girth; 2 × bent; 2 × welted	–	1.00	27.68	29.73	m	**57.41**
Valley gutter						
600 mm girth; 2 × bent; 2 × welted	–	0.75	20.76	17.83	m	**38.59**
Hips and ridges						
450 mm girth; 2 × bent; 2 × welted	–	1.00	27.68	10.78	m	**38.46**
VM Quartz (pre-weathered)						
Roof, dormer and wall coverings						
0.7 mm thick roof coverings						
flat (in wood roll construction) (PC per kg)	3.60	1.00	27.68	33.82	m^2	**61.50**
eaves detail ED1	–	0.20	5.54	5.71	m	**11.25**
abutment upstands at perimeters	–	0.33	9.13	2.85	m	**11.98**
pitched over 3° (in standing seam construction)	–	0.75	20.76	28.10	m^2	**48.86**
0.7 mm thick dormer coverings						
flat (in wood roll construction)	–	1.50	41.51	33.82	m^2	**75.33**
eaves detail ED1	–	0.20	5.54	5.71	m	**11.25**
pitched over 3° (in standing seam construction)	–	1.25	34.59	28.10	m^2	**62.69**
0.8 mm thick wall coverings						
vertical (in angled or flat seam construction)	–	0.80	22.14	31.47	m^2	**53.61**
0.8 mm thick dormer coverings						
vertical (in angled or flat seam construction)	–	1.35	37.36	31.47	m^2	**68.83**
0.8 mm thick zinc flashings, etc.; VM Quartz (pre-weathered)						
Flashings; wedging into grooves						
150 mm girth	–	0.25	6.92	3.28	m	**10.20**
240 mm girth	–	0.25	6.92	5.25	m	**12.17**
300 mm girth	–	0.25	6.92	6.55	m	**13.47**
Stepped flashings; wedging into grooves						
180 mm girth	–	0.50	13.84	3.93	m	**17.77**
270 mm girth	–	0.50	13.84	5.90	m	**19.74**
Integral box gutter						
900 mm girth; 2 × bent; 2 × welted	–	1.00	27.68	27.10	m	**54.78**
Valley gutter						
600 mm girth; 2 × bent; 2 × welted	–	0.75	20.76	16.25	m	**37.01**
Hips and ridges						
450 mm girth; 2 × bent; 2 × welted	–	1.00	27.68	9.83	m	**37.51**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
VM Quartz (pre-weathered) PLUS						
Roof, dormer and wall coverings						
0.7 mm thick roof coverings						
flat (in wood roll construction) (PC per kg)	4.65	1.00	27.68	43.68	m^2	**71.36**
eaves detail ED1	–	0.20	5.54	7.37	m	**12.91**
abutment upstands at perimeters	–	0.33	9.13	3.69	m	**12.82**
pitched over 3° (in standing seam construction)	–	0.75	20.76	36.29	m^2	**57.05**
0.7 mm thick dormer coverings						
flat (in wood roll construction)	–	1.50	41.51	43.68	m^2	**85.19**
eaves detail ED1	–	0.20	5.54	7.37	m	**12.91**
pitched over 3° (in standing seam construction)	–	1.25	34.59	36.29	m^2	**70.88**
0.8 mm thick wall coverings						
vertical (in angled or flat seam construction)	–	0.80	22.14	40.65	m^2	**62.79**
0.8 mm thick dormer coverings						
vertical (in angled or flat seam construction)	–	1.35	37.36	40.65	m^2	**78.01**
0.8 mm thick zinc flashings, etc.; VM Quartz (pre-weathered) PLUS						
Flashings; wedging into grooves						
150 mm girth	–	0.25	6.92	4.23	m	**11.15**
240 mm girth	–	0.25	6.92	6.78	m	**13.70**
300 mm girth	–	0.25	6.92	8.47	m	**15.39**
Stepped flashings; wedging into grooves						
180 mm girth	–	0.50	13.84	5.08	m	**18.92**
270 mm girth	–	0.50	13.84	7.62	m	**21.46**
Integral box gutter						
900 mm girth; 2 × bent; 2 × welted	–	1.00	27.68	35.00	m	**62.68**
Valley gutter						
600 mm girth; 2 × bent; 2 × welted	–	0.75	20.76	20.99	m	**41.75**
Hips and ridges						
450 mm girth; 2 × bent; 2 × welted	–	1.00	27.68	12.69	m	**40.37**
Sundries						
Klober breather membrane/underlay	–	0.10	2.77	3.31	m^2	**6.08**
Delta Trela 'Chestwig' underlay	–	0.10	2.77	5.67	m^2	**8.44**
Delta Trela 'Football Studs' underlay	–	0.10	2.77	1.05	m^2	**3.82**
provision of trapezoidal batten roll at 500 mm centres (per m)	–	0.10	2.77	1.05	m	**3.82**
Zinflash; 0.6 mm thick lead look flashing (no patination oil required)						
Flashings; wedging into ghrooves						
150 mm girth	–	0.25	6.92	4.68	m	**11.60**
250 mm girth	–	0.25	6.92	7.80	m	**14.72**
300 mm girth	–	0.25	6.92	9.37	m	**16.29**
380 mm girth	–	0.25	6.92	11.87	m	**18.79**
450 mm girth	–	0.25	6.92	14.05	m	**20.97**
Stepped flashings; wedging into grooves						
150 mm girth	–	0.50	13.84	4.68	m	**18.52**
250 mm girth	–	0.50	13.84	7.80	m	**21.64**
300 mm girth	–	0.50	13.84	9.37	m	**23.21**
380 mm girth	–	0.50	13.84	11.87	m	**25.71**
450 mm girth	–	0.50	13.84	14.05	m	**27.89**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
H75 STAINLESS STEEL SHEET COVERINGS/ FLASHINGS						
Terne-coated stainless steel roofing; Associated Lead Mills Ltd or other equal and approved; on and including Metmatt underlay						
The following rates are based upon nett deck or wall areas, and depart from SMM7 coverage rules						
Roof, dormer and wall coverings in Uginox grade 316; marine						
0.4 mm thick roof coverings						
flat (in wood roll construction) (PC per kg)	7.09	1.00	27.68	36.04	m^2	**63.72**
eaves detail ED1	–	0.20	5.54	4.25	m	**9.79**
abutment upstands at perimeters	–	0.33	9.13	2.13	m	**11.26**
pitched over 3° (in standing seam construction)	–	0.75	20.76	29.66	m^2	**50.42**
0.5mm thick dormer coverings						
flat (in wood roll construction) (PC per kg)	6.62	1.50	41.51	41.85	m^2	**83.36**
eaves detail ED1	–	0.20	5.54	3.97	m	**9.51**
pitched over 3° (in standing seam construction)	–	1.25	34.59	34.31	m^2	**68.90**
0.5 mm thick wall coverings						
vertical (in angled or flat seam construction)	–	0.80	22.14	34.31	m^2	**56.45**
vertical (with Coulisseau joint construction)	–	1.25	34.59	35.42	m^2	**70.01**
0.5 mm thick Uginox grade 316 flashings, etc.						
Flashings; wedging into grooves						
150 mm girth (PC per kg)	6.62	0.25	6.92	3.77	m	**10.69**
240 mm girth	–	0.25	6.92	6.03	m	**12.95**
300 mm girth	–	0.25	6.92	7.54	m	**14.46**
Stepped flashings; wedging into grooves						
180 mm girth	–	0.50	13.84	4.52	m	**18.36**
270 mm girth	–	0.50	13.84	6.79	m	**20.63**
Fan apron						
250 mm girth	–	0.25	6.92	6.28	m	**13.20**
Integral box gutter						
900 mm girth; 2 × bent; 2 × welted	–	1.00	27.68	25.89	m	**53.57**
Valley gutter						
600 mm girth; 2 × bent; 2 × welted	–	0.75	20.76	18.40	m	**39.16**
Hips and ridges						
450 mm girth; 2 × bent; 2 × welted	–	1.00	27.68	11.31	m	**38.99**
Roof, dormer and wall coverings in Ugitop grade 304						
0.4 mm thick roof coverings						
flat (in wood roll construction) (PC per kg)	5.36	1.00	27.68	30.92	m^2	**58.60**
eaves detail ED1	–	0.20	5.54	3.21	m	**8.75**
abutment upstands at perimeters	–	0.33	9.13	1.61	m	**10.74**
pitched over 3° (in standing seam construction)	–	0.75	20.76	23.43	m^2	**44.19**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
0.5mm thick dormer coverings						
flat (in wood roll construction) (PC per kg)	5.09	1.50	41.51	33.17	m^2	**74.68**
eaves detail ED1	–	0.20	5.54	3.06	m	**8.60**
pitched over 3° (in standing seam construction)	–	1.25	34.59	27.37	m^2	**61.96**
0.5 mm thick wall coverings						
vertical (in angled or flat seam construction)	–	0.80	22.14	27.37	m^2	**49.51**
vertical (with Coulisseau joint construction)	–	1.25	34.59	28.22	m^2	**62.81**
0.5 mm thick Ugitop grade 304 flashings, etc.						
Flashings; wedging into grooves						
150 mm girth (PC per kg)	5.09	0.25	6.92	3.05	m	**9.97**
240 mm girth	–	0.25	6.92	4.88	m	**11.80**
300 mm girth	–	0.25	6.92	6.10	m	**13.02**
Stepped flashings; wedging into grooves						
180 mm girth	–	0.50	13.84	3.66	m	**17.50**
270 mm girth	–	0.50	13.84	5.49	m	**19.33**
Fan apron						
250 mm girth	–	0.25	6.92	5.09	m	**12.01**
Integral box gutter						
900 mm girth; 2 × bent; 2 × welted	–	1.00	27.68	20.96	m	**48.64**
Valley gutter						
600 mm girth; 2 × bent; 2 × welted	–	0.75	20.76	14.90	m	**35.66**
Hips and ridges						
450 mm girth; 2 × bent; 2 × welted	–	1.00	27.68	9.16	m	**36.84**
Roof, dormer and wall coverings in Ugitop grade 316						
0.4 mm thick roof coverings						
flat (in wood roll construction) (PC per kg)	6.62	1.00	27.68	37.22	m^2	**64.90**
eaves detail ED1	–	0.20	5.54	3.97	m	**9.51**
abutment upstands at perimeters	–	0.33	9.13	1.98	m	**11.11**
pitched over 3° (in standing seam construction)	–	0.75	20.76	27.96	m^2	**48.72**
0.5 mm thick dormer coverings						
flat (in wood roll construction) (PC per kg)	6.30	1.50	41.51	40.06	m^2	**81.57**
eaves detail ED1	–	0.20	5.54	3.78	m	**9.32**
pitched over 3° (in standing seam construction)	–	1.25	34.59	32.88	m^2	**67.47**
0.5 mm thick wall coverings						
vertical (in angled or flat seam construction)	–	0.80	22.14	32.88	m^2	**55.02**
vertical (with Coulisseau joint construction)	–	1.25	34.59	28.22	m^2	**62.81**
0.5 mm thick Ugitop grade 316 flashings, etc.						
Flashings; wedging into grooves						
150 mm girth	–	0.25	6.92	3.77	m	**10.69**
240 mm girth	–	0.25	6.92	6.03	m	**12.95**
300 mm girth	–	0.25	6.92	7.54	m	**14.46**
Stepped flashings; wedging into grooves						
180 mm girth	–	0.50	13.84	4.52	m	**18.36**
270 mm girth	–	0.50	13.84	6.79	m	**20.63**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
H75 STAINLESS STEEL SHEET COVERINGS/ FLASHINGS – cont						
0.5 mm thick Ugitop grade 316 flashings, etc. – cont						
Fan apron						
250 mm girth	–	0.25	6.92	6.28	m	**13.20**
Integral box gutter						
900 mm girth; 2 × bent; 2 × welted	–	1.00	27.68	25.89	m	**53.57**
Valley gutter						
600 mm girth; 2 × bent; 2 × welted	–	0.75	20.76	18.40	m	**39.16**
Hips and ridges						
450 mm girth; 2 × bent; 2 × welted	–	1.00	27.68	11.31	m	**38.99**
Sundries						
provision of square batten roll at 500 mm centres (per m)	–	0.10	2.77	1.16	m	**3.93**
H76 FIBRE BITUMEN THERMOPLASTIC SHEET COVERINGS/FLASHINGS						
Glass fibre reinforced bitumen strip slates; Ruberglas 105 or other equal and approved; 1000 mm × 336 mm mineral finish; to external quality plywood boarding (boarding not included)						
Roof coverings	11.12	0.23	6.51	11.80	m^2	**18.31**
Wall coverings	–	0.37	10.47	11.80	m^2	**22.27**
Extra over coverings for						
double course at eaves; felt soaker	–	0.19	5.37	8.00	m	**13.37**
verges; felt soaker	–	0.14	3.96	6.63	m	**10.59**
valley slate; cut to shape; felt soaker and cutting both sides	–	0.42	11.88	10.47	m	**22.35**
ridge slate; cut to shape	–	0.28	7.92	6.63	m	**14.55**
hip slate; cut to shape; felt soaker and cutting both sides	–	0.42	11.88	10.39	m	**22.27**
holes for pipes and the like	–	0.48	13.58	–	nr	**13.58**
Bostik Findley Flashband Plus sealing strips and flashings or other equal and approved; special grey finish						
Flashings; wedging at top if required; pressure bonded; to walls						
100 mm girth	–	0.23	5.11	0.93	m	**6.04**
150 mm girth	–	0.31	6.90	1.34	m	**8.24**
225 mm girth	–	0.37	8.23	1.96	m	**10.19**
300 mm girth	–	0.42	9.34	2.61	m	**11.95**
450 mm girth	–	0.45	10.01	4.10	m	**14.11**
600 mm girth	–	0.47	10.57	5.30	m	**15.87**

H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
H92 RAINSCREEN CLADDING						
Western Red Cedar tongued and grooved wall cladding on and including treated softwrood battens on breather mambrane, 10 mm Eternit Blueclad board and 50 mm insulation board; the whole fixed to Metsec frame system; including sealing all joints etc.						
26 mm thick cladding to walls; boards laid horizontally	–	–	–	–	m^2	**95.00**
Reynobond rainscreen cladding; aluminium composite material cassettes with thermoplastic cores, back ventilated, including insulation, vapour control membrane and aluminium support system						
4 mm thick cladding; fixed to walls	–	–	–	–	m^2	**152.00**
Terracotta clay rainscreen cladding; including insulation, vapour control membrane and aluminium support system						
400 × 200 × 30 mm tile cladding; fixed to walls	–	–	–	–	m^2	**275.50**

J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
J10 SPECIALIST WATERPROOF RENDERING						
Sika waterproof rendering or other equal and approved; steel trowelled						
20 mm work to walls; three coat; to concrete base						
over 300 mm wide	–	–	–	–	m^2	**40.02**
not exceeding 300 mm wide	–	–	–	–	m^2	**60.63**
25 mm work to walls; three coat; to concrete base						
over 300 mm wide	–	–	–	–	m^2	**47.29**
not exceeding 300 mm wide	–	–	–	–	m^2	**72.75**
40 mm work to walls; four coat; to concrete base						
over 300 mm wide	–	–	–	–	m^2	**69.73**
not exceeding 300 mm wide	–	–	–	–	m^2	**109.14**
J20 MASTIC ASPHALT TANKING/DAMP PROOF MEMBRANES						
Mastic asphalt to BS 6925 Type T 1097						
13 mm thick one coat coverings to concrete base; flat; subsequently covered						
over 300 mm wide	–	–	–	–	m^2	**13.45**
225 mm–300 mm wide	–	–	–	–	m^2	**38.65**
150 mm–225 mm wide	–	–	–	–	m^2	**42.38**
not exceeding 150 mm wide	–	–	–	–	m^2	**52.95**
20 mm thick two coat coverings to concrete base; flat; subsequently covered						
over 300 mm wide	–	–	–	–	m^2	**16.94**
225 mm–300 mm wide	–	–	–	–	m^2	**34.89**
150 mm–225 mm wide	–	–	–	–	m^2	**48.80**
not exceeding 150 mm wide	–	–	–	–	m^2	**57.01**
30 mm thick three coat coverings to concrete base; flat; subsequently covered						
over 300 mm wide	–	–	–	–	m^2	**27.18**
225 mm–300 mm wide	–	–	–	–	m^2	**55.99**
150 mm–225 mm wide	–	–	–	–	m^2	**60.76**
not exceeding 150 mm wide	–	–	–	–	m^2	**74.03**
13 mm thick two coat coverings to brickwork base; vertical; subsequently covered						
over 300 mm wide	–	–	–	–	m^2	**37.38**
225 mm–300 mm wide	–	–	–	–	m^2	**53.74**
150 mm–225 mm wide	–	–	–	–	m^2	**58.02**
not exceeding 150 mm wide	–	–	–	–	m^2	**75.83**
20 mm thick three coat coverings to brickwork base; vertical; subsequently covered						
over 300 mm wide	–	–	–	–	m^2	**60.47**
225 mm–300 mm wide	–	–	–	–	m^2	**72.40**
150 mm–225 mm wide	–	–	–	–	m^2	**79.44**
not exceeding 150 mm wide	–	–	–	–	m^2	**103.00**
Turning into groove 20 mm deep	–	–	–	–	m	**0.71**
Internal angle fillets; subsequently covered	–	–	–	–	m	**4.20**

J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
J21 MASTIC ASPHALT ROOFING/INSULATION/ FINISHES						
Mastic asphalt to BS 6925 Type R 988						
20 mm thick two coat coverings; felt isolating membrane; to concrete (or timber) base; flat or to falls or slopes not exceeding 10° from horizontal						
over 300 mm wide	–	–	–	–	m^2	**17.91**
225 mm–300 mm wide	–	–	–	–	m^2	**27.65**
150 mm–225 mm wide	–	–	–	–	m^2	**32.30**
not exceeding 150 mm wide	–	–	–	–	m^2	**41.58**
Add to the above for covering with						
10 mm thick limestone chippings in hot bitumen	–	–	–	–	m^2	**2.92**
coverings with solar reflective paint	–	–	–	–	m^2	**3.29**
300 mm × 300 mm × 8 mm g.r.p. tiles in hot bitumen	–	–	–	–	m^2	**49.52**
Cutting to line; jointing to old asphalt	–	–	–	–	m	**5.67**
13 mm thick two coat skirtings to brickwork base						
not exceeding 150 mm girth	–	–	–	–	m	**12.21**
150 mm–225 mm girth	–	–	–	–	m	**14.01**
225 mm–300 mm girth	–	–	–	–	m	**17.15**
13 mm thick three coat skirtings; expanded metal lathing reinforcement nailed to timber base						
not exceeding 150 mm girth	–	–	–	–	m	**20.51**
150 mm–225 mm girth	–	–	–	–	m	**24.44**
225 mm–300 mm girth	–	–	–	–	m	**28.59**
13 mm thick two coat fascias to concrete base						
not exceeding 150 mm girth	–	–	–	–	m	**12.21**
150 mm–225 mm girth	–	–	–	–	m	**14.01**
20 mm thick two coat linings to channels to concrete base						
not exceeding 150 mm girth	–	–	–	–	m	**26.83**
150 mm–225 mm girth	–	–	–	–	m	**30.51**
225 mm–300 mm girth	–	–	–	–	m	**31.40**
20 mm thick two coat lining to cesspools						
250 mm × 150 mm × 150 mm deep	–	–	–	–	nr	**26.29**
Collars around pipes, standards and like members	–	–	–	–	nr	**18.81**
Accessories						
Eaves trim; extruded aluminium alloy; working asphalt into trim						
Alutrim; type A roof edging or other equal and approved	–	–	–	–	m	**11.22**
extra; angle	–	–	–	–	nr	**6.27**
Roof screed ventilator – aluminium alloy						
Extr-aqua-vent or other equal and approved; set on screed over and including dished sinking; working collar around ventilator	–	–	–	–	nr	**21.73**

J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
J30 LIQUID APPLIED TANKING/DAMP PROOF MEMBRANES						
Tanking and damp proofing						
Synthaprufe or other equal and approved; blinding with sand; horizontal on slabs						
two coats	–	0.19	2.55	2.40	m^2	**4.95**
three coats	–	0.26	3.50	3.53	m^2	**7.03**
One coat Vandex Super 0.75 kg/m^2 slurry or other equal and approved; one consolidating coat of Vandex BB75 1 kg/m^2 slurry or other equal and approved; horizontal on beds						
over 225 mm wide	–	0.32	4.31	8.21	m^2	**12.52**
Intergritank; Methacrylate resin based structural waterproofing membrane; in two separate colour coded coats; minimumm 2 mm overall dry film finish; on a primed substrate						
over 250 mm wide						
100 m^2–499 m^2	–	–	–	–	m^2	**45.00**
500 m^2–1999 m^2	–	–	–	–	m^2	**37.00**
over 2000 m^2	–	–	–	–	m^2	**30.00**
J40 FLEXIBLE SHEET TANKING/DAMP PROOF MEMBRANES						
Tanking and damp proofing						
Visqueen self-adhesive damp proof membrane						
over 300 mm wide; horizontal	–	–	–	–	m^2	**7.18**
not exceeding 300 mm wide; horizontal	–	–	–	–	m	**2.75**
Tanking primer for self-adhesive dpm						
over 300 mm wide; horizontal	–	–	–	–	m^2	**4.92**
not exceeding 300 mm wide; horizontal	–	–	–	–	m	**2.21**
Bituthene sheeting or other equal and approved; lapped joints; horizontal on slabs						
3000 grade	–	0.09	1.21	5.20	m^2	**6.41**
8000 grade	–	0.10	1.34	7.23	m^2	**8.57**
5000HD heavy duty grade	–	0.12	1.61	6.88	m^2	**8.49**
Bituthene sheeting or other equal and approved; lapped joints; dressed up vertical face of concrete						
8000 grade	–	0.17	2.29	7.23	m^2	**9.52**
RIW Structureseal tanking and damp proof membrane; or other equal and approved						
over 300 mm wide; horizontal	–	–	–	–	m^2	**6.00**
Structureseal Fillet						
40mm × 40mm	–	–	–	–	m	**4.40**
Ruberoid Plasfrufe 2000SA self-adhesive damp proof membrane						
over 300 mm wide; horizontal	–	–	–	–	m^2	**13.68**
not exceeding 300 mm wide; horizontal	–	–	–	–	m	**5.25**
Extra for 50 mm thick sand blinding	–	–	–	–	m^2	**2.50**

J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Servi-pak protection board or other equal and approved; butt jointed; taped joints; to horizontal surfaces;						
3 mm thick	–	0.14	1.89	5.59	m^2	**7.48**
6 mm thick	–	0.14	1.89	8.35	m^2	**10.24**
12 mm thick	–	0.19	2.55	14.75	m^2	**17.30**
Servi-pak protection board or other equal and approved; butt jointed; taped joints; to vertical surfaces						
3 mm thick	–	0.19	2.55	5.59	m^2	**8.14**
6 mm thick	–	0.19	2.55	8.35	m^2	**10.90**
12 mm thick	–	0.23	3.10	14.75	m^2	**17.85**
Bituthene reinforcing strip or other equal and approved; 70 mm wide						
Bitutape 4000	–	0.09	1.21	0.55	m	**1.76**
Expandite Famflex hot bitumen bonded waterproof tanking or other equal and approved; 150 mm laps						
horizontal; over 300 mm wide	–	0.37	4.97	12.98	m^2	**17.95**
vertical; over 300 mm wide	–	0.60	8.07	12.98	m^2	**21.05**
J41 BUILT UP FELT ROOF COVERINGS						
NOTE: The following items of felt roofing, unless otherwise described, include for conventional lapping, laying and bonding between layers and to base; and laying flat or to falls, crossfalls or to slopes not exceeding 10° – but exclude any insulation etc.						
Felt roofing; BS EN 13707; suitable for flat roofs						
Three layer coverings first layer type 3G; subsequent layers type 3B bitumen glass fibre based felt	–	–	–	–	m^2	**14.50**
Extra over felt for covering with and bedding in hot bitumen						
13 mm thick stone chippings	–	–	–	–	m^2	**4.20**
300 mm × 300 mm × 8 mm g.r.p. tiles	–	–	–	–	m^2	**44.91**
working into outlet pipes and the like	–	–	–	–	m^2	**11.38**
Skirtings; three layer; top layer mineral surfaced; dressed over tilting fillet; turned into groove						
not exceeding 200 mm girth	–	–	–	–	m	**10.79**
200 mm–400 mm girth	–	–	–	–	m	**13.34**
Coverings to kerbs; three layer						
400 mm–600 mm girth	–	–	–	–	m	**17.27**
Linings to gutters; three layer						
400 mm–600 mm girth	–	–	–	–	m	**20.98**

J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
J41 BUILT UP FELT ROOF COVERINGS – cont						
Felt roofing – cont						
Collars around pipes and the like; three layer mineral surface; 150 mm high						
not exceeding 55 mm nominal size	–	–	–	–	nr	**11.46**
55 mm–110 mm nominal size	–	–	–	–	nr	**11.46**
Three layer coverings; two base layers type 5U bitumen polyester-based felt; top layer type 5B polyester-based mineral surfaced felt; 10 mm stone chipping covering; bitumen bonded	–	–	–	–	m^2	**24.69**
Coverings to kerbs						
not exceeding 200 mm girth	–	–	–	–	m	**10.43**
200 mm–400 mm girth	–	–	–	–	m	**13.64**
Outlets and dishing to gullies						
300 mm diameter	–	–	–	–	nr	**12.43**
Andersons high performance polyester-based roofing system or other equal and approved						
Two layer coverings; first layer HT 125 underlay; second layer HT 350; fully bonded to wood; fibre or cork base	–	–	–	–	m^2	**20.47**
Extra over for						
top layer mineral surfaced	–	–	–	–	m^2	**1.74**
13 mm thick stone chippings	–	–	–	–	m^2	**4.20**
third layer of type 3B as underlay for concrete or screeded base	–	–	–	–	m^2	**5.36**
working into outlet pipes and the like	–	–	–	–	nr	**12.42**
Skirtings; two layer; top layer mineral surfaced; dressed over tilting fillet; turned into groove						
not exceeding 200 mm girth	–	–	–	–	m	**105.43**
200 mm–400 mm girth	–	–	–	–	m	**13.64**
Coverings to kerbs; two layer						
400 mm–600 mm girth	–	–	–	–	m	**17.68**
Linings to gutters; three layer						
400 mm–600 mm girth	–	–	–	–	m	**19.01**
Collars around pipes and the like; two layer; 150 mm high						
not exceeding 55 mm nominal size	–	–	–	–	nr	**12.42**
55 mm–110 mm nominal size	–	–	–	–	nr	**12.42**
Ruberoid Challenger SBS high performance roofing or other equal and approved (10 year guarantee specification)						
Two layer coverings; first and second layers Ruberglas 120 GP; fully bonded to wood, fibre or cork base	–	–	–	–	m^2	**13.47**

J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Extra over for						
top layer mineral surfaced	–	–	–	–	m^2	**4.76**
13 mm thick stone chippings	–	–	–	–	m^2	**4.20**
third layer of Rubervent 3G as underlay for concrete or screeded base	–	–	–	–	m^2	**5.34**
working into outlet pipes and the like	–	–	–	–	nr	**12.33**
Skirtings; two layer; top layer mineral surfaced; dressed over tilting fillet; turned into groove						
not exceeding 200 mm girth	–	–	–	–	m	**10.28**
200 mm–400 mm girth	–	–	–	–	m	**13.45**
Coverings to kerbs; two layer						
400 mm–600 mm girth	–	–	–	–	m	**17.43**
Linings to gutters; three layer						
400 mm–600 mm girth	–	–	–	–	m	**18.67**
Collars around pipes and the like; two layer, 150 mm high						
not exceeding 55 mm nominal size	–	–	–	–	nr	**12.33**
55 mm–110 mm nominal size	–	–	–	–	nr	**12.33**
Ruberfort HP 350 high performance roofing or other equal and approved						
Two layer coverings; first layer Ruberfort HP 180; second layer Ruberfort HP 350; fully bonded; to wood; fibre or cork base	–	–	–	–	m^2	**15.87**
Extra over for						
top layer mineral surfaced	–	–	–	–	m^2	**6.57**
13 mm thick stone chippings	–	–	–	–	m^2	**4.20**
third layer of Rubervent 3G; as underlay for concrete or screeded base	–	–	–	–	m^2	**5.34**
working into outlet pipes and the like	–	–	–	–	nr	**12.47**
Skirtings; two layer; top layer mineral surface; dressed over tilting fillet; turned into groove						
not exceeding 200 mm girth	–	–	–	–	m	**10.49**
200 mm–400 mm girth	–	–	–	–	m	**13.72**
Coverings to kerbs; two layer						
400 mm–600 mm girth	–	–	–	–	m	**17.79**
Linings to gutters; three layer						
400 mm–600 mm girth	–	–	–	–	m	**22.97**
Collars around pipes and the like; two layer; 150 mm high						
not exceeding 55 mm nominal size	–	–	–	–	nr	**12.47**
55 mm–110 mm nominal size	–	–	–	–	nr	**12.47**
Ruberoid Superflex Firebloc high performance roofing or other equal and approved (15 year guarantee specification)						
Two layer coverings; first layer Superflex 180; second layer Superflex 250; fully bonded to wood; fibre or cork base	–	–	–	–	m^2	**19.63**

J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
J41 BUILT UP FELT ROOF COVERINGS – cont						
Ruberoid Superflex Firebloc high performance roofing or other equal and approved (15 year guarantee specification) – cont						
Extra over for						
top layer mineral surfaced	–	–	–	–	m^2	**4.67**
13 mm thick stone chippings	–	–	–	–	m^2	**4.20**
third layer of Rubervent 3G as underlay for concrete or screeded base	–	–	–	–	m^2	**5.34**
working into outlet pipes and the like	–	–	–	–	nr	**14.16**
Skirtings; two layer; top layer mineral surfaced; dressed over tilting fillet; turned into groove						
not exceeding 200 mm girth	–	–	–	–	m	**12.26**
200 mm–400 mm girth	–	–	–	–	m	**16.18**
Coverings to kerbs; two layer						
400 mm–600 mm girth	–	–	–	–	m	**21.59**
Linings to gutters; three layer						
400 mm–600 mm girth	–	–	–	–	m	**23.39**
Collars around pipes and the like; two layer; 150 mm high						
not exceeding 55 mm nominal size	–	–	–	–	nr	**14.16**
55 mm–110 mm nominal size	–	–	–	–	nr	**14.16**
Ruberoid Ultra Prevent high performance roofing or other equal and approved (20 year guarantee specification)						
Two layer coverings; first layer Ultra prevENt underlay; second layer Ultra prevENt mineral surface cap sheet.	–	–	–	–	m^2	**36.11**
Extra over for						
third layer of Rubervent 3G as underlay for concrete or screeded base	–	–	–	–	m^2	**5.34**
working into outlet pipes and the like	–	–	–	–	nr	**17.13**
Skirtings; two layer; dressed over tilting fillet; turned into groove						
not exceeding 200 mm girth	–	–	–	–	m	**15.34**
200 mm–400 mm girth	–	–	–	–	m	**20.44**
Coverings to kerbs; two layer						
400 mm–600 mm girth	–	–	–	–	m	**28.21**
Linings to gutters; three layer						
400 mm–600 mm girth	–	–	–	–	m	**29.49**
Collars around pipes and the like; two layer; 150 mm high						
not exceeding 55 mm nominal size	–	–	–	–	nr	**17.11**
55 mm–110 mm nominal size	–	–	–	–	nr	**17.11**

J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Accessories						
Eaves trim; extruded aluminium alloy; working felt into trim						
Rubertrim; type FL/G; 65 mm face	–	–	–	–	m	**12.32**
extra over for; external angle	–	–	–	–	nr	**12.40**
Roof screed ventilator – aluminium alloy						
Extr-aqua-vent or other equal and approved – set on screed over and including dished sinking and collar	–	–	–	–	nr	**38.96**
Insulation board underlays						
Vapour barrier						
reinforced; metal lined	–	–	–	–	m^2	**11.78**
Rockwool; Duorock flat insulation board						
140 mm thick (0.25 U-value)	–	–	–	–	m^2	**32.27**
Kingspan Thermaroof TR21 zero OPD urethene insulation board						
50 mm thick	–	–	–	–	m^2	**19.84**
90 mm thick	–	–	–	–	m^2	**34.17**
100 mm thick (0.25 U-value)	–	–	–	–	m^2	**37.95**
Wood fibre boards; impregnated; density 220–350 kg/m^3						
12.70 mm thick	–	–	–	–	m^2	**5.35**
Tapered insulation board underlays						
Tapered insulation £/m² prices can vary dramatically depending upon the factors which determine the scheme layout; these primarily being gutter/outlet locations and the length of fall involved.						
Due to tapered insulation scheme prices varying by project, the following prices are indicative. Please contact a specialist for a project specific quotation.						
Insulation values calculated in accordance with BSENISO 6946:2007 annexe C						
Tapered PIR (Polyisocyanurate) boards; bedded in hot bitumen						
effective thickness achieving 0.25W/m^2K	24.00	–	–	–	m^2	**50.65**
minimum thickness achieving 0.25W/m^2K	29.00	–	–	–	m^2	**56.24**
Tapered PIR boards; mechanically fastened						
effective thickness achieving 0.25W/m^2K	24.00	–	–	–	m^2	**52.89**
minimum thickness achieving 0.25W/m^2K	29.00	–	–	–	m^2	**58.47**
Tapered Rockwool boards; bedded in hot bitumen						
effective thickness achieving 0.25W/m^2K	30.00	–	–	–	m^2	**74.53**
minimum thickness achieving 0.25W/m^2K	36.00	–	–	–	m^2	**90.00**
Tapered Rockwool boards; mechanically fastened						
effective thickness achieving 0.25W/m^2K	30.00	–	–	–	m^2	**76.76**
minimum thickness achieving 0.25W/m^2K	36.00	–	–	–	m^2	**83.28**
Tapered EPS (Expanded polystyrene) boards; bedded in hot bitumen						
effective thickness achieving 0.25W/m^2K	18.00	–	–	–	m^2	**45.13**
minimum thickness achieving 0.25W/m^2K	22.00	–	–	–	m^2	**50.65**

J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
J41 BUILT UP FELT ROOF COVERINGS – cont						
Tapered insulation board underlays – cont						
Tapered EPS (Expanded polystyrene) boards; mechanicaly fastened						
effective thickness achieving 0.25W/m²K	18.00	–	–	–	m²	**47.30**
minimum thickness achieving 0.25W/m²K	22.00	–	–	–	m²	**52.88**
Insulation board overlays						
Dow Roofmate SL extruded polystyrene foam boards or other equal and approved						
50 mm thick	–	–	–	–	m²	**13.13**
140 mm thick	–	–	–	–	m²	**22.91**
160 mm thick	–	–	–	–	m²	**24.81**
Dow Roofmate LG extruded polystyrene foam boards or other equal and approved						
80 mm thick	–	–	–	–	m²	**46.75**
100 mm thick	–	–	–	–	m²	**50.11**
120 mm thick	–	–	–	–	m²	**53.50**
J42 SINGLE LAYER PLASTIC ROOF COVERINGS						
Trocal S PVC roofing or other equal and approved						
Coverings	–	–	–	–	m²	**17.55**
Skirtings; dressed over metal upstands						
not exceeding 200 mm girth	–	–	–	–	m	**13.63**
200 mm–400 mm girth	–	–	–	–	m	**16.75**
Coverings to kerbs						
400 mm–600 mm girth	–	–	–	–	m	**30.67**
Collars around pipes and the like; 150 mm high						
not exceeding 55 mm nominal size	–	–	–	–	nr	**9.37**
55 mm–110 mm nominal size	–	–	–	–	nr	**9.37**
Trocal metal upstands or other equal and approved						
Sarnafil polymeric waterproofing membrane; cold roof						
Roof coverings						
Pitch not exceeding 5°; to metal decking or the like	–	–	–	–	m²	**28.20**
Pitch not exceeding 5°; to concrete base or the like; prime concrete with spirit priming solution	–	–	–	–	m²	**28.20**
Sarnafil polymeric waterproofing membrane; 1.2 mm thick fleece backed membrane; cold roof						
Roof coverings						
Pitch not exceeding 5°; to metal decking or the like	–	–	–	–	m²	**28.20**
Pitch not exceeding 5°; to concrete base or the like; prime concrete with spirit priming solution	–	–	–	–	m²	**28.20**

J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Sarnafil polymeric waterproofing membrane; 120 mm thick Sarnaform G CFC and HCFC free insulation board; vapour control layer; prime concrete with spirit priming solution						
Mechanically fastened system						
Roof coverings						
Pitch not exceeding 5°; to metal decking or the like	–	–	–	–	m^2	**44.30**
Pitch not exceeding 5°; to concrete base or the like	–	–	–	–	m^2	**51.75**
Coverings to kerbs; parapet flashing; Sarnatrim 50 mm deep on face 100 mm fixing arm; standard Sarnafil detail 1.1						
not exceeding 200 mm girth	–	–	–	–	m	**24.85**
200 mm–400 mm girth	–	–	–	–	m	**28.30**
400 mm–600 mm girth	–	–	–	–	m	**31.75**
Eaves detail; Sarnametal drip edge to gutter; standard Sarnafil detail 1.3						
not exceeding 200 mm girth	–	–	–	–	m	**23.90**
Skirtings/upstands; skirting to brickwork with galvanized steel counter flashing to top edge; standard Sarnafil detail 2.3						
not exceeding 200 mm girth	–	–	–	–	m	**29.05**
200 mm–400 mm girth	–	–	–	–	m	**34.95**
400 mm–600 mm girth	–	–	–	–	m	**40.90**
Skirtings/upstands; skirting to brickwork with Sarnametal Raglet to chase; standard Sarnafil detail 2.8						
not exceeding 200 mm girth	–	–	–	–	m	**29.05**
200 mm–400 mm girth	–	–	–	–	m	**34.95**
400 mm–600 mm girth	–	–	–	–	m	**40.90**
Collars around pipe standards, and the like						
50 mm diameter × 150 mm high	–	–	–	–	nr	**37.65**
100 mm diameter × 150 mm high	–	–	–	–	nr	**37.65**
Outlets and dishing to gullies						
Fix Sarnadrain PVC rainwater outlet; 110 mm diameter; weld membrane to same; fit plastic leafguard	–	–	–	–	nr	**89.00**
Fully adhered system						
Roof coverings						
Pitch not exceeding 5°; to metal decking or the like	–	–	–	–	m^2	**46.85**
Pitch not exceeding 5°; to concrete base or the like	–	–	–	–	m^2	**53.30**
Coverings to kerbs; parapet flashing; Sarnatrim 50 mm deep on face 100 mm fixing arm; standard Sarnafil detail 1.1						
not exceeding 200 mm girth	–	–	–	–	m	**22.85**
200 mm–400 mm girth	–	–	–	–	m	**26.30**
400 mm–600 mm girth	–	–	–	–	m	**29.75**

J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
J42 SINGLE LAYER PLASTIC ROOF COVERINGS – cont						
Sarnafil polymeric waterproofing membrane; 120 mm thick Sarnaform G CFC and HCFC free insulation board – cont						
Fully adhered system – cont						
Eaves detail; Sarnametal drip edge to gutter; standard Sarnafil detail 1.3						
not exceeding 200 mm girth	–	–	–	–	m	**21.90**
Skirtings/upstands; skirting to brickwork with galvanized steel counter flashing to top edge; standard Sarnafil detail 2.3						
not exceeding 200 mm girth	–	–	–	–	m	**27.05**
200 mm–400 mm girth	–	–	–	–	m	**32.95**
400 mm–600 mm girth	–	–	–	–	m	**36.90**
Skirtings/upstands; skirting to brickwork with Sarnametal Raglet to chase; standard Sarnafil detail 2.8						
not exceeding 200 mm girth	–	–	–	–	m	**28.05**
200 mm–400 mm girth	–	–	–	–	m	**38.90**
400 mm–600 mm girth	–	–	–	–	m	**38.90**
Collars around pipe standards, and the like						
50 mm diameter × 150 mm high	–	–	–	–	nr	**37.65**
100 mm diameter × 150 mm high	–	–	–	–	nr	**37.65**
Outlets and dishing to gullies						
Fix Sarnadrain PVC rainwater outlet; 110 mm diameter; weld membrane to same; fit plastic leafguard	–	–	–	–	nr	**89.00**
Options						
Extra over for 1.2 mm fleece backed membrane	–	–	–	–	m^2	**4.85**
Landscape Roofing						
SarnaVert extensive biodiverse roof; sedum blanket; 100 mm growing medium; aquafrain; 1.5 mm thick membrane; 120 mm thick insulation board; vapour control layer						
Pitch not exceeding 5°; to metal decking or the like	–	–	–	–	m^2	**118.30**
Pitch not exceeding 5°; to concrete base or the like; prime concrete with spririt priming solution	–	–	–	–	m^2	**123.10**
Kerb and eaves; standard Sarnafil details						
Sarnafil kerb; 150 mm above roof level	–	–	–	–	m	**29.30**
Sarnafil eaves detail with gravel stop ne 200 mm girth	–	–	–	–	m	**48.55**
Collars around pipes and the like						
50mm diameter × 150mm high	–	–	–	–	nr	**37.65**
100 mm diameter × 150 mm high	–	–	–	–	nr	**37.65**
Sarnafil rainwater outlet	–	–	–	–	nr	**151.50**

J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
J43 PROPRIETARY ROOF DECKING WITH FELT FINISH						
Bitumetal flat roof construction or other equal and approved; fixing to timber, steel or concrete; flat or sloping; vapour check; 32 mm thick polyurethane insulation; 3G perforated felt underlay; two layers of glass fibre base felt roofing; stone chipping finish						
0.70 mm thick galvanized steel						
35 mm deep profiled decking; 2.38 m span	–	–	–	–	m^2	**67.98**
46 mm deep profiled decking; 2.96 m span	–	–	–	–	m^2	**68.30**
60 mm deep profiled decking; 3.74 m span	–	–	–	–	m^2	**69.23**
100 mm deep profiled decking; 5.13 m span	–	–	–	–	m^2	**70.23**
0.90 mm thick aluminium; mill finish						
35 mm deep profiled decking; 1.79 m span	–	–	–	–	m^2	**71.55**
60 mm deep profiled decking; 2.34 m span	–	–	–	–	m^2	**71.88**
Bitumetal flat roof construction or other equal and approved; fixing to timber, steel or concrete; flat or sloping; vapour check; 32 mm polyurethane insulation; 3G perforated felt underlay; two layers of polyester-based roofing; stone chipping finish						
0.70 mm thick galvanized steel						
35 mm deep profiled decking; 2.38 m span	–	–	–	–	m^2	**73.95**
46 mm deep profiled decking; 2.96 m span	–	–	–	–	m^2	**74.27**
60 mm deep profiled decking; 3.74 m span	–	–	–	–	m^2	**75.20**
100 mm deep profiled decking; 5.13 m span	–	–	–	–	m^2	**76.20**
0.90 mm thick aluminium; mill finish						
35 mm deep profiled decking; 1.79 m span	–	–	–	–	m^2	**77.52**
60 mm deep profiled decking; 2.34 m span	–	–	–	–	m^2	**77.85**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
K10 PLASTERBOARD DRY LINING/PARTITIONS/ CEILINGS						
ALTERNATIVE SHEET LINING MATERIAL PRICES						
Fibreboard; 19 mm decorative faced						
Ash	9.46	–	–	–	m^2	-
Beech	9.05	–	–	–	m^2	-
Oak	9.12	–	–	–	m^2	-
Edgings; self adhesive						
22 mm Ash	0.30	–	–	–	m	-
22 mm Beech	0.30	–	–	–	m	-
22 mm Oak	0.30	–	–	–	m	-
Chipboard Standard Grade						
12 mm	2.17	–	–	–	m^2	-
18 mm	2.55	–	–	–	m^2	-
22 mm	3.75	–	–	–	m^2	-
25 mm	4.29	–	–	–	m^2	-
Chipboard; melamine faced						
15 mm	3.19	–	–	–	m^2	-
18 mm	3.47	–	–	–	m^2	-
Medium density fibreboard; external quality						
6 mm	4.57	–	–	–	m^2	-
9 mm	6.07	–	–	–	m^2	-
19 mm	9.72	–	–	–	m^2	-
25 mm	13.75	–	–	–	m^2	-
Wallboard plank						
9.5 mm	1.85	–	–	–	m^2	-
12.5 mm	1.85	–	–	–	m^2	-
15 mm	2.21	–	–	–	m^2	-
Moisture-resistant board						
9.5 mm	2.96	–	–	–	m^2	-
Fireline board						
12.5 mm	2.31	–	–	–	m^2	-
15 mm	2.77	–	–	–	m^2	-

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
SUPPLY AND FIX PRICES						
Linings; Gyproc GypLyner metal framed wall lining system or other equal and approved; floor and ceiling channels plugged and screwed to concrete						
Tapered edge panels; joints filled with joint filler and joint tape to receive direct decoration; one layer of 12.5 mm thick Gyproc Wallboard; or other equal and approved						
height 2.10 m–2.40 m	–	1.21	21.88	20.99	m	**42.87**
height 2.40 m–2.70 m	–	1.32	24.03	23.11	m	**47.14**
height 2.70 m–3.00 m	–	1.46	26.63	25.18	m	**51.81**
height 3.00 m–3.30 m	–	1.67	30.45	27.25	m	**57.70**
height 3.30 m–3.60 m	–	1.87	34.29	29.00	m	**63.29**
height 3.60 m–3.90 m	–	2.16	39.58	31.41	m	**70.99**
height 3.90 m–4.20 m	–	2.43	44.40	33.48	m	**77.88**
Linings; Gyproc GypLyner IWL independent walling system or other equal and approved; comprising 48 mm wide metal I stud frame; 50 mm wide metal C stud floor and ceiling channels; plugged and screwed to concrete						
62.5 mm partition; outer skin of 12.50 mm thick tapered edge wallboard one side; joints filled with joint filler and joint tape to receive direct decoration						
height 2.10 m–2.40 m	–	3.51	63.39	12.26	m	**75.65**
height 2.40 m–2.70 m	–	4.09	74.70	14.58	m	**89.28**
height 2.70 m–3.00 m	–	4.53	82.87	15.94	m	**98.81**
height 3.00 m–3.30 m	–	5.27	96.26	17.33	m	**113.59**
height 3.30 m–3.60 m	–	5.69	104.22	18.77	m	**122.99**
height 3.60 m–3.90 m	–	6.50	118.82	20.20	m	**139.02**
height 3.90 m–4.20 m	–	7.13	130.40	21.64	m	**152.04**
62.5 mm partition; outer skin of 12.50 mm thick tapered edge wallboard one side; filling cavity with Isowool high performance slab (2405); wallboard joints filled with joint filler and joint tape to receive direct decoration						
height 2.10 m–2.40 m	–	3.51	63.39	23.97	m	**87.36**
height 2.40 m–2.70 m	–	4.09	74.70	27.76	m	**102.46**
height 2.70 m–3.00 m	–	4.53	82.87	30.58	m	**113.45**
height 3.00 m–3.30 m	–	5.27	96.26	33.45	m	**129.71**
height 3.30 m–3.60 m	–	5.69	104.22	36.34	m	**140.56**
height 3.60 m–3.90 m	–	6.50	118.82	39.24	m	**158.06**
height 3.90 m–4.20 m	–	7.13	130.40	42.14	m	**172.54**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
K10 PLASTERBOARD DRY LINING/PARTITIONS/ CEILINGS – cont						
Gypwall Rapid/db Plus metal stud housing partitioning system or other equal and approved; floor and ceiling channels plugged and screwed to concrete						
75 mm partition; 43/44 mm studs and channels; one layer of 15 mm SoundBloc Rapid each side; joints filled with joint filler and joint tape to receive direct decoration						
height 2.10 m–2.40 m; studs at 900 mm centres	–	3.10	57.44	28.87	m	**86.31**
height 2.10 m–2.40 m; studs at 900 mm centres; with 25 mm Isowool 1200 insulation within the stud cavity	–	3.10	57.44	29.85	m	**87.29**
height 2.10 m–2.40 m; studs at 450 mm centres	–	4.25	77.51	31.91	m	**109.42**
height 2.10 m–2.40 m; studs at 450 mm centres; with 25 mm Isowool 1200 insulation within the stud cavity	–	4.25	77.51	32.88	m	**110.39**
height 2.40 m–2.70 m; studs at 450 mm centres	–	4.68	85.27	35.49	m	**120.76**
height 2.40 m–2.70 m; studs at 450 mm centres; with 25 mm Isowool 1200 insulation within the stud cavity	–	4.68	85.27	36.46	m	**121.73**
102 mm partition; 70/72 mm studs and channels; one layer of 15 mm SoundBloc Rapid each side; joints filled with joint filler and joint tape to receive direct decoration						
height 2.10 m–2.40 m; studs at 900 mm centres	–	3.45	63.46	32.28	m	**95.74**
height 2.10 m–2.40 m; studs at 900 mm centres; with 25 mm Isowool 1200 insulation within the stud cavity	–	3.45	63.46	33.25	m	**96.71**
height 2.10 m–2.40 m; studs at 450 mm centres	–	4.60	83.54	37.24	m	**120.78**
height 2.10 m–2.40 m; studs at 450 mm centres; with 25 mm Isowool 1200 insulation within the stud cavity	–	4.60	83.54	38.21	m	**121.75**
height 2.40 m–2.70 m; studs at 900 mm centres	–	3.82	70.21	35.51	m	**105.72**
height 2.40 m–2.70 m; studs at 900 mm centres; with 25 mm Isowool 1200 insulation within the stud cavity	–	3.82	70.21	36.48	m	**106.69**
height 2.40 m–2.70 m; studs at 450 mm centres	–	4.97	90.28	41.38	m	**131.66**
height 2.40 m–2.70 m; studs at 450 mm centres; with 25 mm Isowool 1200 insulation within the stud cavity	–	4.97	90.28	42.35	m	**132.63**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Gyproc metal stud proprietary partitions or other equal and approved; comprising 48 mm wide metal stud frame; 50 mm wide floor channel plugged and screwed to concrete through 38 mm × 48 mm tanalized softwood sole plate						
Tapered edge panels; joints filled with joint filler and joint tape to receive direct decoration; 80 mm thick partition; one hour; one layer of 15 mm thick Fireline board or other equal and approved each side						
height 2.10 m–2.40 m	–	4.47	80.25	24.73	m	**104.98**
height 2.40 m–2.70 m	–	5.16	93.37	28.47	m	**121.84**
height 2.70 m–3.00 m	–	5.75	104.15	31.25	m	**135.40**
height 3.00 m–3.30 m	–	6.65	120.35	34.30	m	**154.65**
height 3.30 m–3.60 m	–	7.29	132.13	36.92	m	**169.05**
height 3.60 m–3.90 m	–	8.73	157.76	39.78	m	**197.54**
height 3.90 m–4.20 m	–	9.36	169.34	42.64	m	**211.98**
angles	–	0.22	4.08	1.50	m	**5.58**
T-junctions	–	0.10	1.80	–	m	**1.80**
fair ends	–	0.22	4.08	0.54	m	**4.62**
Tapered edge panels; joints filled with joint filler and joint tape to receive direct decoration; 100 mm thick partition; two hour; two layers of 12.50 mm thick Fireline board or other equal and approved both sides						
height 2.10 m–2.40 m	–	5.53	98.72	34.36	m	**133.08**
height 2.40 m–2.70 m	–	6.36	114.25	39.31	m	**153.56**
height 2.70 m–3.00 m	–	7.07	127.23	43.29	m	**170.52**
height 3.00 m–3.30 m	–	7.05	127.38	47.54	m	**174.92**
height 3.30 m–3.60 m	–	8.88	159.83	51.36	m	**211.19**
height 3.60 m–3.90 m	–	8.73	157.76	55.45	m	**213.21**
height 3.90 m–4.20 m	–	11.22	201.86	59.48	m	**261.34**
angles	–	0.32	5.89	1.60	m	**7.49**
T-junctions	–	0.10	1.80	–	m	**1.80**
fair ends	–	0.32	5.89	0.65	m	**6.54**
Gypsum plasterboard; BS EN 520; plain grade tapered edge wallboard; fixing on dabs or with nails; joints left open to receive Artex finish or other equal and approved; to softwood base						
9.50 mm board to ceilings						
over 300 mm wide	–	0.26	4.61	2.08	m^2	**6.69**
9.50 mm board to beams						
girth not exceeding 600 mm	–	0.32	5.62	1.26	m^2	**6.88**
girth 600 mm–1200 mm	–	0.43	7.43	2.51	m^2	**9.94**
12.50 mm board to ceilings						
over 300 mm wide	–	0.36	6.22	2.15	m^2	**8.37**
12.50 mm board to beams						
girth not exceeding 600 mm	–	0.32	5.62	1.32	m^2	**6.94**
girth 600 mm–1200 mm	–	0.43	7.43	2.58	m^2	**10.01**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
K10 PLASTERBOARD DRY LINING/PARTITIONS/ CEILINGS – cont						
Gypsum plasterboard to BS EN 520; fixing on dabs or with nails; joints filled with joint filler and joint tape to receive direct decoration; to softwood base (measured elsewhere)						
Plain grade tapered edge wallboard						
9.50 mm board to walls						
wall height 2.40 m–2.70 m	–	1.07	20.28	6.98	m	**27.26**
wall height 2.70 m–3.00 m	–	1.22	23.17	7.77	m	**30.94**
wall height 3.00 m–3.30 m	–	1.38	26.25	8.55	m	**34.80**
wall height 3.30 m–3.60 m	–	1.60	30.33	9.37	m	**39.70**
9.50 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	–	0.22	4.08	1.40	m	**5.48**
300 mm–600 mm wide	–	0.43	7.96	2.02	m	**9.98**
9.50 mm board to faces of columns – 4 nr						
not exceeding 600 mm total girth	–	0.53	9.91	2.85	m	**12.76**
600 mm–1200 mm total girth	–	1.07	20.15	4.08	m	**24.23**
1200 mm–1800 mm total girth	–	1.38	26.25	5.31	m	**31.56**
9.50 mm board to ceilings						
over 300 mm wide	–	0.45	8.36	2.59	m^2	**10.95**
9.50 mm board to faces of beams – 3 nr						
not exceeding 600 mm total girth	–	0.64	12.05	2.82	m	**14.87**
600 mm–1200 mm total girth	–	1.17	22.10	4.04	m	**26.14**
1200 mm–1800 mm total girth	–	1.50	28.39	5.27	m	**33.66**
12.50 mm board to walls						
wall height 2.40 m–2.70 m	–	1.12	21.09	7.10	m	**28.19**
wall height 2.70 m–3.00 m	–	1.28	24.17	7.90	m	**32.07**
wall height 3.00 m–3.30 m	–	1.44	27.25	8.69	m	**35.94**
wall height 3.30 m–3.60 m	–	1.64	31.14	9.53	m	**40.67**
12.50 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	–	0.22	4.08	1.45	m	**5.53**
300 mm–600 mm wide	–	0.43	7.96	2.06	m	**10.02**
12.50 mm board to faces of columns – 4 nr						
not exceeding 600 mm total girth	–	0.53	9.91	2.92	m	**12.83**
600 mm–1200 mm total girth	–	1.07	20.15	4.17	m	**24.32**
1200 mm–1800 mm total girth	–	1.38	26.25	5.41	m	**31.66**
12.50 mm board to ceilings						
over 300 mm wide	–	0.47	8.77	2.63	m^2	**11.40**
12.50 mm board to faces of beams – 3 nr						
not exceeding 600 mm total girth	–	0.64	12.05	2.87	m	**14.92**
600 mm–1200 mm total girth	–	1.17	22.10	4.12	m	**26.22**
1200 mm–1800 mm total girth	–	1.50	28.39	5.36	m	**33.75**
external angle; with joint tape bedded and covered with Jointex or other equal and approved	–	0.13	2.50	0.38	m	**2.88**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Tapered edge wallboard TEN						
12.50 mm board to walls						
wall height 2.40 m–2.70 m	–	1.12	21.09	8.18	m	**29.27**
wall height 2.70 m–3.00 m	–	1.28	24.17	9.09	m	**33.26**
wall height 3.00 m–3.30 m	–	1.44	27.25	10.00	m	**37.25**
wall height 3.30 m–3.60 m	–	1.64	31.14	10.96	m	**42.10**
12.50 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	–	0.22	4.08	1.56	m	**5.64**
300 mm–600 mm wide	–	0.43	7.96	2.30	m	**10.26**
12.50 mm board to faces of columns – 4 nr						
not exceeding 600 mm total girth	–	0.53	9.91	3.16	m	**13.07**
600 mm–1200 mm total girth	–	1.07	20.15	4.64	m	**24.79**
1200 mm–1800 mm total girth	–	1.38	26.25	6.13	m	**32.38**
12.50 mm board to ceilings						
over 300 mm wide	–	0.47	8.77	3.03	m^2	**11.80**
12.50 mm board to faces of beams – 3 nr						
not exceeding 600 mm total girth	–	0.64	12.05	3.11	m	**15.16**
600 mm–1200 mm total girth	–	1.17	22.10	4.59	m	**26.69**
1200 mm–1800 mm total girth	–	1.50	28.39	6.08	m	**34.47**
external angle; with joint tape bedded and covered with Jointex or other equal and approved	–	0.13	2.50	0.38	m	**2.88**
Tapered edge plank						
19 mm plank to walls						
wall height 2.40 m–2.70 m	–	1.17	22.10	13.16	m	**35.26**
wall height 2.70 m–3.00 m	–	1.38	25.97	14.63	m	**40.60**
wall height 3.00 m–3.30 m	–	1.50	28.26	16.09	m	**44.35**
wall height 3.30 m–3.60 m	–	1.76	33.14	17.60	m	**50.74**
19 mm plank to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	–	0.23	4.28	2.11	m	**6.39**
300 mm–600 mm wide	–	0.48	8.97	3.40	m	**12.37**
19 mm plank to faces of columns – 4 nr						
not exceeding 600 mm total girth	–	0.59	10.92	4.26	m	**15.18**
600 mm–1200 mm total girth	–	1.12	20.96	6.86	m	**27.82**
1200 mm–1800 mm total girth	–	1.44	27.25	9.45	m	**36.70**
19 mm plank to ceilings						
over 300 mm wide	–	0.49	9.17	4.88	m^2	**14.05**
19 mm plank to faces of beams – 3 nr						
not exceeding 600 mm total girth	–	0.69	12.85	4.21	m	**17.06**
600 mm–1200 mm total girth	–	1.22	22.90	6.81	m	**29.71**
1200 mm–1800 mm total girth	–	1.54	29.19	9.40	m	**38.59**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
K10 PLASTERBOARD DRY LINING/PARTITIONS/ CEILINGS – cont						
ThermaLine Plus Board						
27 mm board to walls						
wall height 2.40 m–2.70 m	–	1.22	21.28	20.46	m	**41.74**
wall height 2.70 m–3.00 m	–	1.41	24.69	22.73	m	**47.42**
wall height 3.00 m–3.30 m	–	1.54	26.90	25.01	m	**51.91**
wall height 3.30 m–3.60 m	–	1.86	32.52	27.34	m	**59.86**
27 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	–	0.24	4.21	2.93	m	**7.14**
300 mm–600 mm wide	–	0.49	8.63	5.02	m	**13.65**
27 mm board to faces of columns – 4 nr						
not exceeding 600 mm total girth	–	0.60	10.43	5.89	m	**16.32**
600 mm–1200 mm total girth	–	1.17	20.48	10.11	m	**30.59**
1200 mm–1800 mm total girth	–	1.50	26.10	14.32	m	**40.42**
27 mm board to ceilings						
over 300 mm wide	–	0.53	9.24	7.57	m^2	**16.81**
27 mm board to faces of beams – 3 nr						
not exceeding 600 mm total girth	–	0.64	11.24	5.83	m	**17.07**
600 mm–1200 mm total girth	–	1.22	21.28	10.05	m	**31.33**
1200 mm–1800 mm total girth	–	1.64	28.71	14.26	m	**42.97**
48 mm board to walls						
wall height 2.40 m–2.70 m	–	1.22	21.28	27.74	m	**49.02**
wall height 2.70 m–3.00 m	–	1.50	26.10	30.83	m	**56.93**
wall height 3.00 m–3.30 m	–	1.64	28.71	33.92	m	**62.63**
wall height 3.30 m–3.60 m	–	1.97	34.33	37.05	m	**71.38**
48 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	–	0.26	4.61	3.74	m	**8.35**
300 mm–600 mm wide	–	0.53	9.24	6.65	m	**15.89**
48 mm board to faces of columns – 4 nr						
not exceeding 600 mm total girth	–	0.64	11.24	7.55	m	**18.79**
600 mm–1200 mm total girth	–	1.28	22.28	13.38	m	**35.66**
1200 mm–1800 mm total girth	–	1.64	28.71	19.21	m	**47.92**
48 mm board to ceilings						
over 300 mm wide	–	0.56	9.84	10.28	m^2	**20.12**
48 mm board to faces of beams – 3 nr						
not exceeding 600 mm total girth	–	0.67	11.64	7.60	m	**19.24**
600 mm–1200 mm total girth	–	1.35	23.48	13.45	m	**36.93**
1200 mm–1800 mm total girth	–	1.81	31.52	19.31	m	**50.83**
ThermaLine Super boards						
50 mm board to walls						
wall height 2.40 m–2.70 m	–	1.22	21.28	37.75	m	**59.03**
wall height 2.70 m–3.00 m	–	1.50	26.10	41.96	m	**68.06**
wall height 3.00 m–3.30 m	–	1.64	28.71	46.17	m	**74.88**
wall height 3.30 m–3.60 m	–	1.97	34.33	50.41	m	**84.74**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
50 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	–	0.26	4.61	4.86	m	**9.47**
300 mm–600 mm wide	–	0.53	9.24	8.88	m	**18.12**
50 mm board to faces of columns – 4 nr						
not exceeding 600 mm total girth	–	0.64	11.24	9.78	m	**21.02**
600 mm–1200 mm total girth	–	1.28	22.28	17.83	m	**40.11**
1200 mm–1800 mm total girth	–	1.64	28.71	25.88	m	**54.59**
50 mm board to ceilings						
over 300 mm wide	–	0.56	9.84	13.99	m^2	**23.83**
50 mm board to faces of beams – 3 nr						
not exceeding 600 mm total girth	–	0.67	11.64	9.82	m	**21.46**
600 mm–1200 mm total girth	–	1.35	23.48	17.91	m	**41.39**
1200 mm–1800 mm total girth	–	1.81	31.52	25.99	m	**57.51**
60 mm board to walls						
wall height 2.40 m–2.70 m	–	1.22	21.28	37.75	m	**59.03**
wall height 2.70 m–3.00 m	–	1.50	26.10	41.96	m	**68.06**
wall height 3.00 m–3.30 m	–	1.64	28.71	46.17	m	**74.88**
wall height 3.30 m–3.60 m	–	1.97	34.33	50.41	m	**84.74**
60 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	–	0.26	4.61	4.86	m	**9.47**
300 mm–600 mm wide	–	0.53	9.24	8.88	m	**18.12**
60 mm board to faces of columns – 4 nr						
not exceeding 600 mm total girth	–	0.64	11.24	9.78	m	**21.02**
600 mm–1200 mm total girth	–	1.28	22.28	17.83	m	**40.11**
1200 mm–1800 mm total girth	–	1.64	28.71	25.88	m	**54.59**
60 mm board to ceilings						
over 300 mm wide	–	0.56	9.84	13.99	m^2	**23.83**
60 mm board to faces of beams – 3 nr						
not exceeding 600 mm total girth	–	0.67	11.64	9.82	m	**21.46**
600 mm–1200 mm total girth	–	1.35	23.48	17.91	m	**41.39**
1200 mm–1800 mm total girth	–	1.81	31.52	25.99	m	**57.51**
Kingspan Kooltherm K18 insulated plasterboard; fixing with nails; joints filled with joint filler and joint tape to receive direct decoration; to softwood base (measured elsewhere)						
12.5 mm plasterboard bonded to CFC/HCFC free rigid phenolic insulation						
42.5 mm thick panel (0.90 m^2 K/W)	–	0.26	4.52	10.51	m^2	**15.03**
52.5 mm thick panel (1.80 m^2 K/W)	–	0.29	5.02	11.01	m^2	**16.03**
62.5 mm thick panel (2.40 m^2 K/W)	–	0.29	5.02	13.30	m^2	**18.32**
82.5 mm thick panel (3.35 m^2 K/W)	–	0.29	5.02	15.86	m^2	**20.88**
80 mm thick panel (3.88 m^2 K/W)	–	0.32	5.51	18.15	m^2	**23.66**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
K10 PLASTERBOARD DRY LINING/PARTITIONS/ CEILINGS – cont						
White plastic faced gypsum plasterboard to BS EN 520; industrial grade square edge wallboard; fixing on dabs or with screws; butt joints; to softwood base						
12.50 mm board to walls						
wall height 2.40 m–2.70 m	–	0.79	13.85	13.84	m	**27.69**
wall height 2.70 m–3.00 m	–	0.95	16.67	15.38	m	**32.05**
wall height 3.00 m–3.30 m	–	1.12	19.47	16.90	m	**36.37**
wall height 3.30 m–3.60 m	–	1.28	22.28	18.44	m	**40.72**
12.50 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	–	0.17	3.01	1.55	m	**4.56**
300 mm–600 mm wide	–	0.34	6.03	3.08	m	**9.11**
12.50 mm board to faces of columns – 4 nr						
not exceeding 600 mm total girth	–	0.45	7.83	3.15	m	**10.98**
600 mm–1200 mm total girth	–	0.90	15.66	6.26	m	**21.92**
1200 mm–1800 mm total girth	–	1.17	20.48	9.34	m	**29.82**
Plasterboard jointing system; filling joint with jointing compounds						
To ceilings						
to suit 9.50 mm or 12.50 mm thick boards	–	0.10	1.80	2.11	m	**3.91**
Angle trim; plasterboard edge support system						
To ceilings						
to suit 9.50 mm or 12.50 mm thick boards	–	0.10	1.80	1.97	m	**3.77**
Gyproc SoundBloc plasterboard with higher density core; fixing on dabs or with nails; joints filled with joint filler and joint tape to receive direct decoration; to softwood base						
Tapered edge board						
12.50 mm board to walls						
wall height 2.40 m–2.70 m	–	1.12	21.09	9.35	m	**30.44**
wall height 2.70 m–3.00 m	–	1.28	24.17	10.39	m	**34.56**
wall height 3.00 m–3.30 m	–	1.43	27.05	11.44	m	**38.49**
wall height 3.30 m–3.60 m	–	1.64	31.14	12.53	m	**43.67**
12.50 mm board to ceilings						
over 300 mm wide	–	0.47	8.77	3.46	m^2	**12.23**
15.00 mm board to walls						
wall height 2.40 m–2.70 m	–	1.15	21.69	11.02	m	**32.71**
wall height 2.70 m–3.00 m	–	1.31	24.77	12.25	m	**37.02**
wall height 3.00 m–3.30 m	–	1.46	27.65	13.48	m	**41.13**
wall height 3.30 m–3.60 m	–	1.68	31.73	14.76	m	**46.49**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
15.00 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	–	0.23	4.28	1.88	m	**6.16**
300 mm–600 mm wide	–	0.44	8.17	2.93	m	**11.10**
15.00 mm board to ceilings						
over 300 mm wide	–	0.49	9.17	4.08	m^2	**13.25**
Two layers of gypsum plasterboard to BS 1230; plain grade square and tapered edge wallboard; fixing on dabs or with nails; joints filled with joint filler and joint tape; top layer to receive direct decoration; to softwood base						
19 mm two layer board to walls						
wall height 2.40 m–2.70 m	–	1.50	27.72	12.71	m	**40.43**
wall height 2.70 m–3.00 m	–	1.70	31.60	14.13	m	**45.73**
wall height 3.00 m–3.30m	–	1.92	35.68	15.55	m	**51.23**
wall height 3.30 m–3.60m	–	2.23	41.37	17.02	m	**58.39**
19 mm two layer board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	–	0.32	5.89	2.09	m	**7.98**
300 mm–600 mm wide	–	0.64	11.78	3.32	m	**15.10**
19 mm two layer board to faces of columns – 4 nr						
not exceeding 600 mm total girth	–	0.79	14.52	4.26	m	**18.78**
600 mm–1200 mm total girth	–	1.54	28.38	6.73	m	**35.11**
1200 mm–1800 mm total girth	–	1.92	35.68	9.20	m	**44.88**
25 mm two layer board to walls						
wall height 2.40 m–2.70 m	–	1.60	29.52	12.83	m	**42.35**
wall height 2.70 m–3.00 m	–	1.81	33.40	14.27	m	**47.67**
wall height 3.00 m–3.30 m	–	2.02	37.49	15.70	m	**53.19**
wall height 3.30 m–3.60 m	–	2.35	43.38	17.18	m	**60.56**
25 mm two layer board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	–	0.32	5.89	2.13	m	**8.02**
300 mm–600 mm wide	–	0.64	11.78	3.36	m	**15.14**
25 mm two layer board to faces of columns – 4 nr						
not exceeding 600 mm total girth	–	0.79	14.52	4.34	m	**18.86**
600 mm–1200 mm total girth	–	1.54	28.38	6.83	m	**35.21**
1200 mm–1800 mm total girth	–	1.92	35.68	9.32	m	**45.00**
Gyproc Dri-Wall dry lining system or other equal or approved; plain grade tapered edge wallboard; fixed to walls with adhesive; joints filled with joint filler and joint tape; to receive direct decoration						
9.50 mm board to walls						
wall height 2.40 m–2.70 m	–	1.28	23.90	9.31	m	**33.21**
wall height 2.70 m–3.00 m	–	1.47	27.58	10.32	m	**37.90**
wall height 3.00 m–3.30 m	–	1.64	30.86	11.35	m	**42.21**
wall height 3.30 m–3.60 m	–	1.92	35.96	12.41	m	**48.37**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
K10 PLASTERBOARD DRY LINING/PARTITIONS/ CEILINGS – cont						
Gyproc Dri-Wall dry lining system or other equal or approved – cont						
9.50 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	–	0.26	4.89	1.62	m	**6.51**
300 mm–600 mm wide	–	0.53	9.78	2.49	m	**12.27**
9.50 mm board to faces of columns – 4 nr						
not exceeding 600 mm total girth	–	0.67	12.32	3.25	m	**15.57**
600 mm–1200 mm total girth	–	1.31	24.36	5.16	m	**29.52**
1200 mm–1800 mm total girth	–	1.64	30.86	6.71	m	**37.57**
Angle; with joint tape bedded and covered with Jointex or other equal and approved						
internal	–	0.06	1.14	0.38	m	**1.52**
external	–	0.13	2.50	0.38	m	**2.88**
Gyproc Dri-Wall M/F dry lining system or other equal or approved; mild steel furrings fixed to walls with adhesive; tapered edge wallboard screwed to furrings; joints filled with joint filler and joint tape						
12.50 mm board to walls						
wall height 2.40 m–2.70 m	–	1.70	31.33	14.34	m	**45.67**
wall height 2.70 m–3.00 m	–	1.94	35.81	15.92	m	**51.73**
wall height 3.00 m–3.30 m	–	2.19	40.30	17.51	m	**57.81**
wall height 3.30 m–3.60 m	–	2.55	47.00	19.16	m	**66.16**
12.50 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	–	0.26	4.89	1.42	m	**6.31**
300 mm–600 mm wide	–	0.53	9.78	2.08	m	**11.86**
Lafarge plasterboard to BS 1230; fixing on dabs or with screws; joints filled with joint filler and joint tape to receive direct decoration; to softwood						
Megadeco wallboard						
12.50 mm board to walls						
wall height 2.40 m–2.70 m	–	1.12	21.09	13.24	m	**34.33**
wall height 2.70 m–3.00 m	–	1.28	24.17	14.72	m	**38.89**
wall height 3.00 m–3.30 m	–	1.44	27.25	16.20	m	**43.45**
wall height 3.30 m–3.60 m	–	1.64	31.14	17.66	m	**48.80**
12.50 mm board to ceilings						
over 300 mm wide	–	0.47	8.77	4.91	m^2	**13.68**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Gypsum cladding; Glasroc Firecase S board or other equal and approved; fixed with adhesive; joints pointed in adhesive						
25 mm thick column linings, faces – 4; 2 hour fire protection rating						
not exceeding 600 mm girth	–	0.34	6.03	17.57	m	**23.60**
600 mm–1200 mm girth	–	0.52	9.03	26.99	m	**36.02**
1200 mm–1800 mm girth	–	0.69	12.04	36.41	m	**48.45**
30 mm thick beam linings, faces – 3; 2 hour fire protection rating						
not exceeding 600 mm girth	–	0.69	12.04	16.95	m	**28.99**
600 mm–1200 mm girth	–	1.03	18.07	27.59	m	**45.66**
1200 mm–1800 mm girth	–	1.38	24.09	38.23	m	**62.32**
Vermiculite gypsum cladding; Vermiculux board or other equal and approved; fixed with adhesive; joints pointed in adhesive						
25 mm thick column linings, faces – 4; 2 hour fire protection rating						
not exceeding 600 mm girth	–	0.34	6.03	17.58	m	**23.61**
600 mm–1200 mm girth	–	0.52	9.03	34.71	m	**43.74**
1200 mm–1800 mm girth	–	0.69	12.04	51.84	m	**63.88**
30 mm thick beam linings, faces – 3; 2 hour fire protection rating						
not exceeding 600 mm girth	–	0.69	12.04	23.04	m	**35.08**
600 mm–1200 mm girth	–	1.03	18.07	45.64	m	**63.71**
1200 mm–1800 mm girth	–	1.38	24.09	68.25	m	**92.34**
55 mm thick column linings, faces – 4 ; 4 hour fire protection rating						
not exceeding 600 mm girth	–	0.40	7.02	48.83	m	**55.85**
600 mm–1200 mm girth	–	0.57	10.03	97.22	m	**107.25**
1200 mm–1800 mm girth	–	0.75	13.05	145.61	m	**158.66**
60 mm thick beam linings, faces – 3; 4 hour fire protection rating						
not exceeding 600 mm girth	–	0.81	14.05	52.76	m	**66.81**
600 mm–1200 mm girth	–	1.15	20.07	105.07	m	**125.14**
1200 mm–1800 mm girth	–	1.17	20.48	155.44	m	**175.92**
Add to the above for						
plus 3% for work 3.50 m–5.00 m high						
plus 6% for work 5.00 m–6.50 m high						
plus 12% for work 6.50 m–8.00 m high						
plus 18% for work over 8.00 m high						
Cutting and fitting around steel joints, angles, trunking, ducting, ventilators, pipes, tubes, etc.						
over 2 m girth	–	0.48	8.44	–	m	**8.44**
not exceeding 0.30 m girth	–	0.32	5.62	–	nr	**5.62**
0.30 m–1 m girth	–	0.43	7.43	–	nr	**7.43**
1 m–2 m girth	–	0.59	10.24	–	nr	**10.24**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
K11 RIGID SHEET FLOORING/SHEATHING/ LININGS/CASINGS						
Blockboard (Birch faced)						
Lining to walls 18 mm thick						
over 300 wide	6.39	0.53	9.24	6.90	m^2	**16.14**
not exceeding 300 wide	–	0.34	6.03	2.09	m	**8.12**
holes for pipes and the like	–	0.05	0.80	–	nr	**0.80**
Chipboard (plain)						
Lining to walls 12 mm thick						
over 300 mm wide	2.47	0.40	7.02	2.88	m^2	**9.90**
not exceeding 300 mm wide	–	0.23	4.02	0.89	m	**4.91**
holes for pipes and the like	–	0.02	0.40	–	nr	**0.40**
Lining to walls 15 mm thick						
over 300 mm wide	2.91	0.43	7.43	3.33	m^2	**10.76**
not exceeding 300 mm wide	–	0.25	4.42	1.03	m	**5.45**
holes for pipes and the like	–	0.03	0.60	–	nr	**0.60**
Two-sided 15 mm thick pipe casing; to softwood framing (not included)						
300 mm girth	–	0.64	11.24	1.16	m	**12.40**
600 mm girth	–	0.75	13.05	2.05	m	**15.10**
Three-sided 15 mm thick pipe casing; to softwood framing (not included)						
450 mm girth	–	1.33	23.29	1.73	m	**25.02**
900 mm girth	–	1.60	27.90	3.12	m	**31.02**
extra for 400 mm × 400 mm removable access panel; brass cups and screws; additional framing	–	1.07	18.67	1.20	nr	**19.87**
Lining to walls 18 mm thick						
over 300 mm wide	3.48	0.45	7.83	4.01	m^2	**11.84**
not exceeding 300 mm wide	–	0.29	5.02	1.20	m	**6.22**
holes for pipes and the like	–	0.05	0.80	–	nr	**0.80**
Fire-retardant chipboard/mdf; Class 1 spread of flame						
Lining to walls 12 mm thick						
over 300 mm wide	–	0.40	7.02	8.22	m^2	**15.24**
not exceeding 300 mm wide	–	0.23	4.02	2.49	m	**6.51**
holes for pipes and the like	–	0.02	0.40	–	nr	**0.40**
Lining to walls 18 mm thick						
over 300 mm wide	–	0.45	7.83	12.18	m^2	**20.01**
not exceeding 300 mm wide	–	0.29	5.02	3.68	m	**8.70**
holes for pipes and the like	–	0.05	0.80	–	nr	**0.80**
Lining to walls 25 mm thick						
over 300 mm wide	–	0.47	8.23	17.59	m^2	**25.82**
not exceeding 300 mm wide	–	0.32	5.62	5.30	m	**10.92**
holes for pipes and the like	–	0.06	1.00	–	nr	**1.00**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Chipboard Melamine faced; white matt finish; laminated masking strips						
Lining to walls 15 mm thick						
over 300 mm wide	2.86	1.12	19.47	3.56	m^2	**23.03**
not exceeding 300 mm wide	–	0.72	12.65	1.20	m	**13.85**
holes for pipes and the like	–	0.07	1.21	–	nr	**1.21**
Chipboard boarding and flooring						
Boarding to floors; butt joints						
18 mm thick	4.30	0.32	5.62	4.85	m^2	**10.47**
Boarding to floors; tongued and grooved joints						
18 mm thick	5.42	0.34	6.03	6.00	m^2	**12.03**
22 mm thick	6.01	0.37	6.43	6.60	m^2	**13.03**
Acoustic chipboard flooring						
Boarding to floors; tongued and grooved joints						
chipboard on blue bat bearers	–	–	–	–	m^2	**20.40**
chipboard on New Era levelling system	–	–	–	–	m^2	**27.57**
Laminated engineered board flooring; 180 or 240 mm face widths; with 6 mm wear surface down to tongue; pre-finished laquered, oiled or untreated						
Boarding to floors; micro bevel or square edge						
Country laquered; on 10 mm Pro Foam	–	–	–	–	m^2	**60.00**
Rustic laquered; on 10 mm Pro Foam	–	–	–	–	m^2	**57.00**
Plywood flooring						
Boarding to floors; tongued and grooved joints						
18 mm thick	8.14	0.47	8.23	8.77	m^2	**17.00**
22 mm thick	10.14	0.52	9.03	10.83	m^2	**19.86**
Plywood; external quality; 18 mm thick						
Boarding to roofs; butt joints						
flat to falls	12.39	0.43	7.43	13.14	m^2	**20.57**
sloping	–	0.46	8.03	13.14	m^2	**21.17**
vertical	–	0.61	10.64	13.14	m^2	**23.78**
Plywood; external quality; 12 mm thick						
Boarding to roofs; butt joints						
flat to falls	8.51	0.43	7.43	9.16	m^2	**16.59**
sloping	–	0.46	8.03	9.16	m^2	**17.19**
vertical	–	0.61	10.64	9.16	m^2	**19.80**
Glazed hardboard to BS EN 622; on and including 38 mm × 38 mm sawn softwood framing						
3.20 mm thick panel						
to side of bath	–	1.92	33.53	7.25	nr	**40.78**
to end of bath	–	0.75	13.05	2.21	nr	**15.26**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
K11 RIGID SHEET FLOORING/SHEATHING/ LININGS/CASINGS – cont						
Insulation board to BS EN 622						
Lining to walls 12 mm thick						
over 300 mm wide	1.95	0.25	4.42	2.35	m^2	**6.77**
not exceeding 300 mm wide	–	0.15	2.61	0.73	m	**3.34**
holes for pipes and the like	–	0.01	0.21	–	nr	**0.21**
Non-asbestos board; Masterboard or other equal and approved; sanded finish						
Lining to walls 6 mm thick						
over 300 mm wide	9.12	0.36	6.22	9.60	m^2	**15.82**
not exceeding 300 mm wide	–	0.22	3.81	2.89	m	**6.70**
Lining to ceilings 6 mm thick						
over 300 mm wide	9.12	0.47	8.23	9.60	m^2	**17.83**
not exceeding 300 mm wide	–	0.29	5.02	2.89	m	**7.91**
holes for pipes and the like	–	0.02	0.40	–	nr	**0.40**
Lining to walls 9 mm thick						
over 300 mm wide	19.26	0.38	6.62	20.01	m^2	**26.63**
not exceeding 300 mm wide	–	0.22	3.81	6.01	m	**9.82**
Lining to ceilings 9 mm thick						
over 300 mm wide	19.26	0.48	8.44	20.01	m^2	**28.45**
not exceeding 300 mm wide	–	0.31	5.42	6.01	m	**11.43**
holes for pipes and the like	–	0.03	0.60	–	nr	**0.60**
Non-asbestos board; Supalux or other equal and approved; sanded finish						
Lining to walls 6 mm thick						
over 300 mm wide	15.09	0.36	6.22	15.73	m^2	**21.95**
not exceeding 300 mm wide	–	0.22	3.81	4.73	m	**8.54**
Lining to ceilings 6 mm thick						
over 300 mm wide	15.09	0.47	8.23	15.73	m^2	**23.96**
not exceeding 300 mm wide	–	0.29	5.02	4.73	m	**9.75**
holes for pipes and the like	–	0.03	0.60	–	nr	**0.60**
Lining to walls 9 mm thick						
over 300 mm wide	22.45	0.38	6.62	23.27	m^2	**29.89**
not exceeding 300 mm wide	–	0.22	3.81	6.99	m	**10.80**
Lining to ceilings 9 mm thick						
over 300 mm wide	22.45	0.48	8.44	23.27	m^2	**31.71**
not exceeding 300 mm wide	–	0.31	5.42	6.99	m	**12.41**
holes for pipes and the like	–	0.03	0.60	–	nr	**0.60**
Lining to walls 12 mm thick						
over 300 mm wide	29.74	0.43	7.43	30.75	m^2	**38.18**
not exceeding 300 mm wide	–	0.25	4.42	9.24	m	**13.66**
Lining to ceilings 12 mm thick						
over 300 mm wide	29.74	0.56	9.84	30.75	m^2	**40.59**
not exceeding 300 mm wide	–	0.34	6.03	9.24	m	**15.27**
holes for pipes and the like	–	0.05	0.80	–	nr	**0.80**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Non-asbestos board; Monolux 40 or other equal and approved; 6 mm × 50 mm Supalux cover fillets or other equal and approved one side						
Lining to walls 19 mm thick						
over 300 mm wide	52.38	0.75	13.05	56.18	m^2	**69.23**
not exceeding 300 mm wide	–	0.53	9.24	18.97	m	**28.21**
Lining to walls 25 mm thick						
over 300 mm wide	62.81	0.79	13.85	66.87	m^2	**80.72**
not exceeding 300 mm wide	18.84	0.56	9.84	22.17	m	**32.01**
Plywood (Eastern European); internal quality						
Lining to walls 4 mm thick						
over 300 mm wide	2.62	0.39	6.83	3.04	m^2	**9.87**
not exceeding 300 mm wide	–	0.25	4.42	0.94	m	**5.36**
Lining to ceilings 4 mm thick						
over 300 mm wide	2.62	0.53	9.24	3.04	m^2	**12.28**
not exceeding 300 mm wide	–	0.34	6.03	0.94	m	**6.97**
holes for pipes and the like	–	0.02	0.40	–	nr	**0.40**
Lining to walls 6 mm thick						
over 300 mm wide	3.72	0.43	7.43	4.17	m^2	**11.60**
not exceeding 300 mm wide	–	0.28	4.82	1.28	m	**6.10**
Lining to ceilings 6 mm thick						
over 300 mm wide	3.72	0.56	9.84	4.17	m^2	**14.01**
not exceeding 300 mm wide	–	0.37	6.43	1.28	m	**7.71**
holes for pipes and the like	–	0.02	0.40	–	nr	**0.40**
Two-sided 6 mm thick pipe casings; to softwood framing (not included)						
300 mm girth	–	0.85	14.85	1.40	m	**16.25**
600 mm girth	–	1.07	18.67	2.55	m	**21.22**
Three-sided 6 mm thick pipe casing; to softwood framing (not included)						
450 mm girth	–	1.22	21.28	2.11	m	**23.39**
900 mm girth	–	1.44	25.09	3.87	m	**28.96**
Lining to walls 12 mm thick						
over 300 mm wide	6.46	0.49	8.63	6.97	m^2	**15.60**
not exceeding 300 mm wide	–	0.32	5.62	2.12	m	**7.74**
Lining to ceilings 12 mm thick						
over 300 mm wide	6.46	0.64	11.24	6.97	m^2	**18.21**
not exceeding 300 mm wide	–	0.43	7.43	2.12	m	**9.55**
holes for pipes and the like	–	0.03	0.60	–	nr	**0.60**
Lining to walls 18 mm thick						
over 300 mm wide	8.61	0.53	9.24	9.17	m^2	**18.41**
not exceeding 300 mm wide	–	0.34	6.03	2.78	m	**8.81**
Lining to ceilings 18 mm thick						
over 300 mm wide	8.61	0.69	12.04	9.17	m^2	**21.21**
not exceeding 300 mm wide	–	0.46	8.03	2.78	m	**10.81**
holes for pipes and the like	–	0.03	0.60	–	nr	**0.60**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
K11 RIGID SHEET FLOORING/SHEATHING/ LININGS/CASINGS – cont						
Plywood (Eastern European); external quality						
Lining to walls 4 mm thick						
over 300 mm wide	4.73	0.39	6.83	5.21	m^2	**12.04**
not exceeding 300 mm wide	–	0.25	4.42	1.59	m	**6.01**
Lining to ceilings 4 mm thick						
over 300 mm wide	4.73	0.53	9.24	5.21	m^2	**14.45**
not exceeding 300 mm wide	–	0.34	6.03	1.59	m	**7.62**
holes for pipes and the like	–	0.02	0.40	–	nr	**0.40**
Lining to walls 6.5 mm thick						
over 300 mm wide	5.30	0.43	7.43	5.78	m^2	**13.21**
not exceeding 300 mm wide	–	0.28	4.82	1.76	m	**6.58**
Lining to ceilings 6.5 mm thick						
over 300 mm wide	5.30	0.56	9.84	5.78	m^2	**15.62**
not exceeding 300 mm wide	–	0.37	6.43	1.76	m	**8.19**
holes for pipes and the like	–	0.02	0.40	–	nr	**0.40**
Two-sided 6.5 mm thick pipe casings; to softwood framing (not included)						
300 mm girth	–	0.85	14.85	1.90	m	**16.75**
600 mm girth	–	1.07	18.67	3.52	m	**22.19**
Three-sided 6.5 mm thick pipe casing; to softwood framing (not included)						
450 mm girth	–	1.22	21.28	2.84	m	**24.12**
900 mm girth	–	1.44	25.09	5.32	m	**30.41**
Lining to walls 9 mm thick						
over 300 mm wide	6.81	0.46	8.03	7.34	m^2	**15.37**
not exceeding 300 mm wide	–	0.30	5.22	2.22	m	**7.44**
Lining to ceilings 9 mm thick						
over 300 mm wide	6.81	0.61	10.64	7.34	m^2	**17.98**
not exceeding 300 mm wide	–	0.39	6.83	2.22	m	**9.05**
holes for pipes and the like	–	0.03	0.60	–	nr	**0.60**
Lining to walls 12 mm thick						
over 300 mm wide	8.51	0.49	8.63	9.07	m^2	**17.70**
not exceeding 300 mm wide	–	0.32	5.62	2.75	m	**8.37**
holes for pipes and the like	–	0.03	0.60	–	nr	**0.60**
Two-sided 12 mm thick pipe casing; to softwood framing (not included)						
300 mm girth	–	0.79	13.85	2.88	m	**16.73**
600 mm girth	–	0.95	16.67	5.49	m	**22.16**
Three-sided 12 mm thick pipe casing; to softwood framing (not included)						
450 mm girth	–	1.07	18.67	4.33	m	**23.00**
900 mm girth	–	1.28	22.28	8.29	m	**30.57**
extra for 400 mm × 400 mm removable access panel; brass cups and screws; additional framing	–	1.15	20.07	1.20	nr	**21.27**
Lining to ceilings 12 mm thick						
over 300 mm wide	8.51	0.64	11.24	9.07	m^2	**20.31**
not exceeding 300 mm wide	–	0.43	7.43	2.75	m	**10.18**
holes for pipes and the like	–	0.03	0.60	–	nr	**0.60**
Extra over wall linings fixed with nails for screwing	–	–	–	–	m^2	**1.56**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Preformed white melamine faced plywood casings; Pendock Profiles Ltd or other equal and approved; to softwood battens (not included)						
Skirting trunking profile; plain butt joints in the running length						
45 mm × 150 mm; ref TK150	–	0.13	2.20	28.26	m	**30.46**
extra for stop end	–	0.05	0.80	17.60	nr	**18.40**
extra for external corner	–	0.10	1.80	24.32	nr	**26.12**
extra for internal corner	–	0.10	1.80	14.77	nr	**16.57**
Casing profiles						
150 mm × 150 mm; ref MX150/150; 5 mm thick	–	0.13	2.20	23.57	m	**25.77**
extra for stop end	–	0.05	0.80	6.08	nr	**6.88**
extra for external corner	–	0.10	1.80	37.22	nr	**39.02**
extra for internal corner	–	0.10	1.80	14.77	nr	**16.57**
Internal quality American Cherry veneered plywood; 6 mm thick						
Lining to walls						
over 300 mm wide	6.52	0.47	8.23	6.95	m^2	**15.18**
not exceeding 300 mm wide	–	0.31	5.42	2.13	m	**7.55**
Tacboard or other equal and approved; Eternit UK Ltd; fire-resisting boards; butt joints; to softwood base						
Lining to walls; 6 mm thick						
over 300 mm wide	–	0.36	6.22	8.55	m^2	**14.77**
not exceeding 300 mm wide	–	0.22	3.81	2.61	m	**6.42**
Lining to walls; 9 mm thick						
over 300 mm wide	–	0.38	6.62	15.53	m^2	**22.15**
not exceeding 300 mm wide	–	0.23	4.02	4.71	m	**8.73**
Lining to walls; 12 mm thick						
over 300 wide	–	0.43	7.43	20.14	m^2	**27.57**
not exceeding 300 mm wide	–	0.25	4.42	6.10	m	**10.52**
Tacfire or other equal and approved; Eternit UK Ltd; fire-resisting boards						
Lining to walls; 6 mm thick						
over 300 mm wide	–	0.36	6.22	11.40	m^2	**17.62**
not exceeding 300 mm wide	–	0.22	3.81	3.47	m	**7.28**
Lining to walls; 9 mm thick						
over 300 mm wide	–	0.38	6.62	17.31	m^2	**23.93**
not exceeding 300 mm wide	–	0.23	4.02	5.25	m	**9.27**
Lining to walls; 12 mm thick						
over 300 mm wide	–	0.43	7.43	22.75	m^2	**30.18**
not exceeding 300 mm wide	–	0.25	4.42	6.88	m	**11.30**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
K13 RIGID SHEET FINE LININGS/PANELLING						
Perforated steel acoustic wall panels; Eckel type HD EFP or other equal and approved; polyurethene enamel finish; fibrous glass acoustic insulation						
Walls						
over 300 mm wide; fixed to timber or masonry	–	–	–	–	m^2	**175.00**
K14 GLASS REINFORCED GYPSUM LININGS/ PANELLING						
Glass reinforced gypsum Glasroc Multi-board or other equal and approved; fixing with nails; joints filled with joint filler and joint tape; finishing with Jointex or other equal and approved to receive decoration; to softwood base						
10 mm board to walls						
wall height 2.40 m–2.70 m	–	0.93	17.64	50.79	m	**68.43**
wall height 2.70 m–3.00 m	–	1.06	20.14	56.45	m	**76.59**
wall height 3.00 m–3.30 m	–	1.20	22.83	62.08	m	**84.91**
wall height 3.30 m–3.60 m	–	1.39	26.37	67.78	m	**94.15**
12.50 mm board to walls						
wall height 2.40 m–2.70 m	–	0.97	18.34	66.43	m	**84.77**
wall height 2.70 m–3.00 m	–	1.11	21.02	73.81	m	**94.83**
wall height 3.00 m–3.30 m	–	1.25	23.70	81.20	m	**104.90**
wall height 3.30 m–3.60 m	–	1.43	27.07	88.63	m	**115.70**
K20 TIMBER BOARD FLOORING/SHEATHING/ LININGS/CASINGS						
Sawn softwood; untreated						
Boarding to roofs; 150 mm wide boards; butt joints						
19 mm thick; flat; over 300 mm wide	–	0.48	8.44	9.26	m^2	**17.70**
19 mm thick; flat; not exceeding 300 mm wide	–	0.32	5.62	2.82	m	**8.44**
19 mm thick; sloping; over 300 mm wide	–	0.53	9.24	9.26	m^2	**18.50**
19 mm thick; sloping; not exceeding 300 mm wide	–	0.36	6.22	2.82	m	**9.04**
19 mm thick; sloping; laid diagonally; over 300 mm wide	–	0.67	11.64	9.26	m^2	**20.90**
19 mm thick; sloping; laid diagonally; not exceeding 300 mm wide	–	0.43	7.43	2.82	m	**10.25**
25 mm thick; flat; over 300 mm wide	–	0.48	8.44	14.83	m^2	**23.27**
25 mm thick; flat; not exceeding 300 mm wide	–	0.32	5.62	4.49	m	**10.11**
25 mm thick; sloping; over 300 mm wide	–	0.53	9.24	14.83	m^2	**24.07**
25 mm thick; sloping; not exceeding 300 mm wide	–	0.36	6.22	4.49	m	**10.71**
25 mm thick; sloping; laid diagonally; over 300 mm wide	–	0.67	11.64	14.83	m^2	**26.47**
25 mm thick; sloping; laid diagonally; not exceeding 300 mm wide	–	0.43	7.43	4.49	m	**11.92**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Boarding to tops or cheeks of dormers; 150 mm wide boards; butt joints						
19 mm thick; laid diagonally; over 300 mm wide	–	0.85	14.85	9.26	m^2	**24.11**
19 mm thick; laid diagonally; not exceeding 300 mm wide	–	0.53	9.24	2.82	m	**12.06**
19 mm thick; laid diagonally; area not exceeding 1.00 m^2 irrespective of width	–	1.07	18.67	8.68	nr	**27.35**
Sawn softwood; tanalized						
Boarding to roofs; 150 wide boards; butt joints						
19 mm thick; flat; over 300 mm wide	–	0.48	8.44	10.29	m^2	**18.73**
19 mm thick; flat; not exceeding 300 mm wide	–	0.32	5.62	3.14	m	**8.76**
19 mm thick; sloping; over 300 mm wide	–	0.53	9.24	10.29	m^2	**19.53**
19 mm thick; sloping; not exceeding 300 mm wide	–	0.36	6.22	3.14	m	**9.36**
19 mm thick; sloping; laid diagonally; over 300 mm wide	–	0.67	11.64	10.29	m^2	**21.93**
19 mm thick; sloping; laid diagonally; not exceeding 300 mm wide	–	0.43	7.43	3.14	m	**10.57**
25 mm thick; flat; over 300 mm wide	–	0.48	8.44	16.21	m^2	**24.65**
25 mm thick; flat; not exceeding 300 mm wide	–	0.32	5.62	4.91	m	**10.53**
25 mm thick; sloping; over 300 mm wide	–	0.53	9.24	16.21	m^2	**25.45**
25 mm thick; sloping; not exceeding 300 mm wide	–	0.36	6.22	4.91	m	**11.13**
25 mm thick; sloping; laid diagonally; over 300 mm wide	–	0.67	11.64	16.21	m^2	**27.85**
25 mm thick; sloping; laid diagonally; not exceeding 300 mm wide	–	0.43	7.43	4.91	m	**12.34**
Boarding to tops or cheeks of dormers; 150 mm wide boards; butt joints						
19 mm thick; laid diagonally; over 300 mm wide	–	0.85	14.85	10.29	m^2	**25.14**
19 mm thick; laid diagonally; not exceeding 300 mm wide	–	0.53	9.24	3.14	m	**12.38**
19 mm thick; laid diagonally; area not exceeding 1.00 m^2 irrespective of width	–	1.07	18.67	9.73	nr	**28.40**
Wrought softwood						
Boarding to floors; butt joints						
19 mm × 75 mm boards	–	0.64	11.24	12.90	m^2	**24.14**
19 mm × 125 mm boards	–	0.59	10.24	9.87	m^2	**20.11**
22 mm × 150 mm boards	–	0.53	9.24	10.90	m^2	**20.14**
25 mm × 100 mm boards	–	0.59	10.24	11.90	m^2	**22.14**
25 mm × 150 mm boards	–	0.53	9.24	12.10	m^2	**21.34**
Boarding to floors; tongued and grooved joints						
19 mm × 75 mm boards	–	0.75	13.05	13.87	m^2	**26.92**
19 mm × 125 mm boards	–	0.69	12.04	11.07	m^2	**23.11**
22 mm × 150 mm boards	–	0.64	11.24	11.22	m^2	**22.46**
25 mm × 100 mm boards	–	0.69	12.04	14.10	m^2	**26.14**
25 mm × 150 mm boards	–	0.64	11.24	13.22	m^2	**24.46**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
K20 TIMBER BOARD FLOORING/SHEATHING/ LININGS/CASINGS – cont						
Wrought softwood – cont						
Boarding to internal walls; tongued and grooved and V-jointed						
12 mm × 100 mm boards	–	0.85	14.85	12.72	m^2	**27.57**
16 mm × 100 mm boards	–	0.85	14.85	13.76	m^2	**28.61**
19 mm × 100 mm boards	–	0.85	14.85	15.63	m^2	**30.48**
19 mm × 125 mm boards	–	0.79	13.85	14.17	m^2	**28.02**
19 mm × 125 mm boards; chevron pattern	–	1.28	22.28	14.17	m^2	**36.45**
25 mm × 125 mm boards	–	0.79	13.85	12.22	m^2	**26.07**
12 mm × 100 mm boards; knotty pine	–	0.85	14.85	9.07	m^2	**23.92**
Boarding to internal ceilings						
12 mm × 100 mm boards	–	1.07	18.67	12.72	m^2	**31.39**
16 mm × 100 mm boards	–	1.07	18.67	13.76	m^2	**32.43**
19 mm × 100 mm boards	–	1.07	18.67	15.63	m^2	**34.30**
19 mm × 125 mm boards	–	1.01	17.66	14.17	m^2	**31.83**
19 mm × 125 mm boards; chevron pattern	–	1.50	26.10	14.17	m^2	**40.27**
25 mm × 125 mm boards	–	1.01	17.66	12.22	m^2	**29.88**
12 mm × 100 mm boards; knotty pine	–	1.07	18.67	9.07	m^2	**27.74**
Boarding to roofs; tongued and grooved joints						
19 mm thick; flat to falls	–	0.59	10.24	15.13	m^2	**25.37**
19 mm thick; sloping	–	0.64	11.24	15.13	m^2	**26.37**
19 mm thick; sloping; laid diagonally	–	0.83	14.45	15.13	m^2	**29.58**
25 mm thick; flat to falls	–	0.59	10.24	15.20	m^2	**25.44**
25 mm thick; sloping	–	0.64	11.24	15.20	m^2	**26.44**
Boarding to tops or cheeks of dormers; tongued and grooved joints						
19 mm thick; laid diagonally	–	1.07	18.67	15.13	m^2	**33.80**
Wrought softwood; tanalized						
Boarding to roofs; tongued and grooved joints						
19 mm thick; flat to falls	–	0.59	10.24	16.17	m^2	**26.41**
19 mm thick; sloping	–	0.64	11.24	16.17	m^2	**27.41**
19 mm thick; sloping; laid diagonally	–	0.83	14.45	16.17	m^2	**30.62**
25 mm thick; flat to falls	–	0.59	10.24	16.57	m^2	**26.81**
25 mm thick; sloping	–	0.64	11.24	16.57	m^2	**27.81**
Boarding to tops or cheeks of dormers; tongued and grooved joints						
19 mm thick; laid diagonally	–	1.07	18.67	16.17	m^2	**34.84**
Wood strip; 22 mm thick; Junckers All in Beech Sylva Sport Premium pretreated or other equal and approved; tongued and grooved joints; on bearers etc.; level fixing to cement and sand base						
Strip flooring; over 300 mm wide						
on 45 × 45 mm blue bat bearers	–	–	–	–	m^2	**59.13**
on 10 mm Pro Foam	–	–	–	–	m^2	**67.55**
on Uno bat 50 mm bearers	–	–	–	–	m^2	**61.86**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
on New Era levelling system	–	–	–	–	m^2	**63.86**
on Uno bat 62 mm bearers	–	–	–	–	m^2	**62.86**
on Duo bat 110 mm bearers	–	–	–	–	m^2	**105.50**
Wood strip; 22 mm thick; Junckers pretreated or other equal and approved flooring systems; tongued and grooved joints; on bearers etc.; level fixing to cement and sand base						
Strip flooring; over 300 mm wide						
Sylva Squash Beech untreated on blue bat bearers	–	–	–	–	m^2	**62.00**
Classic Beech clip system	–	–	–	–	m^2	**82.14**
Harmoni Oak clip system	–	–	–	–	m^2	**86.00**
Classic Beech on blue bat bearers	–	–	–	–	m^2	**83.00**
Harmoni Oak on blue bat bearers	–	–	–	–	m^2	**85.00**
Unfinished wood strip; 22 mm thick; Havwoods or other equal and approved; tongued and grooved joints; secret fixed; laid on semi-sprung bearers; fixing to cement and sand base; sanded and sealed						
Strip flooring; over 300 mm wide						
Prime Iroko	–	–	–	–	m^2	**80.00**
Prime Maple	–	–	–	–	m^2	**80.00**
American Oak	–	–	–	–	m^2	**87.70**
K30 DEMOUNTABLE PARTITIONS						
Insulated panel and two-hour fire wall system for warehouses etc., comprising white polyester coated galvanized steel frame and 0.55 mm galvanized steel panels either side of rockwool infill						
100 mm thick wall: 31 Rw dB acoustic rating	–	–	–	–	m^2	**45.00**
150 mm thick wall: 31 Rw dB acoustic rating	–	–	–	–	m^2	**50.00**
intumescent mastic sealant; bedding frames at perimeter of metal fire walls	–	–	–	–	m	**4.00**
Getalit laminated both sides top hung movable acoustic panel wall with concealed uPVC vertical edge profiles, 9 nr 1106 m × 3000 mm panels and type K two point panel support system						
105 mm thick wall: 47 Rw dB acoustic rating	–	–	–	–	m^2	**420.00**
105 mm thick wall: 50 Rw dB acoustic rating	–	–	–	–	m^2	**450.00**
105 mm thick wall: 53 Rw dB acoustic rating	–	–	–	–	m^2	**490.00**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
K32 FRAMED PANEL CUBICLE PARTITIONS						
Toilet cubicle partitions; Amwells or other equal and approved; standard colours and ironmongery; assembling and screwing to floor and wall						
Axis standard cubicle set; 800 mm × 1500 mm × 1980 mm high per cubicle, with polished aluminium framing; 19 mm melamine-faced chipboard divisions and doors						
one cubicle set; 2 nr panels; 1 nr door	–	3.25	135.91	287.00	nr	**422.91**
range of 3 cubicle sets; 4 nr panels; 3 nr doors	–	9.75	407.75	820.00	nr	**1227.75**
range of 6 cubicle sets; 7 nr panels; 6 nr doors	–	19.50	815.49	1619.50	nr	**2434.99**
reduction of 1 nr panel for end unit adjoining side wall	–	–	–	-112.75	nr	**-112.75**
Minima designer cubicle set; 800 mm × 1500 mm × 2100 mm high per cubicle, with satin polished stainless steel framing; 18 mm high pressure laminated (HPL) chipboard divisions and doors						
one cubicle set; 2 nr panels; 1 nr door	–	3.25	135.91	604.75	nr	**740.66**
range of 3 cubicle sets; 4 nr panels; 3 nr doors	–	9.75	407.75	1568.25	nr	**1976.00**
range of 6 cubicle sets; 7 nr panels; 6 nr doors	–	19.50	815.49	3013.50	nr	**3828.99**
reduction of 1 nr panel for end unit adjoining side wall	–	–	–	-164.00	nr	**-164.00**
Sylan corporate cubicle set; 800 mm × 1500 mm × 2400 mm high per cubicle, with satin finished stainless steel ironmongery; 30 mm high pressure laminated (HPL) chipboard divisions and 44 mm solid cored real wood veneered doors and pilasters						
one cubicle set; 2 nr panels; 1 nr door	–	5.00	209.10	1788.63	nr	**1997.73**
range of 3 cubicle sets; 4 nr panels; 3 nr doors	–	15.00	627.30	4832.88	nr	**5460.18**
range of 6 cubicle sets; 7 nr panels; 6 nr doors	–	30.00	1254.60	9394.13	nr	**10648.73**
reduction of 1 nr panel for end unit adjoining side wall	–	–	–	-363.88	nr	**-363.88**
K33 CONCRETE/TERRAZZO PARTITIONS						
Terrazzo faced partitions; polished on two faces						
Precast reinforced terrazzo faced WC partitions						
38 mm thick; over 300 mm wide	–	–	–	–	m^2	**308.17**
50 mm thick; over 300 mm wide	–	–	–	–	m^2	**320.64**
Wall post; once rebated						
64 mm × 102 mm	–	–	–	–	m	**142.37**
64 mm × 152 mm	–	–	–	–	m	**155.94**
Centre post; twice rebated						
64 mm × 102 mm	–	–	–	–	m	**148.60**
64 mm × 152 mm	–	–	–	–	m	**162.18**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Lintel; once rebated						
64 mm × 102 mm	–	–	–	–	m	**142.37**
Pair of brass topped plates or sockets cast into posts for fixings (not included)	–	–	–	–	nr	**35.93**
Brass indicator bolt lugs cast into posts for fixings (not included)	–	–	–	–	nr	**17.28**
K40 DEMOUNTABLE SUSPENDED CEILINGS						
Suspended ceilings; Donn Products exposed suspended ceiling system or other equal and approved; hangers plugged and screwed to concrete soffit; 600 mm × 600 mm × 15 mm Cape TAP Ceilings Ltd; Solitude tegular fissured tile						
Lining to ceilings; hangers average 400 mm long over 300 mm wide	–	0.32	7.06	10.83	m^2	**17.89**
Suspended ceilings, Gyproc M/F suspended ceiling system or other equal and approved; hangers plugged and screwed to concrete soffit, 900 mm × 1800 mm × 12.50 mm tapered edge wallboard infill; joints filled with joint filler and taped to receive direct decoration						
Lining to ceilings; hangers average 400 mm long over 300 mm wide	–	–	–	–	m^2	**30.30**
not exceeding 300 mm wide in isolated strips	–	–	–	–	m	**26.11**
300 mm–600 mm wide in isolated strips	–	–	–	–	m	**30.69**
Edge treatments						
20 × 20 mm SAS perimeter shadow gap; screwed to plasterboard	–	–	–	–	m	**5.52**
20 × 20 mm SAS shadow gap around 450 mm dia. column; including 15 × 44 mm batten plugged and screwed to concrete	–	–	–	–	nr	**65.46**
Vertical bulkhead; including additional hangers						
over 300 mm wide	–	–	–	–	m^2	**38.24**
not exceeding 300 mm wide in isolated strips	–	–	–	–	m	**37.03**
300 mm–600 mm wide in isolated strips	–	–	–	–	m	**37.71**
Suspended ceilings; Rockfon or other equal and approved; Z demountable suspended concealed ceiling system; 400 mm long hangers plugged and screwed to concrete soffit						
Lining to ceilings; 600 mm × 600mm × 20 mm Sonar suspended ceiling tiles						
over 300 mm wide	–	–	–	–	m^2	**38.77**
not exceeding 300 mm wide	–	–	–	–	m	**22.86**
Edge trim; shadow-line trim	–	–	–	–	m	**4.53**
Vertical bulkhead, as upstand to rooflight well; including additional hangers; perimeter trim						
300 mm × 600 mm wide	–	–	–	–	m	**42.44**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
K40 DEMOUNTABLE SUSPENDED CEILINGS – cont						
Suspended ceilings; Ecophon, or other equal and approved; Z demountable suspended concealed ceiling system; 400 mm long hangers plugged and screwed to concrete soffit						
Lining to ceilings; 600 mm × 600mm × 20 mm Gedina ET15 suspended ceiling tiles						
over 300 mm wide	–	–	–	–	m^2	**33.63**
not exceeding 300 mm wide	–	–	–	–	m	**21.20**
Edge trim; shadow-line trim	–	–	–	–	m	**4.19**
Vertical bulkhead, as upstand to rooflight well; including additional hangers; perimeter trim						
300 mm × 600 mm wide	–	–	–	–	m	**39.05**
Lining to ceilings; 600 mm × 600mm × 20 mm Hygiene Performance washable suspended ceiling tiles						
over 300 mm wide	–	–	–	–	m^2	**44.92**
not exceeding 300 mm wide	–	–	–	–	m	**36.82**
Edge trim; shadow-line trim	–	–	–	–	m	**5.93**
Vertical bulkhead, as upstand to rooflight well; including additional hangers; perimeter trim						
300 mm × 600 mm wide	–	–	–	–	m	**40.55**
Lining to ceilings; 1200 mm × 1200 mm × 20 mm Focus DG suspended ceiling tiles						
over 300 mm wide	–	–	–	–	m^2	**40.75**
not exceeding 300 mm wide	–	–	–	–	m	**24.16**
Edge trim; shadow-line trim	–	–	–	–	m	**4.19**
Vertical bulkhead, as upstand to rooflight well; including additional hangers; perimeter trim						
300 mm × 600 mm wide	–	–	–	–	m	**41.14**
Suspended ceilings; Z demountable suspended ceiling system or other equal and approved; hangers plugged and screwed to concrete soffit, 600 mm × 600 mm × 19 mm Echostop glass reinforced fibrous plaster lightweight plain bevelled edge tiles						
Lining to ceilings; hangers average 400 mm long						
over 300 mm wide	–	–	–	–	m^2	**83.27**
not exceeding 300 mm wide in isolated strips	–	–	–	–	m	**59.37**
Suspended ceilings; concealed galvanized steel suspension system; hangers plugged and screwed to concrete soffit, Burgess white stove enamelled perforated mild steel tiles 600 mm × 600 mm						
Lining to ceilings; hangers average 400 mm long						
over 300 mm wide	–	–	–	–	m^2	**40.03**
not exceeding 300 mm wide; in isolated strips	–	–	–	–	m	**35.10**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Suspended ceilings; concealed galvanized steel Trulok suspension system or other equal and approved; hangers plugged and screwed to concrete; Armstrong Ultima Microlok BE Plain 300 mm × 300 mm × 18 mm mineral ceiling tiles						
Linings to ceilings; hangers average 700 mm long						
over 300 mm wide	–	–	–	–	m^2	**25.13**
over 300 mm wide; 3.50 m–5.00 m high	–	–	–	–	m^2	**26.08**
over 300 mm wide; in staircase areas or plant rooms	–	–	–	–	m^2	**32.83**
not exceeding 300 mm wide; in isolated strips	–	–	–	–	m	**18.20**
300 mm–600 mm wide; in isolated strips	–	–	–	–	m	**23.15**
Extra for cutting and fitting around modular downlighter including yoke	–	–	–	–	nr	**15.13**
24 mm × 19 mm white finished angle edge trim	–	–	–	–	m	**3.75**
Vertical bulkhead; including additional hangers						
over 300 mm wide	–	–	–	–	m^2	**46.44**
not exceeding 300 mm wide; in isolated strips	–	–	–	–	m	**36.60**
300 mm–600 mm wide; in isolated strips	–	–	–	–	m	**41.88**
Suspended ceilings, metal; SAS system 330; EMAC suspension system; 100 mm Omega C profiles at 1500 mm centres filled in with 1400 mm × 250 mm perforated metal tiles with 18 mm thick × 80 kg/m^3 density foil wrapped tissue-faced acoustic pad adhered above; ceiling to achieve 40d Dnwc with 0.7 absorption coefficient						
Linings to ceilings; hangers average 700 mm long						
not exceeding 300 mm wide; in isolated strips	–	–	–	–	m	**20.25**
over 300 mm wide	–	–	–	–	m^2	**39.69**
Extra for cutting and reinforcing to receive a recessed light maximum 1300 mm × 500 mm	–	–	–	–	nr	**12.60**
Edge trim; to perimeter	–	–	–	–	m	**11.25**
Edge trim around 450 mm diameter column	–	–	–	–	nr	**43.20**
Suspended ceilings; galvanized steel suspension system; hangers plugged and screwed to concrete soffit, Luxalon stove enamelled aluminium linear panel ceiling, type 80B or other equal and approved, complete with mineral insulation						
Linings to ceilings; hangers average 700 mm long						
over 300 mm wide	–	–	–	–	m^2	**75.56**
not exceeding 300 mm wide; in isolated strips	–	–	–	–	m	**36.63**

K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
K41 RAISED ACCESS FLOORS						
Raised flooring system; laid on or fixed to concrete floor						
Full access system; 150 mm high overall; pedestal supports						
PSA light grade; steel finish	–	–	–	–	m^2	**32.00**
PSA medium grade; steel finish	–	–	–	–	m^2	**32.00**
PSA heavy grade; steel finish	–	–	–	–	m^2	**46.01**
Extra for						
factory applied needlepunch carpet	–	–	–	–	m^2	**15.00**
factory applied anti-static vinyl	–	–	–	–	m^2	**25.00**
factory applied black PVC edge strips	–	–	–	–	m	**4.54**
ramps; 3.00 m × 1.40 m (no finish)	–	–	–	–	nr	**700.00**
steps (no finish)	–	–	–	–	m	**40.00**
forming cut-out for electrical boxes	–	–	–	–	nr	**4.00**
supply and lay protection to raised floor; 2440 × 1220 polypropylene sheets with taped joints	–	–	–	–	m^2	**1.75**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
L10 WINDOWS/ROOFLIGHTS/SCREENS/ LOUVRES						
SUPPLY ONLY PRICES						
NOTE: The following supply only prices are for purpose-made components, to which fixings, sealants etc. labour and overheads and profit need to be added, before they may be used to arrive at a guide price for a complete window. The reader is then referred to the following SUPPLY AND FIX pages for fixing costs based on the overall window size.						
Purpose-made window casements; treated wrought softwood						
Casements; rebated; moulded						
44 mm thick	–	–	–	63.14	m^2	**63.14**
57 mm thick	–	–	–	66.29	m^2	**66.29**
Casements; rebated; moulded; in medium panes						
44 mm thick	–	–	–	100.92	m^2	**100.92**
57 mm thick	–	–	–	105.15	m^2	**105.15**
Casements; rebated; moulded; with semicircular head						
44 mm thick	–	–	–	131.96	m^2	**131.96**
57 mm thick	–	–	–	136.09	m^2	**136.09**
Casements; rebated; moulded; to bullseye window						
44 mm thick; 600 mm diameter	–	–	–	209.16	nr	**209.16**
44 mm thick; 900 mm diameter	–	–	–	249.18	nr	**249.18**
57 mm thick; 600 mm diameter	–	–	–	219.01	nr	**219.01**
57 mm thick; 900 mm diameter	–	–	–	30.13	nr	**30.13**
Fitting and hanging casements (in factory)						
square or rectangular	–	–	–	14.76	nr	**14.76**
semicircular	–	–	–	23.98	nr	**23.98**
bullseye	–	–	–	30.13	nr	**30.13**
Purpose-made window casements; selected Sapele						
Casements; rebated; moulded						
44 mm thick	–	–	–	71.76	m^2	**71.76**
57 mm thick	–	–	–	78.61	m^2	**78.61**
Casements; rebated; moulded; in medium panes						
44 mm thick	–	–	–	116.19	m^2	**116.19**
57 mm thick	–	–	–	125.36	m^2	**125.36**
Casements; rebated; moulded with semi-circular head						
44 mm thick	–	–	–	146.37	m^2	**146.37**
57 mm thick	–	–	–	155.33	m^2	**155.33**
Casements; rebated; moulded; to bullseye window						
44 mm thick; 600 mm diameter	–	–	–	258.69	nr	**258.69**
44 mm thick; 900 mm diameter	–	–	–	311.31	nr	**311.31**
57 mm thick; 600 mm diameter	–	–	–	280.03	nr	**280.03**
57 mm thick; 900 mm diameter	–	–	–	338.50	nr	**338.50**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
L10 WINDOWS/ROOFLIGHTS/SCREENS/ LOUVRES – cont						
Purpose-made window casements; selected Sapele – cont						
Fitting and hanging casements (in factory)						
square or rectangular	–	–	–	15.99	nr	**15.99**
semicircular	–	–	–	26.43	nr	**26.43**
bullseye	–	–	–	33.81	nr	**33.81**
Purpose-made window frames; treated wrought softwood						
Frames; rounded; rebated check grooved						
44 mm × 69 mm	–	–	–	17.17	m	**17.17**
44 mm × 94 mm	–	–	–	18.00	m	**18.00**
44 mm × 119 mm	–	–	–	18.80	m	**18.80**
57 mm × 94 mm	–	–	–	18.85	m	**18.85**
69 mm × 144 mm	–	–	–	24.85	m	**24.85**
90 mm × 140 mm	–	–	–	35.26	m	**35.26**
Mullions and transoms; twice rounded, rebated and check grooved						
57 mm × 69 mm	–	–	–	20.00	m	**20.00**
57 mm × 94 mm	–	–	–	21.00	m	**21.00**
69 mm × 94 mm	–	–	–	23.75	m	**23.75**
69 mm × 144 mm	–	–	–	34.88	m	**34.88**
Sill; sunk weathered, rebated and grooved						
69 mm × 94 mm	–	–	–	41.70	m	**41.70**
69 mm × 144 mm	–	–	–	44.13	m	**44.13**
Add 5% to the above material prices for selected softwood for staining						
Purpose-made window frames; selected Sapele						
Frames; rounded; rebated check grooved						
44 mm × 69 mm	–	–	–	21.91	m	**21.91**
44 mm × 94 mm	–	–	–	23.57	m	**23.57**
44 mm × 119 mm	–	–	–	25.23	m	**25.23**
57 mm × 94 mm	–	–	–	27.58	m	**27.58**
69 mm × 144 mm	–	–	–	39.52	m	**39.52**
90 mm × 140 mm	–	–	–	56.14	m	**56.14**
Mullions and transoms; twice rounded, rebated and check grooved						
57 mm × 69 mm	–	–	–	24.91	m	**24.91**
57 mm × 94 mm	–	–	–	28.98	m	**28.98**
69 mm × 94 mm	–	–	–	34.74	m	**34.74**
69 mm × 144 mm	–	–	–	52.80	m	**52.80**
Sill; sunk weathered, rebated and grooved						
69 mm × 94 mm	–	–	–	49.21	m	**49.21**
69 mm × 144 mm	–	–	–	54.54	m	**54.54**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Thermally broken composite double glazed aluminium/timber windows; Velfac 200 or other approved; with a maximum glazing U value of 1.5 W/m²K; argon filled cavity; low E glazing with laminated glass unless otherwise specified; including multipoint espagnolette locking mechanisms and other ironmongery NOTE: The following supply only prices are for standard windows, to which fixings, sealants etc. labour and overheads and profit need to be added, before they may be used to arrive at a guide price for a complete unit.						
Outward opening standard fixed sash casement windows						
900 mm × 900 mm single fixed pane; low E glass 6/14/4	–	–	–	194.87	nr	**194.87**
900 mm × 2000 mm single fixed pane; low E glass 6/14/4	–	–	–	415.78	nr	**415.78**
1200 mm × 1200 mm single fixed pane; low E glass 6/14/4	–	–	–	266.50	nr	**266.50**
1200 mm × 2200 mm three fixed panes; low E glass 6/14/4	–	–	–	533.00	nr	**533.00**
2200 mm × 2200 mm single fixed pane; low E glass 6/12/6	–	–	–	676.50	nr	**676.50**
Outward opening standard sash casement windows						
900 mm × 900 mm top hung sash; low E glass 6/14/4	–	–	–	462.76	nr	**462.76**
900 mm × 2200 mm with small top hung sash; fixed lower pane; low E glass 6/14/4	–	–	–	462.76	nr	**462.76**
900 mm × 3000 mm with small top hung sash; fixed lower pane; low E glass 6/14/4	–	–	–	586.70	nr	**586.70**
1600 mm × 1600 mm with two sidehung sashes; low E glass 4/16/4	–	–	–	543.25	nr	**543.25**
1600 mm × 1600 mm with two sidehung projecting sashes; low E glass 6/14/4	–	–	–	604.75	nr	**604.75**
1800 mm × 900 mm with two sidehung projecting sashes; low E glass 6/14/4	–	–	–	400.65	nr	**400.65**
1800 mm × 3000 mm with two sidehung projecting sashes; two top hung sashes; low E glass 6/14/4	–	–	–	1245.50	nr	**1245.50**
2000 mm × 1600 mm with one sidehung sash next to a tophung projecting sash over a fixed sash; low E glass 6/16/4	–	–	–	666.25	nr	**666.25**
1200 mm × 2200 mm with fixed lower sash and tophung projecting upper sash; lower low E upper low E glass 4 toughened/16/6.4; upper low E glass 6/14/4	–	–	–	527.88	nr	**527.88**
1200 mm × 2200 mm with fixed lower sash and fully reversible upper sash; lower low E upper low E glass 6 toughened/14/4; upper low E glass 4/16/4	–	–	–	574.00	nr	**574.00**
1800 mm × 900 mm with two sidehung projecting sashes; low E glass 6/14/4; 60-minute fire integrity	–	–	–	604.75	nr	**604.75**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
L10 WINDOWS/ROOFLIGHTS/SCREENS/ LOUVRES – cont						
Thermally broken composite double glazed aluminium/timber windows – cont						
Outward opening standard doors						
1800 mm × 2200 mm French casement patio door; low E toughened glass 4/16/4; deadlock; handles; cylinder	–	–	–	2644.24	nr	**2644.24**
Allternative cavity fill						
E/O Krypton cavity fill (over Argon)	–	–	–	20.50	m^2	**20.50**
Guide price for installation:	–	1.10	69.00	–	m^2	**69.00**
SUPPLY AND FIX PRICES						
Standard windows; treated wrought softwood; Jeld-Wen or other equal and approved						
Side hung casement windows; factory glazed with low E 24mm double glazing; with 140 mm wide softwood sills; opening casements and ventilators hung on rustproof hinges; fitted with aluminized lacquered finish casement stays and fasteners						
488 mm × 750 mm; ref LEWN07V	160.90	0.71	12.48	165.06	nr	**177.54**
488 mm × 900 mm; ref LEWN09V	163.69	0.81	14.21	167.91	nr	**182.12**
630 mm × 750 mm; ref LEW107C	145.46	0.81	14.21	149.23	nr	**163.44**
630 mm × 750 mm; ref LEW107V	178.41	0.81	14.21	182.99	nr	**197.20**
630 mm × 900 mm; ref LEW109V	184.84	0.91	15.94	189.58	nr	**205.52**
630 mm × 900 mm; ref LEW109CH	156.87	0.81	14.21	160.91	nr	**175.12**
630 mm × 1050 mm; ref LEW110C	162.62	1.02	17.86	166.86	nr	**184.72**
630 mm × 1050 mm; ref LEW110V	193.40	0.81	14.21	198.40	nr	**212.61**
915 mm × 900 mm; ref LEW2NO9W	222.38	1.12	19.59	228.07	nr	**247.66**
915 mm × 1050 mm; ref LEW2N1OW	233.63	1.17	20.36	239.65	nr	**260.01**
915 mm × 1200 mm; ref LEW2N12W	252.80	1.22	21.31	259.28	nr	**280.59**
915 mm × 1350 mm; ref LEW2N13W	265.03	1.38	24.01	271.83	nr	**295.84**
915 mm × 1500 mm; ref LEW2N15W	300.72	1.43	24.96	308.44	nr	**333.40**
1200 mm × 750 mm; ref LEW2O7C	228.57	1.17	20.36	234.45	nr	**254.81**
1200 mm × 750 mm; ref LEW2O7CV	289.10	1.17	20.36	296.49	nr	**316.85**
1200 mm × 900 mm; ref LEW2O9C	243.15	1.22	21.31	249.40	nr	**270.71**
1200 mm × 900 mm; ref LEW2O9W	255.87	1.22	21.31	262.44	nr	**283.75**
1200 mm × 900 mm; ref LEW2O9CV	302.09	1.22	21.31	309.81	nr	**331.12**
1200 mm × 1050 mm; ref LEW210C	257.40	1.38	24.01	264.04	nr	**288.05**
1200 mm × 1050 mm; ref LEW210W	271.21	1.38	24.01	278.20	nr	**302.21**
1200 mm × 1050 mm; ref LEW210T	320.00	1.38	24.01	328.20	nr	**352.21**
1200 mm × 1050 mm; ref LEW210CV	313.84	1.38	24.01	321.89	nr	**345.90**
1200 mm × 1200 mm; ref LEW212C	276.76	1.47	25.73	283.92	nr	**309.65**
1200 mm × 1200 mm; ref LEW212W	286.86	1.47	25.73	294.29	nr	**320.02**
1200 mm × 1200 mm; ref LEW212TX	372.79	1.47	25.73	382.37	nr	**408.10**
1200 mm × 1200 mm; ref LEW212CV	330.61	1.47	25.73	339.12	nr	**364.85**
1200 mm × 1350 mm; ref LEW213W	307.96	1.57	27.46	315.91	nr	**343.37**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
1200 mm × 1350 mm; ref LEW213CV	365.63	1.57	27.46	375.03	nr	**402.49**
1200 mm × 1500 mm; ref LEW215W	357.13	1.73	30.15	366.35	nr	**396.50**
1770 mm × 750 mm; ref LEW307CC	335.66	1.43	24.96	344.31	nr	**369.27**
1770 mm × 900 mm; ref LEW309CC	357.14	1.73	30.15	366.32	nr	**396.47**
1770 mm × 1050 mm; ref LEW310C	338.50	1.78	31.11	347.21	nr	**378.32**
1770 mm × 1050 mm; ref LEW310T	399.60	1.73	30.15	409.84	nr	**439.99**
1770 mm × 1050 mm; ref LEW310CC	374.80	1.43	24.96	384.42	nr	**409.38**
1770 mm × 1050 mm; ref LEW310CW	394.67	1.43	24.96	404.79	nr	**429.75**
1770 mm × 1200 mm; ref LEW312C	361.50	1.84	32.06	370.82	nr	**402.88**
1770 mm × 1200 mm; ref LEW312T	423.30	1.84	32.06	434.18	nr	**466.24**
1770 mm × 1200 mm; ref LEW312CC	403.93	1.84	32.06	414.32	nr	**446.38**
1770 mm × 1200 mm; ref LEW312CW	418.38	1.84	32.06	429.13	nr	**461.19**
1770 mm × 1200 mm; ref LEW312CVC	471.30	1.84	32.06	483.37	nr	**515.43**
1770 mm × 1350 mm; ref LEW313CC	457.40	1.94	33.79	469.13	nr	**502.92**
1770 mm × 1350 mm; ref LEW313CW	455.57	1.94	33.79	467.25	nr	**501.04**
1770 mm × 1350 mm; ref LEW313CVC	513.15	1.94	33.79	526.28	nr	**560.07**
1770 mm × 1500 mm; ref LEW315T	544.24	2.04	35.53	558.14	nr	**593.67**
2340 mm × 1050 mm; ref LEW410CWC	520.62	1.98	34.56	533.92	nr	**568.48**
2340 mm × 1200 mm; ref LEW412CWC	553.05	2.09	36.48	567.20	nr	**603.68**
2340 mm × 1350 mm; ref LEW413CWC	608.13	2.24	39.18	623.71	nr	**662.89**
Top hung casement windows; factory glazed with low E 24mm double glazing; with 140 mm wide softwood sills; opening casements and ventilators hung on rustproof hinges; fitted with aluminized lacquered finish casement stays						
630 mm × 750 mm; ref LEW107A	156.82	0.81	14.21	160.86	nr	**175.07**
630 mm × 900 mm; ref LEW109A	165.53	0.91	15.94	169.79	nr	**185.73**
630 mm × 1050 mm; ref LEW110A	175.35	1.02	17.86	179.91	nr	**197.77**
915 mm × 750 mm; ref LEW2N07A	190.45	1.07	18.62	195.33	nr	**213.95**
915 mm × 900 mm; ref LEW2N09A	213.69	1.12	19.59	219.16	nr	**238.75**
915 mm × 1050 mm; ref LEW2N10A	227.34	1.17	20.36	233.20	nr	**253.56**
915 mm × 1350 mm; ref LEW2N13AS	286.82	1.38	24.01	294.20	nr	**318.21**
1200 mm × 750 mm; ref LEW207A	224.10	1.17	20.36	229.87	nr	**250.23**
1200 mm × 900 mm; ref LEW209A	244.57	1.22	21.31	250.85	nr	**272.16**
1200 mm × 1050 mm; ref LEW210A	261.47	1.38	24.01	268.22	nr	**292.23**
1200 mm × 1200 mm; ref LEW212A	283.39	1.47	25.73	290.69	nr	**316.42**
1200 mm × 1350 mm; ref LEW213AS	330.89	1.57	27.46	339.41	nr	**366.87**
1200 mm × 1500 mm; ref LEW215AS	361.09	1.73	30.15	370.36	nr	**400.51**
1770 mm × 1050 mm; ref LEW310AE	362.02	1.73	30.15	371.32	nr	**401.47**
1770 mm × 1200 mm; ref LEW312AE	385.80	1.84	32.06	395.69	nr	**427.75**
High performance Hi-Profile top-hung reversible windows; factory glazed with low E 24 mm double glazing; weather stripping; opening panes hung on rustproof hinges; fitted with aluminized lacquered espagnolette bolts						
600 mm × 900 mm; ref LECFR609AR	280.64	0.91	15.94	287.78	nr	**303.72**
600 mm × 1050 mm; ref LECFR610AR	295.56	1.02	17.86	303.11	nr	**320.97**
600 mm × 1200 mm; ref LECFR612AR	309.12	1.13	19.78	317.06	nr	**336.84**
600 mm × 1350 mm; ref LECFR613AR	322.43	1.22	21.31	330.70	nr	**352.01**
1200 mm × 900 mm; ref LECFR1209AFR	417.52	1.22	21.31	428.12	nr	**449.43**
1200 mm × 1050 mm; ref LECFR1210AFR	443.51	1.38	24.01	454.81	nr	**478.82**
1200 mm × 1200 mm; ref LECFR1212AFR	466.37	1.47	25.73	478.29	nr	**504.02**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
L10 WINDOWS/ROOFLIGHTS/SCREENS/ LOUVRES – cont						
Standard windows; treated wrought softwood – cont						
High performance Hi-Profile top-hung reversible windows – cont						
1200 mm × 1350 mm; ref LECFR1213AFR	489.05	1.57	27.46	501.53	nr	**528.99**
1800 mm × 900 mm; ref LECFR1809AFAR	639.92	1.73	30.15	656.16	nr	**686.31**
1800 mm × 1050 mm; ref LECFR1810AFAR	677.75	1.78	31.11	694.95	nr	**726.06**
1800 mm × 1200 mm; ref LECFR1812AFAR	715.32	1.84	32.06	733.50	nr	**765.56**
1800 mm × 1350 mm; ref LECFR1813AFAR	749.96	1.94	33.79	769.01	nr	**802.80**
High performance double hung sash windows with glazing bars; factory glazed with low E 24mm double glazing; solid frames; 63 mm × 175 mm softwood sills; standard flush external linings; spiral spring balances and sash catch						
635 mm × 1050 mm; ref LESV0610B	514.33	2.04	35.53	527.35	nr	**562.88**
635 mm × 1350 mm; ref LESV0613B	569.42	2.24	39.18	583.86	nr	**623.04**
635 mm × 1650 mm; ref LESV0616B	642.97	2.50	43.58	659.29	nr	**702.87**
860 mm × 1050 mm; ref LESV0810B	589.20	2.34	40.90	604.09	nr	**644.99**
860 mm × 1350 mm; ref LESV0813B	657.22	2.65	46.28	673.87	nr	**720.15**
860 mm × 1650 mm; ref LESV0816B	762.94	3.06	53.38	782.26	nr	**835.64**
1085 mm × 1050 mm; ref LESV1010B	673.23	2.65	46.28	690.24	nr	**736.52**
1085 mm × 1350 mm; ref LESV1013B	760.89	3.06	53.38	780.12	nr	**833.50**
1085 mm × 1650 mm; ref LESV1016B	938.88	3.76	65.67	962.60	nr	**1028.27**
1725 mm × 1050 mm; ref LESV1710B	986.22	3.76	65.67	1011.09	nr	**1076.76**
1725 mm × 1350 mm; ref LESV1713B	1120.20	4.69	81.79	1148.45	nr	**1230.24**
1725 mm × 1650 mm; ref LESV1716B	1337.02	4.79	83.53	1370.74	nr	**1454.27**
Add to the above material prices for full factory finish	–	–	–	20.00	%	**20.00**
Standard windows; Jeld-Wen Hardwood or other equal and approved; factory applied preservative stain base coat						
Side hung casement windows; factory glazed with low E 24mm double glazing; 45 mm × 140 mm hardwood sills; weather stripping; opening sashes on canopy hinges; fitted with fasteners; brown finish ironmongery						
630 mm × 750 mm; ref LEW107CH	271.94	0.97	16.89	278.86	nr	**295.75**
630 mm × 900 mm; ref LEW109CH	287.49	1.22	21.31	294.80	nr	**316.11**
630 mm × 900 mm; ref LEW109VH	317.71	0.97	16.89	325.78	nr	**342.67**
630 mm × 1050 mm; ref LEW2110VH	330.45	1.32	23.04	338.84	nr	**361.88**
915 mm × 900 mm; ref LEWN09WH	390.48	1.53	26.69	400.42	nr	**427.11**
915 mm × 1050 mm; ref LEWN10WH	405.91	1.63	28.41	416.26	nr	**444.67**
915 mm × 1200 mm; ref LEWN12WH	423.79	1.73	30.15	434.60	nr	**464.75**
915 mm × 1350 mm; ref LEWN13WH	441.27	1.84	32.06	452.51	nr	**484.57**
915 mm × 1550 mm; ref LEWN15WH	486.51	1.94	33.79	498.93	nr	**532.72**
1200 mm × 900 mm; ref LEW209CH	422.50	1.73	30.15	433.19	nr	**463.34**
1200 mm × 900 mm; ref LEW209WH	441.51	1.73	30.15	452.68	nr	**482.83**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
1200 mm × 1050 mm; ref LEW210CH	439.37	1.84	32.06	450.48	nr	**482.54**
1200 mm × 1050 mm; ref LEW210WH	462.29	1.84	32.06	473.98	nr	**506.04**
1200 mm × 1200 mm; ref LEW212CH	478.70	1.98	34.56	490.83	nr	**525.39**
1200 mm × 1200 mm; ref LEW212WH	483.45	1.98	34.56	495.71	nr	**530.27**
1200 mm × 1350 mm; ref LEW213WH	511.27	2.13	37.25	524.23	nr	**561.48**
1200 mm × 1550 mm; ref LEW215WH	569.90	2.24	39.18	584.31	nr	**623.49**
1770 mm × 1050 mm; ref LEW310CCH	671.17	2.29	39.93	688.16	nr	**728.09**
1770 mm × 1200 mm ; ref LEW312CCH	714.79	2.44	42.63	732.86	nr	**775.49**
2339 mm × 1200 mm; ref LEW412CMCH	923.35	2.65	46.28	946.68	nr	**992.96**
Top hung casement windows; factory glazed with low E 24mm double glazing; 45 mm × 140 mm hardwood sills; weather stripping; opening sashes on canopy hinges; fitted with fasteners; brown finish ironmongery						
630 mm × 900 mm; ref LEW109AH	303.44	0.97	16.89	311.16	nr	**328.05**
630 mm × 1050 mm; ref LEW110AH	318.32	1.32	23.04	326.44	nr	**349.48**
915 mm × 900 mm; ref LEW2N09AH	392.21	1.53	26.69	402.14	nr	**428.83**
915 mm × 1050 mm; ref LEW2N10AH	414.30	1.63	28.41	424.82	nr	**453.23**
915 mm × 1350 mm; ref LEW2N13ASH	477.34	1.84	32.06	489.49	nr	**521.55**
1200 mm × 1050 mm; ref LEW210AH	472.65	1.73	30.15	484.64	nr	**514.79**
1200 mm × 1350 mm; ref LEW213ASH	571.53	1.84	32.06	585.98	nr	**618.04**
1770 mm × 1050 mm; ref LEW310AEH	622.51	1.98	34.56	638.29	nr	**672.85**
Purpose-made double hung sash windows; treated wrought softwood						
Cased frames of 100 mm × 25 mm grooved inner linings; 114 mm × 25 mm grooved outer linings; 125 mm × 38 mm twice rebated head linings; 125 mm × 32 mm twice rebated grooved pulley stiles; 150 mm × 13 mm linings; 50 mm × 19 mm parting slips; 25 mm × 19 mm inside beads; 150 mm × 75 mm Oak twice sunk weathered throated sill; 50 mm thick rebated and moulded sashes; moulded horns over 1.25 m^2 each; both sashes in medium panes;						
including spiral spring balances	480.00	2.29	39.93	578.18	m^2	**618.11**
As above but with cased mullions	550.00	2.54	44.35	649.93	m^2	**694.28**
Purpose-made double hung sash windows; selected Sapele						
Cased frames of 100 mm × 25 mm grooved inner linings; 114 mm × 25 mm grooved outer linings; 125 mm × 38 mm twice rebated head linings; 125 mm × 32 mm twice rebated grooved pulley stiles; 150 mm × 13 mm linings; 50 mm × 19 mm parting slips; 25 mm × 19 mm inside beads; 150 mm × 75 mm Oak twice sunk weathered throated sill; 50 mm thick rebated and moulded sashes; moulded horns over 1.25 m^2 each; both sashes in medium panes;						
including spiral sash balances	535.00	3.06	53.38	634.56	m^2	**687.94**
As above but with cased mullions	575.00	3.39	59.14	675.56	m^2	**734.70**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
L10 WINDOWS/ROOFLIGHTS/SCREENS/ LOUVRES – cont						
Clements EB24 range of factory finished steel fixed light; casement and fanlight windows and doors; with a U-value of 2.0 W/m²K (part L compliant); to EN ISO 9001 2000; polyester powder coated; factory glazed with low E double glazing; fixed in position; including lugs plugged and screwed to brickwork or blockwork						
Basic fixed light including easy-glaze ali snap-on beads						
508 mm × 292 mm	143.00	2.20	60.96	146.66	nr	**207.62**
508 mm × 457 mm	156.00	2.20	60.96	159.98	nr	**220.94**
508 mm × 628 mm	169.00	2.20	60.96	173.35	nr	**234.31**
508 mm × 923 mm	195.00	2.20	60.96	200.04	nr	**261.00**
508 mm × 1218 mm	221.00	2.75	76.19	226.73	nr	**302.92**
Basic 'Tilt and Turn' window; including easy-glaze ali snap-on beads						
508 mm × 292 mm	338.00	2.20	60.96	346.53	nr	**407.49**
508 mm × 457 mm	351.00	2.20	60.96	359.86	nr	**420.82**
508 mm × 628 mm	364.00	2.20	60.96	373.22	nr	**434.18**
508 mm × 923 mm; including fixed light	429.00	2.20	60.96	439.89	nr	**500.85**
508 mm × 1218 mm; including fixed light	455.00	2.75	76.19	466.58	nr	**542.77**
Basic casement; including easy-glaze snap-on beads						
508 mm × 628 mm	403.00	2.20	60.96	413.20	nr	**474.16**
508 mm × 923 mm	429.00	2.20	60.96	439.89	nr	**500.85**
508 mm × 1218 mm	455.00	2.75	76.19	466.58	nr	**542.77**
Double door						
1143 mm × 2057 mm	2548.00	3.85	106.67	2612.00	nr	**2718.67**
Extra over for						
pressed steel sills; to suit above windows	39.00	0.55	9.60	40.02	m	**49.62**
G + bar	78.00	–	–	79.95	m	**79.95**
simulated leaded light	78.00	–	–	79.95	m	**79.95**
uPVC windows; Profile 22 or other equal and approved; reinforced where appropriate with aluminium alloy; including standard ironmongery; cills and factory glazed with low E 24 mm double glazing; fixed in position; including lugs plugged and screwed to brickwork or blockwork						
Casement/fixed light; including e.p.d.m. glazing gaskets and weather seals						
630 mm × 900 mm; ref P109C	63.97	1.38	38.10	65.73	nr	**103.83**
630 mm × 1200 mm; ref P112V	72.92	1.65	45.71	74.96	nr	**120.67**
1200 mm × 1200 mm; ref P212C	115.26	1.93	53.33	118.39	nr	**171.72**
1770 mm × 1200 mm; ref P312CC	218.58	2.20	60.96	224.29	nr	**285.25**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Casement/fixed light; including vents; e.p.d.m. glazing gaskets and weather seals						
630 mm × 900 mm; ref P109V	36.18	1.38	38.10	37.26	nr	**75.36**
630 mm × 1200 mm; ref P112C	43.13	1.65	45.71	44.42	nr	**90.13**
1200 mm × 1200 mm; ref P212W	67.40	1.93	53.33	69.33	nr	**122.66**
1200 mm × 1200 mm; ref P212CV	116.62	1.93	53.33	119.79	nr	**173.12**
1770 mm × 1200 mm; ref P312WW	154.29	2.20	60.96	158.39	nr	**219.35**
SECURED BY DESIGN ACCREDITATION						
Casement/fixed light; including e.p.d.m. glazing gaskets and weather seals						
630 mm × 900 mm; ref P109C	66.84	1.38	38.10	68.69	nr	**106.79**
630 mm × 1200 mm; ref P112V	76.21	1.65	45.71	78.32	nr	**124.03**
1200 mm × 1200 mm; ref P212C	120.45	1.93	53.33	123.71	nr	**177.04**
1770 mm × 1200 mm; ref P312CC	228.42	2.20	60.96	234.38	nr	**295.34**
Casement/fixed light; including vents; e.p.d.m. glazing gaskets and weather seals						
630 mm × 900 mm; ref P109V	37.81	1.38	38.10	38.92	nr	**77.02**
630 mm × 1200 mm; ref P112C	45.08	1.65	45.71	46.41	nr	**92.12**
1200 mm × 1200 mm; ref P212W	70.43	1.93	53.33	72.45	nr	**125.78**
1200 mm × 1200 mm; ref P212CV	121.87	1.93	53.33	125.17	nr	**178.50**
1770 mm × 1200 mm; ref P312WW	161.23	2.20	60.96	165.51	nr	**226.47**
WER A rating						
Casement/fixed light; including e.p.d.m. glazing gaskets and weather seals						
630 mm × 900 mm; ref P109C	73.46	1.38	38.10	75.46	nr	**113.56**
630 mm × 1200 mm; ref P112V	83.76	1.65	45.71	86.06	nr	**131.77**
1200 mm × 1200 mm; ref P212C	132.37	1.93	53.33	135.94	nr	**189.27**
1770 mm × 1200 mm; ref P312CC	251.03	2.20	60.96	257.56	nr	**318.52**
Casement/fixed light; including vents; e.p.d.m. glazing gaskets and weather seals						
630 mm × 900 mm; ref P109V	41.56	1.38	38.10	42.76	nr	**80.86**
630 mm × 1200 mm; ref P112C	49.53	1.65	45.71	50.97	nr	**96.68**
1200 mm × 1200 mm; ref P212W	77.41	1.93	53.33	79.59	nr	**132.92**
1200 mm × 1200 mm; ref P212CV	133.94	1.93	53.33	137.53	nr	**190.86**
1770 mm × 1200 mm; ref P312WW	177.20	2.20	60.96	181.88	nr	**242.84**
WER C rating						
Casement/fixed light; including e.p.d.m. glazing gaskets and weather seals						
630 mm × 900 mm; ref P109C	64.63	1.38	38.10	66.41	nr	**104.51**
630 mm × 1200 mm; ref P112V	73.68	1.65	45.71	75.73	nr	**121.44**
1200 mm × 1200 mm; ref P212C	116.46	1.93	53.33	119.62	nr	**172.95**
1770 mm × 1200 mm; ref P312CC	220.85	2.20	60.96	226.62	nr	**287.58**
Casement/fixed light; including vents; e.p.d.m. glazing gaskets and weather seals						
630 mm × 900 mm; ref P109V	36.56	1.38	38.10	37.64	nr	**75.74**
630 mm × 1200 mm; ref P112C	43.58	1.65	45.71	44.87	nr	**90.58**
1200 mm × 1200 mm; ref P212W	68.09	1.93	53.33	70.05	nr	**123.38**
1200 mm × 1200 mm; ref P212CV	117.83	1.93	53.33	121.03	nr	**174.36**
1770 mm × 1200 mm; ref P312WW	155.88	2.20	60.96	160.03	nr	**220.99**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
L10 WINDOWS/ROOFLIGHTS/SCREENS/ LOUVRES – cont						
COLOUR FINISH						
Casement/fixed light; including e.p.d.m. glazing gaskets and weather seals						
630 mm × 900 mm; ref P109C	79.19	1.38	38.10	81.33	nr	**119.43**
630 mm × 1200 mm; ref P112V	86.57	1.65	45.71	88.95	nr	**134.66**
1200 mm × 1200 mm; ref P212C	136.84	1.93	53.33	140.51	nr	**193.84**
1770 mm × 1200 mm; ref P312CC	278.25	2.20	60.96	285.45	nr	**346.41**
Casement/fixed light; including vents; e.p.d.m. glazing gaskets and weather seals						
630 mm × 900 mm; ref P109V	46.06	1.38	38.10	47.39	nr	**85.49**
630 mm × 1200 mm; ref P112C	51.30	1.65	45.71	52.80	nr	**98.51**
1200 mm × 1200 mm; ref P212W	85.80	1.93	53.33	88.19	nr	**141.52**
1200 mm × 1200 mm; ref P212CV	148.46	1.93	53.33	152.42	nr	**205.75**
1770 mm × 1200 mm; ref P312WW	196.40	2.20	60.96	201.57	nr	**262.53**
uPVC windows; Profile 22 or other equal and approved; reinforced where appropriate with aluminium alloy; in refurbishment work, including standard ironmongery; cills and factory glazed with low E 24 mm double glazing; removing existing windows and fixing new in position; including lugs plugged and screwed to brickwork or blockwork						
Casement/fixed light; including e.p.d.m. glazing gaskets and weather seals						
630 mm × 900 mm; ref P109C	63.97	2.75	76.19	65.73	nr	**141.92**
630 mm × 1200 mm; ref P112V	43.13	2.75	76.19	44.42	nr	**120.61**
1200 mm × 1200 mm; ref P212C	115.26	3.30	91.43	118.39	nr	**209.82**
1770 mm × 1200 mm; ref P312CC	218.58	3.58	99.05	224.29	nr	**323.34**
Casement/fixed light; including vents; e.p.d.m. glazing gaskets and weather seals						
630 mm × 900 mm; ref P109V	36.18	2.75	76.19	37.26	nr	**113.45**
630 mm × 1200 mm; ref P112C	72.92	3.02	83.81	74.96	nr	**158.77**
1200 mm × 1200 mm; ref P212W	67.40	3.30	91.43	69.33	nr	**160.76**
1200 mm × 1200 mm; ref P212CV	116.62	3.30	91.43	119.79	nr	**211.22**
1770 mm × 1200 mm; ref P312WW	154.29	3.58	99.05	158.39	nr	**257.44**
1770 mm × 1200 mm; ref P312CV	144.76	3.58	99.05	148.64	nr	**247.69**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Aluminium windows; Schuco AWS 50 (or similar) proprietary system or equal and approved						
Polyester powder coated solid colour matt finish or natural anodized window system of glass sealed units with 6.4 mm low E coated laminated inner pane, air filled cavity and 6 mm clear annealed outer pane. Rates to include all brackets, membranes, cills, silicone seals, trade contractor preliminaries, including external access equipment						
Ribbon construction windows 1.5 m high	–	–	–	–	m^2	**450.00**
Punched hole windows fixing into prepared apertures by others	–	–	–	–	m^2	**500.00**
Extra over for						
1.25 m wide × 1.5 m high opening vents, assuming tilt and turn operation	–	–	–	–	m^2	**150.00**
neutral selective high performance coating in lieu of low E, for assisting in solar control	–	–	–	–	m^2	**30.00**
outer glass pane to be toughened and heat soak tested or heat strengthened in lieu of annealed	–	–	–	–	m^2	**20.00**
inner laminated glass to be toughened and heat soak tested laminated, or heat strengthened laminated	–	–	–	–	m^2	**40.00**
Rooflights, skylights, roof windows and frames; pre-glazed; treated Nordic Red Pine and aluminium trimmed Velux windows or other equal and approved; type U flashings and soakers (for tiles and pantiles), and sealed double glazing unit (trimming opening not included)						
Roof windows						
550 mm × 780 mm; ref GGL-3073-C02	216.00	2.04	35.53	221.52	nr	**257.05**
550 mm × 980 mm; ref GGL-3073-C04	229.50	2.29	39.93	235.36	nr	**275.29**
660 mm × 1180 mm; ref GGL-3073-F06	265.50	2.54	44.35	272.28	nr	**316.63**
780 mm × 980 mm; ref GGL-3073-M04	252.00	2.54	44.35	258.44	nr	**302.79**
780 mm × 1180 mm; ref GGL-3073-M06	279.00	3.06	53.38	286.19	nr	**339.57**
780 mm × 1400 mm; ref GGL-3073-M08	301.50	2.54	44.35	309.23	nr	**353.58**
940 mm × 1600 mm; ref GGL-3073-P10	369.00	3.06	53.38	378.44	nr	**431.82**
1140 mm × 1180 mm; ref GGL-3073-S06	355.50	3.06	53.38	364.60	nr	**417.98**
1340 mm × 980 mm; ref GGL-3073-U04	351.00	3.06	53.38	359.99	nr	**413.37**
Rooflights, skylights, roof windows and frames; uPVC; plugged and screwed to concrete; or screwed to timber						
Rooflight; Cox Suntube range or other equal and approved; double skin polycarbonate dome						
230 mm diameter; for flat roof using felt or membrane	251.75	2.75	48.00	258.57	nr	**306.57**
230 mm diameter; for up to 30° pitch roof with standard tiles	278.35	3.30	57.61	285.73	nr	**343.34**
230 mm diameter; for up to 30° pitch roof with bold roll tiles	258.40	3.30	57.61	265.33	nr	**322.94**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
L10 WINDOWS/ROOFLIGHTS/SCREENS/ LOUVRES – cont						
Rooflights, skylights, roof windows and frames – cont						
Rooflight – cont						
300 mm diameter; for flat roof using felt or membrane	408.50	2.75	48.00	419.24	nr	**467.24**
300 mm diameter; for up to 30° pitch roof with standard tiles	408.50	3.30	57.61	419.13	nr	**476.74**
300 mm diameter; for up to 30° pitch roof with bold roll tiles	437.95	3.30	57.61	449.37	nr	**506.98**
Rooflight; Cox Galaxy range or other equal and approved; double skin polycarbonate dome only; fitting to existing kerb						
600 mm × 600 mm	116.85	1.65	28.80	120.06	nr	**148.86**
900 mm × 900 mm	215.65	1.93	33.60	221.42	nr	**255.02**
1200 mm × 1800 mm	632.70	2.20	38.41	648.99	nr	**687.40**
Extra over for triple skin polycarbonate glazing						
600 mm × 600 mm rooflight	–	–	–	65.24	nr	**65.24**
900 mm × 900 mm rooflight	–	–	–	111.01	nr	**111.01**
1200 mm × 1800 mm rooflight	–	–	–	355.42	nr	**355.42**
Rooflight; Cox Trade range or other equal and approved; double skin polycarbonate dome on 150 mm PVC upstand						
600 mm × 600 mm	200.45	2.20	38.41	205.79	nr	**244.20**
Extra over for						
triple skin polycarbonate glazing	–	–	–	36.03	nr	**36.03**
manual hinge	–	–	–	115.88	nr	**115.88**
electric hinge; not including power supply	–	–	–	340.81	nr	**340.81**
900 mm × 900 mm	323.95	2.48	43.20	332.47	nr	**375.67**
Extra over for						
triple skin polycarbonate glazing	–	–	–	65.24	nr	**65.24**
manual hinge	–	–	–	133.40	nr	**133.40**
electric hinge; not including power supply	–	–	–	395.34	nr	**395.34**
1200 mm × 1800 mm	641.25	2.75	48.00	657.80	nr	**705.80**
Extra over for						
triple skin polycarbonate glazing	–	–	–	148.01	nr	**148.01**
manual hinge	–	–	–	218.12	nr	**218.12**
electric hinge; not including power supply	–	–	–	562.83	nr	**562.83**
Rooflight; Cox 2000 range or other equal and approved; double skin polycarbonate dome on 235mm solid core PVC upstand						
600 mm × 600 mm	641.25	2.20	38.41	657.61	nr	**696.02**
Extra over for						
triple skin polycarbonate glazing	–	–	–	227.86	nr	**227.86**
manual hinge	–	–	–	245.39	nr	**245.39**
electric hinge; not including power supply	–	–	–	530.69	nr	**530.69**
900 mm × 900 mm	869.68	2.75	48.00	891.75	nr	**939.75**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Extra over for						
triple skin polycarbonate glazing	–	–	–	403.13	nr	**403.13**
manual hinge	–	–	–	245.39	nr	**245.39**
electric hinge; not including power supply	–	–	–	530.69	nr	**530.69**
1200 mm × 1800 mm	2319.90	3.30	57.61	2378.28	nr	**2435.89**
Extra over for						
triple skin polycarbonate glazing	–	–	–	828.66	nr	**828.66**
manual hinge	–	–	–	471.30	nr	**471.30**
electric hinge; not including power supply	–	–	–	829.63	nr	**829.63**
Louvres, Brise Soleils and frames; polyester powder coated aluminium; fixing in position including brackets						
Louvre; Levolux or other equal and approved; 5 rows of 400 aerofins set in steel plate frame						
6700 mm × 2200 mm (14.75 m^2 overall)	–	–	–	–	m^2	**278.05**
Brise Soleil; Levolux or other equal and approved; on galvanized steel cantilever beams and runners						
1000 mm deep	–	–	–	–	m	**370.74**
L20 DOORS/SHUTTERS/HATCHES						
EXTERNAL DOORS						
Doors; standard matchboarded; wrought softwood						
Matchboarded, framed, ledged and braced doors; 44 mm thick overall; 19 mm thick tongued, grooved and V-jointed boarding; one side vertical boarding						
762 mm × 1981 mm	61.90	1.84	32.06	63.45	nr	**95.51**
838 mm × 1981 mm	67.64	1.84	32.06	69.33	nr	**101.39**
Flush door; external quality; skeleton or cellular core; plywood faced both sides; lipped all round						
762 mm × 1981 mm × 54 mm	63.00	1.78	31.11	64.57	nr	**95.68**
838 mm × 1981 mm × 54 mm	64.80	1.78	31.11	66.42	nr	**97.53**
Fire Doors						
Flush door; half-hour fire-resisting; external quality with 6 mm Georgian wired polished plate glass opening; skeleton or cellular core; plywood faced both sides; lipped on all four edges; including glazing beads						
762 mm × 1981 mm × 54 mm	220.50	1.88	32.83	226.01	nr	**258.84**
838 mm × 1981 mm × 54 mm	222.30	1.88	32.83	227.86	nr	**260.69**
726 mm × 2040 mm × 54 mm	220.50	1.88	32.83	226.01	nr	**258.84**
826 mm × 2040 mm × 54 mm	222.30	1.88	32.83	227.86	nr	**260.69**
926 mm × 2040 mm × 54 mm	225.90	1.88	32.83	231.55	nr	**264.38**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
L20 DOORS/SHUTTERS/HATCHES – cont						
External softwood door frame composite standard joinery sets						
External door frame composite set; 56 mm × 78mm wide (finished); for external doors						
762 mm × 1981 mm × 44mm	58.00	0.82	14.40	59.61	nr	**74.01**
813 mm × 1981 mm × 44mm	58.00	0.82	14.40	59.61	nr	**74.01**
838 mm × 1981 mm × 44mm	58.00	0.82	14.40	59.61	nr	**74.01**
Doorsets; Anti-Vandal Security door and frame units; Bastion Security Ltd or other equal and approved; to BS 5051; factory primed; fixing with frame anchors to masonry; cutting mortices; external						
46 mm thick insulated door with birch grade plywood; sheet steel bonded into door core; 2 mm thick polyester coated laminate finish; hardwood lippings all edges; 95 mm × 65 mm hardwood frame; polyester coated standard ironmongery; weather stripping all round; low projecting aluminium threshold; plugging; screwing						
for 980 mm × 2100 mm structural opening; single door sets; panic bolt	–	–	–	–	nr	**1576.58**
for 1830 mm × 2100 mm structural opening; double door sets; panic bolt	–	–	–	–	nr	**2668.05**
Doorsets; galvanized steel door and frame units; treated softwood frame, primed hardwood sill; fixing in position; plugged and screwed to brickwork or blockwork						
Door and frame						
838 mm × 1981 mm	–	3.06	53.38	447.58	nr	**500.96**
Doorsets; steel security door and frame; Hormann or other equal and approved; including ironmongery, weather seals and all necessary fixing accessories						
Horman ref E55-1 door set						
To suit structural opening 1100 × 2105 mm; fire-rating 30 minutes; acoustic rating 38dB; including stainless steel ironmongery	–	–	–	–	nr	**1800.00**
To suit structural opening 2000 × 2105 mm; fire-rating 30 minutes; acoustic rating 38dB; including stainless steel ironmongery	–	–	–	–	nr	**2675.00**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Doorsets; steel bullet-resistant door and frame units; Wormald Doors or other equal and approved; Medite laquered panels; ironmongery						
Door and frame						
1000 mm × 2060mm overall; fixed to masonry	–	–	–	–	nr	**4000.00**
Doors; galvanized steel up and over type garage doors; Catnic Horizon 90 or other equal and approved; spring counter balanced; fixed to timber frame (not included)						
Garage door						
2135 mm × 1980 mm	348.30	4.07	71.04	357.15	nr	**428.19**
2135 mm × 2135 mm	399.60	4.07	71.04	409.73	nr	**480.77**
2400 mm × 2135 mm	505.80	4.07	71.04	518.62	nr	**589.66**
3965 mm × 2135 mm	1204.20	6.11	106.57	1234.64	nr	**1341.21**
Insulated rolling shutters; Bolton Gate Company Ltd or other equal and approved; electrically operated, self-coiling; galvanized finish; fixing by bolting						
2400 mm × 2400 mm clear opening	–	–	–	–	nr	**2025.00**
3000 mm × 3000 mm clear opening	–	–	–	–	nr	**2163.00**
4300 mm × 4200 mm clear opening	–	–	–	–	nr	**3259.00**
Rolling shutters and collapsible gates; steel counter shutters; push-up, self-coiling; polyester power coated; fixing by bolting						
3000 mm × 1000 mm	–	–	–	–	nr	**1004.64**
4000 mm × 1000 mm; in two panels	–	–	–	–	nr	**1747.20**
Rolling shutters and collapsible gates; galvanized steel; one-hour fire-resisting; self-coiling; activated by fusible link; fixing with bolts						
1000 mm × 2750 mm	–	–	–	–	nr	**1201.20**
1500 mm × 2750 mm	–	–	–	–	nr	**1261.26**
2400 mm × 2750 mm	–	–	–	–	nr	**1490.58**
INTERNAL DOORS						
Moulded panel doors; white based coated facings suitable for paint finish only; two, four or six panel options						
526 mm × 2040 mm × 40 mm	36.90	0.82	14.40	37.82	nr	**52.22**
626 mm × 2040 mm × 40 mm	36.90	0.82	14.40	37.82	nr	**52.22**
726 mm × 2040 mm × 40 mm	36.90	0.82	14.40	37.82	nr	**52.22**
826 mm × 2040 mm × 40 mm	40.50	0.82	14.40	41.51	nr	**55.91**
926 mm × 2040 mm × 40 mm	45.90	0.82	14.40	47.05	nr	**61.45**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
L20 DOORS/SHUTTERS/HATCHES – cont						
Doors; standard flush; softwood composition						
Flush door; internal quality; skeleton or cellular core; hardboard faced both sides; lipped on two long edges; Jeld-Wen or other equal and approved						
457 mm × 1981 mm × 35 mm	27.00	1.28	22.27	27.68	nr	**49.95**
533 mm × 1981 mm × 35 mm	27.00	1.28	22.27	27.68	nr	**49.95**
610 mm × 1981 mm × 35 mm	27.00	1.28	22.27	27.68	nr	**49.95**
686 mm × 1981 mm × 35 mm	27.00	1.28	22.27	27.68	nr	**49.95**
762 mm × 1981 mm × 35 mm	27.00	1.28	22.27	27.68	nr	**49.95**
838 mm × 1981 mm × 35 mm	30.60	1.28	22.27	31.37	nr	**53.64**
626 mm × 2040 mm × 40 mm	28.80	1.28	22.27	29.52	nr	**51.79**
726 mm × 2040 mm × 40 mm	28.80	1.28	22.27	29.52	nr	**51.79**
826 mm × 2040 mm × 40 mm	28.80	1.28	22.27	29.52	nr	**51.79**
926 mm × 2040 mm × 40 mm	30.60	1.28	22.27	31.37	nr	**53.64**
Flush door; internal quality; skeleton or cellular core; faced both sides; lipped on two long edges; Jeld-Wen paint grade veneer or other equal and approved						
457 mm × 1981 mm × 35 mm	30.60	1.28	22.27	31.37	nr	**53.64**
533 mm × 1981 mm × 35 mm	30.60	1.28	22.27	31.37	nr	**53.64**
610 mm × 1981 mm × 35 mm	30.60	1.28	22.27	31.37	nr	**53.64**
686 mm × 1981 mm × 35 mm	30.60	1.28	22.27	31.37	nr	**53.64**
762 mm × 1981 mm × 35 mm	30.60	1.28	22.27	31.37	nr	**53.64**
838 mm × 1981 mm × 35 mm	32.40	1.28	22.27	33.21	nr	**55.48**
526 mm × 2040 mm × 40 mm	31.50	1.28	22.27	32.29	nr	**54.56**
626 mm × 2040 mm × 40 mm	31.50	1.28	22.27	32.29	nr	**54.56**
726 mm × 2040 mm × 40 mm	32.40	1.28	22.27	33.21	nr	**55.48**
826 mm × 2040 mm × 40 mm	37.80	1.28	22.27	38.74	nr	**61.01**
Flush door; internal quality; skeleton or cellular core; chipboard veneered; faced both sides; lipped on two long edges; Jeld-Wen Sapele veneered or other equal and approved						
457 mm × 1981 mm × 35 mm	50.40	1.38	24.01	51.66	nr	**75.67**
533 mm × 1981 mm × 35 mm	50.40	1.38	24.01	51.66	nr	**75.67**
610 mm × 1981 mm × 35 mm	50.40	1.38	24.01	51.66	nr	**75.67**
686 mm × 1981 mm × 35 mm	50.40	1.38	24.01	51.66	nr	**75.67**
762 mm × 1981 mm × 35 mm	50.40	1.38	24.01	51.66	nr	**75.67**
838 mm × 1981 mm × 35 mm	55.80	1.38	24.01	57.20	nr	**81.21**
526 mm × 2040 mm × 40 mm	55.80	1.38	24.01	57.20	nr	**81.21**
626 mm × 2040 mm × 40 mm	55.80	1.38	24.01	57.20	nr	**81.21**
726 mm × 2040 mm × 40 mm	55.80	1.38	24.01	57.20	nr	**81.21**
826 mm × 2040 mm × 40 mm	59.40	1.38	24.01	60.88	nr	**84.89**
926 mm × 2040 mm × 40 mm	61.20	1.38	24.01	62.73	nr	**86.74**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Doors; purpose-made panelled; wrought softwood						
Panelled doors; one open panel for glass; including glazing beads						
686 mm × 1981 mm × 44 mm	90.98	1.78	31.11	93.25	nr	**124.36**
762 mm × 1981 mm × 44 mm	91.74	1.78	31.11	94.03	nr	**125.14**
838 mm × 1981 mm × 44 mm	92.50	1.78	31.11	94.81	nr	**125.92**
Panelled doors; two open panel for glass; including glazing beads						
686 mm × 1981 mm × 44 mm	127.21	1.78	31.11	130.39	nr	**161.50**
762 mm × 1981 mm × 44 mm	128.30	1.78	31.11	131.51	nr	**162.62**
838 mm × 1981 mm × 44 mm	129.40	1.78	31.11	132.64	nr	**163.75**
Panelled doors; four 19 mm thick plywood panels; mouldings worked on solid both sides						
686 mm × 1981 mm × 44 mm	193.17	1.78	31.11	198.00	nr	**229.11**
762 mm × 1981 mm × 44 mm	195.66	1.78	31.11	200.55	nr	**231.66**
838 mm × 1981 mm × 44 mm	198.16	1.78	31.11	203.11	nr	**234.22**
Panelled doors; six 25 mm thick panels raised and fielded; mouldings worked on solid both sides						
686 mm × 1981 mm × 44 mm	355.43	2.13	37.25	364.32	nr	**401.57**
762 mm × 1981 mm × 44 mm	358.98	2.13	37.25	367.95	nr	**405.20**
838 mm × 1981 mm × 44 mm	362.53	2.13	37.25	371.59	nr	**408.84**
rebated edges beaded	–	–	–	2.19	m	**2.19**
rounded edges or heels	–	–	–	0.50	m	**0.50**
weatherboard fixed to bottom rail	–	0.25	4.42	7.78	m	**12.20**
stopped groove for weatherboard	–	–	–	2.49	m	**2.49**
Doors; purpose-made panelled; selected Sapele						
Panelled doors; one open panel for glass; including glazing beads						
686 mm × 1981 mm × 44 mm	123.17	2.54	44.35	126.25	nr	**170.60**
762 mm × 1981 mm × 44 mm	124.83	2.54	44.35	127.95	nr	**172.30**
838 mm × 1981 mm × 44 mm	126.52	2.54	44.35	129.68	nr	**174.03**
686 mm × 1981 mm × 57 mm	131.66	2.79	48.77	134.95	nr	**183.72**
762 mm × 1981 mm × 57 mm	133.64	2.79	48.77	136.98	nr	**185.75**
838 mm × 1981 mm × 57 mm	135.61	2.79	48.77	139.00	nr	**187.77**
Panelled doors; 250 mm wide cross-tongued intermediate rail; two open panels for glass; mouldings worked on the solid one side; 19 mm × 13 mm beads one side; fixing with brass cups and screws						
686 mm × 1981 mm × 44 mm	188.31	2.54	44.35	193.02	nr	**237.37**
762 mm × 1981 mm × 44 mm	191.48	2.54	44.35	196.27	nr	**240.62**
838 mm × 1981 mm × 44 mm	200.80	2.54	44.35	205.82	nr	**250.17**
686 mm × 1981 mm × 57 mm	200.80	2.79	48.77	205.82	nr	**254.59**
762 mm × 1981 mm × 57 mm	204.55	2.79	48.77	209.66	nr	**258.43**
838 mm × 1981 mm × 57 mm	208.41	2.79	48.77	213.62	nr	**262.39**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
L20 DOORS/SHUTTERS/HATCHES – cont						
Doors; purpose-made panelled; selected Sapele – cont						
Panelled doors; four panels; (19 mm thick for 44 mm doors, 25 mm thick for 57 mm doors); mouldings worked on solid both sides						
686 mm × 1981 mm × 44 mm	264.60	2.54	44.35	271.22	nr	**315.57**
762 mm × 1981 mm × 44 mm	285.23	2.54	44.35	292.36	nr	**336.71**
838 mm × 1981 mm × 44 mm	299.34	2.54	44.35	306.82	nr	**351.17**
686 mm × 1981 mm × 57 mm	269.95	2.79	48.77	276.70	nr	**325.47**
762 mm × 1981 mm × 57 mm	292.29	2.79	48.77	299.60	nr	**348.37**
838 mm × 1981 mm × 57 mm	275.31	2.79	48.77	282.19	nr	**330.96**
Panelled doors; 150 mm wide stiles in one width; 430 mm wide cross tongued bottom rail; six panels raised and fielded one side; (19 mm thick for 44 mm doors, 25 mm thick for 57 mm doors); mouldings worked on solid both sides						
686 mm × 1981 mm × 44 mm	451.70	2.54	44.35	462.99	nr	**507.34**
762 mm × 1981 mm × 44 mm	498.47	2.54	44.35	510.93	nr	**555.28**
838 mm × 1981 mm × 44 mm	507.94	2.54	44.35	520.64	nr	**564.99**
686 mm × 1981 mm × 57 mm	480.99	2.79	48.77	493.01	nr	**541.78**
762 mm × 1981 mm × 57 mm	530.37	2.79	48.77	543.63	nr	**592.40**
838 mm × 1981 mm × 57 mm	542.44	2.79	48.77	556.00	nr	**604.77**
rebated edges beaded	–	–	–	2.79	m	**2.79**
rounded edges or heels	–	–	–	0.74	m	**0.74**
weatherboard fixed to bottom rail	–	0.34	5.96	10.52	m	**16.48**
stopped groove for weatherboard	–	–	–	2.59	m	**2.59**
Fire Doors						
Flush door; half-hour fire-resisting (FD30); hardboard faced both sides; Jeld-Wen or other equal and approved						
762 mm × 1981 mm × 44 mm	48.60	1.78	31.11	49.82	nr	**80.93**
838 mm × 1981 mm × 44 mm	52.20	1.78	31.11	53.51	nr	**84.62**
726 mm × 2040 mm × 44 mm	50.40	1.78	31.11	51.66	nr	**82.77**
826 mm × 2040 mm × 44 mm	50.40	1.78	31.11	51.66	nr	**82.77**
926 mm × 2040 mm × 44 mm	50.40	1.78	31.11	51.66	nr	**82.77**
Flush door; half-hour fire-resisting (FD30); chipboard veneered; faced both sides; lipped on two long edges; Jeld-Wen paint grade veneer or other equal and approved						
610 mm × 1981 mm × 44 mm	42.30	1.78	31.11	43.36	nr	**74.47**
686 mm × 1981 mm × 44 mm	42.30	1.78	31.11	43.36	nr	**74.47**
762 mm × 1981 mm × 44 mm	42.30	1.78	31.11	43.36	nr	**74.47**
838 mm × 1981 mm × 44 mm	42.30	1.78	31.11	43.36	nr	**74.47**
526 mm × 2040 mm × 44 mm	43.20	1.78	31.11	44.28	nr	**75.39**
626 mm × 2040 mm × 44 mm	43.20	1.78	31.11	44.28	nr	**75.39**
726 mm × 2040 mm × 44 mm	44.10	1.78	31.11	45.20	nr	**76.31**
826 mm × 2040 mm × 44 mm	49.50	1.78	31.11	50.74	nr	**81.85**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Moulded panel doors; half-hour fire-resisting (FD30); white based coated facings suitable for paint finish only; two, four or six panel options; Premdor Fireshield or other equal and approved						
526 mm × 2040 mm × 44 mm	94.50	1.21	21.13	96.86	nr	**117.99**
626 mm × 2040 mm × 44 mm	94.50	1.21	21.13	96.86	nr	**117.99**
726 mm × 2040 mm × 44 mm	94.50	1.21	21.13	96.86	nr	**117.99**
826 mm × 2040 mm × 44 mm	99.90	1.21	21.13	102.40	nr	**123.53**
926 mm × 2040 mm × 44 mm	104.40	1.21	21.13	107.01	nr	**128.14**
Flush door; half-hour fire-resisting (FD30); faced both sides; lipped on two long edges; Jeld-Wen Sapele veneered or other equal and approved						
610 mm × 1981 mm × 44 mm	77.40	1.88	32.83	79.34	nr	**112.17**
686 mm × 1981 mm × 44 mm	77.40	1.88	32.83	79.34	nr	**112.17**
762 mm × 1981 mm × 44 mm	77.40	1.88	32.83	79.34	nr	**112.17**
838 mm × 1981 mm × 44 mm	82.80	1.88	32.83	84.87	nr	**117.70**
726 mm × 2040 mm × 44 mm	82.80	1.88	32.83	84.87	nr	**117.70**
826 mm × 2040 mm × 44 mm	86.40	1.88	32.83	88.56	nr	**121.39**
926 mm × 2040 mm × 44 mm	88.20	1.88	32.83	90.41	nr	**123.24**
Flush door; half-hour fire-resisting (FD30); chipboard for painting; hardwood lipping two long edges; Premdor Fireshield or other equal and approved;						
526 mm × 2040 mm × 44 mm	49.50	1.78	31.11	50.74	nr	**81.85**
626 mm × 2040 mm × 44 mm	49.50	1.78	31.11	50.74	nr	**81.85**
726 mm × 2040 mm × 44 mm	49.50	1.78	31.11	50.74	nr	**81.85**
826 mm × 2040 mm × 44 mm	50.40	1.78	31.11	51.66	nr	**82.77**
926 mm × 2040 mm × 44 mm	63.90	1.78	31.11	65.50	nr	**96.61**
826 mm × 2040 mm × 44 mm; single side vision panel 150 mm × 700 mm; factory fitted clear fire-rated glass	198.90	1.88	32.83	203.87	nr	**236.70**
826 mm × 2040 mm × 44 mm; two side vision panels 150 mm × 700 mm; factory fitted clear fire-rated glass	257.40	1.88	32.83	263.83	nr	**296.66**
926 mm × 2040 mm × 44 mm; single side vision panel 150 mm × 700 mm; factory fitted clear fire-rated glass	204.30	1.88	32.83	209.41	nr	**242.24**
926 mm × 2040 mm × 44 mm; two side vision panels 150 mm × 700 mm; factory fitted clear fire-rated glass	262.80	1.88	32.83	269.37	nr	**302.20**
Flush door; half-hour fire-resisting (FD30); White Oak veneer; hardwood lipping all edges; Premdor Fireshield or other equal and approved;						
526 mm × 2040 mm × 44 mm	92.70	1.78	31.11	95.02	nr	**126.13**
626 mm × 2040 mm × 44 mm	92.70	1.78	31.11	95.02	nr	**126.13**
726 mm × 2040 mm × 44 mm	92.70	1.78	31.11	95.02	nr	**126.13**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
L20 DOORS/SHUTTERS/HATCHES – cont						
Fire Doors – cont						
Flush door; half-hour fire-resisting (FD30) – cont						
826 mm × 2040 mm × 44 mm	96.30	1.78	31.11	98.71	nr	**129.82**
926 mm × 2040 mm × 44 mm	117.00	1.78	31.11	119.92	nr	**151.03**
826 mm × 2040 mm × 44 mm; single side vision panel 508 mm × 1649 mm; factory fitted clear fire-rated glass	280.80	1.88	32.83	287.82	nr	**320.65**
826 mm × 2040 mm × 44 mm; two side vision panels 150 mm × 775 mm and 150 mm × 700 mm; factory fitted clear fire-rated glass	315.90	1.88	32.83	323.80	nr	**356.63**
926 mm × 2040 mm × 44 mm; single side vision panel 508 mm × 1649 mm; factory fitted clear fire-rated glass	289.80	1.88	32.83	297.05	nr	**329.88**
926 mm × 2040 mm × 44 mm; two side vision panels 150 mm × 775 mm and 150 mm × 700 mm; factory fitted clear fire-rated glass	323.10	1.88	32.83	331.18	nr	**364.01**
Flush door; one-hour fire-resisting (FD60); chipboard for painting; hardwood lipping two long edges; Premdor Firemaster or other equal and approved						
626 mm × 2040 mm × 54 mm	175.50	1.88	32.83	179.89	nr	**212.72**
726 mm × 2040 mm × 54 mm	175.50	1.88	32.83	179.89	nr	**212.72**
826 mm × 2040 mm × 54 mm	175.50	1.88	32.83	179.89	nr	**212.72**
926 mm × 2040 mm × 54 mm	193.50	1.88	32.83	198.34	nr	**231.17**
Moulded panel doors; half-hour fire-resisting (FD60); white based coated facings suitable for paint finish only; two, four or six panel options; Premdor Firemaster or other equal and approved						
626 mm × 2040 mm × 54 mm	274.50	1.88	32.83	281.36	nr	**314.19**
726 mm × 2040 mm × 54 mm	274.50	1.88	32.83	281.36	nr	**314.19**
826 mm × 2040 mm × 54 mm	276.30	1.88	32.83	283.21	nr	**316.04**
926 mm × 2040 mm × 54 mm	281.70	1.88	32.83	288.74	nr	**321.57**
Flush door; one-hour fire-resisting (FD60); White Oak veneer; hardwood lipping all edges; Premdor Firemaster or other equal and approved						
626 mm × 2040 mm × 54 mm	213.30	2.13	37.25	218.63	nr	**255.88**
726 mm × 2040 mm × 54 mm	213.30	2.13	37.25	218.63	nr	**255.88**
826 mm × 2040 mm × 54 mm	225.00	2.13	37.25	230.63	nr	**267.88**
926 mm × 2040 mm × 54 mm	243.00	2.13	37.25	249.08	nr	**286.33**
Flush door; one-hour fire-resisting (FD60); Steamed Beech veneer; hardwood lipping all edges; Premdor Firemaster or other equal and approved						
626 mm × 2040 mm × 54 mm	243.00	2.13	37.25	249.08	nr	**286.33**
726 mmx 2040 mm × 54 mm	243.00	2.13	37.25	249.08	nr	**286.33**
826 mm × 2040 mm × 54 mm	258.30	2.13	37.25	264.76	nr	**302.01**
926 mm × 2040 mm × 54 mm	272.70	2.13	37.25	279.52	nr	**316.77**
Intumescent strips						
Factory installed intumescent smoke seals to fire doors; 3 edges, jambs and head	–	–	–	24.35	door	**24.35**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Site fixed intumescent strips;						
Fire and smoke intumescent strips 15 mm × 4 mm – FD30 doors	–	0.17	2.88	1.18	m	**4.06**
Fire and smoke intumescent strips 20 mm × 4 mm – FD60 doors	–	0.17	2.88	1.61	m	**4.49**
Sliding/folding partitions; aluminium double glazed sliding patio doors; Crittal Luminaire or equal and approved; white acrylic finish; with and including 18 thick annealed double glazing; fixed in position; including lugs plugged and screwed to brickwork or blockwork						
Patio doors						
1800 mm × 2100 mm; ref PF1821	1677.22	2.54	44.35	1719.65	nr	**1764.00**
2400 m × 2100 mm; ref PF2421	2012.67	3.06	53.38	2063.49	nr	**2116.87**
2700 mm × 2100 mm; ref PF2721	2236.30	3.56	62.21	2292.71	nr	**2354.92**
Grilles; Galaxy nylon rolling counter grille or other equal and approved; Bolton Brady Ltd; colour, off-white; self-coiling; fixing by bolting						
Grilles						
3000 mm × 1000 mm	–	–	–	–	nr	**869.00**
4000 mm × 1000 mm	–	–	–	–	nr	**1308.75**
Sliding/folding partitions; Alco Beldan Ltd or equal and approved						
Sliding/folding partitions						
ref NW100 Moveable Wall; 5000 mm (wide) × 2495 mm (high) comprising 4 nr 954 mm (wide) standard panels and 1 nr 954 mm (wide) telescopic panel; sealing; fixing	–	–	–	–	nr	**8300.00**
External softwood door frame composite standard joinery sets						
External door frame composite set; 56 mm × 78 mm wide (finished); for external doors						
762 mm × 1981 mm × 44 mm	58.00	0.82	14.40	59.61	nr	**74.01**
813 mm × 1981 mm × 44 mm	58.00	0.82	14.40	59.61	nr	**74.01**
838 mm × 1981 mm × 44 mm	58.00	0.82	14.40	59.61	nr	**74.01**
External door frame composite set; 56 mm × 78 mm wide (finished); with 45 mm × 140 mm (finished) hardwood cill; for external doors						
686 mm × 1981 mm × 44 mm	91.48	1.10	19.20	93.93	nr	**113.13**
762 mm × 1981 mm × 44 mm	91.48	1.10	19.20	93.93	nr	**113.13**
838 mm × 1981 mm × 44 mm	91.48	1.10	19.20	93.93	nr	**113.13**
826 mm × 2040 mm × 44 mm	91.48	1.10	19.20	93.93	nr	**113.13**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
L20 DOORS/SHUTTERS/HATCHES – cont						
Internal white foiled moisture-resistant MDF door lining composite standard joinery set						
22 mm × 77mm wide (finished) set; with loose stops; for internal doors						
610 mm × 1981 mm × 35mm	9.95	0.77	13.44	10.36	nr	**23.80**
686 mm × 1981 mm × 35mm	9.95	0.77	13.44	10.36	nr	**23.80**
762 mm × 1981 mm × 35mm	9.95	0.77	13.44	10.36	nr	**23.80**
838 mm × 1981 mm × 35mm	10.95	0.77	13.44	11.39	nr	**24.83**
864 mm × 1981 mm × 35mm	9.95	0.77	13.44	10.36	nr	**23.80**
22 mm × 150mm wide (finished) set; with loose stops; for internal doors						
610 mm × 1981 mm × 35mm	10.95	0.77	13.44	11.39	nr	**24.83**
686 mm × 1981 mm × 35mm	10.95	0.77	13.44	11.39	nr	**24.83**
762 mm × 1981 mm × 35mm	10.95	0.77	13.44	11.39	nr	**24.83**
838 mm × 1981 mm × 35mm	10.95	0.77	13.44	11.39	nr	**24.83**
864 mm × 1981 mm × 35mm	10.95	0.77	13.44	11.39	nr	**24.83**
Internal softwood door lining set; with loose stops						
32 mm × 115mm wide (finished) set; with loose stops; for internal doors						
686/762/838 wide doors	12.09	0.77	13.44	12.56	nr	**26.00**
32 mm × 138mm wide (finished) set; with loose stops; for internal doors						
686/762/838 wide doors	13.82	0.77	13.44	14.33	nr	**27.77**
Internal softwood fire door door lining set; with loose stops						
38 mm × 115mm wide (finished) set; with loose stops; for internal doors						
686/762/838 wide doors	18.33	0.77	13.44	18.95	nr	**32.39**
38 mm × 138mm wide (finished) set; with loose stops; for internal doors						
686/762/838 wide doors	21.75	0.77	13.44	22.46	nr	**35.90**
Door frames and door linings, sets; purpose-made; wrought softwood						
Jambs and heads; as linings						
32 mm × 63 mm	–	0.18	3.08	5.96	m	**9.04**
32 mm × 100 mm	–	0.18	3.08	6.70	m	**9.78**
32 mm × 140 mm	–	0.18	3.08	7.13	m	**10.21**
Jambs and heads; as frames; rebated, rounded and grooved						
44 mm × 75 mm	–	0.18	3.08	9.58	m	**12.66**
44 mm × 100 mm	–	0.18	3.08	10.31	m	**13.39**
44 mm × 115 mm	–	0.18	3.08	10.35	m	**13.43**
44 mm × 140 mm	–	0.21	3.65	10.85	m	**14.50**
57 mm × 100 mm	–	0.21	3.65	11.01	m	**14.66**
57 mm × 125 mm	–	0.21	3.65	11.63	m	**15.28**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
69 mm × 88 mm	–	0.21	3.65	11.22	m	**14.87**
69 mm × 100 mm	–	0.21	3.65	12.00	m	**15.65**
69 mm × 125 mm	–	0.22	3.84	12.75	m	**16.59**
69 mm × 150 mm	–	0.22	3.84	13.50	m	**17.34**
94 mm × 100 mm	–	0.25	4.42	18.21	m	**22.63**
94 mm × 150 mm	–	0.25	4.42	21.24	m	**25.66**
Mullions and transoms; in linings						
32 mm × 63 mm	–	0.12	2.11	7.94	m	**10.05**
32 mm × 100 mm	–	0.12	2.11	8.70	m	**10.81**
32 mm × 140 mm	–	0.12	2.11	9.08	m	**11.19**
Mullions and transoms; in frames; twice rebated, rounded and grooved						
44 mm × 75 mm	–	0.12	2.11	12.04	m	**14.15**
44 mm × 100 mm	–	0.12	2.11	12.55	m	**14.66**
44 mm × 115 mm	–	0.12	2.11	12.55	m	**14.66**
44 mm × 140 mm	–	0.14	2.50	13.04	m	**15.54**
57 mm × 100 mm	–	0.14	2.50	13.19	m	**15.69**
57 mm × 125 mm	–	0.14	2.50	13.82	m	**16.32**
69 mm × 88 mm	–	0.14	2.50	13.04	m	**15.54**
69 mm × 100 mm	–	0.14	2.50	13.80	m	**16.30**
Add 5% to the above material prices for selected softwood for staining						
Door frames and door linings, sets; purpose-made; medium density fireboard						
Jambs and heads; as linings						
18 mm × 126 mm	–	0.18	3.08	7.16	m	**10.24**
22 mm × 126 mm	–	0.18	3.08	7.42	m	**10.50**
25mm × 126 mm	–	0.18	3.08	7.55	m	**10.63**
Door frames and door linings, sets; purpose-made; selected Sapele						
Jambs and heads; as linings						
32 mm × 63 mm	8.99	0.23	4.03	9.26	m	**13.29**
32 mm × 100 mm	11.10	0.23	4.03	11.42	m	**15.45**
32 mm × 140 mm	12.15	0.23	4.03	12.54	m	**16.57**
Jambs and heads; as frames; rebated, rounded and grooved						
44 mm × 75 mm	14.72	0.23	4.03	15.13	m	**19.16**
44 mm × 100 mm	16.77	0.23	4.03	17.23	m	**21.26**
44 mm × 115 mm	17.33	0.23	4.03	17.86	m	**21.89**
44 mm × 140 mm	18.17	0.28	4.80	18.71	m	**23.51**
57 mm × 100 mm	18.58	0.28	4.80	19.13	m	**23.93**
57 mm × 125 mm	20.33	0.28	4.80	20.92	m	**25.72**
69 mm × 88 mm	18.55	0.28	4.80	19.07	m	**23.87**
69 mm × 100 mm	20.64	0.28	4.80	21.24	m	**26.04**
69 mm × 125 mm	22.72	0.31	5.38	23.37	m	**28.75**
69 mm × 150 mm	24.81	0.31	5.38	25.51	m	**30.89**
94 mm × 100 mm	28.98	0.31	5.38	29.79	m	**35.17**
94 mm × 150 mm	35.54	0.31	5.38	36.51	m	**41.89**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
L20 DOORS/SHUTTERS/HATCHES – cont						
Door frames and door linings, sets – cont						
Mullions and transoms; in linings						
32 mm × 63 mm	11.28	0.17	2.88	11.56	m	**14.44**
32 mm × 100 mm	13.38	0.17	2.88	13.71	m	**16.59**
32 mm × 140 mm	14.44	0.17	2.88	14.80	m	**17.68**
Mullions and transoms; in frames; twice rebated, rounded and grooved						
44 mm × 75 mm	18.12	0.17	2.88	18.57	m	**21.45**
44 mm × 100 mm	19.50	0.17	2.88	19.99	m	**22.87**
44 mm × 115 mm	20.07	0.17	2.88	20.57	m	**23.45**
44 mm × 140 mm	20.90	0.19	3.26	21.42	m	**24.68**
57 mm × 100 mm	21.32	0.19	3.26	21.85	m	**25.11**
57 mm × 125 mm	23.07	0.19	3.26	23.65	m	**26.91**
69 mm × 88 mm	20.90	0.19	3.26	21.42	m	**24.68**
69 mm × 100 mm	23.52	0.19	3.26	24.11	m	**27.37**
Sills; once sunk weathered; once rebated, three times grooved						
63 mm × 175 mm	52.06	0.34	5.96	53.36	m	**59.32**
75 mm × 125 mm	50.14	0.34	5.96	51.39	m	**57.35**
75 mm × 150 mm	52.51	0.34	5.96	53.82	m	**59.78**
Door frames and door linings, sets; European Oak						
Sills; once sunk weathered; once rebated, three times grooved						
63 mm × 175 mm	85.58	0.34	5.96	87.72	m	**93.68**
75 mm × 125 mm	84.49	0.34	5.96	86.60	m	**92.56**
75 mm × 150 mm	92.37	0.34	5.96	94.68	m	**100.64**
Fire-resisting door frame; internal and external; fitted with 15 mm × 4 mm intumescent strips; 12 mm deep rebates; screwed to masonry/ concrete						
Softwood frames; no cill – open in or out						
Door size						
762 mm × 1981 mm × 44mm; FD30; intumescent strip only	78.54	0.82	14.40	80.67	nr	**95.07**
838 mm × 1981 mm × 44mm; FD30; intumescent strip only	79.18	0.82	14.40	81.32	nr	**95.72**
826 mm × 2040 mm × 44mm; FD30; intumescent strip only	79.67	0.82	14.40	81.83	nr	**96.23**
762 mm × 1981 mm × 44mm; FD30; intumescent strip/smoke seal	84.96	0.82	14.40	87.25	nr	**101.65**
838 mm × 1981 mm × 44mm; FD30; intumescent strip/smoke seal	85.60	0.82	14.40	87.90	nr	**102.30**
826 mm × 2040 mm × 44mm; FD30; intumescent strip/smoke seal	86.13	0.82	14.40	88.45	nr	**102.85**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Hardwood frames; no cill – open in or out						
762 mm × 1981 mm × 44mm; FD60; intumescent strip/smoke seal	187.83	0.82	14.40	192.69	nr	**207.09**
838 mm × 1981 mm × 44mm; FD60; intumescent strip/smoke seal	187.83	0.82	14.40	192.69	nr	**207.09**
826 mm × 2040 mm × 44mm; FD60; intumescent strip/smoke seal	188.98	0.82	14.40	193.87	nr	**208.27**
Bedding and pointing frames						
Pointing wood frames or sills with mastic						
one side	–	0.10	1.54	1.31	m	**2.85**
both sides	–	0.21	3.25	2.61	m	**5.86**
Pointing wood frames or sills with polysulphide sealant						
one side	–	0.10	1.54	2.00	m	**3.54**
both sides	–	0.21	3.25	3.99	m	**7.24**
Bedding wood frames in cement mortar (1:3) and point						
one side	–	0.08	1.56	0.09	m	**1.65**
both sides	–	0.10	2.00	0.11	m	**2.11**
one side in mortar; other side in mastic	–	0.21	3.76	1.39	m	**5.15**
L30 STAIRS/WALKWAYS/BALUSTRADES						
Standard staircases; wrought softwood (parana pine)						
Stairs; 25 mm thick treads with rounded nosings; 9 mm thick plywood risers; 32 mm thick strings; bullnose bottom tread; 50 mm × 75 mm hardwood handrail; 32 mm square plain balusters; 100 mm square plain newel posts						
straight flight; 838 mm wide; 2676 mm going; 2600 mm rise; with two newel posts	–	7.13	124.42	373.04	nr	**497.46**
straight flight with turn; 838 mm wide; 2676 mm going; 2600 mm rise; with two newel posts; three top treads winding	–	7.13	124.42	486.51	nr	**610.93**
dogleg staircase; 838 mm wide; 2676 mm going; 2600 mm rise; with two newel posts; quarter space landing third riser from top	–	7.13	124.42	456.06	nr	**580.48**
dogleg staircase; 838 mm wide; 2676 mm going; 2600 mm rise; with two newel posts; half space landing third riser from top	–	8.14	142.09	561.23	nr	**703.32**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
L30 STAIRS/WALKWAYS/BALUSTRADES – cont						
Standard balustrades; wrought softwood						
Landing balustrade; 50 mm × 75 mm hardwood handrail; 32 mm square plain balusters; one end of handrail jointed to newel post; other end built into wall; balusters housed in at bottom (newel post and mortices both not included)						
3.00 m long	–	4.07	71.04	94.09	nr	**165.13**
Hardwood staircases; purpose-made; assembled at works						
Fixing only complete staircase including landings, balustrades, etc.						
plugging and screwing to brickwork or blockwork	–	15.27	266.51	2.61	nr	**269.12**
The following are supply only prices for purpose-made staircase components in selected Sapele supplied as part of an assembled staircase and may be used to arrive at a guide price for a complete hardwood staircase						
Board landings; cross-tongued joints; 100 mm × 50 mm sawn softwood bearers						
25 mm thick	–	–	–	116.55	m^2	**116.55**
32 mm thick	–	–	–	131.02	m^2	**131.02**
Treads; cross-tongued joints and risers; rounded nosings; tongued, grooved, glued and blocked together; one 175 mm × 50 mm sawn softwood carriage						
25 mm treads; 19 mm risers	–	–	–	234.24	m^2	**234.24**
ends; quadrant	–	–	–	71.35	nr	**71.35**
ends; housed to hardwood	–	–	–	1.31	nr	**1.31**
32 mm treads; 25 mm risers	–	–	–	242.67	m^2	**242.67**
ends; quadrant	–	–	–	91.72	nr	**91.72**
ends; housed to hardwood	–	–	–	1.31	nr	**1.31**
Winders; cross-tongued joints and risers in one width; rounded nosings; tongued, grooved glued and blocked together; one 175 mm × 50 mm sawn softwood carriage						
25 mm treads; 19 mm risers	–	–	–	325.63	m^2	**325.63**
32 mm treads; 25 mm risers	–	–	–	333.28	m^2	**333.28**
wide ends; housed to hardwood	–	–	–	2.62	nr	**2.62**
narrow ends; housed to hardwood	–	–	–	1.98	nr	**1.98**
Closed strings; in one width; 230 mm wide; rounded twice						
32 mm thick	–	–	–	42.89	m	**42.89**
38 mm thick	–	–	–	46.70	m	**46.70**
50 mm thick	–	–	–	52.02	m	**52.02**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Closed strings; cross-tongued joints; 280 mm wide; once rounded						
32 mm thick	–	–	–	55.67	m	**55.67**
extra for short ramp	–	–	–	28.60	nr	**28.60**
38 mm thick	–	–	–	60.72	m	**60.72**
extra for short ramp	–	–	–	32.51	nr	**32.51**
50 mm thick	–	–	–	67.77	m	**67.77**
extra for short ramp	–	–	–	40.26	nr	**40.26**
The following labours are irrespective of timber width						
ends; fitted	–	–	–	1.70	nr	**1.70**
ends; framed	–	–	–	9.96	nr	**9.96**
extra for tongued heading joint	–	–	–	4.92	nr	**4.92**
Closed strings; ramped; cross-tongued joints 280 mm wide; once rounded						
32 mm thick	–	–	–	55.67	m	**55.67**
44 mm thick	–	–	–	60.72	m	**60.72**
57 mm thick	–	–	–	67.77	m	**67.77**
Apron linings; in one width 230 mm wide						
19 mm thick	–	–	–	14.80	m	**14.80**
25 mm thick	–	–	–	17.45	m	**17.45**
Handrails; rounded						
40 mm × 50 mm	–	–	–	16.07	m	**16.07**
50 mm × 75 mm	–	–	–	19.38	m	**19.38**
57 mm × 87 mm	–	–	–	22.74	m	**22.74**
69 mm × 100 mm	–	–	–	28.27	m	**28.27**
Handrails; moulded						
40 mm × 50 mm	–	–	–	17.89	m	**17.89**
50 mm × 75 mm	–	–	–	21.18	m	**21.18**
57 mm × 87 mm	–	–	–	24.56	m	**24.56**
69 mm × 100 mm	–	–	–	30.06	m	**30.06**
Add to above for						
grooved once	–	–	–	0.80	m	**0.80**
ends; framed	–	–	–	7.51	nr	**7.51**
ends; framed on rake	–	–	–	9.23	nr	**9.23**
Heading joints to handrail; mitred or raked						
overall size not exceeding 50 mm × 75 mm	–	–	–	36.90	nr	**36.90**
overall size not exceeding 69 mm × 100 mm	–	–	–	46.13	nr	**46.13**
Knee piece to handrail; mitred or raked						
overall size not exceeding 69 mm × 100 mm	–	–	–	98.40	nr	**98.40**
Balusters; stiffeners						
25 mm × 25 mm	–	–	–	4.11	m	**4.11**
32 mm × 32 mm	–	–	–	4.68	m	**4.68**
44 mm × 44 mm	–	–	–	6.15	m	**6.15**
ends; housed	–	–	–	1.85	nr	**1.85**
Sub rails						
32 mm × 63 mm	–	–	–	9.48	m	**9.48**
ends; framed joint to newel	–	–	–	8.00	nr	**8.00**
Knee rails						
32 mm × 140 mm	–	–	–	15.73	m	**15.73**
ends; framed joint to newel	–	–	–	8.00	nr	**8.00**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
L30 STAIRS/WALKWAYS/BALUSTRADES – cont						
The following are supply only prices for purpose-made staircase components in selected Sapele supplied as part of an assembled staircase and may be used to arrive at a guide price for a complete hardwood staircase – cont						
Newel posts						
44 mm × 94 mm; half newel	–	–	–	10.93	m	**10.93**
69 mm × 69 mm	–	–	–	11.85	m	**11.85**
94 mm × 94 mm	–	–	–	24.22	m	**24.22**
Newel caps; splayed on four sides						
62.50 mm × 125 mm × 50 mm	–	–	–	11.55	nr	**11.55**
100 mm × 100 mm × 50 mm	–	–	–	11.80	nr	**11.80**
125 mm × 125 mm × 50 mm	–	–	–	12.38	nr	**12.38**
The following are supply only prices for purpose-made staircase components in selected American Oak; supplied as part of an assembled staircase						
Board landings; cross-tongued joints; 100 mm × 50 mm sawn softwood bearers						
25 mm thick	–	–	–	186.28	m^2	**186.28**
32 mm thick	–	–	–	224.94	m^2	**224.94**
Treads; cross-tongued joints and risers; rounded nosings; tongued, grooved, glued and blocked together; one 175 mm × 50 mm sawn softwood carriage						
25 mm treads; 19 mm risers	–	–	–	309.23	m^2	**309.23**
ends; quadrant	–	–	–	154.48	nr	**154.48**
ends; housed to hardwood	–	–	–	1.88	nr	**1.88**
32 mm treads; 25 mm risers	–	–	–	354.34	m^2	**354.34**
ends; quadrant	–	–	–	190.16	nr	**190.16**
ends; housed to hardwood	–	–	–	1.88	nr	**1.88**
Winders; cross-tongued joints and risers in one width; rounded nosings; tongued, grooved glued and blocked together; one 175 mm × 50 mm sawn softwood carriage						
25 mm treads; 19 mm risers	–	–	–	391.99	m^2	**391.99**
32 mm treads; 25 mm risers	–	–	–	427.70	m^2	**427.70**
wide ends; housed to hardwood	–	–	–	3.81	nr	**3.81**
narrow ends; housed to hardwood	–	–	–	2.85	nr	**2.85**
Closed strings; in one width; 230 mm wide; rounded twice						
32 mm thick	–	–	–	73.05	m	**73.05**
44 mm thick	–	–	–	84.32	m	**84.32**
57 mm thick	–	–	–	115.76	m	**115.76**
Closed strings; cross-tongued joints; 280 mm wide; once rounded						
32 mm thick	–	–	–	92.82	m	**92.82**
extra for short ramp	–	–	–	53.07	nr	**53.07**
38 mm thick	–	–	–	107.57	m	**107.57**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
extra for short ramp	–	–	–	60.45	nr	**60.45**
50 mm thick	–	–	–	147.50	m	**147.50**
extra for short ramp	–	–	–	80.41	nr	**80.41**
Closed strings; ramped; cross-tongued joints 280 mm wide; once rounded						
32 mm thick	–	–	–	106.74	m	**106.74**
44 mm thick	–	–	–	123.72	m	**123.72**
57 mm thick	–	–	–	169.62	m	**169.62**
Apron linings; in one width 230 mm wide						
19 mm thick	–	–	–	24.88	m	**24.88**
25 mm thick	–	–	–	30.48	m	**30.48**
Handrails; rounded						
40 mm × 50 mm	–	–	–	20.16	m	**20.16**
50 mm × 75 mm	–	–	–	25.84	m	**25.84**
57 mm × 87 mm	–	–	–	38.79	m	**38.79**
69 mm × 100 mm	–	–	–	52.22	m	**52.22**
Handrails; moulded						
40 mm × 50 mm	–	–	–	22.12	m	**22.12**
50 mm × 75 mm	–	–	–	27.80	m	**27.80**
57 mm × 87 mm	–	–	–	40.74	m	**40.74**
69 mm × 100 mm	–	–	–	54.16	m	**54.16**
Add to above for						
grooved once	–	–	–	0.99	m	**0.99**
ends; framed	–	–	–	9.99	nr	**9.99**
ends; framed on rake	–	–	–	12.66	nr	**12.66**
Heading joints to handrail; mitred or raked						
overall size not exceeding 50 mm × 75 mm	–	–	–	53.30	nr	**53.30**
overall size not exceeding 69 mm × 100 mm	–	–	–	63.29	nr	**63.29**
Knee piece to handrail; mitred or raked						
overall size not exceeding 69 mm × 100 mm	–	–	–	113.26	nr	**113.26**
Balusters; stiffeners						
25 mm × 25 mm	–	–	–	4.60	m	**4.60**
32 mm × 32 mm	–	–	–	5.79	m	**5.79**
44 mm × 44 mm	–	–	–	9.15	m	**9.15**
ends; housed	–	–	–	2.33	nr	**2.33**
Sub rails						
32 mm × 63 mm	–	–	–	12.40	m	**12.40**
ends; framed joint to newel	–	–	–	9.99	nr	**9.99**
Knee rails						
32 mm × 140 mm	–	–	–	21.56	m	**21.56**
ends; framed joint to newel	–	–	–	9.99	nr	**9.99**
Newel posts						
44 mm × 94 mm; half newel	–	–	–	16.17	m	**16.17**
69 mm × 69 mm	–	–	–	27.55	m	**27.55**
94 mm × 94 mm	–	–	–	68.79	m	**68.79**
Newel caps; splayed on four sides						
62.50 mm × 125 mm × 50 mm	–	–	–	13.87	nr	**13.87**
100 mm × 100 mm × 50 mm	–	–	–	14.66	nr	**14.66**
125 mm × 125 mm × 50 mm	–	–	–	16.11	nr	**16.11**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
L30 STAIRS/WALKWAYS/BALUSTRADES – cont						
Spiral staircases, balustrades and handrails; mild steel; galvanized and polyester powder coated						
Staircase						
2080 mm diameter × 3695 mm high; 18 nr treads; 16 mm diameter intermediate balusters; 1040 mm × 1350 mm landing unit with matching balustrade both sides; fixing with 16 mm diameter resin anchors to masonry at landing and with 12 mm diameter expanding bolts to concrete at base	–	–	–	–	nr	**6300.00**
Loft ladders; fixing with screws to timber lining (not included)						
Loft ladders						
Youngman Easiway 3 section aluminium ladder; 2.3 m to 3.0 m ceiling height	–	1.02	17.86	80.78	nr	**98.64**
Youngman Eco folding 3 section timber ladder; 2.8 m ceiling height	–	2.20	38.41	123.06	nr	**161.47**
Youngman Spacemeaker aluminium sliding ladder; 2.6 m ceiling height	–	1.38	24.01	49.26	nr	**73.27**
Youngman Deluxe 2 section aluminium ladder; 3.25 m ceiling height; spring assisted	–	2.75	48.00	257.07	nr	**305.07**
Access ladders; mild steel						
Ladders						
400 mm wide; 3850 mm long (overall); 12 mm diameter rungs; 65 mm × 15 mm strings; 50 mm × 5 mm safety hoops; fixing with expanded bolts; to masonry; mortices; welded fabrication	–	–	–	–	nr	**1500.00**
Flooring, balustrades and handrails; metalwork						
Chequer plate flooring; galvanized mild steel; over 300 mm wide; bolted to steel supports						
6 mm thick	–	–	–	–	m^2	**285.00**
8 mm thick	–	–	–	–	m^2	**304.00**
Open mesh flooring; galvanized; over 300 mm wide; bolted to steel supports						
8 mm thick	–	–	–	–	m^2	**285.00**
Balustrades; galvanized mild steel CHS posts and top rail, with one infill rail						
1100 mm high	–	–	–	–	m	**237.50**
Balustrades; painted mild steel flat bar posts and CHS top rail, with 3 nr stainless steel infills						
1100 mm high	–	–	–	–	m	**332.50**
Balustrades; stainless steel flat bar posts and circular handrail, with 3 nr stainless steel infills						
1100 mm high	–	–	–	–	m	**399.00**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Balustrades; stainless steel 50 mm Ø posts and circular handrail, with 10 mm thick toughened glass infill panels						
1100 mm high	–	–	–	–	m	**665.00**
Balustrades; laminated glass; with stainless steel cap channel to top and including all necessary support fixings						
1100 mm high	–	–	–	–	m	**665.00**
Wallrails; painted mild steel CHS wall rail; with wall rose bracket						
42 mm diameter	–	–	–	–	m	**95.00**
Wallrails; stainless steel circular wall rail; with wall rose bracket						
42 mm diameter	–	–	–	–	m	**123.50**
Surface treatment						
At works						
galvanizing	–	–	–	–	tonne	**380.00**
shotblasting	–	–	–	–	m^2	**4.75**
touch up primer and one coat of two pack epoxy zinc phosphate or chromate primer	–	–	–	–	m^2	**9.50**
L40 GENERAL GLAZING						
BASIC GLASS PRICES (£/m^2)						
Ordinary transluscent/patterned glass						
3 mm	–	–	–	22.94	m^2	**22.94**
4 mm	–	–	–	24.34	m^2	**24.34**
5 mm	–	–	–	29.60	m^2	**29.60**
6 mm	–	–	–	32.49	m^2	**32.49**
Obscured ground sheet glass – patterned						
4 mm white	–	–	–	34.42	m^2	**34.42**
6 mm white	–	–	–	37.87	m^2	**37.87**
Rough cast						
6 mm	–	–	–	28.54	m^2	**28.54**
Ordinary Georgian wired						
7 mm cast	–	–	–	29.01	m^2	**29.01**
6 mm polish	–	–	–	45.03	m^2	**45.03**
Cetuff toughened; float						
4 mm	–	–	–	26.93	m^2	**26.93**
5 mm	–	–	–	35.71	m^2	**35.71**
6 mm	–	–	–	39.32	m^2	**39.32**
10 mm	–	–	–	64.55	m^2	**64.55**
Clear laminated; safety						
4.40 mm	–	–	–	33.93	m^2	**33.93**
6.40 mm	–	–	–	40.51	m^2	**40.51**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
L40 GENERAL GLAZING – cont						
SUPPLY AND FIX PRICES						
NOTE: The following measured rates are provided by a glazing contractor and assume in excess of 500 m², within 20 miles of the suppliers branch						
Standard plain glass; BS EN 14449; clear float; panes area 0.15 m²–4.00 m²						
3 mm thick; glazed with screwed beads	–	–	–	–	m²	**39.56**
4 mm thick; glazed with screwed beads	–	–	–	–	m²	**41.95**
5 mm thick; glazed with screwed beads	–	–	–	–	m²	**51.09**
6 mm thick; glazed with screwed beads	–	–	–	–	m²	**55.98**
Standard plain glass; BS EN 14449; obscure patterned; panes area 0.15 m²–4.00 m²						
4 mm thick; glazed with screwed beads	–	–	–	–	m²	**59.33**
6 mm thick; glazed with screwed beads	–	–	–	–	m²	**65.28**
Standard plain glass; BS EN 14449; rough cast; panes area 0.15 m²–4.00 m²						
6 mm thick; glazed with screwed beads	–	–	–	–	m²	**47.42**
Standard plain glass; BS EN 14449; Georgian wired cast; panes area 0.15 m²–4.00 m²						
7 mm thick; glazed with screwed beads	–	–	–	–	m²	**48.25**
Extra for lining up wired glass	–	–	–	–	m²	**3.90**
Standard plain glass; BS EN 14449; Georgian wired polished; panes area 0.15 m²–4.00 m²						
6 mm thick; glazed with screwed beads	–	–	–	–	m²	**74.86**
Extra for lining up wired glass	–	–	–	–	m²	**3.90**
Special glass; BS EN 14449; toughened clear float; panes area 0.15 m²–4.00 m²						
4 mm thick; glazed with screwed beads	–	–	–	–	m²	**42.07**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
5 mm thick; glazed with screwed beads	–	–	–	–	m^2	**55.87**
6 mm thick; glazed with screwed beads	–	–	–	–	m^2	**61.46**
10 mm thick; glazed with screwed beads	–	–	–	–	m^2	**101.99**
Special glass; BS EN 14449; clear laminated safety glass; panes area 0.15 m^2–4.00m2						
4.40 mm thick; glazed with screwed beads	–	–	–	–	m^2	**59.62**
6.40 mm thick; glazed with screwed beads	–	–	–	–	m^2	**71.32**
Special glass; BS EN 14449; Pyran half-hour fire-resisting glass or other equal or approved						
6.50 mm thick rectangular panes; glazed with screwed hardwood beads and Sealmaster Fireglaze intumescent compound or other equal and approved to rebated frame						
300 mm × 400 mm pane	–	0.41	11.28	50.40	nr	**61.68**
400 mm × 800 mm pane	–	0.51	14.02	128.27	nr	**142.29**
500 mm × 1400 mm pane	–	0.81	22.55	274.22	nr	**296.77**
600 mm × 1800 mm pane	–	1.02	28.34	438.62	nr	**466.96**
Special glass; BS EN 14449; Pyrostop one-hour fire-resisting glass or other equal and approved						
15 mm thick regular panes; glazed with screwed hardwood beads and Sealmaster Fireglaze intumescent liner and compound or other equal and approved both sides						
300 mm × 400 mm pane	–	1.22	33.82	96.39	nr	**130.21**
400 mm × 800 mm pane	–	1.53	42.36	194.24	nr	**236.60**
500 mm × 1400 mm pane	–	2.04	56.39	399.50	nr	**455.89**
600 mm × 1800 mm pane	–	2.54	70.40	595.57	nr	**665.97**
Special glass; BS EN 14449; clear laminated security glass						
7.50 mm thick regular panes; glazed with screwed hardwood beads and Intergens intumescent strip						
300 mm × 400 mm pane	–	0.41	11.28	30.86	nr	**42.14**
400 mm × 800 mm pane	–	0.51	14.02	77.00	nr	**91.02**
500 mm × 1400 mm pane	–	0.81	22.55	162.32	nr	**184.87**
600 mm × 1800 mm pane	–	1.02	28.34	258.97	nr	**287.31**
Curved cutting to glass						
to 4 mm thick panes	–	–	–	4.92	m	**4.92**
to 6 mm thick panes	–	–	–	4.92	m	**4.92**
to 6 mm thick wired panes	–	–	–	7.50	m	**7.50**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
L40 GENERAL GLAZING – cont						
Drill holes in glass						
Drill holes 6 mm to 15 mm diameter to glass thickness:						
not exceeding 6 mm thick	–	–	–	3.58	nr	**3.58**
not exceeding 10 mm thick	–	–	–	4.60	nr	**4.60**
not exceeding 12 mm thick	–	–	–	5.71	nr	**5.71**
not exceeding 19 mm thick	–	–	–	7.20	nr	**7.20**
not exceeding 25 mm thick	–	–	–	8.93	nr	**8.93**
Drill holes 16 mm to 38 mm diameter to glass thickness						
not exceeding 6 mm thick	–	–	–	5.15	nr	**5.15**
not exceeding 10 mm thick	–	–	–	6.80	nr	**6.80**
not exceeding 12 mm thick	–	–	–	8.12	nr	**8.12**
not exceeding 19 mm thick	–	–	–	10.23	nr	**10.23**
not exceeding 25 mm thick	–	–	–	12.66	nr	**12.66**
Drill holes over 38 mm diameter to glass thickness						
not exceeding 6 mm thick	–	–	–	10.23	nr	**10.23**
not exceeding 10 mm thick	–	–	–	12.34	nr	**12.34**
not exceeding 12 mm thick	–	–	–	14.61	nr	**14.61**
not exceeding 19 mm thick	–	–	–	17.98	nr	**17.98**
not exceeding 25 mm thick	–	–	–	22.43	nr	**22.43**
Other works to glass						
Intumescant paste to glazed panels for die doors; per side treated	–	–	–	10.39	m	**10.39**
Imitation washleather/black velvet bedding to edge of glass	–	–	–	1.79	m	**1.79**
Mirror panels; BS EN 14449; silvered; insulation backing						
4 mm thick float; fixing with adhesive						
1000 mm × 1000 mm	–	–	–	–	nr	**42.19**
1000 mm × 2000 mm	–	–	–	–	nr	**84.45**
1000 mm × 4000 mm	–	–	–	–	nr	**307.78**
Glass louvres; BS EN 14449; with long edges ground or smooth						
6 mm thick float						
150 mm wide	–	–	–	–	m	**21.03**
7 mm thick Georgian wired cast						
150 mm wide	–	–	–	–	m	**29.19**
6 mm thick Georgian wired polished						
150 mm wide	–	–	–	–	m	**41.64**
Factory-made double hermetically sealed units; to wood or metal with screwed or clipped beads						
Two panes; BS EN 14449; clear float glass; 4 mm thick; 6 mm air space						
0.35 m^2–2.00 m^2	–	–	–	–	m^2	**100.77**

L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Two panes; BS 952; clear float glass; 6 mm thick; 6 mm air space						
0.35 m^2–2.0 m^2	–	–	–	–	m^2	**117.34**
2.00 m^2–4.00 m^2	–	–	–	–	m^2	**176.45**
Factory-made double hermetically sealed units; with inner pane of Pilkington's K low emissivity coated glass; to wood or metal with screwed or clipped beads						
Two panes; BS EN 14449; clear float glass; 4 mm thick; 6 mm air space						
0.35 m^2–2.00 m^2	–	–	–	–	m^2	**122.57**
Two panes; BS EN 14449; clear float glass; 6 mm thick; 6 mm air space						
0.35 m^2–2.0 m^2	–	–	–	–	m^2	**142.71**
2.00 m^2–4.00 m^2	–	–	–	–	m^2	**214.62**
Factory-made triple hermetically sealed units; with inner pane of Pilkington's K low emissivity coated glass; to wood or metal with screwed or clipped beads						
Three panes; BS EN 14449; clear float glass; 4 mm thick; 6 mm air spaces						
0.35 m^2–2.00 m^2	–	–	–	–	m^2	**207.73**
Three panes; BS EN 14449; clear float glass; 6 mm thick; 6 mm air spaces						
0.35 m^2–2.0 m^2	–	–	–	–	m^2	**241.89**
2.00 m^2–4.00 m^2	–	–	–	–	m^2	**363.75**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
M10 CEMENT:SAND/CONCRETE SCREEDS/ GRANOLITHIC SCREEDS/TOPPING						
Cement and sand (1:3) screeds; steel trowelled						
Work to floors; one coat level; to concrete base; screeded; over 300 mm wide						
25 mm thick	–	–	–	–	m^2	**9.31**
50 mm thick	–	–	–	–	m^2	**11.02**
75 mm thick	–	–	–	–	m^2	**14.58**
100 mm thick	–	–	–	–	m^2	**18.14**
Add to the above for work to falls and crossfalls and to slopes						
not exceeding 15° from horizontal	–	0.02	0.43	–	m^2	**0.43**
over 15° from horizontal	–	0.10	1.96	–	m^2	**1.96**
water repellent additive incorporated in the mix	–	0.02	0.43	3.97	m^2	**4.40**
oil repellent additive incorporated in the mix	–	0.08	1.53	4.29	m^2	**5.82**
Fine concrete (1:4-5) levelling screeds; steel trowelled						
Work to floors; one coat; level; to concrete base; over 300 mm wide						
50 mm thick	–	–	–	–	m^2	**11.02**
75 mm thick	–	–	–	–	m^2	**14.58**
Extra over last for isolation joint to perimeter	–	–	–	–	m	**1.45**
Early drying floor screed; RMC Mortars Readyscreed or other equal and approved; steel trowelled						
Work to floors; one coat; level; to concrete base; over 300 mm wide						
100 mm thick	–	–	–	–	m^2	**23.00**
Extra over last for galvanized chicken wire anticrack reinforcement	–	–	–	–	m^2	**1.10**
Granolithic paving; cement and granite chippings 5 to dust (1:1:2); steel trowelled						
Work to floors; one coat; level; laid on concrete while green; bonded; over 300 mm wide						
25 mm thick	–	–	–	–	m^2	**25.08**
38 mm thick	–	–	–	–	m^2	**27.92**
Work to floors; two coat; laid on hacked concrete with slurry; over 300 mm wide						
50 mm thick	–	–	–	–	m^2	**30.88**
75 mm thick	–	–	–	–	m^2	**38.00**
Work to landings; one coat; level; laid on concrete while green; bonded; over 300 mm wide						
25 mm thick	–	–	–	–	m^2	**37.52**
38 mm thick	–	–	–	–	m^2	**41.88**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Work to landings; two coat; laid on hacked concrete with slurry; over 300 mm wide						
50 mm thick	–	–	–	–	m^2	**46.31**
75 mm thick	–	–	–	–	m^2	**57.00**
Add to the above over 300 mm wide for						
liquid hardening additive incorporated in the mix	–	0.04	0.87	0.46	m^2	**1.33**
oil-repellent additive incorporated in the mix	–	0.08	1.53	4.29	m^2	**5.82**
25 mm work to treads; one coat; to concrete base						
225 mm wide	–	0.91	23.28	9.44	m	**32.72**
275 mm wide	–	0.91	23.28	10.57	m	**33.85**
returned end	–	0.19	4.77	–	nr	**4.77**
13 mm skirtings; rounded top edge and coved bottom junction; to brickwork or blockwork base						
75 mm wide on face	–	0.56	14.30	0.45	m	**14.75**
150 mm wide on face	–	0.76	19.35	8.30	m	**27.65**
ends; fair	–	0.04	1.12	–	nr	**1.12**
angles	–	0.07	1.68	–	nr	**1.68**
13 mm outer margin to stairs; to follow profile of and with rounded nosing to treads and risers; fair edge and arris at bottom; to concrete base						
75 mm wide	–	0.91	23.28	4.53	m	**27.81**
angles	–	0.07	1.68	–	nr	**1.68**
13 mm wall string to stairs; fair edge and arris on top; coved bottom junction with treads and risers; to brickwork or blockwork base						
275 mm (extreme) wide	–	0.81	20.75	7.92	m	**28.67**
ends	–	0.04	1.12	–	nr	**1.12**
angles	–	0.07	1.68	–	nr	**1.68**
ramps	–	0.08	1.97	–	nr	**1.97**
ramped and wreathed corners	–	0.10	2.52	–	nr	**2.52**
13 mm outer string to stairs; rounded nosing on top at junction with treads and risers; fair edge and arris at bottom; to concrete base						
300 mm (extreme) wide	–	0.81	20.75	9.82	m	**30.57**
ends	–	0.04	1.12	–	nr	**1.12**
angles	–	0.07	1.68	–	nr	**1.68**
ramps	–	0.08	1.97	–	nr	**1.97**
ramps and wreathed corners	–	0.10	2.52	–	nr	**2.52**
19 mm thick skirtings; rounded top edge and coved bottom junction; to brickwork or blockwork base						
75 mm wide on face	–	0.56	14.30	8.30	m	**22.60**
150 mm wide on face	–	0.76	19.35	12.83	m	**32.18**
ends; fair	–	0.04	0.87	–	nr	**0.87**
angles	–	0.07	1.68	–	nr	**1.68**
19 mm riser; one rounded nosing; to concrete base						
150 mm high; plain	–	0.91	23.28	7.17	m	**30.45**
150 mm high; undercut	–	0.91	23.28	7.17	m	**30.45**
180 mm high; plain	–	0.91	23.28	9.82	m	**33.10**
180 mm high; undercut	–	0.91	23.28	9.82	m	**33.10**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
M11 MASTIC ASPHALT FLOORING/FLOOR UNDERLAYS						
Mastic asphalt flooring to BS 6925 Type F 1076; black						
20 mm thick; one coat coverings; felt isolating membrane; to concrete base; flat						
over 300 mm wide	–	–	–	–	m^2	**17.95**
225 mm–300 mm wide	–	–	–	–	m^2	**33.34**
150 mm–225 mm wide	–	–	–	–	m^2	**36.62**
not exceeding 150 mm wide	–	–	–	–	m^2	**44.83**
25 mm thick; one coat coverings; felt isolating membrane; to concrete base; flat						
over 300 mm wide	–	–	–	–	m^2	**20.84**
225 mm–300 mm wide	–	–	–	–	m^2	**35.57**
150 mm–225 mm wide	–	–	–	–	m^2	**38.77**
not exceeding 150 mm wide	–	–	–	–	m^2	**47.00**
20 mm three coat skirtings to brickwork base						
not exceeding 150 mm girth	–	–	–	–	m	**18.34**
150 mm–225 mm girth	–	–	–	–	m	**22.41**
225 mm–300 mm girth	–	–	–	–	m	**26.50**
Mastic asphalt flooring; acid-resisting; black						
20 mm thick; one coat coverings; felt isolating membrane; to concrete base flat						
over 300 mm wide	–	–	–	–	m^2	**21.02**
225 mm–300 mm wide	–	–	–	–	m^2	**38.45**
150 mm–225 mm wide	–	–	–	–	m^2	**39.71**
not exceeding 150 mm wide	–	–	–	–	m^2	**47.91**
25 mm thick; one coat coverings; felt isolating membrane; to concrete base; flat						
over 300 mm wide	–	–	–	–	m^2	**24.83**
225 mm–300 mm wide	–	–	–	–	m^2	**39.52**
150 mm–225 mm wide	–	–	–	–	m^2	**42.78**
not exceeding 150 mm wide	–	–	–	–	m^2	**51.00**
20 mm thick; three coat skirtings to brickwork base						
not exceeding 150 mm girth	–	–	–	–	m	**18.52**
150 mm–225 mm girth	–	–	–	–	m	**21.58**
225 mm–300 mm girth	–	–	–	–	m	**24.50**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Mastic asphalt flooring to BS 6925 Type F 1451; red						
20 mm thick; one coat coverings; felt isolating membrane; to concrete base; flat						
over 300 mm wide	–	–	–	–	m^2	**29.41**
225 mm–300 mm wide	–	–	–	–	m^2	**48.58**
150 mm–225 mm wide	–	–	–	–	m^2	**52.48**
not exceeding 150 mm wide	–	–	–	–	m^2	**62.79**
20 mm thick; three coat skirtings to brickwork base						
not exceeding 150 mm girth	–	–	–	–	m	**23.09**
150 mm–225 mm girth	–	–	–	–	m	**29.41**
M12 TROWELLED BITUMEN/RESIN/RUBBER LATEX						
Latex cement floor screeds; steel trowelled						
Work to floors; level; to concrete base; over 300 mm wide						
3 mm thick; one coat	–	–	–	–	m^2	**4.06**
5 mm thick; two coats	–	–	–	–	m^2	**5.72**
Epoxy resin flooring; Altro Altroflow 3000 or other equal and approved; steel trowelled						
Work to floors; level; to concrete base; over 300 mm wide						
3 mm thick; one coat	–	–	–	–	m^2	**25.65**
Isocrete K screeds or other equal and approved; steel trowelled						
Work to floors; level; to concrete base; over 300 mm wide						
35 mm thick; plus polymer bonder coat	–	–	–	–	m^2	**13.59**
40 mm thick	–	–	–	–	m^2	**12.54**
45 mm thick	–	–	–	–	m^2	**13.25**
50 mm thick	–	–	–	–	m^2	**13.96**
Work to floors; to falls or cross-falls; to concrete base; over 300 mm wide						
55 mm (average) thick	–	–	–	–	m^2	**14.68**
60 mm (average) thick	–	–	–	–	m^2	**15.39**
65 mm (average) thick	–	–	–	–	m^2	**16.10**
75 mm (average) thick	–	–	–	–	m^2	**17.53**
90 mm (average) thick	–	–	–	–	m^2	**19.66**
Isocrete K screeds; quick drying; or other equal and approved; steel trowelled						
Work to floors; level or to floors n.e. 15° frojm the horizontal; to concrete base; over 300 mm wide						
55 mm thick	–	–	–	–	m^2	**19.00**
75 mm thick	–	–	–	–	m^2	**23.75**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
M12 TROWELLED BITUMEN/RESIN/RUBBER LATEX – cont						
Isocrete pumpable Self Level Plus screeds or other equal and approved; protected with Corex type polythene; knifed off prior to laying floor finish; flat smooth finish						
Work to floors; level or to floors n.e. 15° from the horizontal; to concrete base; over 300 mm wide						
20 mm thick	–	–	–	–	m^2	**23.15**
50 mm thick	–	–	–	–	m^2	**30.88**
Bituminous lightweight insulating roof screeds						
Bit-Ag or similar roof screed or other equal and approved; to falls or cross-falls; bitumen felt vapour barrier; over 300 mm wide						
75 mm (average) thick	–	–	–	–	m^2	**47.18**
100 mm (average) thick	–	–	–	–	m^2	**59.79**
M20 PLASTERED/RENDERED/ROUGHCAST COATING						
Cement and sand (1:3) beds and backings						
10 mm thick work to walls; one coat; to brickwork or blockwork base						
over 300 mm wide	–	–	–	–	m^2	**13.85**
not exceeding 300 mm wide	–	–	–	–	m	**6.93**
13 mm thick; work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	–	–	–	–	m^2	**16.66**
not exceeding 300 mm wide	–	–	–	–	m	**8.34**
15 mm thick work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	–	–	–	–	m^2	**17.96**
not exceeding 300 mm wide	–	–	–	–	m	**8.99**
Cement and sand (1:3); steel trowelled						
13 mm thick work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	–	–	–	–	m^2	**14.50**
not exceeding 300 mm wide	–	–	–	–	m	**7.25**
16 mm thick work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	–	–	–	–	m^2	**16.25**
not exceeding 300 mm wide	–	–	–	–	m	**8.14**
19 mm thick work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	–	–	–	–	m^2	**18.79**
not exceeding 300 mm wide	–	–	–	–	m	**9.40**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
ADD to above						
over 300 mm wide in water repellent cement	–	–	–	–	m^2	**3.85**
finishing coat in colour cement	–	–	–	–	m^2	**8.20**
Cement-lime-sand (1:2:9); steel trowelled						
19 mm thick work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	–	–	–	–	m^2	**18.23**
not exceeding 300 mm wide	–	–	–	–	m	**9.12**
Cement-lime-sand (1:1:6); steel trowelled						
13 mm thick work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	–	–	–	–	m^2	**14.90**
not exceeding 300 mm wide	–	–	–	–	m	**7.34**
Add to the above over 300 mm wide for						
waterproof additive	–	–	–	–	m^2	**2.51**
19 mm thick work to ceilings; three coats; to metal lathing base						
over 300 mm wide	–	–	–	–	m^2	**17.53**
not exceeding 300 mm wide	–	–	–	–	m	**10.24**
Sto External render only system; comprising glassfibre mesh reinforcement embedded in 10 mm Sto Levell Cote with Sto Armat Classic Basecoat Render and Stolit K 1.5 Decorative Topcoat Render (white)						
15 mm thick work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	–	–	–	–	m^2	**48.35**
Extra for						
bellcast bead	–	–	–	–	m	**4.60**
external angle with PVC mesh angle bead	–	–	–	–	m	**4.25**
internal angle with Sto Armor angle	–	–	–	–	m	**4.25**
render stop bead	–	–	–	–	m	**4.25**
K-Rend render or similar through-colour render system						
18 mm thick work to walls; two coats; to brickwork or blockwork base; first coat 8 mm standard base coat; second coat 10 mm K-rend silicone WP/FT						
over 300 mm wide	–	–	–	–	m^2	**60.30**
Plaster; first 11 mm coat of Thistle Hardwall plaster; second 2 mm finishing coat of Thistle Multi Finish plaster; steel trowelled						
13 mm thick work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	–	–	–	–	m^2	**11.50**
over 300 mm wide; in staircase areas or plant rooms	–	–	–	–	m^2	**13.81**
not exceeding 300 mm wide	–	–	–	–	m	**6.11**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
M20 PLASTERED/RENDERED/ROUGHCAST COATING – cont						
Plaster; first 11 mm coat of Thistle Hardwall plaster; second 2 mm finishing coat of Thistle Multi Finish plaster – cont						
13 mm thick work to isolated brickwork or blockwork columns; two coats						
over 300 mm wide	–	–	–	–	m^2	**21.66**
not exceeding 300 mm wide	–	–	–	–	m	**10.83**
Plaster; first 11 mm coat of Thistle Browning plaster; second finishing coat of 2 mm Thistle Multi Finish plaster; steel trowelled finish						
13 mm thick; work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	–	–	–	–	m^2	**11.50**
over 300 mm wide; in staircase areas or plant rooms	–	–	–	–	m^2	**13.81**
not exceeding 300 mm wide	–	–	–	–	m	**6.11**
13 mm thick work to isolated brickwork or blockwork columns; two coats						
over 300 mm wide	–	–	–	–	m^2	**21.66**
not exceeding 300 mm wide	–	–	–	–	m	**9.60**
Plaster; first 8 mm or 11 mm coat of Thistle Bonding plaster; second 2 mm finishing coat of Thistle Multi Finish plaster; steel trowelled finish						
13 mm thick work to walls; two coats; to concrete base						
over 300 mm wide	–	–	–	–	m^2	**12.88**
over 300 mm wide; in staircase areas or plant rooms	–	–	–	–	m^2	**15.25**
not exceeding 300 mm wide	–	–	–	–	m	**5.89**
13 mm thick work to isolated piers or columns; two coats; to concrete base						
over 300 mm wide	–	–	–	–	m^2	**23.00**
not exceeding 300 mm wide	–	–	–	–	m	**10.77**
10 mm thick work to ceilings; two coats; to concrete base						
over 300 mm wide	–	–	–	–	m^2	**11.02**
over 300 wide; 3.50 m–5.00 m high	–	–	–	–	m^2	**13.22**
over 300 mm wide; in staircase areas or plant rooms	–	–	–	–	m^2	**14.63**
not exceeding 300 mm wide	–	–	–	–	m	**6.16**
10 mm thick work to isolated beams; two coats; to concrete base						
over 300 mm wide	–	–	–	–	m^2	**22.03**
over 300 mm wide; 3.50 m–5.00 m high	–	–	–	–	m^2	**23.49**
not exceeding 300 mm wide	–	–	–	–	m	**11.08**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Plaster; one coat Snowplast plaster or other equal and approved; steel trowelled						
13 mm thick work to walls; one coat; to brickwork or blockwork base						
over 300 mm wide	–	–	–	–	m^2	**12.72**
over 300 mm wide; in staircase areas or plant rooms	–	–	–	–	m^2	**15.11**
not exceeding 300 mm wide	–	–	–	–	m	**6.37**
13 thick work to isolated columns; one coat						
over 300 mm wide	–	–	–	–	m^2	**15.39**
not exceeding 300 mm wide	–	–	–	–	m	**7.72**
Plaster; first coat of Limelite renovating plaster; finishing coat of Limelite finishing plaster; or other equal and approved; steel trowelled						
13 mm thick work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	–	–	–	–	m^2	**17.63**
over 300 mm wide; in staircase areas or plant rooms	–	–	–	–	m^2	**19.36**
not exceeding 300 mm wide	–	–	–	–	m	**8.81**
Dubbing out existing walls with undercoat plaster; average 6 mm thick						
over 300 mm wide	–	–	–	–	m^2	**5.29**
not exceeding 300 mm wide	–	–	–	–	m	**2.67**
Dubbing out existing walls with undercoat plaster; average 12 mm thick						
over 300 mm wide	–	–	–	–	m^2	**10.57**
not exceeding 300 mm wide	–	–	–	–	m	**5.29**
Plaster; first coat of Thistle X-ray plaster or other equal and approved; finishing coat of Thistle X-ray finishing plaster or other equal and approved; steel trowelled						
17 mm thick work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	–	–	–	–	m^2	**57.22**
over 300 mm wide; in staircase areas or plant rooms	–	–	–	–	m^2	**61.48**
not exceeding 300 mm wide	–	–	–	–	m	**22.89**
17 mm thick work to isolated columns; two coats						
over 300 mm wide	–	–	–	–	m^2	**92.83**
not exceeding 300 mm wide	–	–	–	–	m	**37.10**
Plaster; one coat Thistle projection plaster or other equal and approved; steel trowelled						
13 mm thick work to walls; one coat; to brickwork or blockwork base						
over 300 mm wide	–	–	–	–	m^2	**12.27**
over 300 mm wide; in staircase areas or plant rooms	–	–	–	–	m^2	**14.03**
not exceeding 300 mm wide	–	–	–	–	m	**6.12**
10 mm thick work to isolated columns; one coat						
over 300 mm wide	–	–	–	–	m^2	**14.93**
not exceeding 300 mm wide	–	–	–	–	m	**7.45**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
M20 PLASTERED/RENDERED/ROUGHCAST COATING – cont						
Plaster; first 11 mm coat of Thistle Bonding plaster; second 2 mm finishing coat of Thistle Multi Finish plaster; steel trowelled						
13 mm thick work to ceilings; three coats to metal lathing base						
over 300 mm wide	–	–	–	–	m^2	**13.37**
over 300 mm wide; in staircase areas or plant rooms	–	–	–	–	m^2	**16.04**
not exceeding 300 mm wide	–	–	–	–	m	**7.21**
13 mm thick work to swept soffit of metal lathing arch former						
not exceeding 300 mm wide	–	–	–	–	m	**9.62**
300 mm–400 mm wide	–	–	–	–	m	**12.86**
13 mm thick work to vertical face of metal lathing arch former						
not exceeding 0.50 m^2 per side	–	–	–	–	nr	**13.66**
0.50 m^2–1 m^2 per side	–	–	–	–	nr	**20.49**
Squash court plaster, Prodorite Ltd; first coat Formula Base screed or other equal and approved; finishing coat Formula 90 finishing plaster or other equal and approved; steel trowelled and finished with sponge float						
12 mm thick work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	–	–	–	–	m^2	**30.75**
not exceeding 300 mm wide	–	–	–	–	m	**15.12**
demarcation lines on battens	–	–	–	–	m	**4.36**
Cemrend self-coloured render or other equal and approved; one coat; to brickwork or blockwork base						
20 mm thick work to walls; to brickwork or blockwork base						
over 300 mm wide	–	–	–	–	m^2	**28.62**
not exceeding 300 mm wide	–	–	–	–	m	**16.70**
Tyrolean decorative rendering or similar; 13 mm thick first coat of cement-lime-sand (1:1:6); finishing three coats of Cullamix or other equal and approved; applied with approved hand operated machine external						
To walls; four coats; to brickwork or blockwork base						
over 300 mm wide	–	–	–	–	m^2	**29.32**
not exceeding 300 mm wide	–	–	–	–	m	**14.64**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Drydash (pebbledash) finish of Derbyshire Spar chippings or other equal and approved on and including cement-lime-sand (1:2:9) backing						
18 mm thick work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	–	–	–	–	m^2	**25.42**
not exceeding 300 mm wide	–	–	–	–	m	**12.72**
Plaster; one coat Thistle board finish or other equal and approved; steel trowelled (prices included within plasterboard rates)						
3 mm thick work to walls or ceilings; one coat; to plasterboard base						
over 300 mm wide	–	–	–	–	m^2	**5.18**
over 300 mm wide; in staircase areas or plant rooms	–	–	–	–	m^2	**6.22**
not exceeding 300 mm wide	–	–	–	–	m	**2.07**
Plaster; one coat Thistle board finish or other equal and approved; steel trowelled 3 mm work to walls or ceilings; one coat on and including gypsum plasterboard; BS 1230; fixing with nails; 3 mm joints filled with plaster and jute scrim cloth; to softwood base; plain grade baseboard or lath with rounded edges						
9.50 mm thick boards to walls						
over 300 mm wide	–	1.16	16.91	3.55	m^2	**20.46**
not exceeding 300 mm wide	–	0.44	6.90	1.03	m	**7.93**
9.50 mm thick boards to walls; in staircase areas or plant rooms						
over 300 mm wide	–	1.27	18.59	3.55	m^2	**22.14**
not exceeding 300 mm wide	–	0.55	8.58	1.03	m	**9.61**
9.50 mm thick boards to isolated columns						
over 300 mm wide	–	1.27	18.59	3.55	m^2	**22.14**
not exceeding 300 mm wide	–	0.67	10.44	1.03	m	**11.47**
9.50 mm thick boards to ceilings						
over 300 mm wide	–	1.07	15.43	3.55	m^2	**18.98**
over 300 mm wide; 3.50 m–5.00 m high	–	1.24	18.04	3.55	m^2	**21.59**
not exceeding 300 mm wide	–	0.52	8.03	1.03	m	**9.06**
9.50 mm thick boards to ceilings; in staircase areas or plant rooms						
over 300 mm wide	–	1.18	17.11	3.55	m^2	**20.66**
not exceeding 300 mm wide	–	0.56	8.76	1.03	m	**9.79**
9.50 mm thick boards to isolated beams						
over 300 mm wide	–	1.26	18.41	3.55	m^2	**21.96**
not exceeding 300 mm wide	–	0.60	9.33	1.03	m	**10.36**
12.50 mm thick boards to walls; in staircase areas or plant rooms						
over 300 mm wide	–	1.34	19.71	3.55	m^2	**23.26**
not exceeding 300 mm wide	–	0.60	9.33	1.03	m	**10.36**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
M20 PLASTERED/RENDERED/ROUGHCAST COATING – cont						
Plaster; one coat Thistle board finish or other equal and approved – cont						
12.50 mm thick boards to isolated columns						
over 300 mm wide	–	1.34	19.71	3.55	m^2	**23.26**
not exceeding 300 mm wide	–	0.71	11.01	1.03	m	**12.04**
12.50 mm thick boards to ceilings						
over 300 mm wide	–	1.14	16.54	3.55	m^2	**20.09**
over 300 mm wide; 3.50 m–5.00 m high	–	1.27	18.59	3.55	m^2	**22.14**
not exceeding 300 mm wide	–	0.54	8.39	1.03	m	**9.42**
12.50 mm thick boards to ceilings; in staircase areas or plant rooms						
over 300 mm wide	–	1.27	18.59	3.55	m^2	**22.14**
not exceeding 300 mm wide	–	0.61	9.51	1.03	m	**10.54**
12.50 mm thick boards to isolated beams						
over 300 mm wide	–	1.38	20.27	3.55	m^2	**23.82**
not exceeding 300 mm wide	–	0.67	10.44	1.03	m	**11.47**
Accessories						
Expamet render beads or other equal and approved; white PVC nosings; to brickwork or blockwork base						
external stop bead; ref 573	–	0.08	1.30	4.64	m	**5.94**
Expamet render beads or other equal and approved; stainless steel; to brickwork or blockwork base						
stop bead; ref 546	–	0.08	1.30	3.80	m	**5.10**
stop bead; ref 547	–	0.08	1.30	3.80	m	**5.10**
Expamet plaster beads or other equal and approved; galvanized steel; to brickwork or blockwork base						
angle bead; ref 550	–	0.10	1.50	0.98	m	**2.48**
architrave bead; ref 579	–	0.12	1.87	2.68	m	**4.55**
stop bead; ref 562	–	0.08	1.30	1.21	m	**2.51**
stop beads; ref 563	–	0.08	1.30	1.67	m	**2.97**
movement bead; ref 588	–	0.11	1.68	9.38	m	**11.06**
Expamet plaster beads or other equal and approved; stainless steel; to brickwork or blockwork base						
angle bead; ref 545	–	0.10	1.50	4.27	m	**5.77**
stop bead; ref 534	–	0.08	1.30	3.80	m	**5.10**
stop bead; ref 533	–	0.08	1.30	3.80	m	**5.10**
Expamet thin coat plaster beads or other equal and approved; galvanized steel; to timber base						
angle bead; ref 553	–	0.08	1.30	0.91	m	**2.21**
stop bead; ref 560	–	0.07	1.12	1.39	m	**2.51**
stop bead; ref 561	–	0.07	1.12	1.39	m	**2.51**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
M21 INSULATION WITH RENDERED FINISH						
Sto Therm Classic M-system insulation render						
70 mm EPS insulation fixed with adhesive to SFS structure (measured separately) with horizontal PVC intermediate track and vertical T-spines; with glassfibre mesh reinforcement embedded in Sto Armat Classic Basecoat Render and Stolit K 1.5 Decorative Topcoat Render (white)						
over 300 mm wide	–	–	–	–	m^2	**57.40**
70 mm EPS insulation mechanically fixed to SFS structure (measured separately) with horizontal PVC intermediate track and vertical T-spines; with glassfibre mesh reinforcement embedded in Sto Armat Classic Basecoat Render and Stolit K 1.5 Decorative Topcoat Render (white)						
over 300 mm wide	–	–	–	–	m^2	**63.15**
rendered heads and reveals not exceeding 100 mm wide; including angle beads	–	–	–	–	m	**15.85**
Extra for						
aluminium starter track at base of insulated render system	–	–	–	–	m	**9.65**
external angle with PVC mesh angle bead	–	–	–	–	m	**4.25**
internal angle with Sto Armor angle	–	–	–	–	m	**4.25**
render stop bead	–	–	–	–	m	**4.25**
Sto seal tape to all vertical abutments	–	–	–	–	m	**3.95**
Sto Armor mat HD mesh reinforcement to areas prone to physical damage (e.g. 1800 mm high adjoining floor level)						
over 300 mm wide	–	–	–	–	m^2	**12.70**
M22 SPRAYED MINERAL FIBRE COATINGS						
Prepare and apply by spray Mandolite CP2 fire protection or other equal and approved on structural steel/metalwork						
16 mm thick (one hour) fire protection						
to walls and columns	–	–	–	–	m^2	**8.48**
to ceilings and beams	–	–	–	–	m^2	**9.36**
to isolated metalwork	–	–	–	–	m^2	**18.64**
22 mm thick (one and a half hour) fire protection						
to walls and columns	–	–	–	–	m^2	**9.86**
to ceilings and beams	–	–	–	–	m^2	**10.93**
to isolated metalwork	–	–	–	–	m^2	**21.87**
28 mm thick (two hour) fire protection						
to walls and columns	–	–	–	–	m^2	**11.56**
to ceilings and beams	–	–	–	–	m^2	**12.63**
to isolated metalwork	–	–	–	–	m^2	**25.24**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
M22 SPRAYED MINERAL FIBRE COATINGS – cont						
Prepare and apply by spray Mandolite CP2 fire protection or other equal and approved on structural steel/metalwork – cont						
52 mm thick (four hour) fire protection						
to walls and columns	–	–	–	–	m^2	**17.48**
to ceilings and beams	–	–	–	–	m^2	**19.47**
to isolated metalwork	–	–	–	–	m^2	**38.74**
Prepare and apply by spray; cementitious Pyrok WF26 render or other equal and approved; on expanded metal lathing (not included)						
15 mm thick						
to ceilings and beams	–	–	–	–	m^2	**26.83**
M30 METAL MESH LATHING/ANCHORED REINFORCEMENT FOR PLASTERED COATINGS						
Accessories						
Preformed galvanized expanded steel semicircular arch-frames; Expamet or other equal and approved; to suit walls up to 230 mm thick						
for 760 mm opening; ref ESC 30	72.44	0.53	7.19	74.25	nr	**81.44**
for 840 mm opening; ref ESC 32	76.07	0.53	7.19	77.97	nr	**85.16**
for 920 mm opening; ref ESC 36	88.98	0.53	7.19	91.20	nr	**98.39**
for 1220 mm opening; ref ESC 48	110.90	0.53	7.19	113.67	nr	**120.86**
Lathing; Expamet BB expanded metal lathing or other equal and approved; BS EN 13658; 50 mm laps						
6 mm thick mesh linings to ceilings; fixing with staples; to softwood base; over 300 mm wide						
ref BB263; 0.500 mm thick	6.47	0.64	8.74	6.63	m^2	**15.37**
ref BB264; 0.675 mm thick	9.05	0.64	8.74	9.28	m^2	**18.02**
6 mm thick mesh linings to ceilings; fixing with wire; to steelwork; over 300 mm wide						
ref BB263; 0.500 mm thick	–	0.68	9.24	6.63	m^2	**15.87**
ref BB264; 0.675 mm thick	–	0.68	9.24	9.28	m^2	**18.52**
6 mm thick mesh linings to ceilings; fixing with wire; to steelwork; not exceeding 300 mm wide						
ref BB263; 0.500 mm thick	–	0.43	5.76	6.63	m^2	**12.39**
ref BB264; 0.675 mm thick	–	0.43	5.76	9.28	m^2	**15.04**
raking cutting	–	0.22	3.39	–	m	**3.39**
cutting and fitting around pipes; not exceeding 0.30 m girth	–	0.32	5.00	–	nr	**5.00**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Lathing; Expamet Riblath or Spraylath or other equal and approved stiffened expanded metal lathing or similar; 50 mm laps						
10 mm thick mesh lining to walls; fixing with nails; to softwood base; over 300 mm wide						
Riblath ref 269; 0.30 mm thick	13.59	0.53	7.19	14.04	m^2	**21.23**
Riblath ref 271; 0.50 mm thick	10.70	0.53	7.19	11.08	m^2	**18.27**
10 mm thick mesh lining to walls; fixing with nails; to softwood base; not exceeding 300 mm wide						
Riblath ref 269; 0.30 mm thick	–	0.32	4.38	4.25	m^2	**8.63**
Riblath ref 271; 0.50 mm thick	–	0.32	4.38	3.37	m^2	**7.75**
10 mm thick mesh lining to walls; fixing to brick or blockwork; over 300 mm wide						
Red-rib ref 274; 0.50 mm thick	13.59	0.43	5.76	15.21	m^2	**20.97**
Stainless steel Riblath ref 267; 0.30 mm thick	26.41	0.43	5.76	28.35	m^2	**34.11**
10 mm thick mesh lining to ceilings; fixing with wire; to steelwork; over 300 mm wide						
Riblath ref 269; 0.30 mm thick	–	0.68	9.24	14.43	m^2	**23.67**
Riblath ref 271; 0.50 mm thick	–	0.68	9.24	11.47	m^2	**20.71**
M31 FIBROUS PLASTER						
Fibrous plaster; fixing with screws; plugging; countersinking; stopping; filling and pointing joints with plaster						
16 mm thick plain slab coverings to ceilings						
over 300 mm wide	–	–	–	–	m^2	**111.90**
not exceeding 300 mm wide	–	–	–	–	m	**37.64**
Coves; not exceeding 150 mm girth						
per 25 mm girth	–	–	–	–	m	**5.40**
Coves; 150 mm–300 mm girth						
per 25 mm girth	–	–	–	–	m	**6.61**
Cornices						
per 25 mm girth	–	–	–	–	m	**6.71**
Cornice enrichments						
per 25 mm girth; depending on degree of enrichments	–	–	–	–	m	**7.93**
Fibrous plaster; fixing with plaster wadding filling and pointing joints with plaster; to steel base						
16 mm thick plain slab coverings to ceilings						
over 300 mm wide	–	–	–	–	m^2	**111.90**
not exceeding 300 mm wide	–	–	–	–	m	**37.64**
16 mm thick plain casings to stanchions						
per 25 mm girth	–	–	–	–	m	**3.36**
16 mm thick plain casings to beams						
per 25 mm girth	–	–	–	–	m	**3.36**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
M31 FIBROUS PLASTER – cont						
Gyproc cove or other equal and approved; fixing with adhesive; filling and pointing joints with plaster						
Cove						
125 mm girth	–	0.19	2.95	1.20	m	**4.15**
Angles	–	0.03	0.46	0.75	nr	**1.21**
M40 STONE/CONCRETE/QUARRY/CERAMIC TILING						
ALTERNATIVE TILE MATERIALS						
Dennis Ruabon clay floor quarries (£/1000)						
194 mm × 194 mm × 12.5 mm; square; red	–	–	–	666.25	1000	**666.25**
194 mm × 194 mm × 12.5 mm; red; polygon; red	–	–	–	49.38	m^2	**49.38**
150 mm × 150 mm × 12.5 mm; square; heatherbrown	–	–	–	758.50	1000	**758.50**
150 mm × 150 mm × 12.5 mm; studded square; heatherbrown or red	–	–	–	1104.95	1000	**1104.95**
150 mm × 150 mm × 12.50 mm; polygon; red	–	–	–	70.57	m^2	**70.57**
SUPPLY AND FIX PRICES						
Clay floor quarries; BS EN 10545; class 1; Dennis Ruabon tiles or other equal and approved; level bedding 10 mm thick and jointing in cement and sand (1:3); butt joints; straight both ways; flush pointing with grout; to cement and sand base						
Work to floors; over 300 mm wide						
150 mm × 150 mm × 12.50 mm thick; heatherbrown	–	0.78	15.39	41.57	m^2	**56.96**
150 mm × 150 mm × 12.50 mm thick; red	–	0.78	15.39	37.50	m^2	**52.89**
194 mm × 194 mm × 12.50 mm thick; heatherbrown	–	0.63	12.47	32.87	m^2	**45.34**
Works to floors; in staircase areas or plant rooms						
150 mm × 150 mm × 12.50 mm thick; heatherbrown	–	0.87	17.26	41.57	m^2	**58.83**
150 mm × 150 mm × 12.50 mm thick; red	–	0.87	17.26	37.50	m^2	**54.76**
194 mm × 194 mm × 12.50 mm thick; heatherbrown	–	0.72	14.35	32.87	m^2	**47.22**
Work to floors; not exceeding 300 mm wide						
150 mm × 150 mm × 12.50 mm thick; heatherbrown	–	0.39	7.70	11.09	m	**18.79**
150 mm × 150 mm × 12.50 mm thick; red	–	0.39	7.70	9.84	m	**17.54**
194 mm × 194 mm × 12.50 mm thick; heatherbrown	–	0.33	6.45	8.24	m	**14.69**
fair square cutting against flush edges of existing finishes	–	0.12	1.67	2.74	m	**4.41**
raking cutting	–	0.20	2.96	3.09	m	**6.05**
cutting around pipes; not exceeding 0.30 m girth	–	0.15	2.29	–	nr	**2.29**
extra for cutting and fitting into recessed manhole cover 600 mm × 600 mm	–	0.98	15.18	–	nr	**15.18**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Work to sills; 150 mm wide; rounded edge tiles						
200 mm × 150 mm × 22 mm thick; interior; heatherbrown or red	–	0.33	6.45	10.41	m	**16.86**
150 mm × 173 mm × 58 mm thick; exterior; heatherbrown or red	–	0.34	6.65	43.27	m	**49.92**
fitted end	–	0.15	2.29	–	nr	**2.29**
Coved skirtings; 150 mm high; rounded top edge						
150 mm × 150 mm × 12.50 mm thick; ref CBTR; heatherbrown or red	–	0.24	4.79	11.91	m	**16.70**
150 mm × 150 mm × 12.50 mm thick; ref RE; heatherbrown or red	–	0.24	4.79	8.20	m	**12.99**
ends	–	0.04	0.66	–	nr	**0.66**
angles	–	0.15	2.29	3.18	nr	**5.47**
Glazed ceramic wall tiles; BS EN 10545; fixing with adhesive; butt joints; straight both ways; flush pointing with white grout; to plaster base						
Work to walls; over 300 mm wide						
152 mm × 152 mm × 5.50 mm thick; white	11.34	0.59	14.99	13.18	m^2	**28.17**
152 mm × 152 mm × 5.50 mm thick; light colours	13.80	0.59	14.99	15.69	m^2	**30.68**
152 mm × 152 mm × 5.50 mm thick; dark colours	15.08	0.59	14.99	17.02	m^2	**32.01**
extra for RE or REX tile	–	–	–	5.92	m^2	**5.92**
200 mm × 100 mm × 6.50 mm thick; white and light colours	11.34	0.59	14.99	13.18	m^2	**28.17**
250 mm × 200 mm × 7 mm thick; white and light colours	12.25	0.59	14.99	14.10	m^2	**29.09**
Work to walls; in staircase areas or plant rooms						
152 mm × 152 mm × 5.50 mm thick; white	–	0.65	16.59	13.18	m^2	**29.77**
Work to walls; not exceeding 300 mm wide						
152 mm × 152 mm × 5.50 mm thick; white	–	0.29	7.49	3.94	m	**11.43**
152 mm × 152 mm × 5.50 mm thick; light colours	–	0.29	7.49	4.93	m	**12.42**
152 mm × 152 mm × 5.50 mm thick; dark colours	–	0.29	7.49	5.33	m	**12.82**
200 mm × 100 mm × 6.50 mm thick; white and light colours	–	0.29	7.49	3.94	m	**11.43**
250 mm × 200 mm × 7 mm thick; white and light colours	–	0.24	6.16	4.21	m	**10.37**
cutting around pipes; not exceeding 0.30 m girth	–	0.09	1.47	–	nr	**1.47**
Work to sills; 150 mm wide; rounded edge tiles						
152 mm × 152 mm × 5.50 mm thick; white	–	0.24	6.16	1.97	m	**8.13**
fitted end	–	0.09	1.47	–	nr	**1.47**
198 mm × 64.50 mm × 6 mm thick wall tiles; fixing with adhesive; butt joints; straight both ways; flush pointing with white grout; to plaster base						
Work to walls						
over 300 mm wide	41.48	1.75	44.70	44.06	m^2	**88.76**
not exceeding 300 mm wide	–	0.68	17.39	13.20	m	**30.59**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
M40 STONE/CONCRETE/QUARRY/CERAMIC TILING – cont						
20 mm × 20 mm × 5.50 mm thick glazed mosaic wall tiles; fixing with adhesive; butt joints; straight both ways; flush pointing with white grout; to plaster base						
Work to walls						
over 300 mm wide	37.80	1.85	47.11	40.40	m^2	**87.51**
not exceeding 300 mm wide	–	0.72	18.47	12.48	m	**30.95**
50 mm × 50 mm × 5.50 mm thick slip-resistant mosaic floor tiles, Series 2 or other equal and approved; Langley London Ltd; fixing with adhesive; butt joints; straight both ways; flush pointing with white grout; to cement and sand base						
Work to floors						
over 300 mm wide	33.05	1.85	36.59	35.78	m^2	**72.37**
not exceeding 300 mm wide	–	0.72	14.35	11.02	m	**25.37**
Dakota mahogany granite cladding; polished finish; jointed and pointed in coloured mortar (1:2:8)						
20 mm work to floors; level; to cement and sand base						
over 300 mm wide	–	–	–	–	m^2	**293.09**
20 mm × 300 mm treads; plain nosings	–	–	–	–	m	**166.79**
raking, cutting	–	–	–	–	m	**29.91**
polished edges	–	–	–	–	m	**37.60**
birdsmouth	–	–	–	–	m	**38.81**
20 mm thick work to walls; to cement and sand base						
over 300 mm wide	–	–	–	–	m^2	**299.00**
not exceeding 300 mm wide	–	–	–	–	m	**134.54**
40 mm thick work to walls; to cement and sand base						
over 300 mm wide	–	–	–	–	m^2	**496.46**
not exceeding 300 mm wide	–	–	–	–	m	**223.39**
Riven Welsh slate floor tiles; level; bedding 10 mm thick and jointing in cement and sand (1:3); butt joints; straight both ways; flush pointing with coloured mortar; to cement and sand base						
Work to floors; over 300 mm wide						
250 mm × 250 mm × 12 mm–15 mm thick	–	0.59	14.99	43.05	m^2	**58.04**
Work to floors; not exceeding 300 mm wide						
250 mm × 250 mm × 12 mm–15 mm thick	–	0.29	7.49	13.01	m	**20.50**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Roman Travertine marble cladding; polished finish; jointed and pointed in coloured mortar (1:2:8)						
20 mm thick work to floors; level; to cement and sand base						
over 300 mm wide	–	–	–	–	m^2	**191.40**
20 mm × 300 mm treads; plain nosings	–	–	–	–	m	**115.30**
raking cutting	–	–	–	–	m	**22.36**
polished edges	–	–	–	–	m	**20.56**
birdsmouth	–	–	–	–	m	**41.20**
20 mm thick work to walls; to cement and sand base						
over 300 mm wide	–	–	–	–	m^2	**227.60**
not exceeding 300 mm wide	–	–	–	–	m	**102.96**
40 mm thick work to walls; to cement and sand base						
over 300 mm wide	–	–	–	–	m^2	**313.31**
not exceeding 300 mm wide	–	–	–	–	m	**140.98**
M41 TERRAZZO TILING/IN SITU TERRAZZO						
Terrazzo tiles; BS EN 13748; aggregate size random ground grouted and polished to 80's grit finish; standard colour range; 3 mm joints symmetrical layout; bedding in 42 mm cement semi-dry mix (1:4); grouting with neat matching cement						
300 mm × 300 mm × 28 mm (nominal) Terrazzo tile units; hydraulically pressed, mechanically vibrated, steam cured; to floors on concrete base (not included); sealed with penetrating case hardener or other equal and approved; 2 coats applied immediately after final polishing						
plain; laid level	–	–	–	–	m^2	**43.58**
plain; to slopes exceeding 15° from horizontal	–	–	–	–	m^2	**53.12**
to small areas/toilets	–	–	–	–	m^2	**99.75**
Accessories						
plastic division strips; 6 mm × 38 mm; set into floor tiling above crack inducing joints, to the nearest full tile module	–	–	–	–	m	**3.01**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
M41 TERRAZZO TILING/IN SITU TERRAZZO – cont						
Specially made terrazzo precast units; BS EN 13748-1; aggregate size random; standard colour range; 3 mm joints; grouting with neat matching cement						
Standard tread and riser square combined terrazzo units (with riser cast down) or other equal and approved; 280 mm wide; 150 mm high; 40 mm thick; machine-made; vibrated and fully machine polished; incorporating 1 nr Ferodo anti-slip insert ref OT40D or other equal and approved cast-in during manufacture; one end polished only						
fixed with cement:sand (1:4) mortar on prepared backgrounds (not included); grouted in neat tinted cement; wiped clean on completion of fixing	–	–	–	–	m	**228.21**
Standard tread square terrazzo units or other equal and approved; 40 mm thick; 280 mm wide; factory polished; incorporating 1 nr Ferodo anti-slip insert ref OT40D or other equal and approved						
fixed with cement:sand (1:4) mortar on prepared backgrounds (not included); grouted in neat tinted cement; wiped clean on completion of fixing	–	–	–	–	m	**137.31**
extra over for 55 × 55 mm contrasting colour to step nosing	–	–	–	–	m	**47.99**
Standard riser square terrazzo units or other equal and approved; 40 mm thick; 150 mm high; factory polished						
fixed with cemnt:sand (1:4) mortar on prepared backgrounds (not included); grouted in neat tinted cement; wiped clean on completion of fixing	–	–	–	–	m	**85.20**
Standard coved terrazzo skirting units or other equal and approved; 904 mm long; 150 mm high; nominal finish; 23 mm thick; with square top edge						
fixed with cement:sand (1:4) mortar on prepared backgrounds (by others); grouted in neat tinted cement; wiped clean on completion of fixing	–	–	–	–	m	**80.04**
extra over for special internal/external angle pieces to match	–	–	–	–	m	**22.73**
extra over for special polished ends	–	–	–	–	nr	**7.49**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
M42 WOOD BLOCK/COMPOSITION BLOCK/ PARQUET						
Wood blocks; Havwoods or other equal and approved; 25 mm thick; level; laid to herringbone pattern with 2 block borderl; fixing with adhesive; to cement:sand base; sanded and sealed						
Work to floors; over 300 mm wide						
Merbau	–	–	–	–	m^2	**104.00**
Iroko	–	–	–	–	m^2	**104.00**
American Oak	–	–	–	–	m^2	**109.00**
European Oak	–	–	–	–	m^2	**114.00**
Add to wood block flooring over 300 mm wide for						
buff; one coat seal	–	–	–	–	m^2	**4.00**
buff; two coats seal	–	–	–	–	m^2	**6.50**
sand; three coats for seal or oil	–	–	–	–	m^2	**18.00**
M50 RUBBER/PLASTICS/CORK/LINO/CARPET TILING/SHEETING						
Linoleum sheet; Forbo-Nairn Marmoleum Real or other equal and approved; level; fixing with adhesive; butt joints; to cement and sand base						
Work to floors; over 300 mm wide						
2.50 mm thick	–	0.41	8.06	10.74	m^2	**18.80**
3.20 mm thick; marbled	–	0.41	8.06	13.33	m^2	**21.39**
Linoleum sheet; Forbo-Nairn Walton or other equal and approved; level; with welded seams; fixing with adhesive; to cement and sand base						
Work to floors; over 300 mm wide						
2.50 mm thick; plain	–	0.51	10.02	12.33	m^2	**22.35**
Vinyl sheet; Altro Safety range or other equal and approved; with welded seams; level; fixing with adhesive; to cement and sand base						
Work to floors; over 300 mm wide						
2.00 mm thick; Walkway	–	0.62	12.20	12.88	m^2	**25.08**
2.00 mm thick; Marine	–	0.62	12.20	16.27	m^2	**28.47**
2.50 mm thick; Classic 25	–	0.71	14.16	18.10	m^2	**32.26**
3.50 mm thick; Stronghold 30	–	0.81	16.12	24.43	m^2	**40.55**
Vinyl sheet; Altro Sports surfaces range, or other equal and approved; with welded seams; level; fixing with adhesive; to cement and sand base						
Work to floors; over 300 mm wide						
4.00 mm thick; Mondoflex	–	0.77	15.25	18.60	m^2	**33.85**
4.50 mm thick; Mondo Sportflex	–	0.77	15.25	22.52	m^2	**37.77**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
M50 RUBBER/PLASTICS/CORK/LINO/CARPET TILING/SHEETING – cont						
Slip-resistant vinyl sheet; Forbo-Nairn Surestep or other equal and approved; level with welded seams; fixing with adhesive; to cement and sand base						
Work to floors; over 300 mm wide						
2.00 mm thick	–	0.51	10.02	13.22	m^2	**23.24**
Homogeneous Vinyl sheet; Marleyflor Plus or other equal and approved; level; with welded seams; fixing with adhesive; level; to cement and sand base						
Work to floors; over 300 mm wide						
2.00 mm thick	–	0.46	9.15	7.59	m^2	**16.74**
2.00 mm thick skirtings						
100 mm high	–	0.12	2.40	1.82	m	**4.22**
Safety sheet; Marleyflor Granite Multisafe or other equal and approved; level; with welded seams; fixing with adhesive; level; to cement and sand base						
Work to floors; over 300 mm wide						
2.00 mm thick	–	0.46	9.15	14.67	m^2	**23.82**
Vinyl sheet; Marley Omnisports or other equal and approved; level; with welded seams; fixing with adhesive; level; to cement and sand base						
Work to floors; over 300 mm wide						
7.65 mm thick; Pro	–	0.99	19.61	29.51	m^2	**49.12**
8.75 mm thick; Competition	–	1.10	21.78	34.51	m^2	**56.29**
Vinyl sheet; Armstrong Royal or other equal and approved; level; with welded seams; fixing with adhesive; to cement and sand base						
Work to floors; over 300 mm wide						
2.50 mm thick	–	0.51	10.02	19.77	m^2	**29.79**
Vinyl tiles; Armstrong Royal or other equal and approved; level; fixing with adhesive; butt joints; straight both ways; to cement and sand base						
Work to floors; over 300 mm wide						
608 mm × 608 mm × 2.00 mm thick	–	0.22	4.36	22.55	m^2	**26.91**
Vinyl semi-flexible tiles; Armstrong Imperial or other equal and approved; level; fixing with adhesive; butt joints; straight both ways; to cement and sand base						
Work to floors; over 300 mm wide						
250 mm × 250 mm × 2.00 mm thick	–	0.25	5.01	14.65	m^2	**19.66**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Vinyl semi-flexible tiles; Marley Homogeneous tiles range or other equal and approved; level; fixing with adhesive; butt joints; straight both ways; to cement and sand base						
Work to floors; over 300 mm wide						
300 mm × 300 mm × 2.00 mm thick; Vylon Plus	–	0.25	5.01	6.49	m^2	**11.50**
500 mm × 500 mm × 2.00 mm thick; Marleyflor Plus	–	0.22	4.36	7.88	m^2	**12.24**
Vinyl tiles; Polyflex Plus or other equal and approved; level; fixing with adhesive; butt joints; straight both ways; to cement and sand base						
Work to floors; over 300 mm wide						
300 mm × 300 mm × 2.00 mm thick	–	0.25	5.01	6.98	m^2	**11.99**
Vinyl tiles; Polyflex Camaro or other equal and approved; level; fixing with adhesive; butt joints; straight both ways; to cement and sand base						
Work to floors; over 300 mm wide						
300 mm × 300 mm × 2.00 mm thick	–	0.33	6.54	15.19	m^2	**21.73**
Vinyl tiles; Polyflor XL or other equal and approved; level; fixing with adhesive; butt joints; straight both ways; to cement and sand base						
Work to floors; over 300 mm wide						
300 mm × 300 mm × 2.00 mm thick	–	0.35	6.97	8.61	m^2	**15.58**
Vinyl sheet; Polyflor XL or other equal and approved; level; fixing with adhesive; butt joints; straight both ways; to cement and sand base						
Work to floors; over 300 mm wide						
2.00 mm thick	–	0.30	5.99	6.04	m^2	**12.03**
Vinyl sheet; Polysafe Standard or other equal and approved; level; fixing with adhesive; welded seams; to cement and sand base						
Work to floors; over 300 mm wide						
2.00 mm thick	–	0.30	5.99	10.74	m^2	**16.73**
2.50 mm thick	–	0.30	5.99	15.64	m^2	**21.63**
Vinyl sheet; Polysafe hydro or other equal and approved; level; fixing with adhesive; welded seams; to cement and sand base						
Work to floors; over 300 mm wide						
2.00 mm thick	–	0.30	5.99	13.76	m^2	**19.75**
Luxury mineral vinyl tiles; Marley I D Naturelle or other equal and approved; level; fixing with adhesive; butt joints; straight both ways; to cement and sand base						
Work to floors; over 300 mm wide						
330 mm × 330 mm × 2.00 mm thick	–	0.25	5.01	10.38	m^2	**15.39**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
M50 RUBBER/PLASTICS/CORK/LINO/CARPET TILING/SHEETING – cont						
Acoustic vinyl tiles; Marley Tapiflex 243 or other equal and approved; level; fixing with adhesive; butt joints; straight both ways; to cement and sand base						
Work to floors; over 300 mm wide						
500 mm × 500 mm × 2.00 mm thick	–	0.22	4.36	13.87	m^2	**18.23**
Linoleum tiles; Marley Veneto XF or other equal and approved; level; fixing with adhesive; butt joints; straight both ways; to cement and sand base						
Work to floors; over 300 mm wide						
500 mm × 500 mm × 2.50 mm thick	–	0.22	4.36	16.37	m^2	**20.73**
Linoleum tiles; BS 6826; Forbo-Nairn Floors or other equal and approved; level; fixing with adhesive; butt joints; straight both ways; to cement and sand base						
Work to floors; over 300 mm wide						
2.50 mm thick (marble pattern)	–	0.31	6.10	12.04	m^2	**18.14**
Cork tiles Wicanders Cork-Master or other equal and approved; level; fixing with adhesive; butt joints; straight both ways; to cement and sand base						
Work to floors; over 300 mm wide						
300 mm × 300 mm × 4.00 mm thick	–	0.41	8.06	20.93	m^2	**28.99**
Rubber studded tiles; Altro Mondopave or other equal and approved; level; fixing with adhesive; butt joints; straight to cement and sand base						
Work to floors; over 300 mm wide						
500 mm × 500 mm × 2.50 mm thick; type MRB; black	–	0.62	12.20	25.43	m^2	**37.63**
500 mm × 500 mm × 4.00 mm thick; type MRB; black	–	0.62	12.20	28.87	m^2	**41.07**
Work to landings; over 300 mm wide						
500 mm × 500 mm × 4.00 mm thick; type MRB; black	–	0.81	16.12	28.87	m^2	**44.99**
4.00 mm thick to tread						
275 mm wide	–	0.51	10.02	8.58	m	**18.60**
4.00 mm thick to riser						
180 mm wide	–	0.62	12.20	6.10	m	**18.30**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Sundry floor sheeting underlays						
For floor finishings; over 300 mm wide						
building paper to BS 1521; class A; 75 mm lap (laying only)	–	0.06	0.64	–	m^2	**0.64**
3.20 mm thick hardboard	–	0.21	5.33	1.51	m^2	**6.84**
6.00 mm thick plywood	–	0.31	7.85	5.80	m^2	**13.65**
Skirtings; plastic; Gradus or equivalent						
Set-in skirtings						
100 mm high; ref SI1002.5P	–	0.12	2.40	2.05	m	**4.45**
150 mm high; ref SI1502P	–	0.24	4.80	2.00	m	**6.80**
Set-on skirtings						
100 mm high; ref SO100P	–	0.24	4.80	1.42	m	**6.22**
Stair nosings; aluminium; Gradus or equivalent						
Medium duty hard aluminium alloy stair tread nosings; plugged and screwed in concrete						
56 mm × 32 mm; ref AS11	9.42	0.25	3.94	9.72	m	**13.66**
84 mm × 32 mm; ref AS12	13.05	0.31	4.79	13.44	m	**18.23**
Heavy duty aluminium alloy stair tread nosings; plugged and screwed to concrete						
48 mm × 38 mm; ref HE1	11.01	0.31	4.79	11.35	m	**16.14**
82 mm × 38 mm; ref HE2	15.26	0.35	5.47	15.70	m	**21.17**
Heavy duty carpet tiles; Heuga 580 Olympic or other equal and approved; to cement and sand base						
Work to floors						
over 300 mm wide	21.54	0.31	6.10	22.08	m^2	**28.18**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
M50 RUBBER/PLASTICS/CORK/LINO/CARPET TILING/SHEETING – cont						
PVC Wall lining; Altro Whiterock or other equal and approved; fixed directly to plastered brick or blockwork						
Work to walls						
over 300 mm wide	–	–	–	–	m^2	**50.00**
not exceeding 300 mm wide	–	–	–	–	m	**25.00**
M51 EDGE FIXED CARPETING						
Fitted carpeting; Wilton wool/nylon or other equal and approved; 80/20 velvet pile; heavy domestic plain						
Work to floors						
over 300 mm wide	44.00	0.41	5.47	45.10	m^2	**50.57**
Work to treads and risers						
over 300 mm wide	–	0.81	10.94	45.10	m^2	**56.04**
Underlay to carpeting						
Work to floors						
over 300 mm wide	3.10	0.08	1.04	3.18	m^2	**4.22**
raking cutting	–	0.08	0.89	–	m	**0.89**
Sundries						
Carpet gripper fixed to floor; standard edging						
22 mm wide	–	0.04	0.51	0.36	m	**0.87**
M52 DECORATIVE PAPERS/FABRICS						
Lining paper; and hanging						
Plaster walls or columns						
over 300 mm girth (PC £ per roll)	2.35	0.22	3.39	0.35	m^2	**3.74**
Plaster ceilings or beams						
over 300 mm girth	2.35	0.26	4.11	0.35	m^2	**4.46**
Decorative paper-backed vinyl wallpaper; and hanging						
Plaster walls or columns						
over 300 mm girth (PC £ per roll)	10.50	0.26	4.11	1.86	m^2	**5.97**
M60 PAINTING/CLEAR FINISHING						
BASIC PAINT PRICES						
Paints						
matt emulsion	21.77	–	–	–	5litre	**-**
gloss	26.22	–	–	–	5litre	**-**
eggshell gloss	36.55	–	–	–	5litre	**-**
oil-based undercoat	26.22	–	–	–	5litre	**-**
Weathershield gloss	35.72	–	–	–	5litre	**-**
Weathershield undercoat	48.14	–	–	–	5litre	**-**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Sandtex masonry paint						
brilliant white	12.89	–	–	–	5litre	**-**
coloured	22.92	–	–	–	5litre	**-**
Primer/undercoats						
acrylic	18.33	–	–	–	5litre	**-**
red oxide	26.51	–	–	–	5litre	**-**
water-based	21.69	–	–	–	5litre	**-**
zinc phosphate	41.12	–	–	–	5litre	**-**
masonry sealer	18.30	–	–	–	5litre	**-**
mdf primer	48.60	–	–	–	5litre	**-**
knotting solution	51.81	–	–	–	5litre	**-**
Special paints						
solar reflective aluminium	42.78	–	–	–	5litre	**-**
anti-graffiti	138.13	–	–	–	5litre	**-**
bituminous emulsion	15.02	–	–	–	5litre	**-**
Hammerite	49.58	–	–	–	5litre	**-**
Fire retardant						
undercoat	57.92	–	–	–	5litre	**-**
top coat	77.15	–	–	–	5litre	**-**
Stains and preservatives						
Cuprinol						
Clear	25.95	–	–	–	5litre	**-**
Boiled linseed oil	29.93	–	–	–	5litre	**-**
Sadolin						
Extra	51.28	–	–	–	5litre	**-**
New Base	22.62	–	–	–	5litre	**-**
Sikkens						
Cetol HLS	53.98	–	–	–	5litre	**-**
Cetol TS	77.64	–	–	–	5litre	**-**
Cetol Filter 7	82.11	–	–	–	5litre	**-**
Protim Solignum						
Architectural	54.98	–	–	–	5litre	**-**
Green	51.98	–	–	–	5litre	**-**
Cedar	51.98	–	–	–	5litre	**-**
Varnishes						
polyurethane	39.19	–	–	–	5litre	**-**
SUPPLY AND FIX PRICES						
NOTE: The following prices include for preparing surfaces. Painting woodwork also includes for knotting prior to applying the priming coat and for all stopping of nail holes etc.						
M60 PAINTING/CLEAR FINISHING INTERNALLY						
One coat primer; on wood surfaces before fixing						
General surfaces						
over 300 mm girth	–	0.09	1.44	0.95	m^2	**2.39**
isolated surfaces not exceeding 300 mm girth	–	0.02	0.36	0.35	m	**0.71**
isolated areas not exceeding 0.50 m^2 irrespective of girth	–	0.07	1.08	0.30	nr	**1.38**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
M60 PAINTING/CLEAR FINISHING INTERNALLY – cont						
One coat polyurethane sealer; on wood surfaces before fixing						
General surfaces						
over 300 mm girth	–	0.12	1.78	0.86	m^2	**2.64**
isolated surfaces not exceeding 300 mm girth	–	0.03	0.53	0.31	m	**0.84**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.09	1.44	0.41	nr	**1.85**
One coat of Sikkens Cetol HLS stain or other equal and approved; on wood surfaces before fixing						
General surfaces						
over 300 mm girth	–	0.13	1.97	1.03	m^2	**3.00**
isolated surfaces not exceeding 300 mm girth	–	0.03	0.53	0.40	m	**0.93**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.09	1.44	0.48	nr	**1.92**
One coat of Sikkens Cetol TS interior stain or other equal and approved; on wood surfaces before fixing						
General surfaces						
over 300 mm girth	–	0.13	1.97	1.42	m^2	**3.39**
isolated surfaces not exceeding 300 mm girth	–	0.03	0.53	0.55	m	**1.08**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.09	1.44	0.69	nr	**2.13**
One coat Cuprinol clear wood preservative or other equal and approved; on wood surfaces before fixing						
General surfaces						
over 300 mm girth	–	0.09	1.44	0.68	m^2	**2.12**
isolated surfaces not exceeding 300 mm girth	–	0.02	0.36	0.25	m	**0.61**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.06	0.89	0.31	nr	**1.20**
One coat HCC Protective Coatings Ltd Permacor urethane alkyd gloss finishing coat or other equal and approved; on previously primed steelwork						
Members of roof trusses						
over 300 mm girth	–	0.01	0.18	0.90	m^2	**1.08**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Two coats emulsion paint						
Brick or block walls						
over 300 mm girth	–	0.24	3.75	1.20	m^2	**4.95**
Cement render or concrete						
over 300 mm girth	–	0.23	3.58	1.06	m^2	**4.64**
isolated surfaces not exceeding 300 mm girth	–	0.12	1.78	0.34	m	**2.12**
Plaster walls or plaster/plasterboard ceilings						
over 300 mm girth	–	0.21	3.22	1.03	m^2	**4.25**
over 300 mm girth; in multi colours	–	0.28	4.29	1.23	m^2	**5.52**
over 300 mm girth; in staircase areas	–	0.24	3.75	1.17	m^2	**4.92**
cutting in edges on flush surfaces	–	0.09	1.44	–	m	**1.44**
Plaster/plasterboard ceilings						
over 300 mm girth; 3.50 m–5.00 m high	–	0.24	3.75	1.04	m^2	**4.79**
One mist and two coats emulsion paint						
Brick or block walls						
over 300 mm girth	–	0.22	3.39	1.55	m^2	**4.94**
Cement render or concrete						
over 300 mm girth	–	0.22	3.39	1.44	m^2	**4.83**
Plaster walls or plaster/plasterboard ceilings						
over 300 mm girth	–	0.21	3.22	1.44	m^2	**4.66**
over 300 mm girth; in multi colours	–	0.29	4.47	1.46	m^2	**5.93**
over 300 mm girth; in staircase areas	–	0.24	3.75	1.44	m^2	**5.19**
cutting in edges on flush surfaces	–	0.10	1.61	–	m	**1.61**
Plaster/plasterboard ceilings						
over 300 mm girth; 3.50 m–5.00 m high	–	0.24	3.75	1.44	m^2	**5.19**
One mist Supermatt; one full Supermatt and one full coat of quick drying Acrylic Eggshell						
Brick or block walls						
over 300 mm girth	–	0.22	3.39	1.80	m^2	**5.19**
Cement render or concrete						
over 300 mm girth	–	0.22	3.39	1.67	m^2	**5.06**
Plaster walls or plaster/plasterboard ceilings						
over 300 mm girth	–	0.21	3.22	1.67	m^2	**4.89**
over 300 mm girth; in multi colours	–	0.29	4.47	1.67	m^2	**6.14**
over 300 mm girth; in staircase areas	–	0.24	3.75	1.67	m^2	**5.42**
cutting in edges on flush surfaces	–	0.10	1.61	–	m	**1.61**
Plaster/plasterboard ceilings						
over 300 mm girth; 3.50 m–5.00 m high	–	0.24	3.75	1.67	m^2	**5.42**
One coat primer and two coats of Keim Ecosil paint						
Brick or block walls						
over 300 mm girth	–	0.29	4.47	3.81	m^2	**8.28**
Cement render or concrete						
over 300 mm girth	–	0.29	4.47	3.34	m^2	**7.81**
Plaster walls or plaster/plasterboard ceilings						
over 300 mm girth	–	0.23	3.58	3.34	m^2	**6.92**
over 300 mm girth; in staircase areas	–	0.24	3.75	3.34	m^2	**7.09**
cutting in edges on flush surfaces	–	0.10	1.61	–	m	**1.61**
Plaster/plasterboard ceilings						
over 300 mm girth; 3.50 m–5.00 m high	–	0.29	4.47	3.50	m^2	**7.97**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
M60 PAINTING/CLEAR FINISHING INTERNALLY – cont						
One coat Tretol No 10 Sealer or other equal and approved; two coats Tretol sprayed Supercover Spraytone emulsion paint or other equal and approved						
Plaster walls or plaster/plasterboard ceilings						
over 300 mm girth	–	–	–	–	m^2	**4.67**
Textured plastic; Artex or other equal and approved finish						
Plasterboard ceilings						
over 300 mm girth	–	0.22	3.39	2.42	m^2	**5.81**
Concrete walls or ceilings						
over 300 mm girth	–	0.26	4.11	2.19	m^2	**6.30**
Touch up primer; one undercoat and one finishing coat of gloss oil paint; on wood surfaces						
General surfaces						
over 300 mm girth	–	0.23	3.58	2.22	m^2	**5.80**
isolated surfaces not exceeding 300 mm girth	–	0.09	1.44	0.78	m	**2.22**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.21	3.22	1.20	nr	**4.42**
Glazed windows and screens						
panes; area not exceeding 0.10 m^2	–	0.44	6.80	1.76	m^2	**8.56**
panes; area 0.10 m^2–0.50 m^2	–	0.36	5.55	1.35	m^2	**6.90**
panes; area 0.50 m^2–1.00 m^2	–	0.30	4.64	1.09	m^2	**5.73**
panes; area over 1.00 m^2	–	0.26	4.11	0.92	m^2	**5.03**
Knot; one coat primer; stop; one undercoat and one finishing coat of gloss oil paint; on wood surfaces						
General surfaces						
over 300 mm girth	–	0.38	5.90	2.21	m^2	**8.11**
isolated surfaces not exceeding 300 mm girth	–	0.15	2.33	0.75	m	**3.08**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.29	4.47	1.46	nr	**5.93**
Glazed windows and screens						
panes; area not exceeding 0.10 m^2	–	0.64	10.01	2.21	m^2	**12.22**
panes; area 0.10 m^2–0.50 m^2	–	0.52	8.05	1.86	m^2	**9.91**
panes; area 0.50 m^2–1.00 m^2	–	0.46	7.15	1.86	m^2	**9.01**
panes; area over 1.00 m^2	–	0.38	5.90	1.36	m^2	**7.26**
One coat primer; one undercoat and one finishing coat of gloss oil paint						
Plaster surfaces						
over 300 mm girth	–	0.34	5.36	2.83	m^2	**8.19**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
One coat primer; two undercoats and one finishing coat of gloss oil paint						
Plaster surfaces						
over 300 mm girth	–	0.46	7.15	3.72	m^2	**10.87**
One coat primer; two undercoats and one finishing coat of eggshell paint						
Plaster surfaces						
over 300 mm girth	–	0.46	7.15	3.94	m^2	**11.09**
Touch up primer; one undercoat and one finishing coat of gloss paint; on iron or steel surfaces						
General surfaces						
over 300 mm girth	–	0.26	4.11	1.67	m^2	**5.78**
isolated surfaces not exceeding 300 mm girth	–	0.10	1.61	0.57	m	**2.18**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.21	3.22	0.92	nr	**4.14**
Glazed windows and screens						
panes; area not exceeding 0.10 m^2	–	0.44	6.80	1.74	m^2	**8.54**
panes; area 0.10 m^2–0.50 m^2	–	0.36	5.55	1.36	m^2	**6.91**
panes; area 0.50 m^2–1.00 m^2	–	0.30	4.64	1.06	m^2	**5.70**
panes; area over 1.00 m^2	–	0.26	4.11	0.89	m^2	**5.00**
Structural steelwork						
over 300 mm girth	–	0.29	4.47	1.76	m^2	**6.23**
Members of roof trusses						
over 300 mm girth	–	0.39	6.08	2.01	m^2	**8.09**
Ornamental railings and the like; each side measured overall						
over 300 mm girth	–	0.46	7.15	2.21	m^2	**9.36**
Iron or steel radiators						
over 300 mm girth	–	0.26	4.11	1.83	m^2	**5.94**
Pipes or conduits						
over 300 mm girth	–	0.39	6.08	1.93	m^2	**8.01**
not exceeding 300 mm girth	–	0.15	2.33	0.64	m	**2.97**
One coat primer; one undercoat and one finishing coat of gloss oil paint; on iron or steel surfaces						
General surfaces						
over 300 mm girth	–	0.34	5.36	1.69	m^2	**7.05**
isolated surfaces not exceeding 300 mm girth	–	0.14	2.14	0.96	m	**3.10**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.26	4.11	1.63	nr	**5.74**
Glazed windows and screens						
panes; area not exceeding 0.10 m^2	–	0.57	8.94	2.65	m^2	**11.59**
panes; area 0.10 m^2–0.50 m^2	–	0.46	7.15	2.11	m^2	**9.26**
panes; area 0.50 m^2–1.00 m^2	–	0.39	6.08	1.81	m^2	**7.89**
panes; area over 1.00 m^2	–	0.34	5.36	1.63	m^2	**6.99**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
M60 PAINTING/CLEAR FINISHING INTERNALLY – cont						
One coat primer; one undercoat and one finishing coat of gloss oil paint; on iron or steel surfaces – cont						
Structural steelwork						
over 300 mm girth	–	0.38	5.90	2.58	m^2	**8.48**
Members of roof trusses						
over 300 mm girth	–	0.52	8.05	2.74	m^2	**10.79**
Ornamental railings and the like; each side measured overall						
over 300 mm girth	–	0.59	9.11	3.25	m^2	**12.36**
Iron or steel radiators						
over 300 mm girth	–	0.34	5.36	2.74	m^2	**8.10**
Pipes or conduits						
over 300 mm girth	–	0.52	8.05	2.74	m^2	**10.79**
not exceeding 300 mm girth	–	0.21	3.22	0.91	m	**4.13**
Two coats of bituminous paint; on iron or steel surfaces						
General surfaces						
over 300 mm girth	–	0.26	4.11	0.81	m^2	**4.92**
Inside of galvanized steel cistern						
over 300 mm girth	–	0.39	6.08	0.96	m^2	**7.04**
Two coats bituminous paint; first coat blinded with clean sand prior to second coat; on concrete surfaces						
General surfaces						
over 300 mm girth	–	0.91	14.12	2.43	m^2	**16.55**
Mordant solution; one coat HCC Protective Coatings Ltd Permacor Alkyd MIO or other equal and approved; one coat Permatex Epoxy Gloss finishing coat or other equal and approved on galvanized steelwork						
Structural steelwork						
over 300 mm girth	–	0.51	7.86	3.10	m^2	**10.96**
One coat HCC Protective Coatings Ltd Epoxy Zinc Primer or other equal and approved; two coats Permacor Alkyd MIO or other equal and approved; one coat Permacor Epoxy Gloss finishing coat or other equal and approved on steelwork						
Structural steelwork						
over 300 mm girth	–	0.72	11.26	5.86	m^2	**17.12**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Steel protection; HCC Protective Coatings Ltd Unitherm or other equal and approved; two coats to steelwork						
Structural steelwork						
over 300 mm girth	–	1.14	17.70	2.09	m^2	**19.79**
Two coats of epoxy anti-slip floor paint; on screeded concrete surfaces						
General surfaces						
over 300 mm girth	–	0.29	4.47	13.47	m^2	**17.94**
Nitoflor Lithurin floor hardener and dust proofer or other equal and approved; Fosroc Expandite Ltd; two coats; on concrete surfaces						
General surfaces						
over 300 mm girth	–	0.28	3.21	0.48	m^2	**3.69**
Two coats of boiled linseed oil; on hardwood surfaces						
General surfaces						
over 300 mm girth	–	0.21	3.22	2.46	m^2	**5.68**
isolated surfaces not exceeding 300 mm girth	–	0.08	1.25	0.80	m	**2.05**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.15	2.33	1.42	nr	**3.75**
Two coats polyurethane varnish; on wood surfaces						
General surfaces						
over 300 mm girth	–	0.21	3.22	1.54	m^2	**4.76**
isolated surfaces not exceeding 300 mm girth	–	0.08	1.25	0.57	m	**1.82**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.15	2.33	0.21	nr	**2.54**
Three coats polyurethane varnish; on wood surfaces						
General surfaces						
over 300 mm girth	–	0.30	4.64	2.31	m^2	**6.95**
isolated surfaces not exceeding 300 mm girth	–	0.12	1.78	0.74	m	**2.52**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.22	3.39	1.29	nr	**4.68**
One undercoat; and one finishing coat; of Albi clear flame retardant surface coating or other equal and approved; on wood surfaces						
General surfaces						
over 300 mm girth	–	0.39	6.08	6.33	m^2	**12.41**
isolated surfaces not exceeding 300 mm girth	–	0.16	2.50	2.19	m	**4.69**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.22	3.39	4.80	nr	**8.19**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
M60 PAINTING/CLEAR FINISHING INTERNALLY – cont						
Two undercoats; and one finishing coat; of Albi clear flame retardant surface coating or other equal and approved; on wood surfaces						
General surfaces						
over 300 mm girth	–	0.46	7.15	7.97	m^2	**15.12**
isolated surfaces not exceeding 300 mm girth	–	0.23	3.58	3.21	m	**6.79**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.38	5.90	4.24	nr	**10.14**
Seal and wax polish; dull gloss finish on wood surfaces						
General surfaces						
over 300 mm girth	–	–	–	–	m^2	**10.00**
isolated surfaces not exceeding 300 mm girth	–	–	–	–	m	**4.51**
isolated areas not exceeding 0.50m2; irrespective of girth	–	–	–	–	nr	**7.00**
One coat of Sadolin Extra or other equal and approved; clear or pigmented; one further coat of Holdex clear interior silk matt lacquer or similar						
General surfaces						
over 300 mm girth	–	0.29	4.47	4.93	m^2	**9.40**
isolated surfaces not exceeding 300 mm girth	–	0.12	1.78	2.31	m	**4.09**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.23	3.58	2.39	nr	**5.97**
Glazed windows and screens						
panes; area not exceeding 0.10 m^2	–	0.48	7.50	2.82	m^2	**10.32**
panes; area 0.10 m^2–0.50 m^2	–	0.38	5.90	2.62	m^2	**8.52**
panes; area 0.50 m^2–1.00 m^2	–	0.33	5.19	2.43	m^2	**7.62**
panes; area over 1.00 m^2	–	0.29	4.47	2.31	m^2	**6.78**
Two coats of Sadolin Extra or other equal and approved; clear or pigmented; two further coats of PV67 clear interior silk matt lacquer or similar						
General surfaces						
over 300 mm girth	–	0.46	7.15	9.05	m^2	**16.20**
isolated surfaces not exceeding 300 mm girth	–	0.18	2.86	4.53	m	**7.39**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.34	5.36	5.16	nr	**10.52**
Glazed windows and screens						
panes; area not exceeding 0.10 m^2	–	0.76	11.80	5.54	m^2	**17.34**
panes; area 0.10 m^2–0.50 m^2	–	0.60	9.30	5.16	m^2	**14.46**
panes; area 0.50 m^2–1.00 m^2	–	0.52	8.05	4.78	m^2	**12.83**
panes; area over 1.00 m^2	–	0.46	7.15	4.53	m^2	**11.68**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Two coats of Sikkens Cetol TS interior stain or other equal and approved; on wood surfaces						
General surfaces						
over 300 mm girth	–	0.22	3.39	2.54	m^2	**5.93**
isolated surfaces not exceeding 300 mm girth	–	0.09	1.44	0.90	m	**2.34**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.15	2.33	1.39	nr	**3.72**
Body in and wax polish; dull gloss finish; on hardwood surfaces						
General surfaces						
over 300 mm girth	–	–	–	–	m^2	**11.25**
isolated surfaces not exceeding 300 mm girth	–	–	–	–	m	**5.07**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	–	–	–	nr	**7.89**
Stain; body in and wax polish; dull gloss finish; on hardwood surfaces						
General surfaces						
over 300 mm girth	–	–	–	–	m^2	**15.07**
isolated surfaces not exceeding 300 mm girth	–	–	–	–	m	**6.79**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	–	–	–	nr	**10.56**
Seal; two coats of synthetic resin lacquer; decorative flatted finish; wire down, wax and burnish; on wood surfaces						
General surfaces						
over 300 mm girth	–	–	–	–	m^2	**18.98**
isolated surfaces not exceeding 300 mm girth	–	–	–	–	m	**8.88**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	–	–	–	nr	**13.36**
Stain; body in and fully French polish; full gloss finish; on hardwood surfaces						
General surfaces						
over 300 mm girth	–	–	–	–	m^2	**21.97**
isolated surfaces not exceeding 300 mm girth	–	–	–	–	m	**9.88**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	–	–	–	nr	**15.38**
Stain; fill grain and fully French polish; full gloss finish; on hardwood surfaces						
General surfaces						
over 300 mm girth	–	–	–	–	m^2	**32.66**
isolated surfaces not exceeding 300 mm girth	–	–	–	–	m	**14.69**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	–	–	–	nr	**22.86**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
M60 PAINTING/CLEAR FINISHING INTERNALLY – cont						
Stain black; body in and fully French polish; ebonized finish; on hardwood surfaces						
General surfaces						
over 300 mm girth	–	–	–	–	m^2	**37.25**
isolated surfaces not exceeding 300 mm girth	–	–	–	–	m	**16.76**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	–	–	–	nr	**26.08**
M60 PAINTING/CLEAR FINISHING EXTERNALLY						
Two coats of cement paint, Sandtex Matt or other equal and approved						
Brick or block walls						
over 300 mm girth	–	0.30	4.64	1.69	m^2	**6.33**
Cement render or concrete walls						
over 300 mm girth	–	0.26	4.11	1.12	m^2	**5.23**
Roughcast walls						
over 300 mm girth	–	0.46	7.15	1.12	m^2	**8.27**
One coat sealer and two coats of external grade emulsion paint, Dulux Weathershield or other equal and approved						
Brick or block walls						
over 300 mm girth	–	0.49	7.69	6.86	m^2	**14.55**
Cement render or concrete walls						
over 300 mm girth	–	0.40	6.25	4.57	m^2	**10.82**
Concrete soffits						
over 300 mm girth	–	0.46	7.15	4.57	m^2	**11.72**
One coat sealer (applied by brush) and two coats of external grade emulsion paint, Dulux Weathershield or other equal and approved (spray applied)						
Roughcast						
over 300 mm girth	–	0.33	5.19	9.33	m^2	**14.52**
One coat sealer and two coats of anti-graffiti paint (spray applied)						
Brick or block walls						
over 300 mm girth	–	0.01	0.10	4.70	m^2	**4.80**
Cement render or concrete walls						
over 300 mm girth	–	0.01	0.10	5.59	m^2	**5.69**
2.5 mm of Vandalene anti-climb paint (spray applied)						
General surfaces						
over 300 mm girth	–	0.01	0.10	4.64	m^2	**4.74**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Two coats solar reflective aluminium paint; on bituminous roofing						
General surfaces						
over 300 mm girth	–	0.51	7.86	14.84	m^2	**22.70**
Touch up primer; two undercoats and one finishing coat of gloss oil paint; on wood surfaces						
General surfaces						
over 300 mm girth	–	0.40	6.25	2.22	m^2	**8.47**
isolated surfaces not exceeding 300 mm girth	–	0.17	2.69	0.60	m	**3.29**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.31	4.83	1.20	nr	**6.03**
Glazed windows and screens						
panes; area not exceeding 0.10 m^2	–	0.68	10.55	1.97	m^2	**12.52**
panes; area 0.10 m^2–0.50 m^2	–	0.68	10.55	1.66	m^2	**12.21**
panes; area 0.50 m^2–1.00 m^2	–	0.54	8.40	1.46	m^2	**9.86**
panes; area over 1.00 m^2	–	0.40	6.25	1.20	m^2	**7.45**
Glazed windows and screens; multicoloured work						
panes; area not exceeding 0.10 m^2	–	0.78	12.16	1.97	m^2	**14.13**
panes; area 0.10 m^2–0.50 m^2	–	0.63	9.83	1.71	m^2	**11.54**
panes; area 0.50 m^2–1.00 m^2	–	0.54	8.40	1.46	m^2	**9.86**
panes; area over 1.00 m^2	–	0.47	7.33	1.20	m^2	**8.53**
Knot; one coat primer; two undercoats and one finishing coat of gloss oil paint; on wood surfaces						
General surfaces						
over 300 mm girth	–	0.53	8.22	2.61	m^2	**10.83**
isolated surfaces not exceeding 300 mm girth	–	0.22	3.39	0.93	m	**4.32**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.40	6.25	1.71	nr	**7.96**
Glazed windows and screens						
panes; area not exceeding 0.10 m^2	–	0.90	13.94	2.91	m^2	**16.85**
panes; area 0.10 m^2–0.50 m^2	–	0.71	11.08	2.59	m^2	**13.67**
panes; area 0.50 m^2–1.00 m^2	–	0.63	9.83	1.99	m^2	**11.82**
panes; area over 1.00 m^2	–	0.53	8.22	1.38	m^2	**9.60**
Glazed windows and screens; multicoloured work						
panes; area not exceeding 0.10 m^2	–	1.02	15.91	2.91	m^2	**18.82**
panes; area 0.10 m^2–0.50 m^2	–	0.83	12.87	2.61	m^2	**15.48**
panes; area 0.50 m^2–1.00 m^2	–	0.74	11.44	1.99	m^2	**13.43**
panes; area over 1.00 m^2	–	0.62	9.66	1.38	m^2	**11.04**
Touch up primer; two undercoats and one finishing coat of gloss oil paint; on iron or steel surfaces						
General surfaces						
over 300 mm girth	–	0.40	6.25	2.02	m^2	**8.27**
isolated surfaces not exceeding 300 mm girth	–	0.16	2.50	0.55	m	**3.05**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.30	4.64	1.13	nr	**5.77**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
M60 PAINTING/CLEAR FINISHING EXTERNALLY – cont						
Touch up primer; two undercoats and one finishing coat of gloss oil paint; on iron or steel surfaces – cont						
Glazed windows and screens						
panes; area not exceeding 0.10 m^2	–	0.68	10.55	2.04	m^2	**12.59**
panes; area 0.10 m^2–0.50 m^2	–	0.54	8.40	1.76	m^2	**10.16**
panes; area 0.50 m^2–1.00 m^2	–	0.47	7.33	1.50	m^2	**8.83**
panes; area over 1.00 m^2	–	0.40	6.25	1.22	m^2	**7.47**
Structural steelwork						
over 300 mm girth	–	0.46	7.15	2.11	m^2	**9.26**
Members of roof trusses						
over 300 mm girth	–	0.62	9.66	2.39	m^2	**12.05**
Ornamental railings and the like; each side measured overall						
over 300 mm girth	–	0.69	10.72	2.46	m^2	**13.18**
Eaves gutters						
over 300 mm girth	–	0.74	11.44	2.69	m^2	**14.13**
not exceeding 300 mm girth	–	0.29	4.47	1.13	m	**5.60**
Pipes or conduits						
over 300 mm girth	–	0.62	9.66	2.69	m^2	**12.35**
not exceeding 300 mm girth	–	0.24	3.75	0.92	m	**4.67**
One coat primer; two undercoats and one finishing coat of gloss oil paint; on iron or steel surfaces						
General surfaces						
over 300 mm girth	–	0.49	7.69	2.30	m^2	**9.99**
isolated surfaces not exceeding 300 mm girth	–	0.21	3.22	0.59	m	**3.81**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.37	5.72	1.20	nr	**6.92**
Glazed windows and screens						
panes; area not exceeding 0.10 m^2	–	0.82	12.69	2.11	m^2	**14.80**
panes; area 0.10 m^2–0.50 m^2	–	0.64	10.01	1.83	m^2	**11.84**
panes; area 0.50 m^2–1.00 m^2	–	0.57	8.94	1.56	m^2	**10.50**
panes; area over 1.00 m^2	–	0.49	7.69	1.20	m^2	**8.89**
Structural steelwork						
over 300 mm girth	–	0.55	8.58	2.39	m^2	**10.97**
Members of roof trusses						
over 300 mm girth	–	0.74	11.44	2.67	m^2	**14.11**
Ornamental railings and the like; each side measured overall						
over 300 mm girth	–	0.83	12.87	2.67	m^2	**15.54**
Eaves gutters						
over 300 mm girth	–	0.87	13.58	3.01	m^2	**16.59**
not exceeding 300 mm girth	–	0.36	5.55	1.04	m	**6.59**
Pipes or conduits						
over 300 mm girth	–	0.74	11.44	3.01	m^2	**14.45**
not exceeding 300 mm girth	–	0.29	4.47	0.99	m	**5.46**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
One coat of Andrews Hammerite paint or other equal and approved; on iron or steel surfaces						
General surfaces						
over 300 mm girth	–	0.17	2.69	1.61	m^2	**4.30**
isolated surfaces not exceeding 300 mm girth	–	0.09	1.44	0.50	m	**1.94**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.13	1.97	0.92	nr	**2.89**
Glazed windows and screens						
panes; area not exceeding 0.10 m^2	–	0.29	4.47	1.19	m^2	**5.66**
panes; area 0.10 m^2–0.50 m^2	–	0.22	3.39	1.35	m^2	**4.74**
panes; area 0.50 m^2–1.00 m^2	–	0.21	3.22	1.22	m^2	**4.44**
panes; area over 1.00 m^2	–	0.17	2.69	1.22	m^2	**3.91**
Structural steelwork						
over 300 mm girth	–	0.20	3.03	1.49	m^2	**4.52**
Members of roof trusses						
over 300 mm girth	–	0.26	4.11	1.61	m^2	**5.72**
Ornamental railings and the like; each side measured overall						
over 300 mm girth	–	0.30	4.64	1.61	m^2	**6.25**
Eaves gutters						
over 300 mm girth	–	0.31	4.83	1.74	m^2	**6.57**
not exceeding 300 mm girth	–	0.09	1.44	0.83	m	**2.27**
Pipes or conduits						
over 300 mm girth	–	0.30	4.64	1.49	m^2	**6.13**
not exceeding 300 mm girth	–	0.09	1.44	0.70	m	**2.14**
Two coats of creosote; on wood surfaces						
General surfaces						
over 300 mm girth	–	0.18	2.86	0.50	m^2	**3.36**
isolated surfaces not exceeding 300 mm girth	–	0.06	0.89	0.31	m	**1.20**
Two coats of Solignum wood preservative or other equal and approved; on wood surfaces						
General surfaces						
over 300 mm girth	–	0.16	2.50	2.78	m^2	**5.28**
isolated surfaces not exceeding 300 mm girth	–	0.06	0.89	0.82	m	**1.71**
Three coats of polyurethane; on wood surfaces						
General surfaces						
over 300 mm girth	–	0.33	5.19	2.51	m^2	**7.70**
isolated surfaces not exceeding 300 mm girth	–	0.13	1.97	1.25	m	**3.22**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.24	3.75	1.45	nr	**5.20**

M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
M60 PAINTING/CLEAR FINISHING EXTERNALLY – cont						
Two coats of New Base primer or other equal and approved; and two coats of Extra or other equal and approved; Sadolin Ltd; pigmented; on wood surfaces						
General surfaces						
over 300 mm girth	–	0.49	7.69	3.72	m^2	**11.41**
isolated surfaces not exceeding 300 mm girth	–	0.30	4.64	1.30	m	**5.94**
Glazed windows and screens						
panes; area not exceeding 0.10 m^2	–	0.82	12.69	2.67	m^2	**15.36**
panes; area 0.10 m^2–0.50 m^2	–	0.66	10.19	2.51	m^2	**12.70**
panes; area 0.50 m^2–1.00 m^2	–	0.57	8.94	2.37	m^2	**11.31**
panes; area over 1.00 m^2	–	0.49	7.69	1.91	m^2	**9.60**
Two coats Sikkens Cetol Filter 7 exterior stain or other equal and approved; on wood surfaces						
General surfaces						
over 300 mm girth	–	0.23	3.58	4.23	m^2	**7.81**
isolated surfaces not exceeding 300 mm girth	–	0.10	1.61	1.47	m	**3.08**
isolated areas not exceeding 0.50 m^2; irrespective of girth	–	0.16	2.50	2.16	nr	**4.66**

N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
N10/11 GENERAL FIXTURES/KITCHEN FITTINGS						
SUPPLY ONLY PRICES						
NOTE: The fixing of general fixtures will vary considerably dependent upon the size of the fixture and the method of fixing employed. Prices for fixing like sized kitchen fittings may be suitable for certain fixtures, although adjustment to those rates will almost invariably be necessary and the reader is directed to section G20 for information on bolts, plugging brickwork and blockwork, etc. which should prove useful in building up a suitable rate.						
The following supply only prices are for purpose-made fittings components in various materials supplied as part of an assembled fitting and therefore may be used to arrive at a guide price for a complete fitting.						
Fitting components; medium density fibreboard						
Backs, fronts, sides or divisions; over 300 mm wide						
12 mm thick	–	–	–	24.14	m^2	**24.14**
18 mm thick	–	–	–	25.58	m^2	**25.58**
25 mm thick	–	–	–	28.48	m^2	**28.48**
Shelves or worktops; over 300 mm wide						
18 mm thick	–	–	–	25.58	m^2	**25.58**
25 mm thick	–	–	–	28.48	m^2	**28.48**
Flush doors; lipped on four edges						
450 mm × 750 mm × 18 mm	–	–	–	37.05	nr	**37.05**
450 mm × 750 mm × 25 mm	–	–	–	37.77	nr	**37.77**
600 mm × 900 mm × 18 mm	–	–	–	43.74	nr	**43.74**
600 mm × 900 mm × 25 mm	–	–	–	44.87	nr	**44.87**
Fitting components; moisture-resistant medium density fibreboard						
Backs, fronts, sides or divisions; over 300 mm wide						
12 mm thick	–	–	–	27.03	m^2	**27.03**
18 mm thick	–	–	–	29.93	m^2	**29.93**
25 mm thick	–	–	–	32.81	m^2	**32.81**
Shelves or worktops; over 300 mm wide						
18 mm thick	–	–	–	29.93	m^2	**29.93**
25 mm thick	–	–	–	32.81	m^2	**32.81**
Flush doors; lipped on four edges						
450 mm × 750 mm × 18 mm	–	–	–	37.77	nr	**37.77**
450 mm × 750 mm × 25 mm	–	–	–	38.83	nr	**38.83**
600 mm × 900 mm × 18 mm	–	–	–	44.87	nr	**44.87**
600 mm × 900 mm × 25 mm	–	–	–	46.62	nr	**46.62**

N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
N10/11 GENERAL FIXTURES/KITCHEN FITTINGS – cont						
Fitting components; medium density fibreboard; melamine faced both sides						
Backs, fronts, sides or divisions; over 300 mm wide						
12 mm thick	–	–	–	31.86	m^2	**31.86**
18 mm thick	–	–	–	35.48	m^2	**35.48**
Shelves or worktops; over 300 mm wide						
18 mm thick	–	–	–	35.48	m^2	**35.48**
Flush doors; lipped on four edges						
450 mm × 750 mm × 18 mm	–	–	–	26.50	nr	**26.50**
600 mm × 900 mm × 25 mm	–	–	–	33.62	nr	**33.62**
Fitting components; medium density fibreboard; formica faced both sides						
Backs, fronts, sides or divisions; over 300 mm wide						
12 mm thick	–	–	–	97.00	m^2	**97.00**
18 mm thick	–	–	–	100.86	m^2	**100.86**
Shelves or worktops; over 300 mm wide						
18 mm thick	–	–	–	100.86	m^2	**100.86**
Flush doors; lipped on four edges						
450 mm × 750 mm × 18 mm	–	–	–	53.41	nr	**53.41**
600 mm × 900 mm × 25 mm	–	–	–	54.57	nr	**54.57**
Fitting components; wrought softwood						
Backs, fronts, sides or divisions; cross-tongued joints; over 300 mm wide						
25 mm thick	–	–	–	41.02	m^2	**41.02**
Shelves or worktops; cross-tongued joints; over 300 mm wide						
25 mm thick	–	–	–	41.02	m^2	**41.02**
Bearers						
19 mm × 38 mm	–	–	–	2.15	m	**2.15**
25 mm × 50 mm	–	–	–	2.38	m	**2.38**
44 mm × 44 mm	–	–	–	2.54	m	**2.54**
44 mm × 75 mm	–	–	–	2.92	m	**2.92**
Bearers; framed; to backs, fronts or sides						
19 mm × 38 mm	–	–	–	4.91	m	**4.91**
25 mm × 50 mm	–	–	–	5.31	m	**5.31**
50 mm × 50 mm	–	–	–	6.87	m	**6.87**
50 mm × 75 mm	–	–	–	7.88	m	**7.88**
Add 5% to the above material prices for selected softwood staining						
Fitting components; selected Sapele						
Backs, fronts, sides or divisions; cross-tongued joints; over 300 mm wide						
25 mm thick	–	–	–	76.84	m^2	**76.84**

N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Shelves or worktops; cross-tongued joints; over 300 mm wide						
25 mm thick	–	–	–	76.84	m^2	**76.84**
Bearers						
19 mm × 38 mm	–	–	–	3.85	m	**3.85**
25 mm × 50 mm	–	–	–	4.80	m	**4.80**
50 mm × 50 mm	–	–	–	5.39	m	**5.39**
50 mm × 75 mm	–	–	–	7.01	m	**7.01**
Bearers; framed; to backs, fronts or sides						
19 mm × 38 mm	–	–	–	7.44	m	**7.44**
25 mm × 50 mm	–	–	–	8.25	m	**8.25**
50 mm × 50 mm	–	–	–	11.07	m	**11.07**
50 mm × 75 mm	–	–	–	13.88	m	**13.88**
Fitting components; Iroko						
Backs, fronts, sides or divisions; cross-tongued joints; over 300 mm wide						
25 mm thick	–	–	–	94.67	m^2	**94.67**
Shelves or worktops; cross-tongued joints; over 300 mm wide						
25 mm thick	–	–	–	94.67	m^2	**94.67**
Draining boards; cross-tongued joints; over 300 mm wide						
25 mm thick	–	–	–	118.60	m^2	**118.60**
stopped flutes	–	–	–	6.14	m	**6.14**
grooves; cross-grain	–	–	–	0.91	m	**0.91**
Bearers						
19 mm × 38 mm	–	–	–	4.69	m	**4.69**
25 mm × 50 mm	–	–	–	6.02	m	**6.02**
50 mm × 50 mm	–	–	–	6.84	m	**6.84**
50 mm × 75 mm	–	–	–	9.01	m	**9.01**
Bearers; framed; to backs, fronts or sides						
19 mm × 38 mm	–	–	–	8.60	m	**8.60**
25 mm × 50 mm	–	–	–	9.58	m	**9.58**
50 mm × 50 mm	–	–	–	12.94	m	**12.94**
50 mm × 75 mm	–	–	–	16.80	m	**16.80**
SUPPLY AND FIX PRICES						
NOTE: Kitchen fittings vary considerably. PC supply prices for reasonable quantities for a moderately priced range of kitchen fittings have been shown.						
Supplying and fixing to backgrounds requiring plugging; including any pre-assembly						
Wall units						
300 mm × 300 mm × 720 mm	80.01	1.11	17.25	82.14	nr	**99.39**
500 mm × 300 mm × 720 mm	94.28	1.16	18.03	96.77	nr	**114.80**
600 mm × 300 mm × 720 mm	105.66	1.30	20.20	108.43	nr	**128.63**
800 mm × 300 mm × 720 mm	160.78	1.48	23.00	164.93	nr	**187.93**

N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
N10/11 GENERAL FIXTURES/KITCHEN FITTINGS – cont						
Supplying and fixing to backgrounds requiring plugging – cont						
Floor units with drawers						
500 mm × 600 mm × 870 mm	140.42	1.16	18.03	144.06	nr	**162.09**
600 mm × 600 mm × 870 mm	156.30	1.30	20.20	160.34	nr	**180.54**
1000 mm × 600 mm × 870 mm	240.90	1.57	24.41	247.06	nr	**271.47**
Sink units (excluding sink top)						
1000 mm × 600 mm × 870 mm	244.57	1.48	23.00	250.82	nr	**273.82**
Laminated plastics worktops; single rolled edge; prices include for fixing						
38 mm thick; 600 mm wide	39.93	0.37	5.75	40.98	m	**46.73**
extra for forming hole for inset sink	–	0.69	10.72	–	nr	**10.72**
extra for jointing strip at corner intersection of worktops	–	0.14	2.17	8.55	nr	**10.72**
extra for butt and scribe joint at corner intersection of worktops	–	4.16	64.67	–	nr	**64.67**
Lockers and cupboards; Welconstruct Distribution or other equal and approved						
Standard clothes lockers; steel body and door within reinforced 19G frame, powder coated finish, cam locks						
1 compartment; placing in position						
300 mm × 300 mm × 1800 mm	–	0.23	2.68	65.24	nr	**67.92**
380 mm × 380 mm × 1800 mm	–	0.23	2.68	93.38	nr	**96.06**
450 mm × 450 mm × 1800 mm	–	0.28	3.26	95.33	nr	**98.59**
Compartment lockers; steel body and door within reinforced 19G frame, powder coated finish, cam locks						
2 compartments; placing in position						
300 mm × 300 mm × 1800 mm	–	0.23	2.68	75.44	nr	**78.12**
380 mm × 380 mm × 1800 mm	–	0.23	2.68	90.97	nr	**93.65**
450 mm × 450 mm × 1800 mm	–	0.28	3.26	98.66	nr	**101.92**
4 compartments; placing in position						
300 mm × 300 mm × 1800 mm	–	0.23	2.68	88.71	nr	**91.39**
380 mm × 380 mm × 1800 mm	–	0.23	2.68	106.50	nr	**109.18**
450 mm × 450 mm × 1800 mm	–	0.28	3.26	106.50	nr	**109.76**
Timber clothes lockers; veneered MDF finish, routed door, cam locks						
1 compartment; placing in position						
380 mm × 380 mm × 1830 mm	–	0.28	3.26	232.37	nr	**235.63**
4 compartments; placing in position						
380 mm × 380 mm × 1830 mm	–	0.28	3.26	346.35	nr	**349.61**
Vandal-resistant lockers						
1030 high mm × 370 mm × 560 mm; one compartment	–	0.23	2.68	246.35	nr	**249.03**
1930 mm × 370 mm × 560 mm; two compartments	–	0.23	2.68	382.12	nr	**384.80**
850 mm × 740 mm × 560 mm; 2 high × 2 wide	–	0.23	2.68	501.63	nr	**504.31**
1930 mm × 740 mm × 560 mm; 5 high × 2 wide	–	0.23	2.68	1135.70	nr	**1138.38**

N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Shelving support systems; The Welconstruct Company or other equal and approved standard duty; maximum bayload of 2000 kg						
Shelving support systems; steel body; stove enamelled finish; assembling						
open initial bay; 5 shelves; placing in position						
1000 mm × 300 mm × 1850 mm	–	0.69	9.28	180.81	nr	**190.09**
1000 mm × 600 mm × 1850 mm	–	0.69	9.28	229.24	nr	**238.52**
open extension bay; 5 shelves; placing in position						
1000 mm × 300 mm × 1850 mm	–	0.83	11.15	117.41	nr	**128.56**
1000 mm × 600 mm × 1850 mm	–	0.83	11.15	161.23	nr	**172.38**
closed initial bay; 5 shelves; placing in position						
1000 mm × 300 mm × 1850 mm	–	0.69	9.28	253.48	nr	**262.76**
1000 mm × 600 mm × 1850 mm	–	0.69	9.28	328.26	nr	**337.54**
closed extension bay; 5 shelves; placing in position						
1000 mm × 300 mm × 1850 mm	–	0.83	11.15	188.34	nr	**199.49**
1000 mm × 600 mm × 1850 mm	–	0.83	11.15	245.39	nr	**256.54**
extra for pair of doors; fixing in position						
1000 mm × 1850 mm	–	0.75	10.08	356.24	nr	**366.32**
Cloakroom racks; The Welconstruct Company or other equal and approved						
Cloakroom racks; 40 mm × 40 mm square tube framing, polyester powder coated finish; beech slatted seats and rails to one side only; placing in position						
1675 mm × 325 mm × 1500 mm; 5 nr coat hooks	–	0.30	4.03	405.75	nr	**409.78**
1825 mm × 325 mm × 1500 mm; 15 nr coat hangers	–	0.30	4.03	464.94	nr	**468.97**
Extra for						
shoe baskets	–	–	–	91.38	nr	**91.38**
mesh bottom shelf	–	–	–	63.81	nr	**63.81**
Cloakroom racks; 40 mm × 40 mm square tube framing, polyester powder coated finish; beech slatted seats and rails to both sides; placing in position						
1675 mm × 600 mm × 1500 mm; 10 nr coat hooks	–	0.40	5.37	556.42	nr	**561.79**
1825 mm × 600 mm × 1500 mm; 30 nr coat hangers	–	0.40	5.37	580.10	nr	**585.47**
Extra for						
shoe baskets	–	–	–	114.19	nr	**114.19**
mesh bottom shelf	–	–	–	77.59	nr	**77.59**
6 mm thick rectangular glass mirrors; silver backed; fixed with chromium plated domed headed screws; to background requiring plugging						
Mirror with polished edges						
365 mm × 254 mm	8.84	0.74	11.50	9.34	nr	**20.84**
400 mm × 300 mm	11.52	0.74	11.50	12.08	nr	**23.58**
560 mm × 380 mm	19.96	0.83	12.90	20.74	nr	**33.64**
640 mm × 460 mm	26.09	0.93	14.45	27.02	nr	**41.47**

N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
N10/11 GENERAL FIXTURES/KITCHEN FITTINGS – cont						
6 mm thick rectangular glass mirrors – cont						
Mirror with bevelled edges						
365 mm × 254 mm	15.74	0.74	11.50	16.41	nr	**27.91**
400 mm × 300 mm	18.43	0.74	11.50	19.17	nr	**30.67**
560 mm × 380 mm	30.72	0.83	12.90	31.75	nr	**44.65**
640 mm × 460 mm	38.39	0.93	14.45	39.62	nr	**54.07**
Door mats						
Entrance mats; Tuftiguard Classic; aluminium scraper bar; laying in position; 12 mm thick						
900 mm × 550 mm	127.94	0.46	5.35	131.14	nr	**136.49**
1200 mm × 750 mm	230.29	0.46	5.35	236.05	nr	**241.40**
2400 mm × 1200 mm	736.94	0.93	10.81	755.36	nr	**766.17**
Matwells						
Polished aluminium matwell; comprising angle rim with brazed angles and lugs brazed on; to suit mat size						
914 mm × 560 mm; constructed with 25 × 25 × 3 mm angle	29.29	0.93	10.81	30.02	nr	**40.83**
1067 mm × 610 mm; constructed with 34 × 26 × 6 mm angle	40.04	0.93	10.81	41.04	nr	**51.85**
1219 mm × 762 mm; constructed with 50 × 50 × 6 mm angle	98.19	0.93	10.81	100.64	nr	**111.45**
Polished brass matwell; comprising angle rim with brazed angles and lugs brazed on; to suit mat size						
914 mm × 560 mm; constructed with 25 × 25 × 5 mm angle	112.57	0.93	10.81	115.38	nr	**126.19**
1067 mm × 610 mm; constructed with 38 × 38 × 6 mm angle	164.15	0.93	10.81	168.25	nr	**179.06**
Internal blinds; Luxaflex Ltd or other equal and approved						
Roller blinds; Luxaflex EOS type 10 roller; Compact Fabric; plain type material; 1219 mm drop; fixing with screws						
1016 mm wide	41.90	0.93	10.81	42.95	nr	**53.76**
2031 mm wide	61.84	1.45	16.85	63.39	nr	**80.24**
2843 mm wide	76.81	1.97	22.90	78.73	nr	**101.63**
Roller blinds; Luxaflex EOS type 10 roller; Compact Fabric; fire-resisting material; 1219mm drop; fixing with screws						
1016 mm wide	54.86	0.93	10.81	56.23	nr	**67.04**
2031 mm wide	81.80	1.45	16.85	83.84	nr	**100.69**
2843 mm wide	103.74	1.97	22.90	106.33	nr	**129.23**

N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Roller blinds; Luxaflex EOS type 10 roller; Light-resistant; blackout material; 1219 mm drop; fixing with screws						
1016 mm wide	70.82	0.93	10.81	72.59	nr	**83.40**
2031 mm wide	118.70	1.45	16.85	121.67	nr	**138.52**
2843 mm wide	160.60	1.97	22.90	164.61	nr	**187.51**
Roller blinds; Luxaflex Lite-master Crank Op; 100% blackout; 1219 mm drop; fixing with screws						
1016 mm wide	197.50	1.96	22.79	202.44	nr	**225.23**
2031 mm wide	264.34	2.75	31.96	270.95	nr	**302.91**
2843 mm wide	341.14	3.53	41.03	349.67	nr	**390.70**
Vertical louvre blinds; 89 mm wide louvres; Luxaflex EOS type; Florida Fabric; 1219 mm drop; fixing with screws						
1016 mm wide	56.86	0.82	9.53	58.28	nr	**67.81**
2031 mm wide	86.78	1.30	15.11	88.95	nr	**104.06**
3046 mm wide	118.70	1.77	20.57	121.67	nr	**142.24**
Vertical louvre blinds; 127 mm wide louvres; Luxaflex EOS type; Florida Fabric; 1219 mm drop; fixing with screws						
1016 mm wide	47.88	0.88	10.23	49.08	nr	**59.31**
2031 mm wide	72.82	1.35	15.69	74.64	nr	**90.33**
3046 mm wide	97.75	1.81	21.04	100.19	nr	**121.23**
N13 SANITARY APPLIANCES/FITTINGS						
Sinks; Armitage Shanks or equal and approved						
Sinks; white glazed fireclay; BS 6465; pointing all round with Dow Corning Hansil silicone sealant						
Belfast sink; 46 cm × 38 cm × 21 cm ref S580001; pair of Nuastyle 21 basin taps with dual indices, chrome handle ref B8262AA; wall mounts ref S8331AA; 38 mm slotted waste, chain and plug, screw stay ref S8766AA; pair of 40.5 cm aluminium alloy build-in brackets with 35.5 cm studs ref S921967; screwing	181.48	2.78	61.84	237.15	nr	**298.99**
Belfast sink; 61 cm × 38 cm × 21 cm ref S580501; pair of Nuastyle 21 basin taps with dual indices, chrome handle ref B8262AA; wall mounts ref S8331AA; 38 mm slotted waste, chain and plug, screw stay ref S8766AA; pair of 40.5 cm aluminium alloy build-in brackets with 35.5 cm studs ref S921967; screwing	215.99	2.78	61.84	272.71	nr	**334.55**
Belfast sink; 76 cm × 38 cm × 21 cm ref S581101; pair of Nuastyle 21 basin taps with dual indices, chrome handle ref B8262AA; wall mounts ref S8331AA; 38 mm slotted waste, chain and plug, screw stay ref S8766AA; pair of 40.5 cm aluminium alloy build-in brackets with 35.5 cm studs ref S921967; screwing	303.36	2.78	61.84	362.43	nr	**424.27**

N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
N13 SANITARY APPLIANCES/FITTINGS – cont						
Lavatory basins; Armitage Shanks or equal and approved						
Basins; white vitreous china; BS 6465 Part 3; pointing all round with Dow Corning Hansil silcone sealant						
Portman 21 40 cm basin ref S231701; with overflow, chain hole and two tapholes; pair of Nuastyle 21 basin taps with dual indices ref B8262AA; slotted basin waste with plastic plug, chain waste and plug ref S8800AA; 32 × 75 mm seal plastic standard bottle trap ref S891067; pair of Portman concealed brackets with waste support ref S915067; Isovalve 15 mm plastic servicing valve with outlet for copper ref S900067; screwing	85.22	2.13	47.38	120.50	nr	**167.88**
Portman 21 50 cm basin ref S230901; with overflow, chain hole and two tapholes ; pair of Nuastyle 21 basin taps with dual indices ref B8262AA; slotted basin waste with plastic plug, chain waste and plug ref S8800AA; 32 × 75 mm seal plastic standard bottle trap ref S891067; pair of Portman concealed brackets with waste support ref S915067; Isovalve 15 mm plastic servicing valve with outlet for copper ref S900067; screwing	104.03	2.13	47.38	139.89	nr	**187.27**
Portman 21 60 cm basin ref S225701; with overflow, chain hole and two tapholes; pair of Nuastyle 21 basin taps with dual indices ref B8262AA; slotted basin waste with plastic plug, chain waste and plug ref S8800AA; 32 × 75 mm seal plastic standard bottle trap ref S891067; pair of Portman concealed brackets with waste support ref S915067; Isovalve 15 mm plastic servicing valve with outlet for copper ref S900067; screwing	136.84	2.13	47.38	173.64	nr	**221.02**
Tiffany 51 cm pedestal basin ref S208001; with two tapholes; Millenia STD dual control one taphole standard basin mixer with pop-up waste ref S7300AA; pair of Millenia STD handles ref B8000AA; Full pedestal (IS group S2920) ref S292001; Isovalve 15 mm plastic servicing valve with outlet for copper ref S900067; screwing	156.73	2.31	51.38	176.52	nr	**227.90**

N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Tiffany 56 cm pedestal basin ref S208301; with two tapholes; Millenia STD dual control one taphole standard basin mixer with pop-up waste ref S7300AA; pair of Millenia STD handles ref B8000AA; Full pedestal (IS group S2920) ref S292001; Isovalve 15 mm plastic servicing valve with outlet for copper ref S900067; screwing	153.44	2.31	51.38	173.14	nr	**224.52**
Tiffany 61 cm pedestal basin ref S208601; with two tapholes; Millenia STD dual control one taphole standard basin mixer with pop-up waste ref S7300AA; pair of Millenia STD handles ref B8000AA; Full pedestal (IS group S2920) ref S292001; Isovalve 15 mm plastic servicing valve with outlet for copper ref S900067; screwing	160.05	2.31	51.38	181.93	nr	**233.31**
Montana 51 cm pedestal basin ref S210101; with one taphole; Millenia STD dual control one taphole standard basin mixer with pop-up waste ref S7300AA; pair of Millenia STD handles ref B8000AA; Full pedestal (IS group S2920) ref S292001; Isovalve 15 mm plastic servicing valve with outlet for copper ref S900067; screwing	148.30	2.31	51.38	167.82	nr	**219.20**
Montana 58 cm pedestal basin ref S210401; with one taphole; Millenia STD dual control one taphole standard basin mixer with pop-up waste ref S7300AA; pair of Millenia STD handles ref B8000AA; Full pedestal (IS group S2920) ref S292001; Isovalve 15 mm plastic servicing valve with outlet for copper ref S900067; screwing	151.76	2.31	51.38	171.45	nr	**222.83**
Drinking fountains; Armitage Shanks or equal and approved						
White vitreous china fountains; pointing all round with Dow Corning Hansil silicone sealant						
Aqualon wall mounted drinking fountain ref S540101; Aqualon self closing valve with fittings and plastic waste ref S5402AA; 32 × 75 mm seal plastic standard bottle trap ref S891067; screwing	255.22	2.31	51.38	269.24	nr	**320.62**
Polished stainless steel fountains; pointing all round with Dow Corning Hansil silicone sealant						
Purita wall mounted drinking fountain ref S5435MY with self closing valve and fittings; 32mm unslotted basin strainer waste ref S8720AA; screwing	202.07	2.31	51.38	207.52	nr	**258.90**
Purita pedestal mounted drinking fountain 90 cm high ref S5440MY with self closing valve and fittings; 32mm unslotted basin strainer waste ref S8720AA; screwing	520.45	2.78	61.84	534.72	nr	**596.56**

N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
N13 SANITARY APPLIANCES/FITTINGS – cont						
Baths; Armitage Shanks or equal and approved						
Sandringham acrylic rectangular bath with chrome plated grips and two tapholes ref S159301; Sandringham STD pair of standard bath taps with chrome handles ref S7032AA; bath chain waste with plastic plug and overflow ref S8830AA; cast brass 'P' trap with plain outlet and overflow connection; pointing with Dow Corning Hansil silicone sealant						
170 cm long × 70 cm wide; white or coloured	126.39	3.50	77.85	129.55	nr	**207.40**
Nisa lowline heavy gauge steel rectangular bath with chrome plated grips and two tapholes ref S176501; Sandringham STD pair of standard bath taps with chrome handles ref S7032AA; bath chain waste with plastic plug and overflow ref S8830AA; cast brass 'P' trap with plain outlet and overflow connection; pointing with Dow Corning Hansil silicone sealant						
170 cm long × 70 cm wide; white or coloured	320.86	3.50	77.85	328.88	nr	**406.73**
Water closets; Armitage Shanks or equal and approved						
White vitreous china pans and cisterns; pointing all round base with Dow Corning Hansil silicone sealant						
Wentworth close coupled washdown closet pan with horizontal outlet ref S316101; Orion 3 plastic toilet seat and cover ref S404501; Panketa pan connector 14º finned ref S430501; Universal close coupled bottom inlet cistern with syphon ref S392001	145.51	3.05	67.84	155.44	nr	**223.28**
Tiffany back to wall washdown closet pan with horizontal outlet ref S341001; Saturn plastic toilet seat and cover ref S404001; Panketa pan connector 14º finned ref S430501; Conceala 2 6 litre low level side inlet cistern with syphon and lever ref S361767	191.47	3.05	67.84	202.55	nr	**270.39**
Extra over for; Panketa pan connector 90º finned ref S430001	–	–	–	1.48	nr	**1.48**
Tiffany close coupled washdown closet pan with horizontal outlet (IS group S3080) ref S308001; Saturn plastic toilet seat and cover ref S404001; Panketa pan connector 14º finned ref S430501; Tiffany 7½ litre close coupled cistern with dual flush valve ref S365001	197.82	3.05	67.84	209.06	nr	**276.90**
Extra over for; Panketa pan connector 90º finned ref S430001	–	–	–	1.48	nr	**1.48**

N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Cameo close coupled washdown closet pan with horizontal outlet (IS group S3080) ref S308001; Accolade/Cameo plastic toilet seat and cover ref S402501; Panketa pan connector 14º finned ref S430501; Cameo 6 litre close coupled cistern with dual flush valve ref S361301	246.70	3.05	67.84	259.16	nr	**327.00**
Extra over for; Panketa pan connector 90º finned ref S430001	–	–	–	1.48	nr	**1.48**
Wall urinals; Armitage Shanks or equal and approved						
White vitreous china bowls and cisterns; pointing all round with Dow Corning Hansil silicone sealant						
Single Sanura 40 cm urinal bowl ref S610501; Sanura top inlet spreader ref S6285AA; pair of wall hangers for urinal bowl ref S9725AA; 38 mm plastic domed waste ref S885067; 38 × 75 mm seal plastic standard bottle trap ref S891567; Conceala 4½ litres capacity auto cistern and cover ref S621567; Sanura concealed flushpipe for single urinal bowl ref S6226NU; screwing	171.27	3.70	82.30	194.89	nr	**277.19**
Single Sanura 40 cm urinal bowl ref S610501; Sanura top inlet spreader ref S6285AA; pair of wall hangers for urinal bowl ref S9725AA; 38 mm plastic domed waste ref S885067; 38 × 75 mm seal plastic standard bottle trap ref S891567; Mura 4½ litres capacity auto cistern and cover ref S620001; Sanura/Mura exposed flushpipe for single urinal bowl ref S6220MY; screwing	195.11	3.70	82.30	219.33	nr	**301.63**
Single Sanura 50 cm urinal bowl ref S610001; Sanura top inlet spreader ref S6285AA; pair of wall hangers for urinal bowl ref S9725AA; 38 mm plastic domed waste ref S885067; 38 × 75 mm seal plastic standard bottle trap ref S891567; Conceala 4½ litres capacity auto cistern and cover ref S621567; Sanura concealed flushpipe for single urinal bowl ref S6226NU; screwing	233.86	3.70	82.30	259.13	nr	**341.43**
Single Sanura 50 cm urinal bowl ref S610001; Sanura top inlet spreader ref S6285AA; pair of wall hangers for urinal bowl ref S9725AA; 38 mm plastic domed waste ref S885067; 38 × 75 mm seal plastic standard bottle trap ref S891567; Mura 4½ litres capacity auto cistern and cover ref S620001; Sanura/Mura exposed flushpipe for single urinal bowl ref S6220MY; screwing	257.71	3.70	82.30	283.58	nr	**365.88**

N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
N13 SANITARY APPLIANCES/FITTINGS – cont						
Wall urinals – cont						
White vitreous china bowls and cisterns – cont						
Range of 2 nr Sanura 40 cm urinal bowls ref S610501; Sanura top inlet spreader ref S6285AA; pairs of wall hangers for urinal bowls ref S9725AA; 38 mm plastic domed wastes ref S885067; 38 × 75 mm seal plastic standard bottle traps ref S891567; Conceala 9 litres capacity auto cistern and cover ref S621667; Sanura concealed flushpipe for range of 2 nr urinal bowls ref S6227NU; screwing	288.32	6.95	154.59	334.22	nr	**488.81**
Range of 2 nr Sanura 50 cm urinal bowls ref S610001; Sanura top inlet spreader ref S6285AA; pairs of wall hangers for urinal bowls ref S9725AA; 38 mm plastic domed wastes ref S885067; 38 × 75 mm seal plastic standard bottle traps ref S891567; Conceala 9 litres capacity auto cistern and cover ref S621667; Sanura concealed flushpipe for range of 2 nr urinal bowls ref S6227NU; screwing	413.52	6.95	154.59	462.71	nr	**617.30**
Range of 3 nr Sanura 40 cm urinal bowls ref S610501; Sanura top inlet spreader ref S6285AA; pairs of wall hangers for urinal bowls ref S9725AA; 38 mm plastic domed wastes ref S885067; 38 × 75 mm seal plastic standard bottle traps ref S891567; Conceala 9 litres capacity auto cistern and cover ref S621667; Sanura concealed flushpipe for range of 3 nr urinal bowls ref S6228NU; screwing	401.41	10.15	225.78	469.48	nr	**695.26**
Range of 3 nr Sanura 50 cm urinal bowls ref S610001; Sanura top inlet spreader ref S6285AA; pairs of wall hangers for urinal bowls ref S9725AA; 38 mm plastic domed wastes ref S885067; 38 × 75 mm seal plastic standard bottle traps ref S891567; Conceala 9 litres capacity auto cistern and cover ref S621667; Sanura concealed flushpipe for range of 3 nr urinal bowls ref S6228NU; screwing	589.20	10.15	225.78	661.96	nr	**887.74**
Range of 4 nr Sanura 40 cm urinal bowls ref S610501; Sanura top inlet spreader ref S6285AA; pairs of wall hangers for urinal bowls ref S9725AA; 38 mm plastic domed wastes ref S885067; 38 × 75 mm seal plastic standard bottle traps ref S891567; Conceala 9 litres capacity auto cistern and cover ref S621767; Sanura concealed flushpipe for range of 4 nr urinal bowls ref S6229NU; screwing	518.62	13.40	298.07	608.96	nr	**907.03**

N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Range of 4 nr Sanura 50 cm urinal bowls ref S610001; Sanura top inlet spreader ref S6285AA; pairs of wall hangers for urinal bowls ref S9725AA; 38 mm plastic domed wastes ref S885067; 38 × 75 mm seal plastic standard bottle traps ref S891567; Conceala 9 litres capacity auto cistern and cover ref S621767; Sanura concealed flushpipe for range of 4 nr urinal bowls ref S6229NU; screwing	769.01	13.40	298.07	865.94	nr	**1164.01**
Range of 5 nr Sanura 40 cm urinal bowls ref S610501; Sanura top inlet spreader ref S6285AA; pairs of wall hangers for urinal bowls ref S9725AA; 38 mm plastic domed wastes ref S885067; 38 × 75 mm seal plastic standard bottle traps ref S891567; Conceala 9 litres capacity auto cistern and cover ref S621767; Sanura concealed flushpipe for range of 5 nr urinal bowls ref S6230NU; screwing	631.75	16.65	370.35	744.26	nr	**1114.61**
Range of 5 nr Sanura 50 cm urinal bowls ref S610001; Sanura top inlet spreader ref S6285AA; pairs of wall hangers for urinal bowls ref S9725AA; 38 mm plastic domed wastes ref S885067; 38 × 75 mm seal plastic standard bottle traps ref S891567; Conceala 9 litres capacity auto cistern and cover ref S621767; Sanura concealed flushpipe for range of 5 nr urinal bowls ref S6230NU; screwing	944.73	16.65	370.35	1065.48	nr	**1435.83**
White vitreous china division panels; pointing all round with Dow Corning Hansill silicone sealant						
Urinal division with screw and hanger ref S612001; screwing	53.67	0.70	15.57	55.93	nr	**71.50**
Bidets; Armitage Shanks or equal and approved						
Tiffany back to wall bidet with one taphole ref S491001; vitreous china; chromium plated pop-up waste and mixer tap with hand wheels refs S7500AA and S8000AA						
58 cm × 39 cm; white or coloured	284.88	3.50	77.85	292.00	nr	**369.85**
Shower tray and fittings						
Simplicity shower tray; acrylic; with outlet and grated waste; chain and plug; bedding and pointing in waterproof cement mortar						
760 mm × 760 mm ; white or coloured	45.20	3.00	66.73	46.33	nr	**113.06**
Shower fitting; riser pipe with mixing valve and shower rose; chromium plated; plugging and screwing mixing valve and pipe bracket						
15 mm diameter riser pipe; 127 mm diameter shower rose	243.26	5.00	111.22	249.34	nr	**360.56**
Corner fitting shower enclosure; Bliss flat top hinged door with front panel and clear glass side panel	478.92	3.00	49.71	490.89	nr	**540.60**

N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
N13 SANITARY APPLIANCES/FITTINGS – cont						
Miscellaneous fittings; Magrini Ltd or equal and approved						
Vertical nappy changing unit						
ref KBCS; screwing	–	0.60	9.33	224.21	nr	**233.54**
Horizontal nappy changing unit						
ref KBHS; screwing	–	0.60	9.33	224.21	nr	**233.54**
Stay Safe baby seat						
ref KBPS; screwing	–	0.55	8.55	77.35	nr	**85.90**
Miscellaneous fittings; Pressalit Ltd or equal and approved						
Grab rails						
300 mm long ref RT100000; screwing	–	0.50	7.77	52.75	nr	**60.52**
450 mm long ref RT101000; screwing	–	0.50	7.77	60.58	nr	**68.35**
600 mm long ref RT102000; screwing	–	0.50	7.77	69.55	nr	**77.32**
800 mm long ref RT103000; screwing	–	0.50	7.77	78.26	nr	**86.03**
1000 mm long ref RT104000; screwing	–	0.50	7.77	90.30	nr	**98.07**
Angled grab rails						
900 mm long, angled 135° ref RT110000; screwing	–	0.50	7.77	113.62	nr	**121.39**
1300 mm long, angled 90° ref RT119000; screwing	–	0.75	11.65	178.00	nr	**189.65**
Hinged grab rails						
600 mm long ref R3016000; screwing	–	0.35	5.44	185.00	nr	**190.44**
600 mm long with spring counter balance ref RF016000; screwing	–	0.35	5.44	258.29	nr	**263.73**
850 mm long ref R3010000; screwing	–	0.35	5.44	224.72	nr	**230.16**
850 mm long with spring counter balance ref RF010000; screwing	–	0.35	5.44	277.25	nr	**282.69**
Shower seat; wall mounted; with padded seat and back	–	1.50	23.32	218.33	nr	**241.65**
N15 SIGNS/NOTICES						
Plain script; in gloss oil paint; on painted or varnished surfaces						
Capital letters; lower case letters or numerals						
per coat; per 25 mm high	–	0.09	1.39	–	nr	**1.39**
Stops						
per coat	–	0.02	0.31	–	nr	**0.31**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
P10 SUNDRY INSULATION/PROOFING WORK/ FIRE STOPS						
ALTERNATIVE INSULATION PRICES						
Insulation (£/m²)						
Crown FrameTherm Roll 40						
90 mm	–	–	–	–	m²	**1.57**
140 mm	–	–	–	–	m²	**2.26**
Crown FrameTherm Roll 35						
90 mm	–	–	–	–	m²	**3.72**
140 mm	–	–	–	–	m²	**5.28**
Crown Factoryclad 40						
80 mm	–	–	–	–	m²	**1.07**
100 mm	–	–	–	–	m²	**1.28**
Crown Factoryclad 37						
100 mm	–	–	–	–	m²	**2.44**
120 mm	–	–	–	–	m²	**2.86-**
Crown Factoryclad 35						
100 mm	–	–	–	–	m²	**3.28**
Crown Factoryclad 32						
100 mm	–	–	–	–	m²	**5.67**
SUPPLY AND FIX PRICES						
Sisalkraft building papers/vapour barriers or other equal and approved						
Building paper; 150 mm laps; fixed to softwood						
Moistop grade 728 (class A1F)	–	0.09	1.24	1.18	m²	**2.42**
Vapour barrier/reflective insulation 150 mm laps; fixed to softwood						
Insulex grade 714; single sided	–	0.09	1.24	1.40	m²	**2.64**
Mat or quilt insulation						
Glass fibre roll; Crown Loft Roll or other equal and approved; laid loose between members at 600 mm centres						
100 mm thick	1.26	0.10	1.39	1.29	m²	**2.68**
150 mm thick	1.89	0.12	1.55	1.94	m²	**3.49**
200 mm thick	2.52	0.13	1.70	2.58	m²	**4.28**
Glass fibre quilt; Isowool Modular roll or other equal and approved; laid loose between members at 600 mm centres						
60 mm thick	1.56	0.10	1.39	1.60	m²	**2.99**
80 mm thick	2.04	0.12	1.55	2.09	m²	**3.64**
100 mm thick	2.42	0.13	1.70	2.48	m²	**4.18**
150 mm thick	3.69	0.14	1.86	3.78	m²	**5.64**
Mineral fibre quilt; Isowool APR 1200 or other equal and approved; pinned vertically to softwood						
25 mm thick	0.95	0.09	1.24	0.97	m²	**2.21**
50 mm thick	1.40	0.10	1.39	1.44	m²	**2.83**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
P10 SUNDRY INSULATION/PROOFING WORK/ FIRE STOPS – cont						
Mat or quilt insulation – cont						
Crown Dritherm Cavity Slab 37 glass fibre batt or other equal and approved; as full or partial cavity fill; including cutting and fitting around wall ties and retaining discs						
50 mm thick	2.21	0.14	1.86	2.51	m^2	**4.37**
75 mm thick	1.88	0.15	2.01	2.17	m^2	**4.18**
100 mm thick	2.78	0.16	2.16	3.11	m^2	**5.27**
Crown Dritherm Cavity Slab 34 glass fibre batt or other equal and approved; as full or partial cavity fill; including cutting and fitting around wall ties and retaining discs						
65 mm thick	2.83	0.14	1.86	3.16	m^2	**5.02**
75 mm thick	3.29	0.15	2.01	3.62	m^2	**5.63**
85 mm thick	4.99	0.15	2.01	5.36	m^2	**7.37**
100 mm thick	4.99	0.16	2.16	5.36	m^2	**7.52**
Crown Dritherm Cavity Slab 32 glass fibre batt or other equal and approved; as full or partial cavity fill; including cutting and fitting around wall ties and retaining discs						
65 mm thick	3.70	0.14	1.86	4.04	m^2	**5.90**
75 mm thick	4.29	0.15	2.01	4.65	m^2	**6.66**
85 mm thick	4.87	0.15	2.01	5.25	m^2	**7.26**
100 mm thick	5.62	0.16	2.16	6.01	m^2	**8.17**
Crown Frametherm Roll 40 glass fibre semi-rigid or rigid batt or other equal and approved; pinned vertically in timber frame construction						
90 mm thick	4.13	0.16	2.16	4.23	m^2	**6.39**
140 mm thick	5.99	0.18	2.47	6.14	m^2	**8.61**
Crown Rafter Roll 32 glass fibre flanged building roll; pinned vertically or to slope between timber framing						
50 mm thick	4.39	0.15	2.01	4.50	m^2	**6.51**
75 mm thick	6.29	0.16	2.16	6.45	m^2	**8.61**
100 mm thick	8.10	0.17	2.32	8.30	m^2	**10.62**
Board or slab insulation						
Expanded polystyrene board standard grade SD/N or other equal and approved; fixed with adhesive						
20 mm thick	–	0.16	2.81	1.60	m^2	**4.41**
25 mm thick	–	0.16	2.81	1.75	m^2	**4.56**
30 mm thick	–	0.16	2.81	1.91	m^2	**4.72**
40 mm thick	–	0.17	3.01	2.23	m^2	**5.24**
50 mm thick	–	0.18	3.21	2.54	m^2	**5.75**
60 mm thick	–	0.20	3.41	2.87	m^2	**6.28**
75 mm thick	–	0.21	3.62	3.34	m^2	**6.96**
100 mm thick	–	0.22	3.81	4.14	m^2	**7.95**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
KIngspan Thermawall TW50 zero ODP rigid urethene insulation board or other equal and approved; as full or partial cavity fill; including cutting and fitting around wall ties and retaining discs						
50 mm thick	5.04	0.20	3.41	5.41	m^2	**8.82**
75 mm thick	7.30	0.21	3.62	7.73	m^2	**11.35**
100 mm thick	8.93	0.22	3.81	9.40	m^2	**13.21**
Kingspan Thermafloor TF70 rigid urethane floor insulation						
50 mm thick	–	0.20	3.52	7.20	m^2	**10.72**
75 mm thick	–	0.20	3.52	9.35	m^2	**12.87**
100 mm thick	–	0.20	3.52	13.36	m^2	**16.88**
Styrofoam Floormate 500 extruded polystyrene foam or other equal and approved						
50 mm thick	–	0.53	9.24	9.69	m^2	**18.93**
80 mm thick	–	0.53	9.24	17.05	m^2	**26.29**
120 mm thick	–	0.53	9.24	25.57	m^2	**34.81**
Fire stops						
Cape Firecheck channel; intumescent coatings on cut mitres; fixing with brass cups and screws						
19 mm × 44 mm or 19 mm × 50 mm	11.61	0.64	11.24	12.01	m	**23.25**
Sealmaster intumescent fire and smoke seals or other equal and approved; pinned into groove in timber						
type N30; for single leaf half hour door	2.77	0.32	5.62	2.84	m	**8.46**
type N60; for single leaf one hour door	3.62	0.36	6.22	3.71	m	**9.93**
type IMN or IMP; for meeting or pivot stiles of pair of one hour doors; per stile	3.62	0.36	6.22	3.71	m	**9.93**
intumescent plugs in timber; including boring	–	0.10	1.80	0.42	nr	**2.22**
Rockwool fire stops or other equal and approved; between top of brick/block wall and concrete soffit						
30 mm deep × 100 mm wide	–	0.08	1.40	4.20	m	**5.60**
30 mm deep × 150 mm wide	–	0.10	1.80	6.38	m	**8.18**
30 mm deep × 200 mm wide	–	0.13	2.20	8.52	m	**10.72**
60 mm deep × 100 mm wide	–	0.09	1.61	5.54	m	**7.15**
60 mm deep × 150 mm wide	–	0.12	2.01	8.27	m	**10.28**
60 mm deep × 200 mm wide	–	0.14	2.41	11.12	m	**13.53**
90 mm deep × 100 mm wide	–	0.12	2.01	8.84	m	**10.85**
90 mm deep × 150 mm wide	–	0.14	2.41	13.21	m	**15.62**
90 mm deep × 200 mm wide	–	0.16	2.81	17.67	m	**20.48**
Fire protection compound						
Quelfire QF4, fire protection compound or other equal and approved; filling around pipes, ducts and the like; including all necessary formwork						
300 mm × 300 mm × 250 mm; pipes – 2	–	1.07	16.01	14.27	nr	**30.28**
500 mm × 500 mm × 250 mm; pipes – 2	–	1.33	19.52	42.80	nr	**62.32**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
P10 SUNDRY INSULATION/PROOFING WORK/ FIRE STOPS – cont						
Fire barriers						
Rockwool fire barrier or other equal and approved; between top of suspended ceiling and concrete soffit						
one 50 mm layer × 900 mm wide; half hour	–	0.64	11.24	24.21	m^2	**35.45**
two 50 mm layers × 900 mm wide; one hour	–	0.95	16.67	48.18	m^2	**64.85**
three 50 mm layers × 900 mm wide; two hour	–	1.26	22.08	69.06	m^2	**91.14**
Corofil C144 fire barrier to edge of slab; fixed with non-flammable contact adhesive						
to suit void 30 mm wide × 100 mm deep; one hour	–	–	–	–	m	**11.64**
Lamatherm fire barrier or other equal and approved; to void below raised access floors						
75 mm thick × 300 mm high; half hour	–	0.20	3.41	8.68	m	**12.09**
75 mm thick × 600 mm high; half hour	–	0.20	3.41	19.02	m	**22.43**
90 mm thick × 300 mm high; half hour	–	0.20	3.41	12.19	m	**15.60**
90 mm thick × 600 mm high; half hour	–	0.20	3.41	25.39	m	**28.80**
Dow Chemicals Styrofoam SP or other equal and approved; cold bridging insulation fixed with adhesive to brick, block or concrete base						
Insulation to walls						
50 mm thick	–	0.38	6.62	7.61	m^2	**14.23**
75 mm thick	–	0.40	7.02	12.69	m^2	**19.71**
Insulation to isolated columns						
50 mm thick	–	0.47	8.23	7.61	m^2	**15.84**
75 mm thick	–	0.49	8.63	12.69	m^2	**21.32**
Insulation to ceilings						
50 mm thick	–	0.41	7.23	7.61	m^2	**14.84**
75 mm thick	–	0.45	7.83	12.69	m^2	**20.52**
Insulation to isolated beams						
50 mm thick	–	0.49	8.63	7.61	m^2	**16.24**
75 mm thick	–	0.53	9.24	12.69	m^2	**21.93**
P20 UNFRAMED ISOLATED TRIMS/SKIRTINGS/ SUNDRY ITEMS						
Medium density fibreboard; Sapele veneered one side; 18 mm thick						
Window boards and the like; rebated; hardwood lipped on one edge						
18 mm × 200 mm	–	0.29	5.02	16.09	m	**21.11**
18 mm × 250 mm	–	0.32	5.62	16.93	m	**22.55**
18 mm × 300 mm	–	0.36	6.22	17.35	m	**23.57**
18 mm × 350 mm	–	0.38	6.62	18.61	m	**25.23**
returned and fitted ends	–	0.23	4.02	3.12	nr	**7.14**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Medium density fibreboard; American White Ash veneered one side; 18 mm thick						
Window boards and the like; rebated; hardwood lipped on one edge						
18 mm × 200 mm	–	0.29	5.02	16.73	m	**21.75**
18 mm × 250 mm	–	0.32	5.62	17.77	m	**23.39**
18 mm × 300 mm	–	0.36	6.22	18.29	m	**24.51**
18 mm × 350 mm	–	0.38	6.62	19.85	m	**26.47**
returned and fitted ends	–	0.23	4.02	3.12	nr	**7.14**
Wrought softwood						
Skirtings, picture rails, dado rails and the like; splayed or moulded						
19 mm × 44 mm; splayed	–	0.10	1.80	3.09	m	**4.89**
19 mm × 44 mm; moulded	–	0.10	1.80	3.29	m	**5.09**
19 mm × 69 mm; splayed	–	0.10	1.80	3.33	m	**5.13**
19 mm × 69 mm; moulded	–	0.10	1.80	3.33	m	**5.13**
19 mm × 94 mm; splayed	–	0.10	1.80	3.73	m	**5.53**
19 mm × 94 mm; moulded	–	0.10	1.80	3.73	m	**5.53**
19 mm × 144 mm; moulded	–	0.13	2.20	4.38	m	**6.58**
19 mm × 169 mm; moulded	–	0.13	2.20	4.62	m	**6.82**
25 mm × 50 mm; moulded	–	0.10	1.80	3.22	m	**5.02**
25 mm × 69 mm; splayed	–	0.10	1.80	3.56	m	**5.36**
25 mm × 94 mm; splayed	–	0.10	1.80	3.98	m	**5.78**
25 mm × 144 mm; splayed	–	0.13	2.20	4.81	m	**7.01**
25 mm × 144 mm; moulded	–	0.13	2.20	4.81	m	**7.01**
25 mm × 169 mm; moulded	–	0.13	2.20	5.34	m	**7.54**
25 mm × 219 mm; moulded	–	0.15	2.61	6.94	m	**9.55**
returned ends	–	0.16	2.81	–	nr	**2.81**
mitres	–	0.10	1.80	–	nr	**1.80**
Architraves, cover fillets and the like; half round; splayed or moulded						
13 mm × 25 mm; half round	–	0.13	2.20	2.90	m	**5.10**
13 mm × 50 mm; moulded	–	0.13	2.20	3.09	m	**5.29**
16 mm × 32 mm; half round	–	0.13	2.20	3.22	m	**5.42**
16 mm × 38 mm; moulded	–	0.13	2.20	3.22	m	**5.42**
16 mm × 50 mm; moulded	–	0.13	2.20	3.22	m	**5.42**
19 mm × 50 mm; splayed	–	0.13	2.20	3.22	m	**5.42**
19 mm × 63 mm; splayed	–	0.13	2.20	3.33	m	**5.53**
19 mm × 69 mm; splayed	–	0.13	2.20	3.54	m	**5.74**
25 mm × 44 mm; splayed	–	0.13	2.20	3.18	m	**5.38**
25 mm × 50 mm; moulded	–	0.13	2.20	3.34	m	**5.54**
25 mm × 63 mm; splayed	–	0.13	2.20	3.47	m	**5.67**
25 mm × 69 mm; splayed	–	0.13	2.20	3.96	m	**6.16**
32 mm × 88 mm; moulded	–	0.13	2.20	3.98	m	**6.18**
38 mm × 38 mm; moulded	–	0.13	2.20	3.53	m	**5.73**
50 mm × 50 mm; moulded	–	0.13	2.20	4.09	m	**6.29**
returned ends	–	0.16	2.81	–	nr	**2.81**
mitres	–	0.10	1.80	–	nr	**1.80**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
P20 UNFRAMED ISOLATED TRIMS/SKIRTINGS/ SUNDRY ITEMS – cont						
Wrought softwood – cont						
Stops; screwed on						
16 mm × 38 mm	–	0.10	1.80	1.40	m	**3.20**
16 mm × 50 mm	–	0.10	1.80	1.53	m	**3.33**
19 mm × 38 mm	–	0.10	1.80	1.40	m	**3.20**
25 mm × 38 mm	–	0.10	1.80	1.54	m	**3.34**
25 mm × 50 mm	–	0.10	1.80	1.58	m	**3.38**
Glazing beads and the like						
13 mm × 16 mm	–	0.05	0.80	1.72	m	**2.52**
13 mm × 19 mm	–	0.05	0.80	1.72	m	**2.52**
13 mm × 25 mm	–	0.05	0.80	1.76	m	**2.56**
13 mm × 25 mm; screwed	–	0.05	0.80	2.87	m	**3.67**
13 mm × 25 mm; fixing with brass cups and screws	–	0.05	0.80	3.69	m	**4.49**
16 mm × 25 mm; screwed	–	0.05	0.80	2.87	m	**3.67**
16 mm quadrant	–	0.05	0.80	2.62	m	**3.42**
19 mm quadrant or scotia	–	0.05	0.80	2.62	m	**3.42**
19 mm × 36 mm; screwed	–	0.05	0.80	2.90	m	**3.70**
25 mm × 38 mm; screwed	–	0.05	0.80	3.04	m	**3.84**
25 mm quadrant or scotia	–	0.05	0.80	2.78	m	**3.58**
38 mm scotia	–	0.05	0.80	3.35	m	**4.15**
50 mm scotia	–	0.05	0.80	3.92	m	**4.72**
Isolated shelves, worktops, seats and the like						
19 mm × 150 mm	–	0.17	3.01	3.65	m	**6.66**
19 mm × 200 mm	–	0.23	4.02	5.03	m	**9.05**
25 mm × 150 mm	–	0.17	3.01	4.16	m	**7.17**
25 mm × 200 mm	–	0.23	4.02	5.92	m	**9.94**
32 mm × 150 mm	–	0.17	3.01	4.87	m	**7.88**
32 mm × 200 mm	–	0.23	4.02	6.64	m	**10.66**
Isolated shelves, worktops, seats and the like; cross-tongued joints						
19 mm × 300 mm	–	0.30	5.22	15.02	m	**20.24**
19 mm × 450 mm	–	0.36	6.22	22.62	m	**28.84**
19 mm × 600 mm	–	0.43	7.43	29.27	m	**36.70**
25 mm × 300 mm	–	0.30	5.22	16.10	m	**21.32**
25 mm × 450 mm	–	0.36	6.22	24.39	m	**30.61**
25 mm × 600 mm	–	0.43	7.43	31.72	m	**39.15**
32 mm × 300 mm	–	0.30	5.22	17.05	m	**22.27**
32 mm × 450 mm	–	0.36	6.22	25.92	m	**32.14**
32 mm × 600 mm	–	0.43	7.43	33.82	m	**41.25**
Isolated shelves, worktops, seats and the like; slatted with 50 wide slats at 75 mm centres						
19 mm thick	–	0.69	12.04	36.82	m	**48.86**
25 mm thick	–	0.69	12.04	37.64	m	**49.68**
32 mm thick	–	0.69	12.04	38.36	m	**50.40**
Window boards, nosings, bed moulds and the like; rebated and rounded						
19 mm × 75 mm	–	0.20	3.41	4.71	m	**8.12**
19 mm × 150 mm	–	0.22	3.81	5.81	m	**9.62**
19 mm × 225 mm; in one width	–	0.28	4.82	7.16	m	**11.98**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
19 mm × 300 mm; cross-tongued joints	–	0.32	5.62	16.43	m	**22.05**
25 mm × 75 mm	–	0.20	3.41	4.97	m	**8.38**
25 mm × 150 mm	–	0.22	3.81	6.37	m	**10.18**
25 mm × 225 mm; in one width	–	0.28	4.82	8.02	m	**12.84**
25 mm × 300 mm; cross-tongued joints	–	0.32	5.62	17.76	m	**23.38**
32 mm × 75 mm	–	0.20	3.41	5.21	m	**8.62**
32 mm × 150 mm	–	0.22	3.81	6.87	m	**10.68**
32 mm × 225 mm; in one width	–	0.28	4.82	8.75	m	**13.57**
32 mm × 300 mm; cross-tongued joints	–	0.32	5.62	18.88	m	**24.50**
38 mm × 75 mm	–	0.20	3.41	5.70	m	**9.11**
38 mm × 150 mm	–	0.22	3.81	7.90	m	**11.71**
38 mm × 225 mm; in one width	–	0.28	4.82	10.22	m	**15.04**
38 mm × 300 mm; cross-tongued joints	–	0.32	5.62	21.15	m	**26.77**
returned and fitted ends	–	0.16	2.81	–	nr	**2.81**
Handrails; mopstick						
50 mm diameter	–	0.26	4.61	10.47	m	**15.08**
Handrails; rounded						
44 mm × 50 mm	–	0.26	4.61	10.15	m	**14.76**
50 mm × 75 mm	–	0.29	5.02	11.08	m	**16.10**
63 mm × 87 mm	–	0.32	5.62	12.29	m	**17.91**
75 mm × 100 mm	–	0.37	6.43	15.07	m	**21.50**
Handrails; moulded						
44 mm × 50 mm	–	0.26	4.61	10.15	m	**14.76**
50 mm × 75 mm	–	0.29	5.02	11.08	m	**16.10**
63 mm × 87 mm	–	0.32	5.62	12.29	m	**17.91**
75 mm × 100 mm	–	0.37	6.43	15.07	m	**21.50**
Add 5% to the above material prices for selected softwood for staining						
Medium density fibreboard						
Skirtings, picture rails, dado rails and the like; splayed or moulded						
18 mm × 50 mm; splayed	–	0.10	1.80	3.03	m	**4.83**
18 mm × 50 mm; moulded	–	0.10	1.80	3.03	m	**4.83**
18 mm × 75 mm; splayed	–	0.10	1.80	3.16	m	**4.96**
18 mm × 75 mm; moulded	–	0.10	1.80	3.16	m	**4.96**
18 mm × 100 mm; splayed	–	0.10	1.80	3.29	m	**5.09**
18 mm × 100 mm; moulded	–	0.10	1.80	3.29	m	**5.09**
18 mm × 150 mm; moulded	–	0.13	2.20	3.58	m	**5.78**
18 mm × 175 mm; moulded	–	0.13	2.20	3.71	m	**5.91**
22 mm × 100 mm; splayed	–	0.10	1.80	5.25	m	**7.05**
25 mm × 50 mm; moulded	–	0.10	1.80	3.18	m	**4.98**
25 mm × 75 mm; splayed	–	0.10	1.80	3.36	m	**5.16**
25 mm × 100 mm; splayed	–	0.10	1.80	3.57	m	**5.37**
25 mm × 150 mm; splayed	–	0.13	2.20	4.01	m	**6.21**
25 mm × 150 mm; moulded	–	0.13	2.20	4.01	m	**6.21**
25 mm × 175 mm; moulded	–	0.13	2.20	4.21	m	**6.41**
25 mm × 225 mm; moulded	–	0.15	2.61	4.50	m	**7.11**
returned ends	–	0.16	2.81	–	nr	**2.81**
mitres	–	0.10	1.80	–	nr	**1.80**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
P20 UNFRAMED ISOLATED TRIMS/SKIRTINGS/ SUNDRY ITEMS – cont						
Medium density fibreboard – cont						
Architraves, cover fillets and the like; half round; splayed or moulded						
12 mm × 25 mm; half round	–	0.13	2.20	2.90	m	**5.10**
12 mm × 50 mm; moulded	–	0.13	2.20	2.98	m	**5.18**
15 mm × 32 mm; half round	–	0.13	2.20	2.92	m	**5.12**
15 mm × 38 mm; moulded	–	0.13	2.20	2.94	m	**5.14**
15 mm × 50 mm; moulded	–	0.13	2.20	2.98	m	**5.18**
18 mm × 50 mm; splayed	–	0.13	2.20	2.98	m	**5.18**
18 mm × 63 mm; splayed	–	0.13	2.20	3.12	m	**5.32**
18 mm × 75 mm; splayed	–	0.13	2.20	3.18	m	**5.38**
25 mm × 44 mm; splayed	–	0.13	2.20	3.18	m	**5.38**
25 mm × 50 mm; moulded	–	0.13	2.20	3.18	m	**5.38**
25 mm × 63 mm; splayed	–	0.13	2.20	3.29	m	**5.49**
25 mm × 75 mm; splayed	–	0.13	2.20	3.39	m	**5.59**
30 mm × 88 mm; moulded	–	0.13	2.20	4.38	m	**6.58**
38 mm × 38 mm; moulded	–	0.13	2.20	3.76	m	**5.96**
50 mm × 50 mm; moulded	–	0.13	2.20	3.95	m	**6.15**
returned ends	–	0.16	2.81	–	nr	**2.81**
mitres	–	0.10	1.80	–	nr	**1.80**
Stops; screwed on						
15 mm × 38 mm	–	0.10	1.80	1.60	m	**3.40**
15 mm × 50 mm	–	0.10	1.80	1.66	m	**3.46**
18 mm × 38 mm	–	0.10	1.80	1.65	m	**3.45**
25 mm × 38 mm	–	0.10	1.80	1.73	m	**3.53**
25 mm × 50 mm	–	0.10	1.80	1.81	m	**3.61**
Glazing beads and the like						
12 mm × 16 mm	–	0.05	0.80	1.87	m	**2.67**
12 mm × 19 mm	–	0.05	0.80	1.88	m	**2.68**
12 mm × 25 mm	–	0.05	0.80	1.90	m	**2.70**
12 mm × 25 mm; screwed	–	0.05	0.80	2.71	m	**3.51**
12 mm × 25 mm; fixing with brass cups and screws	–	0.05	0.80	3.11	m	**3.91**
15 mm × 25 mm; screwed	–	0.05	0.80	2.80	m	**3.60**
15 mm quadrant	–	0.05	0.80	2.68	m	**3.48**
18 mm quadrant or scotia	–	0.05	0.80	2.70	m	**3.50**
18 mm × 36 mm; screwed	–	0.05	0.80	2.85	m	**3.65**
25 mm × 38 mm; screwed	–	0.05	0.80	2.97	m	**3.77**
25 mm quadrant or scotia	–	0.05	0.80	2.81	m	**3.61**
38 mm scotia	–	0.05	0.80	2.67	m	**3.47**
50 mm scotia	–	0.05	0.80	3.10	m	**3.90**
Isolated shelves, worktops, seats and the like						
18 mm × 150 mm	–	0.17	3.01	3.52	m	**6.53**
18 mm × 200 mm	–	0.23	4.02	3.70	m	**7.72**
25 mm × 150 mm	–	0.17	3.01	4.04	m	**7.05**
25 mm × 200 mm	–	0.23	4.02	4.32	m	**8.34**
30 mm × 150 mm	–	0.17	3.01	5.66	m	**8.67**
30 mm × 200 mm	–	0.23	4.02	6.27	m	**10.29**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Isolated shelves, worktops, seats and the like; cross-tongued joints						
18 mm × 300 mm	–	0.30	5.22	11.46	m	**16.68**
18 mm × 450 mm	–	0.36	6.22	13.10	m	**19.32**
18 mm × 600 mm	–	0.43	7.43	21.89	m	**29.32**
25 mm × 300 mm	–	0.30	5.22	12.08	m	**17.30**
25 mm × 450 mm	–	0.36	6.22	14.78	m	**21.00**
25 mm × 600 mm	–	0.43	7.43	21.33	m	**28.76**
30 mm × 300 mm	–	0.30	5.22	13.95	m	**19.17**
30 mm × 450 mm	–	0.36	6.22	16.59	m	**22.81**
30 mm × 600 mm	–	0.43	7.43	24.16	m	**31.59**
Isolated shelves, worktops, seats and the like; slatted with 50 wide slats at 75 mm centres						
18 mm thick	–	0.69	12.04	36.15	m	**48.19**
25 mm thick	–	0.69	12.04	38.35	m	**50.39**
30 mm thick	–	0.69	12.04	40.33	m	**52.37**
Window boards, nosings, bed moulds and the like; rebated and rounded						
18 mm × 75 mm	–	0.20	3.41	3.53	m	**6.94**
18 mm × 150 mm	–	0.22	3.81	3.97	m	**7.78**
18 mm × 225 mm	–	0.28	4.82	4.32	m	**9.14**
18 mm × 300 mm	–	0.32	5.62	4.75	m	**10.37**
25 mm × 75 mm	–	0.20	3.41	3.69	m	**7.10**
25 mm × 150 mm	–	0.22	3.81	4.32	m	**8.13**
25 mm × 225 mm	–	0.28	4.82	4.82	m	**9.64**
25 mm × 300 mm	–	0.32	5.62	5.40	m	**11.02**
30 mm × 75 mm	–	0.20	3.41	4.99	m	**8.40**
30 mm × 150 mm	–	0.22	3.81	6.14	m	**9.95**
30 mm × 225 mm	–	0.28	4.82	7.02	m	**11.84**
30 mm × 300 mm	–	0.32	5.62	8.07	m	**13.69**
38 mm × 75 mm	–	0.20	3.41	5.64	m	**9.05**
38 mm × 150 mm	–	0.22	3.81	7.01	m	**10.82**
38 mm × 225 mm	–	0.28	4.82	8.07	m	**12.89**
38 mm × 300 mm	–	0.32	5.62	9.32	m	**14.94**
returned and fitted ends	–	–	–	1.10	nr	**1.10**
Selected Sapele						
Skirtings, picture rails, dado rails and the like; splayed or moulded						
19 mm × 44 mm; splayed	4.40	0.15	2.61	4.68	m	**7.29**
19 mm × 44 mm; moulded	4.40	0.15	2.61	4.68	m	**7.29**
19 mm × 69 mm; splayed	5.12	0.15	2.61	5.43	m	**8.04**
19 mm × 69 mm; moulded	5.12	0.15	2.61	5.43	m	**8.04**
19 mm × 94 mm; splayed	5.97	0.15	2.61	6.30	m	**8.91**
19 mm × 94 mm; moulded	5.97	0.15	2.61	6.30	m	**8.91**
19 mm × 144 mm; moulded	7.94	0.17	3.01	8.31	m	**11.32**
19 mm × 169 mm; moulded	8.79	0.17	3.01	9.18	m	**12.19**
25 mm × 44 mm; moulded	4.95	0.15	2.61	5.25	m	**7.86**
25 mm × 69 mm; splayed	5.89	0.15	2.61	6.21	m	**8.82**
25 mm × 94 mm; splayed	7.22	0.15	2.61	7.59	m	**10.20**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
P20 UNFRAMED ISOLATED TRIMS/SKIRTINGS/ SUNDRY ITEMS – cont						
Selected Sapele – cont						
Skirtings, picture rails, dado rails and the like – cont						
25 mm × 144 mm; splayed	9.47	0.17	3.01	9.88	m	**12.89**
25 mm × 144 mm; moulded	9.47	0.17	3.01	9.88	m	**12.89**
25 mm × 169 mm; moulded	10.62	0.17	3.01	11.06	m	**14.07**
25 mm × 219 mm; moulded	12.13	0.20	3.41	12.61	m	**16.02**
returned ends	–	0.23	4.02	–	nr	**4.02**
mitres	–	0.16	2.81	–	nr	**2.81**
Architraves, cover fillets and the like; half round; splayed or moulded						
13 mm × 25 mm; half round	2.67	0.17	3.01	2.91	m	**5.92**
13 mm × 50 mm; moulded	4.27	0.17	3.01	4.55	m	**7.56**
16 mm × 32 mm; half round	2.71	0.17	3.01	2.95	m	**5.96**
16 mm × 38 mm; moulded	4.12	0.17	3.01	4.40	m	**7.41**
16 mm × 50 mm; moulded	4.40	0.17	3.01	4.68	m	**7.69**
19 mm × 50 mm; splayed	4.40	0.17	3.01	4.68	m	**7.69**
19 mm × 63 mm; splayed	4.78	0.17	3.01	5.07	m	**8.08**
19 mm × 69 mm; splayed	5.12	0.17	3.01	5.43	m	**8.44**
25 mm × 44 mm; splayed	4.76	0.17	3.01	5.05	m	**8.06**
25 mm × 50 mm; moulded	4.95	0.17	3.01	5.25	m	**8.26**
25 mm × 63 mm; splayed	5.52	0.17	3.01	5.83	m	**8.84**
25 mm × 69 mm; splayed	5.89	0.17	3.01	6.21	m	**9.22**
32 mm × 88 mm; moulded	7.17	0.17	3.01	7.52	m	**10.53**
38 mm × 38 mm; moulded	5.64	0.17	3.01	5.96	m	**8.97**
50 mm × 50 mm; moulded	7.37	0.17	3.01	7.73	m	**10.74**
returned ends	–	0.23	4.02	–	nr	**4.02**
mitres	–	0.16	2.81	–	nr	**2.81**
Stops; screwed on						
16 mm × 38 mm	1.82	0.16	2.81	1.87	m	**4.68**
16 mm × 50 mm	1.95	0.16	2.81	2.00	m	**4.81**
19 mm × 38 mm	1.82	0.16	2.81	1.87	m	**4.68**
25 mm × 38 mm	2.29	0.16	2.81	2.35	m	**5.16**
25 mm × 50 mm	2.66	0.16	2.81	2.73	m	**5.54**
Glazing beads and the like						
13 mm × 16 mm	2.37	0.07	1.21	2.43	m	**3.64**
13 mm × 19 mm	2.37	0.07	1.21	2.43	m	**3.64**
13 mm × 25 mm	2.55	0.07	1.21	2.61	m	**3.82**
13 mm × 25 mm; screwed	3.45	0.07	1.21	3.54	m	**4.75**
13 mm × 25 mm; fixing with brass cups and screws	4.25	0.07	1.21	4.36	m	**5.57**
16 mm × 25 mm; screwed	3.45	0.07	1.21	3.54	m	**4.75**
16 mm quadrant	3.33	0.07	1.21	3.41	m	**4.62**
19 mm quadrant or scotia	3.33	0.07	1.21	3.41	m	**4.62**
19 mm × 36 mm; screwed	4.26	0.07	1.21	4.37	m	**5.58**
25 mm × 38 mm; screwed	4.64	0.07	1.21	4.76	m	**5.97**
25 mm quadrant or scotia	3.80	0.07	1.21	3.90	m	**5.11**
38 mm scotia	5.64	0.07	1.21	5.78	m	**6.99**
50 mm scotia	7.37	0.07	1.21	7.55	m	**8.76**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Isolated shelves; worktops, seats and the like						
19 mm × 150 mm	8.09	0.23	4.02	8.29	m	**12.31**
19 mm × 200 mm	9.55	0.32	5.62	9.79	m	**15.41**
25 mm × 150 mm	9.47	0.23	4.02	9.71	m	**13.73**
25 mm × 200 mm	11.37	0.32	5.62	11.65	m	**17.27**
32 mm × 150 mm	10.69	0.23	4.02	10.96	m	**14.98**
32 mm × 200 mm	12.93	0.32	5.62	13.25	m	**18.87**
Isolated shelves, worktops, seats and the like; cross-tongued joints						
19 mm × 300 mm	21.86	0.40	7.02	22.41	m	**29.43**
19 mm × 450 mm	34.23	0.48	8.44	35.09	m	**43.53**
19 mm × 600 mm	45.47	0.59	10.24	46.61	m	**56.85**
25 mm × 300 mm	24.55	0.40	7.02	25.16	m	**32.18**
25 mm × 450 mm	38.57	0.48	8.44	39.53	m	**47.97**
25 mm × 600 mm	51.26	0.59	10.24	52.54	m	**62.78**
32 mm × 300 mm	26.85	0.40	7.02	27.52	m	**34.54**
32 mm × 450 mm	42.28	0.48	8.44	43.34	m	**51.78**
32 mm × 600 mm	56.21	0.59	10.24	57.62	m	**67.86**
Isolated shelves, worktops, seats and the like; slatted with 50 wide slats at 75 mm centres						
19 mm thick	62.99	0.92	16.06	65.23	m^2	**81.29**
25 mm thick	67.43	0.92	16.06	69.78	m^2	**85.84**
32 mm thick	71.25	0.92	16.06	73.69	m^2	**89.75**
Window boards, nosings, bed moulds and the like; rebated and rounded						
19 mm × 75 mm	6.23	0.25	4.42	6.78	m	**11.20**
19 mm × 150 mm	9.04	0.29	5.02	9.67	m	**14.69**
19 mm × 225 mm; in one width	11.11	0.38	6.62	11.78	m	**18.40**
19 mm × 300 mm; cross-tongued joints	22.61	0.43	7.43	23.56	m	**30.99**
25 mm × 75 mm	6.86	0.25	4.42	7.42	m	**11.84**
25 mm × 150 mm	10.07	0.29	5.02	10.71	m	**15.73**
25 mm × 225 mm; in one width	13.22	0.38	6.62	13.94	m	**20.56**
25 mm × 300 mm; cross-tongued joints	26.27	0.43	7.43	27.33	m	**34.76**
32 mm × 75 mm	7.46	0.25	4.42	8.04	m	**12.46**
32 mm × 150 mm	11.20	0.29	5.02	11.88	m	**16.90**
32 mm × 225 mm; in one width	14.93	0.38	6.62	15.70	m	**22.32**
32 mm × 300 mm; cross-tongued joints	28.90	0.43	7.43	30.01	m	**37.44**
returned and fitted ends	–	0.24	4.21	–	nr	**4.21**
Handrails; rounded						
44 mm × 50 mm	13.72	0.36	6.22	14.06	m	**20.28**
50 mm × 75 mm	16.55	0.38	6.62	16.96	m	**23.58**
63 mm × 87 mm	19.41	0.43	7.43	19.90	m	**27.33**
75 mm × 100 mm	24.13	0.48	8.44	24.73	m	**33.17**
Handrails; moulded						
44 mm × 50 mm	15.27	0.36	6.22	15.65	m	**21.87**
50 mm × 75 mm	18.08	0.38	6.62	18.53	m	**25.15**
63 mm × 87 mm	20.97	0.43	7.43	21.49	m	**28.92**
75 mm × 100 mm	25.66	0.48	8.44	26.30	m	**34.74**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
P20 UNFRAMED ISOLATED TRIMS/SKIRTINGS/ SUNDRY ITEMS – cont						
Pin-boards; medium board						
Sundeala A pin-board or other equal and approved; fixed with adhesive to backing (not included); over 300 mm wide						
6 mm thick	–	0.64	11.24	5.93	m^2	**17.17**
Colourboard; 9 mm thick	–	0.64	11.24	13.26	m^2	**24.50**
Sundries on softwood/hardwood						
Extra over fixing with nails for						
gluing and pinning	–	0.02	0.35	0.03	m	**0.38**
masonry nails	–	0.02	0.36	0.11	m	**0.47**
steel screws	–	0.02	0.34	0.09	m	**0.43**
self-tapping screws	–	0.02	0.35	0.09	m	**0.44**
steel screws; gluing	–	0.03	0.58	0.09	m	**0.67**
steel screws; sinking; filling heads	–	0.04	0.75	0.09	m	**0.84**
steel screws; sinking; pellating over	–	0.09	1.62	0.09	m	**1.71**
brass cups and screws	–	0.11	2.00	0.22	m	**2.22**
Extra over for						
countersinking	–	0.02	0.30	–	m	**0.30**
pellating	–	0.08	1.40	–	m	**1.40**
Head or nut; in softwood						
let in flush	–	0.04	0.75	–	nr	**0.75**
Head or nut; in hardwood						
let in flush	–	0.06	1.11	–	nr	**1.11**
let in over; pellated	–	0.15	2.59	–	nr	**2.59**
Metalwork; mild steel						
Angle section bearers; for building in						
90 mm × 90 mm × 6 mm	–	0.36	7.06	9.59	m	**16.65**
120 mm × 120 mm × 8 mm	–	0.37	7.29	16.92	m	**24.21**
200 mm × 150 mm × 12 mm	–	0.43	8.43	37.90	m	**46.33**
Metalwork; mild steel; galvanized						
Waterbars; groove in timber						
6 mm × 30 mm	–	0.53	9.24	6.73	m	**15.97**
6 mm × 40 mm	–	0.53	9.24	8.46	m	**17.70**
6 mm × 50 mm	–	0.53	9.24	6.24	m	**15.48**
Angle section bearers; for building in						
90 mm × 90 mm × 6 mm	–	0.36	7.06	12.81	m	**19.87**
120 mm × 120 mm × 8 mm	–	0.37	7.29	22.62	m	**29.91**
200 mm × 150 mm × 12 mm	–	0.43	8.43	50.40	m	**58.83**
Dowels; mortice in timber						
8 mm diameter × 100 mm long	–	0.05	0.80	0.62	nr	**1.42**
10 mm diameter × 50 mm long	–	0.05	0.80	0.95	nr	**1.75**
Cramps						
25 mm × 3 mm × 230 mm girth; one end bent, holed and screwed to softwood; other end fishtailed for building in	–	0.07	1.21	1.46	nr	**2.67**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Metalwork; stainless steel						
Angle section bearers; for building in						
90 mm × 90 mm × 6 mm	–	0.36	7.06	29.93	m	**36.99**
120 mm × 120 mm × 8 mm	–	0.37	7.29	46.20	m	**53.49**
200 mm × 150 mm × 12 mm	–	0.43	8.43	115.46	m	**123.89**
P21 IRONMONGERY						
NOTE: Ironmongery is largely a matter of selection and specification and prices vary considerably; indicative prices for reasonable quantities of good quality ironmongery are given below.						
Ironmongery; Allgood or other equal and approved; to softwood						
Bolts						
75 × 35 mm Modric anodized aluminium straight barrel bolt	8.82	0.30	5.24	9.04	nr	**14.28**
150 × 35 mm Modric anodized aluminium straight barrel bolt	10.06	0.30	5.24	10.31	nr	**15.55**
75 × 35 mm Modric anodized aluminium necked barrel bolt	9.87	0.30	5.24	10.12	nr	**15.36**
150 × 35 mm Modric anodized aluminium necked barrel bolt	12.62	0.30	5.24	12.94	nr	**18.18**
11 mm Easiclean socket for wood or stone	4.30	0.10	1.74	4.41	nr	**6.15**
Security hinge bolt chubb WS12	8.93	0.50	8.73	9.15	nr	**17.88**
203 × 19 × 11 mm lever action flush bolt set, with coil spring and intumescent pack for FD30 and FD60 fire doors	30.30	0.60	10.48	31.06	nr	**41.54**
609 × 19 mm lever action flush bolt set, with coil sprin and intumescent pack for FD30 and FD60 fire doors	88.28	0.60	10.48	90.49	nr	**100.97**
Stainless steel indicating bolt complete with outside indicator and emergency release	63.29	0.60	10.48	64.87	nr	**75.35**
Catches						
Magnetic catch	0.42	0.20	3.50	0.43	nr	**3.93**
Door closers and furniture						
13 mm stainless steel rebate component for 7104/08/78/79/86	26.25	0.60	10.48	26.91	nr	**37.39**
70 × 70 mm Modric anodized aluminium electrically powered hold open wall magnet (excluding power supply and connection)	123.52	0.40	6.98	126.61	nr	**133.59**
Modric anodized aluminium bathroom configuration with quadaxial assembly, turn, release and optional indicator	48.13	0.80	13.96	49.33	nr	**63.29**
Concealed jamb door closer check action	144.08	1.00	17.46	147.68	nr	**165.14**
75 × 57 × 170 mm Modric anodized aluminium door coordinator for pairs of rebated leaves, CE marked to BS EN1158 3-5-3/5-1-1-0	31.88	0.80	13.96	32.68	nr	**46.64**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
P21 IRONMONGERY – cont						
Ironmongery; Allgood or other equal and approved; to softwood – cont						
Door closers and furniture – cont						
290 × 48 × 50 mm Modric anodized aluminium rectangular overhead door closer with adjustable power and adjustable backcheck intumescent protected arm heavy duty U.L. and certifire listed and CE marked to BS EN1154 4-8-2/4-1-1-3 and kite-marked.	92.56	1.00	17.46	94.87	nr	**112.33**
Stainless steel overhead door closer Fig 1. Projecting armset, Power EN 2-5, CE marked, c/w backcheck, latch action and speed control. Max door width 1100 mm, Max door weight 100 kg	92.30	1.00	17.46	94.61	nr	**112.07**
288 × 45 × 32 mm fully concealed overhead door closer complete with track and arm for single action doors, adjustable power, latch action and backcheck. Certifire approved	154.64	0.80	13.96	158.51	nr	**172.47**
75 × 45 mm heavy duty floor pivot set with thrust roller bearing 200 kg load capacity. Complete with forged steel intumescent protected double action strap with 10 mm height adjustment and matching cover plate	235.66	2.30	40.15	241.55	nr	**281.70**
Cavalier floor spring unit with cover plate and loose box for concrete, adjustable power 25mm offset strap and top centre, intumescent pack. Certifire listed	249.90	2.30	40.15	256.15	nr	**296.30**
Double action pivot set for door maximum width 1100 mm and maximum weight 80 kg	78.90	2.30	40.15	80.87	nr	**121.02**
Surface vertical rod push bar panic bolt, reversible, to suit doors 2500 × 1100 mm maximum, silver finish, CE marked to EN1125 class 3-7-5-1-1-3-2-2-A	131.84	1.50	26.19	135.14	nr	**161.33**
Rim push bar panic latch, reversible, to suit doors 1100 mm wide maximum, silver finish, CE marked to EN1125 class 3-7-5-1-1-3-2-2-A	94.00	1.30	22.69	96.35	nr	**119.04**
76 × 51 × 13 mm adjustable heavy roller catch, stainless steel forend and strike complete with satin nickel plate roller bolt	7.43	0.60	10.48	7.62	nr	**18.10**
External access device for use with XX10280/2 panic hardware to suit door thickness 45-55 mm, complete with SS3006N lever, SS755 rose, SS796 profile escutcheon and spindle. For use with MA7420A51 or MA7420A55 profile cylinders	31.23	1.30	22.69	32.01	nr	**54.70**
142 × 22 mm Ø concealed jamb door closer light duty	16.72	0.80	13.96	17.14	nr	**31.10**
80 × 40 × 45 mm emergency release door stop with holdback facility	78.90	1.00	17.46	80.87	nr	**98.33**
Modric anodized aluminium quadaxial lever assembly tested to BS EN1906 4/7/-/1/1/4/0/U	29.25	0.80	13.96	29.98	pair	**43.94**
Modric anodized aluminium quadaxial safety lever assembly tested to BS EN1906 4/7/-/1/1/4/0/U	31.18	0.80	13.96	31.96	pair	**45.92**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Modric anodized aluminium quadaxial lever assembly tested to BS EN1906 4/7/-/1/1/4/0/U with Biocote® anti-bacterial protection	56.22	0.80	13.96	57.63	pair	**71.59**
Modric stainless steel quadaxial lever assembly tested to BS EN1906 4/7/-/1/1/4/0/U	53.53	0.80	13.96	54.87	pair	**68.83**
152 × 38 × 13 mm Modric anodized aluminium security door chain leather covered	41.71	0.40	6.98	42.75	nr	**49.73**
50 Ø × 3 mm Modric anodized aluminium circular covered rose for profile cylinder	4.10	0.10	1.74	4.20	nr	**5.94**
50 Ø × 3 mm Modric anodized aluminium circular covered rose with indicator and emergency release	8.46	0.15	2.61	8.67	nr	**11.28**
50 Ø × 3 mm Modric anodized aluminium circular covered rose with heavy turn, 5–8 mm spindle	14.83	0.15	2.61	15.20	nr	**17.81**
Budget lock escutcheon – satin stainless steel 316	8.08	0.10	1.74	8.28	nr	**10.02**
50 Ø × 3 mm Stainless steel circular covered rose for profile cylinder	6.57	0.10	1.74	6.73	nr	**8.47**
50 Ø × 3 mm Stainless steel circular covered rose with indicator and emergency release	8.86	0.15	2.61	9.08	nr	**11.69**
50 Ø × 3 mm Stainless steel circular covered rose with heavy turn, 5–8 mm spindle	18.25	0.15	2.61	18.71	nr	**21.32**
330 × 76 × 1.6 mm Modric anodized aluminium push plate	3.23	0.15	2.61	3.31	nr	**5.92**
330 × 76 × 1.6 mm Stainless steel push plate	7.48	0.15	2.61	7.67	nr	**10.28**
800 × 150 × 1.5 mm Modric anodized aluminium kicking plate, drilled and countersunk with screws	7.96	0.25	4.37	8.16	nr	**12.53**
900 × 150 × 1.5 mm Modric anodized aluminium kicking plate, drilled and countersunk with screws	8.95	0.25	4.37	9.17	nr	**13.54**
1000 × 150 × 1.5 mm Modric anodized aluminium kicking plate, drilled and countersunk with screws	9.93	0.25	4.37	10.18	nr	**14.55**
800 × 150 × 1.5 mm Stainless steel kicking plate, drilled and countersunk with screws	14.08	0.25	4.37	14.43	nr	**18.80**
900 × 150 × 1.5 mm Stainless steel kicking plate, drilled and countersunk with screws	15.84	0.25	4.37	16.24	nr	**20.61**
1000 × 150 × 1.5 mm Stainless steel kicking plate, drilled & countersunk with screws	17.60	0.25	4.37	18.04	nr	**22.41**
610 × 70 × 19 mm Ø Modric anodized aluminium grab handle bolt through fixing for doors 10 to 55 mm thick	28.77	0.40	6.98	29.49	nr	**36.47**
400 × 19 mm Ø Stainless steel D line straight pull handle with M8 threaded holes, fixing centres 300 mm	44.53	0.33	5.76	50.50	nr	**56.26**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
P21 IRONMONGERY – cont						
Ironmongery; Allgood or other equal and approved; to softwood – cont						
Hinges						
100 × 75 × 3 mm Stainless steel triple knuckle concealed twin bearings, button tipped butt hinges, jig drilled for metal doors/frames, complete with M6x12MT 'undercut' machine screws, stainless steel 316 CE marked to EN1935	17.68	0.25	4.37	18.12	pair	**22.49**
100 × 100 × 3 mm Stainless steel triple knuckle concealed twin Newton bearings, button tipped hinges, jig drilled, stainless steel grade 316 CE marked to EN1935	31.38	0.25	4.37	32.16	pair	**36.53**
Latches						
Modric anodized aluminium round cylinder for rim night latch, 2 keyed satin nickel plated	24.84	0.40	6.98	25.46	nr	**32.44**
93 × 75 mm Cylinder rim non-deadlocking night latch case only 60 mm backset	21.29	0.40	6.98	21.82	nr	**28.80**
71 series mortice latch, case only, low friction latchbolt, griptight follower, heavy spring for levers. Radius forend and sq strike. CE marked to BS EN12209 3/X/8/1/0G/-/B/02/0	16.09	0.80	13.96	16.49	nr	**30.45**
Modric anodized aluminium latch configuration with quadaxial assembly	29.06	0.80	13.96	29.79	nr	**43.75**
Modric anodized aluminium Nightlatch configuration with quadaxial assembly and single cylinder	53.90	0.80	13.96	55.25	nr	**69.21**
Locks						
44 mm case Bright zinc plated steel mortice budget lock with slotted strike plate 33 mm backset	27.32	0.80	13.96	28.00	nr	**41.96**
76 × 58 mm b/s Stainless steel cubicle mortice deadlock with 8 mm follower	12.94	0.80	13.96	13.26	nr	**27.22**
'A' length European profile double cylinder lock, 2 keyed satin nickel plated	25.47	0.80	13.96	26.11	nr	**40.07**
'A' length European profile cylinder and large turn, 2 keyed satin nickel plated	28.96	0.80	13.96	29.68	nr	**43.64**
'A' length European profile cylinder and large turn, 2 keyed under master key, satin nickel plated	26.63	0.80	13.96	27.30	nr	**41.26**
'A' length European profile single cylinder, 2 keyed satin nickel plated	19.70	0.80	13.96	20.19	nr	**34.15**
'A' length European profile single cylinder, 2 keyed under master key, satin nickel plated	19.70	0.80	13.96	20.19	nr	**34.15**
93 × 60 mm b/s 71 series profile cylinder mortice deadlock, case only. Single throw 22mm deadbolt. Radius forend and square strike. CE marked to BS EN12209 3/X/8/1/0/G/4/B/A/0/0	16.09	0.80	13.96	16.49	nr	**30.45**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
92 × 60 mm b/s 71 series bathroom lock, case only, low friction latchbolt, griptight follower, heavy spring for levers, twin 8 mm followers at 78 mm centres. Radius forend and square strike. CE marked to BS EN12209 3/X/8/0/0/G-/B/0/2/0	19.07	0.80	13.96	19.55	nr	**33.51**
93 × 60 mm b/s 71 series profile cylinder mortice lock, case only, low friction latchbolt, griptight follower. Heavy spring for levers, 22 mm throw deadbolt, cylinder withdraws bolt bolts. Radius forend and square strike. CE marked to BS EN12209 3/X/8/1/0G/4/B/A2/0	19.07	0.80	13.96	19.55	nr	**33.51**
92 × 60 mm b/s 71 series profile cylinder emergency lock, case only. Low friction latchbolt, griptight follower, heavy spring for lever, single throw 22 mm deadbolt, lever can withdraw both bolts. Radius forend and strike	62.73	0.80	13.96	64.30	nr	**78.26**
Modric anodized aluminium lock configuration with quadaxial assembly and cylinder with turn	66.43	0.80	13.96	68.09	nr	**82.05**
Sundries						
76 mm Ø Modric anodized aluminium circular sex symbol male	4.52	0.08	1.39	4.63	nr	**6.02**
76 mm Ø Modric anodized aluminium circular symbol fire door keep locked	4.52	0.08	1.39	4.63	nr	**6.02**
76 mm Ø Modric anodized aluminium circular symbol fire door keep shut	4.52	0.10	1.74	4.63	nr	**6.37**
38 × 47 mm Ø Modric anodized aluminium heavy circular floor door stop with cover	9.11	0.10	1.74	9.34	nr	**11.08**
38 × 47 mm Ø Stainless steel heavy circular floor door stop with cover	16.28	0.10	1.74	16.69	nr	**18.43**
63 × 19 mm Ø Modric anodized aluminium circular heavy duty skirting buffer with thief-resistant insert	5.96	0.10	1.74	6.11	nr	**7.85**
102 × 25 mm Ø Stainless steel circular heavy duty skirting buffer with thief-resistant insert	10.33	0.10	1.74	10.59	nr	**12.33**
152 mm Cabin hook satin chrome on brass	21.59	0.15	2.61	22.13	nr	**24.74**
14 mm Ø × 145 × 94 mm Toilet roll holder, length 145 mm, colour white, satin stainless steel 316	60.12	0.15	2.61	63.24	nr	**65.85**
Towel rail with bushes, fixing centres 450 mm, satin stainless steel 316	81.70	0.25	4.37	88.60	nr	**92.97**
Toilet brush holder with toilet brush, with bushes, satin stainless steel 316	126.85	0.20	3.50	133.26	nr	**136.76**
Bathline 850 mm lift up support rail	192.15	0.75	13.09	196.95	set	**210.04**
Bathline 600 × 95 × 35 mm support rail with concealed fixing roses	98.49	0.50	8.73	100.95	set	**109.68**
Bathline 400 × 250 × 35 mm backrest rail with concealed fixing roses	98.49	0.50	8.73	100.95	set	**109.68**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
P21 IRONMONGERY – cont						
Ironmongery; Allgood or other equal and approved; to hardwood						
Bolts						
75 × 35 mm Modric anodized aluminium straight barrel bolt	8.82	0.40	6.98	9.04	nr	**16.02**
150 × 35 mm Modric anodized aluminium straight barrel bolt	10.06	0.40	6.98	10.31	nr	**17.29**
75 × 35 mm Modric anodized aluminium necked barrel bolt	9.87	0.40	6.98	10.12	nr	**17.10**
150 × 35 mm Modric anodized aluminium necked barrel bolt	12.62	0.40	6.98	12.94	nr	**19.92**
11 mm Easiclean socket for wood or stone	4.30	0.15	2.61	4.41	nr	**7.02**
Security hinge bolt chubb WS12	8.93	0.65	11.35	9.15	nr	**20.50**
203 × 19 × 11 mm lever action flush bolt set with coil spring and intumescent pack for FD30 and FD60 fire doors	30.30	0.80	13.96	31.06	nr	**45.02**
609 × 19 mm lever action flush bolt set with coil spring and intumescent pack for FD30 and FD60 fire doors	88.28	0.80	13.96	90.49	nr	**104.45**
Stainless steel indicating bolt complete with outside indicator and emergency release	63.29	0.80	13.96	64.87	nr	**78.83**
Catches						
Magnetic catch	0.42	0.25	4.37	0.43	nr	**4.80**
Door closers and furniture						
13 mm stainless steel rebate component for 7104/08/78/79/86	26.25	0.80	13.96	26.91	nr	**40.87**
70 × 70 mm Modric anodized aluminium electrically powered hold open wall magnet. CE marked to BS EN1155:1997 and A1:2002 3-5-6/ 3-1-1-3	123.52	0.55	9.60	126.61	nr	**136.21**
Modric anodized aluminium bathroom configuration with quadaxial assembly, turn, release and optional indicator	48.13	1.05	18.33	49.33	nr	**67.66**
495 × 17.5 × 16 mm concealed overhead door restraining stay with aluminium channel. Stainless steel plated arm and bracket with adjustable friction slide. Block and spring buffer to cussion door opening. Not for use with door closing devices	24.76	1.35	23.56	25.38	nr	**48.94**
Concealed jamb door closer check action	144.08	1.35	23.56	147.68	nr	**171.24**
75 × 57 × 170 mm Modric anodized aluminium door coordinator for pairs of rebated leaves, CE Marked to BS EN1158 3-5-3/5-1-1-0	31.88	1.05	18.33	32.68	nr	**51.01**
290 × 48 × 50 mm Modric anodized aluminium rectangular overhead door closer with adjustable power and adjustable backcheck intumescent protected arm heavy duty U.L. and certifire listed and CE marked to BS EN1154 4-8-2/4-1-1-3 and kite-marked	92.56	1.35	23.56	94.87	nr	**118.43**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Stainless steel overhead door closer Fig 1. Projecting armset, Power EN 2-5, CE marked, c/w backcheck, latch action and speed control. Max door width 1100 mm, max door weight 100 kg	92.30	1.35	23.56	94.61	nr	**118.17**
288 × 45 × 32 mm fully concealed overhead door closer complete with track and arm for single action doors, adjustable power, latch action and backcheck. Certifire approved	154.64	1.05	18.33	158.51	nr	**176.84**
75 × 45 mm heavy duty floor pivot set with thrust roller bearing 200 kg load capacity. Complete with forged steel intumescent protected double action strap with 10 mm height adjustment and matching cover plate	235.66	3.05	53.24	241.55	nr	**294.79**
Cavalier floor spring unit with cover plate and loose box for concrete, adjustable power 25 mm offset strap and top centre with intumescent pack. Certifire listed	249.90	2.30	40.15	256.15	nr	**296.30**
Double action pivot set for door maximum width 1100 mm and maximum weight 80 kg	78.90	3.05	53.24	80.87	nr	**134.11**
Surface vertical rod push bar panic bolt, reversible, to suit doors 2500 × 1100 mm maximum, silver finish, CE marked to EN1125 class 3-7-5-1-1-3-2-2-A	131.84	2.00	34.91	135.14	nr	**170.05**
Rim push bar panic latch, reversible, to suit doors 1100 mm wide maximum, silver finish, CE marked to EN1125 class 3-7-5-1-1-3-2-2-A	94.00	1.75	30.55	96.35	nr	**126.90**
76 × 51 × 13 mm adjustable heavy roller catch, stainless steel forend and strike complete with satin nickel roller bolt satin chrome	7.43	0.80	13.96	7.62	nr	**21.58**
External access device for use with XX10280/2 panic hardware to suit door thickness 45–55 mm, complete with SS3006N lever, SS755 rose, SS796 profile escutcheon and spindle. For use with MA7420A51 or MA7420A55 profile cylinders	31.23	1.75	30.55	32.01	nr	**62.56**
142 × 22 mm Ø Concealed jamb door closer light duty	16.72	1.05	18.33	17.14	nr	**35.47**
80 × 40 × 45 mm Emergency release door stop with holdback facility	78.90	1.35	23.56	80.87	nr	**104.43**
Modric anodized aluminium quadaxial lever assembly tested to BS EN1906 4/7/-/1/1/4/0/U	29.25	1.05	18.33	29.98	pair	**48.31**
Modric anodized aluminium quadaxial lever assembly tested to BS EN1906 4/7/-/1/1/4/0/U	31.18	1.05	18.33	31.96	pair	**50.29**
Modric anodized aluminium quadaxial lever assembly tested to BS EN1906 4/7/-/1/1/4/0/U with Biocote® anti-bacterial protection	56.22	1.05	18.33	57.63	pair	**75.96**
Modric stainless steel quadaxial lever assembly tested to BS EN1906 4/7/-/1/1/4/0/U	53.53	1.05	18.33	54.87	pair	**73.20**
152 × 38 × 13 mm Modric anodized aluminium security door chain leather covered	41.71	0.55	9.60	42.75	nr	**52.35**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
P21 IRONMONGERY – cont						
Ironmongery – cont						
Door closers and furniture – cont						
50 Ø × 3 mm Modric anodized aluminium circular covered rose for profile cylinder	4.10	0.15	2.61	4.20	nr	**6.81**
50 Ø × 3 mm Modric anodized aluminium circular covered rose with indicator and emergency release	8.46	0.20	3.50	8.67	nr	**12.17**
50 Ø × 3 mm Modric anodized aluminium circular covered rose with heavy turn, 5–8 mm spindle	14.83	0.20	3.50	15.20	nr	**18.70**
Budget lock escutcheon – satin stainless steel 316	8.08	0.15	2.61	8.28	nr	**10.89**
50 Ø × 3 mm Stainless steel circular covered rose for profile cylinder	6.57	0.15	2.61	6.73	nr	**9.34**
50 Ø × 3 mm Stainless steel circular covered rose with indicator and emergency release	8.86	0.20	3.50	9.08	nr	**12.58**
50 Ø × 3 mm Stainless steel circular covered rose with heavy turn, 5–8 mm spindle	18.25	0.20	3.50	18.71	nr	**22.21**
330 × 76 × 1.6 mm Modric anodized aluminium push plate	3.23	0.20	3.50	3.31	nr	**6.81**
330 × 76 × 1.6 mm Stainless steel push plate	7.48	0.20	3.50	7.67	nr	**11.17**
800 × 150 × 1.5 mm Modric anodized aluminium kicking plate, drilled and countersunk with screws.	7.96	0.35	6.11	8.16	nr	**14.27**
900 × 150 × 1.5 mm Modric anodized aluminium kicking plate, drilled and countersunk with screws.	8.95	0.35	6.11	9.17	nr	**15.28**
1000 × 150 × 1.5 mm Modric anodized aluminium kicking plate, drilled and countersunk with screws.	9.93	0.35	6.11	10.18	nr	**16.29**
800 × 150 × 1.5 mm Stainless steel kicking plate, drilled and countersunk with screws.	14.08	0.35	6.11	14.43	nr	**20.54**
900 × 150 × 1.5 mm Stainless steel kicking plate, drilled and countersunk with screws.	15.84	0.35	6.11	16.24	nr	**22.35**
1000 × 150 × 1.5 mm Stainless steel kicking plate, drilled and countersunk with screws	17.60	0.35	6.11	18.04	nr	**24.15**
610 × 70 × 19 mm Ø Modric anodized aluminium grab handle bolt through fixing for doors 10 to 55 mm thick	28.77	0.55	9.60	29.49	nr	**39.09**
400 × 19 mm Ø Stainless steel D line straight pull handle with M8 threaded holes, fixing centres 300 mm	44.53	0.45	7.85	50.50	nr	**58.35**
Hinges						
100 × 75 × 3 mm Stainless steel triple knuckle concealed twin Newton bearings, button tipped butt hinges, jig drilled for metal doors/frames, complete with M6x12MT 'undercut' machine screws, stainless steel 316 CE marked to EN1935	17.68	0.35	6.11	18.12	pair	**24.23**
100 × 100 × 3 mm Stainless steel triple knuckle concealed twin Newton bearings, button tipped hinges, jig drilled, stainless steel grade 316 CE marked to EN1935	31.38	0.35	6.11	32.16	pair	**38.27**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Latches						
Modric anodized aluminium round cylinder for rim night latch, 2 keyed satin nickel plated	24.84	0.55	9.60	25.46	nr	**35.06**
93 × 75 mm Cylinder rim non-deadlocking night latch case only 60 mm backset	21.29	0.55	9.60	21.82	nr	**31.42**
71 series mortice latch, case only, low friction latchbolt, griptight follower, heavy spring for levers. Radius forend and sq strike. CE marked to BS EN12209 3/X/8/1/0G/-/B/02/0	16.09	1.05	18.33	16.49	nr	**34.82**
Modric anodized aluminium latch configuration with quadaxial assembly	29.06	1.05	18.33	29.79	nr	**48.12**
Modric anodized aluminium Nightlatch configuration with quadaxial assembly and single cylinder	53.90	1.05	18.33	55.25	nr	**73.58**
Locks						
44 mm case Bright zinc plated steel mortice budget lock with slotted strike plate 33 mm backset	27.32	1.05	18.33	28.00	nr	**46.33**
76 × 58 mm b/s Stainless steel cubicle mortice deadlock with 8 mm follower	12.94	1.05	18.33	13.26	nr	**31.59**
'A' length European profile double cylinder lock, 2 keyed satin nickel plated	25.47	1.05	18.33	26.11	nr	**44.44**
'A' length European profile cylinder and large turn, 2 keyed satin nickel plated	28.96	1.05	18.33	29.68	nr	**48.01**
'A' length European profile cylinder and large turn, 2 keyed under master key, satin nickel plated	26.63	1.05	18.33	27.30	nr	**45.63**
'A' length European profile single cylinder, 2 keyed satin nickel plated	19.70	1.05	18.33	20.19	nr	**38.52**
'A' length European profile single cylinder, 2 keyed under master key, satin nickel plated	19.70	1.05	18.33	20.19	nr	**38.52**
93 × 60 mm b/s 71 series profile cylinder mortice deadlock, case only. Single throw 22 mm deadbolt. Radius forend and square strike. CE marked to BS EN12209 3/X/8/1/0/G/4/B/A/0/0	16.09	1.05	18.33	16.49	nr	**34.82**
92 × 60 mm b/s 71 series bathroom lock, case only, low friction latchbolt, griptight follower, heavy spring for levers, twin 8 mm followers at 78 mm centres. Radius forend and square strike. CE marked to BS EN12209 3/X/8/0/0/G-/B/0/2/0	–	1.05	18.33	19.55	nr	**37.88**
93 × 60 mm b/s 71 series profile cylinder mortice lock, case only, low friction latchbolt, griptight follower. Heavy spring for levers, 22 mm throw deadbolt, cylinder withdraws bolt bolts. Radius forend and square strike. CE marked to BS EN12209 3/X/8/1/0G/4/B/A2/0	19.07	1.05	18.33	19.55	nr	**37.88**
92 × 60 mm b/s 71 series profile cylinder emergency lock, case only. Low friction latchbolt, griptight follower, heavy spring for lever, single throw 22 mm deadbolt, lever can withdraw both bolts. Radius forend and strike	62.73	1.05	18.33	64.30	nr	**82.63**
Modric anodized aluminium lock configuration with quadaxial assembly and cylinder with turn	66.43	1.05	18.33	68.09	nr	**86.42**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
P21 IRONMONGERY – cont						
Ironmongery – cont						
Sundries						
76 mm Ø Modric anodized aluminium circular sex symbol male	4.52	0.10	1.74	4.63	nr	**6.37**
76 mm Ø Modric anodized aluminium circular symbol fire door keep locked	4.52	0.10	1.74	4.63	nr	**6.37**
76 mm Ø Modric anodized aluminium circular symbol fire door keep shut	4.52	0.15	2.61	4.63	nr	**7.24**
38 × 47 mm Ø Modric anodized aluminium heavy circular floor door stop with cover	9.11	0.15	2.61	9.34	nr	**11.95**
38 × 47 mm Ø Stainless steel heavy circular floor door stop with cover	16.28	0.15	2.61	16.69	nr	**19.30**
63 × 19 mm Ø Modric anodized aluminium circular heavy duty skirting buffer with thief-resistant insert	5.96	0.15	2.61	6.11	nr	**8.72**
102 × 25 mm Ø Stainless steel circular heavy duty skirting buffer with thief-resistant insert	10.33	0.15	2.61	10.59	nr	**13.20**
152 mm Cabin hook satin chrome on brass	21.59	0.20	3.50	22.13	nr	**25.63**
14 mm Ø × 145 × 94 mm Toilet roll holder, length 145 mm, colour white, satin stainless steel 316	60.12	0.20	3.50	63.24	nr	**66.74**
Towel rail with bushes, fixing centres 450 mm, satin stainless steel 316	81.70	0.35	6.11	88.60	nr	**94.71**
Toilet brush holder with toilet brush, with bushes, satin stainless steel 316	126.85	0.25	4.37	133.26	nr	**137.63**
Bathline 850 mm lift up support rail	192.15	0.75	13.09	196.95	set	**210.04**
Bathline 600 × 95 × 35 mm support rail with concealed fixing roses	98.49	0.50	8.73	100.95	set	**109.68**
Bathline 400 × 250 × 35 mm backrest rail with concealed fixing roses	98.49	0.50	8.73	100.95	set	**109.68**
Sliding door gear; Hillaldam Coburn Ltd or other equal and approved; Commercial/Light industrial; for top hung timber/metal doors, weight not exceeding 365 kg						
Sliding door gear						
bottom guide; fixed to concrete in groove	22.70	0.46	8.03	23.27	m	**31.30**
top track	30.86	0.23	4.02	31.63	m	**35.65**
detachable locking bar	38.60	0.31	5.41	39.57	nr	**44.98**
hangers; timber doors	62.28	0.46	8.03	63.84	nr	**71.87**
hangers; metal doors	39.80	0.46	8.03	40.79	nr	**48.82**
head brackets; open, soffit fixing; screwing to timber	7.94	0.32	5.59	8.16	nr	**13.75**
head brackets; open, side fixing; bolting to masonry	8.32	0.46	8.03	11.24	nr	**19.27**
door guide to timber door	6.98	0.23	4.02	7.15	nr	**11.17**
door stop; rubber buffers; to masonry	30.76	0.69	12.04	31.53	nr	**43.57**
drop bolt; screwing to timber	26.90	0.46	8.03	27.57	nr	**35.60**
bow handle; to timber	10.67	0.23	4.02	10.94	nr	**14.96**
Sundries						
rubber door stop; plugged and screwed to concrete	5.48	0.09	1.57	5.62	nr	**7.19**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
P30 TRENCHES/PIPEWAYS/PITS FOR BURIED ENGINEERING SERVICES						
Excavating trenches; by machine; grading bottoms; earthwork support; filling with excavated material and compacting; disposal of surplus soil on site; spreading on site average 50 m						
Services not exceeding 200 mm nominal size						
average depth of run not exceeding 0.50 m	–	0.28	3.22	1.19	m	**4.41**
average depth of run not exceeding 0.75 m	–	0.37	4.25	1.96	m	**6.21**
average depth of run not exceeding 1.00 m	–	0.79	9.08	3.44	m	**12.52**
average depth of run not exceeding 1.25 m	–	1.16	13.33	4.70	m	**18.03**
average depth of run not exceeding 1.50 m	–	1.48	17.00	6.18	m	**23.18**
average depth of run not exceeding 1.75 m	–	1.85	21.26	7.90	m	**29.16**
average depth of run not exceeding 2.00 m	–	2.13	24.48	9.09	m	**33.57**
Excavating trenches; by hand; grading bottoms; earthwork support; filling with excavated material and compacting; disposal; of surplus soil on site; spreading on site average 50 m						
Services not exceeding 200 mm nominal size						
average depth of run not exceeding 0.50 m	–	0.93	10.69	–	m	**10.69**
average depth of run not exceeding 0.75 m	–	1.39	15.97	–	m	**15.97**
average depth of run not exceeding 1.00 m	–	2.04	23.44	0.96	m	**24.40**
average depth of run not exceeding 1.25 m	–	2.87	32.97	1.32	m	**34.29**
average depth of run not exceeding 1.50 m	–	3.93	45.16	1.61	m	**46.77**
average depth of run not exceeding 1.75 m	–	5.18	59.52	1.95	m	**61.47**
average depth of run not exceeding 2.00 m	–	5.92	68.02	2.13	m	**70.15**
Stop cock pits, valve chambers and the like; excavating; half brick thick walls in common bricks in cement mortar (1:3); on in situ concrete designated mix C20 – 20 mm aggregate bed; 100 mm thick						
Pits						
100 mm × 100 mm × 750 mm deep; internal holes for one small pipe; polypropylene hinged box cover; bedding in cement mortar (1:3)	–	3.89	78.50	43.04	nr	**121.54**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
P31 HOLES/CHASES/COVERS/SUPPORTS FOR SERVICES						
Builders' work for electrical installations; cutting away for and making good after electrician; including cutting or leaving all holes, notches, mortices, sinkings and chases, in both the structure and its coverings, for the following electrical points						
Exposed installation						
lighting points	–	0.28	4.07	–	nr	**4.07**
socket outlet points	–	0.46	6.98	–	nr	**6.98**
fitting outlet points	–	0.46	6.98	–	nr	**6.98**
equipment points or control gear points	–	0.65	10.01	–	nr	**10.01**
Concealed installation						
lighting points	–	0.37	5.52	–	nr	**5.52**
socket outlet points	–	0.65	10.01	–	nr	**10.01**
fitting outlet points	–	0.65	10.01	–	nr	**10.01**
equipment points or control gear points	–	0.93	14.08	–	nr	**14.08**
Builders' work for other services installations						
Cutting chases in brickwork						
for one pipe; not exceeding 55 mm nominal size; vertical	–	0.37	4.31	–	m	**4.31**
for one pipe; 55 mm–110 mm nominal size; vertical	–	0.65	7.55	–	m	**7.55**
Cutting and pinning to brickwork or blockwork; ends of supports						
for pipes not exceeding 55 mm nominal size	–	0.19	3.83	–	nr	**3.83**
for cast iron pipes 55 mm–110 mm nominal size	–	0.31	6.25	–	nr	**6.25**
Cutting or forming holes for pipes or the like; not exceeding 55 mm nominal size; making good						
reinforced concrete; not exceeding 100 mm deep	–	0.75	10.08	0.69	nr	**10.77**
reinforced concrete; 100 mm–200 mm deep	–	1.15	15.46	1.05	nr	**16.51**
reinforced concrete; 200 mm–300 mm deep	–	1.50	20.15	1.36	nr	**21.51**
half brick thick	–	0.31	4.16	–	nr	**4.16**
one brick thick	–	0.51	6.86	–	nr	**6.86**
one and a half brick thick	–	0.83	11.15	–	nr	**11.15**
100 mm blockwork	–	0.28	3.76	–	nr	**3.76**
140 mm blockwork	–	0.37	4.97	–	nr	**4.97**
215 mm blockwork	–	0.46	6.18	–	nr	**6.18**
plasterboard partition or suspended ceiling	–	0.35	4.70	–	nr	**4.70**
Cutting or forming holes for pipes or the like; 55 mm–110 mm nominal size; making good						
reinforced concrete; not exceeding 100 mm deep	–	1.15	15.46	1.05	nr	**16.51**
reinforced concrete; 100 mm–200 mm deep	–	1.75	23.51	1.60	nr	**25.11**
reinforced concrete; 200 mm–300 mm deep	–	2.25	30.24	2.05	nr	**32.29**
half brick thick	–	0.37	4.97	–	nr	**4.97**
one brick thick	–	0.65	8.73	–	nr	**8.73**
one and a half brick thick	–	1.02	13.70	–	nr	**13.70**
100 mm blockwork	–	0.32	4.31	–	nr	**4.31**
140 mm blockwork	–	0.46	6.18	–	nr	**6.18**
215 mm blockwork	–	0.56	7.52	–	nr	**7.52**
plasterboard partition or suspended ceiling	–	0.40	5.37	–	nr	**5.37**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Cutting or forming holes for pipes or the like; over 110 mm nominal size; making good						
reinforced concrete; not exceeding 100 mm deep	–	1.15	15.46	1.05	nr	**16.51**
reinforced concrete; 100 mm–200 mm deep	–	1.75	23.51	1.60	nr	**25.11**
reinforced concrete; 200 mm–300 mm deep	–	2.25	30.24	2.05	nr	**32.29**
half brick thick	–	0.46	6.18	–	nr	**6.18**
one brick thick	–	0.79	10.62	–	nr	**10.62**
one and a half brick thick	–	1.25	16.80	–	nr	**16.80**
100 mm blockwork	–	0.42	5.65	–	nr	**5.65**
140 mm blockwork	–	0.56	7.52	–	nr	**7.52**
215 mm blockwork	–	0.69	9.28	–	nr	**9.28**
plasterboard partition or suspended ceiling	–	0.45	6.05	–	nr	**6.05**
Add for making good fair face or facings one side						
pipe; not exceeding 55 mm nominal size	–	0.07	1.41	–	nr	**1.41**
pipe; 55 mm–110 mm nominal size	–	0.09	1.81	–	nr	**1.81**
pipe; over 110 mm nominal size	–	0.11	2.22	–	nr	**2.22**
Add for fixing sleeve (supply not included)						
for pipe; small	–	0.14	2.83	–	nr	**2.83**
for pipe; large	–	0.19	3.83	–	nr	**3.83**
for pipe; extra large	–	0.28	5.65	–	nr	**5.65**
Add for supplying and fixing one-hour intumescent sleeve						
for 55 mm uPVC pipe	–	0.25	3.36	7.47	nr	**10.83**
for 110 mm uPVC pipe	–	0.28	3.76	8.19	nr	**11.95**
for 200 mm uPVC pipe	–	0.30	4.03	54.32	nr	**58.35**
Cutting or forming holes for ducts; girth not exceeding 1.00 m; making good						
half brick thick	–	0.56	7.52	–	nr	**7.52**
one brick thick	–	0.93	12.49	–	nr	**12.49**
one and a half brick thick	–	1.48	19.88	–	nr	**19.88**
100 mm blockwork	–	0.46	6.18	–	nr	**6.18**
140 mm blockwork	–	0.65	8.73	–	nr	**8.73**
215 mm blockwork	–	0.83	11.15	–	nr	**11.15**
plasterboard partition or suspended ceiling	–	0.65	8.73	–	nr	**8.73**
Cutting or forming holes for ducts; girth 1.00 m–2.00 m; making good						
half brick thick	–	0.65	8.73	–	nr	**8.73**
one brick thick	–	1.11	14.91	–	nr	**14.91**
one and a half brick thick	–	1.76	23.65	–	nr	**23.65**
100 mm blockwork	–	0.56	7.52	–	nr	**7.52**
140 mm blockwork	–	0.74	9.94	–	nr	**9.94**
215 mm blockwork	–	0.93	12.49	–	nr	**12.49**
plasterboard partition or suspended ceiling	–	0.75	10.08	–	nr	**10.08**
Cutting or forming holes for ducts; girth 2.00 m–3.00 m; making good						
half brick thick	–	1.02	13.70	–	nr	**13.70**
one brick thick	–	1.76	23.65	–	nr	**23.65**
one and a half brick thick	–	2.78	37.36	–	nr	**37.36**
100 mm blockwork	–	0.88	11.83	–	nr	**11.83**
140 mm blockwork	–	1.20	16.12	–	nr	**16.12**
215 mm blockwork	–	1.53	20.56	–	nr	**20.56**
plasterboard partition or suspended ceiling	–	1.00	13.44	–	nr	**13.44**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
P31 HOLES/CHASES/COVERS/SUPPORTS FOR SERVICES – cont						
Builders' work for other services installations – cont						
Cutting or forming holes for ducts; girth 3.00 m–4.00 m; making good						
half brick thick	–	1.39	18.68	–	nr	**18.68**
one brick thick	–	2.31	31.04	–	nr	**31.04**
one and a half brick thick	–	3.70	49.72	–	nr	**49.72**
100 mm blockwork	–	1.02	13.70	–	nr	**13.70**
140 mm blockwork	–	1.39	18.68	–	nr	**18.68**
215 mm blockwork	–	1.76	23.65	–	nr	**23.65**
plasterboard partition or suspended ceiling	–	1.25	16.80	–	nr	**16.80**
Mortices in brickwork						
for expansion bolt	–	0.19	2.55	–	nr	**2.55**
for 20 mm diameter bolt; 75 mm deep	–	0.14	1.89	–	nr	**1.89**
for 20 mm diameter bolt; 150 mm deep	–	0.23	3.10	–	nr	**3.10**
Mortices in brickwork; grouting with cement mortar (1:1)						
75 mm × 75 mm × 200 mm deep	–	0.28	3.76	0.16	nr	**3.92**
75 mm × 75 mm × 300 mm deep	–	0.37	4.97	0.23	nr	**5.20**
Holes in softwood for pipes, bars, cables and the like						
12 mm thick	–	0.03	0.52	–	nr	**0.52**
25 mm thick	–	0.05	0.87	–	nr	**0.87**
50 mm thick	–	0.09	1.57	–	nr	**1.57**
100 mm thick	–	0.14	2.44	–	nr	**2.44**
Holes in hardwood for pipes, bars, cables and the like						
12 mm thick	–	0.05	0.87	–	nr	**0.87**
25 mm thick	–	0.08	1.39	–	nr	**1.39**
50 mm thick	–	0.14	2.44	–	nr	**2.44**
100 mm thick	–	0.20	3.50	–	nr	**3.50**
NOTE: The following rates for cutting holes and mortices in brickwork or blockwork etc. allow for diamond drilling						
Cutting holes and mortices in brickwork; per 25 mm depth						
25 mm diameter	–	–	–	–	nr	**1.68**
32 mm diameter	–	–	–	–	nr	**1.36**
52 mm diameter	–	–	–	–	nr	**1.63**
78 mm diameter	–	–	–	–	nr	**1.78**
107 mm diameter	–	–	–	–	nr	**1.89**
127 mm diameter	–	–	–	–	nr	**2.31**
152 mm diameter	–	–	–	–	nr	**2.73**
200 mm diameter	–	–	–	–	nr	**3.52**
250 mm diameter	–	–	–	–	nr	**5.30**
300 mm diameter	–	–	–	–	nr	**7.04**

P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Diamond chasing; per 25 × 25 mm section						
in facing or common brickwork	–	–	–	–	m	**3.20**
in semi-engineering brickwork	–	–	–	–	m	**6.40**
in engineering brickwork	–	–	–	–	m	**8.93**
in lightweight blockwork	–	–	–	–	m	**2.52**
in heavyweight blockwork	–	–	–	–	m	**5.04**
in render/screed	–	–	–	–	m	**9.92**
Forming boxes; 100 × 100 mm; per 25 mm depth						
in facing or common brickwork	–	–	–	–	nr	**1.28**
in semi-engineering brickwork	–	–	–	–	nr	**2.56**
in engineering brickwork	–	–	–	–	nr	**3.57**
in lightweight blockwork	–	–	–	–	nr	**1.01**
in heavyweight blockwork	–	–	–	–	nr	**2.02**
in render/screed	–	–	–	–	nr	**3.97**
Other items						
diamond track mount or ring sawing brickwork	–	–	–	–	m	**6.30**
diamond floor sawing asphalte	–	–	–	–	m	**1.05**
stitch drilling 107 mm diameter hole in brickwork	–	–	–	–	nr	**1.36**
Screed Floor Ducting; with side flanges; laid within floor screed; galvanized mild steel						
Floor ducting						
100 mm wide × 50 mm deep	9.75	0.19	3.32	9.99	m	**13.31**
extra for						
bend	–	0.09	1.57	15.47	nr	**17.04**
tee section	–	0.09	1.57	15.47	nr	**17.04**
connector / stop end	–	0.09	1.57	1.78	nr	**3.35**
ply cover 15 mm/16 mm thick WBP exterior grade	–	0.09	1.57	2.21	m	**3.78**
100 mm wide × 70 mm deep	10.71	0.20	3.50	10.98	m	**14.48**
extra for						
bend	–	0.09	1.57	15.47	nr	**17.04**
tee section	–	0.09	1.57	15.47	nr	**17.04**
connector / stop end	–	0.09	1.57	1.78	nr	**3.35**
ply cover 15 mm/16 mm thick WBP exterior grade	–	0.09	1.57	2.21	m	**3.78**
200 mm wide × 50 mm deep	13.47	0.19	3.32	13.81	m	**17.13**
extra for						
bend	–	0.09	1.57	17.22	nr	**18.79**
tee section	–	0.09	1.57	17.22	nr	**18.79**
connector / stop end	–	0.09	1.57	1.78	nr	**3.35**
ply cover 15 mm/16 mm thick WBP exterior grade	–	0.09	1.57	4.02	m	**5.59**

Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Q10 KERBS/EDGINGS/CHANNELS/PAVING ACCESS						
Excavating; by machine						
Excavating trenches; to receive kerb foundations; average size						
300 mm × 100 mm	–	0.02	0.26	0.30	m	**0.56**
450 mm × 150 mm	–	0.02	0.26	0.59	m	**0.85**
600 mm × 200 mm	–	0.04	0.40	0.83	m	**1.23**
Excavating curved trenches; to receive kerb foundations; average size						
300 mm × 100 mm	–	0.01	0.13	0.47	m	**0.60**
450 mm × 150 mm	–	0.03	0.38	0.72	m	**1.10**
600 mm × 200 mm	–	0.04	0.50	0.89	m	**1.39**
Excavating; by hand						
Excavating trenches; to receive kerb foundations; average size						
150 mm × 50 mm	–	0.02	0.26	–	m	**0.26**
200 mm × 75 mm	–	0.07	0.76	–	m	**0.76**
250 mm × 100 mm	–	0.11	1.26	–	m	**1.26**
300 mm × 100 mm	–	0.14	1.64	–	m	**1.64**
Excavating curved trenches; to receive kerb foundations; average size						
150 mm × 50 mm	–	0.03	0.38	–	m	**0.38**
200 mm × 75 mm	–	0.08	0.88	–	m	**0.88**
250 mm × 100 mm	–	0.12	1.39	–	m	**1.39**
300 mm × 100 mm	–	0.15	1.77	–	m	**1.77**
Plain in situ ready mixed designated concrete; C7.5 – 40 mm aggregate; poured on or against earth or unblinded hardcore						
Foundations	90.53	1.28	17.15	92.79	m^3	**109.94**
Blinding beds						
thickness not exceeding 150 mm	90.53	1.88	25.28	92.79	m^3	**118.07**
Plain in situ ready mixed designated concrete; C10 – 40 mm aggregate; poured on or against earth or unblinded hardcore						
Foundations	90.90	1.28	17.15	93.17	m^3	**110.32**
Blinding beds						
thickness not exceeding 150 mm	90.90	1.88	25.28	93.17	m^3	**118.45**
Plain in situ ready mixed designated concrete; C20 – 20 mm aggregate; poured on or against earth or unblinded hardcore						
Foundations	92.86	1.28	17.15	95.18	m^3	**112.33**
Blinding beds						
thickness not exceeding 150 mm	92.86	1.88	25.28	95.18	m^3	**120.46**

Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Precast concrete kerbs, channels, edgings, etc.; BS 340; bedded, jointed and pointed in cement mortar (1:3); including haunching up one side with in situ ready mix designated concrete C10 – 40 mm aggregate; to concrete base						
Edgings; straight; square edge, fig 12						
50 mm × 150 mm	–	0.25	5.01	3.18	m	**8.19**
50 mm × 200 mm	–	0.25	5.01	4.07	m	**9.08**
50 mm × 255 mm	–	0.25	5.01	4.32	m	**9.33**
Kerbs; straight						
125 mm × 255 mm; fig 7	–	0.34	6.75	5.48	m	**12.23**
150 mm × 305 mm; fig 6	–	0.34	6.75	9.97	m	**16.72**
Kerbs; curved						
125 mm × 255 mm; fig 7	–	0.51	10.02	7.27	m	**17.29**
150 mm × 305 mm; fig 6	–	0.51	10.02	16.93	m	**26.95**
Channels; 255 × 125 mm; fig 8						
straight	–	0.34	6.75	5.48	m	**12.23**
curved	–	0.51	10.02	7.27	m	**17.29**
Quadrants; fig 14						
305 mm × 305 mm × 150 mm	–	0.35	6.97	9.72	nr	**16.69**
305 mm × 305 mm × 255 mm	–	0.35	6.97	9.72	nr	**16.69**
457 mm × 457 mm × 150 mm	–	0.41	8.06	10.73	nr	**18.79**
457 mm × 457 mm × 255 mm	–	0.41	8.06	10.73	nr	**18.79**
Q20 HARDCORE/GRANULAR/CEMENT BOUND BASES						
Filling to make up levels; by machine						
Average thickness not exceeding 0.25 m						
obtained off site; hardcore	–	0.31	3.54	30.00	m^3	**33.54**
obtained off site; granular fill type one	–	0.31	3.54	36.40	m^3	**39.94**
obtained off site; granular fill type two	–	0.31	3.54	34.44	m^3	**37.98**
Average thickness exceeding 0.25 m						
obtained off site; hardcore	–	0.26	3.03	25.76	m^3	**28.79**
obtained off site; granular fill type one	–	0.26	3.03	36.27	m^3	**39.30**
obtained off site; granular fill type two	–	0.26	3.03	34.32	m^3	**37.35**
Filling to make up levels; by hand						
Average thickness not exceeding 0.25 m						
obtained off site; hardcore	–	0.67	7.71	30.53	m^3	**38.24**
obtained off site; sand	–	0.78	8.98	46.20	m^3	**55.18**
Average thickness exceeding 0.25 m						
obtained off site; hardcore	–	0.56	6.45	26.14	m^3	**32.59**
obtained off site; sand	–	0.66	7.59	45.89	m^3	**53.48**
Surface treatments						
Compacting						
filling; blinding with sand	–	0.04	0.50	2.27	m^2	**2.77**

Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Q21 IN SITU CONCRETE ROADS/PAVINGS						
Reinforced in situ ready mixed designated concrete; C10 – 40 mm aggregate						
Roads; to hardcore base						
thickness not exceeding 150 mm	86.57	2.04	27.35	88.73	m^3	**116.08**
thickness 150 mm–450 mm	86.57	1.43	19.22	88.73	m^3	**107.95**
Reinforced in situ ready mixed designated concrete; C20 – 20 mm aggregate						
Roads; to hardcore base						
thickness not exceeding 150 mm	88.43	2.04	27.35	90.64	m^3	**117.99**
thickness 150 mm–450 mm	88.43	1.43	19.22	90.64	m^3	**109.86**
Reinforced in situ ready mixed designated concrete; C25 – 20 mm aggregate						
Roads; to hardcore base						
thickness ot exceeding 150 mm	90.89	2.04	27.35	93.16	m^3	**120.51**
thickness 150 mm–450 mm	90.89	1.43	19.22	93.16	m^3	**112.38**
Formwork; sides of foundations; basic finish						
Plain vertical						
height not exceeding 250 mm	–	0.43	6.66	1.60	m	**8.26**
height 250 mm–500 mm	–	0.63	9.75	2.63	m	**12.38**
height 500 mm–1.00 m	–	0.91	14.19	4.33	m	**18.52**
add to above for curved radius 6m	–	0.03	0.51	0.19	m	**0.70**
Reinforcement; fabric; BS 4449; lapped; in roads, footpaths or pavings						
Ref A142 (2.22 kg/m^2)						
400 mm minimum laps	1.74	0.15	2.44	1.78	m^2	**4.22**
Ref A193 (3.02 kg/m^2)						
400 mm minimum laps	–	0.15	2.44	2.45	m^2	**4.89**
Formed joints; Fosroc Expandite Flexcell impregnated joint filler or other equal and approved						
Width not exceeding 150 mm						
12.50 mm thick	–	0.15	2.39	2.00	m	**4.39**
25 mm thick	–	0.21	3.25	3.04	m	**6.29**
Width 150–300 mm						
12.50 mm thick	–	0.21	3.25	2.91	m	**6.16**
25 mm thick	–	0.21	3.25	5.58	m	**8.83**
Width 300–450 mm						
12.50 mm thick	–	0.25	3.94	4.38	m	**8.32**
25 mm thick	–	0.25	3.94	8.35	m	**12.29**

Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Sealants; Fosroc Expandite Pliastic N2 hot poured rubberized bituminous compound or other equal and approved						
Width 25 mm						
25 mm depth	–	0.22	3.42	1.98	m	**5.40**
Concrete sundries						
Treating surfaces of unset concrete; grading to cambers; tamping with a 75 mm thick steel shod tamper	–	0.25	3.40	–	m^2	**3.40**
Q22 COATED MACADAM/ASPHALT ROADS/ PAVINGS						
NOTE: The prices for all bitumen macadam and hot rolled asphalt materials are for individual courses to roads and footpaths and need combining to arrive at complete specifications and costs for full construction. Intermediate course thicknesses can be interpolated so long as BS 594 and BS 4987 allow the material type to be compacted to the required thickness. Costs include for work to falls, crossfalls or slopes not exceeding 15° from horizontal; for laying on prepared bases (prices not included) and for rolling with an appropriate roller. The following rates are based on black bitumen macadam. Red bitumen macadam rates are approximately 50% dearer. PSV is Polished Stone Value.						
Dense bitumen macadam base course; BS 594987 – 1; bitumen penetration 100/125						
Carriageway, hardshoulder and hardstrip						
100 mm thick; one coat; with 0/32 mm aggregate size; to clause 5.2	–	–	–	–	m^2	**18.03**
200 mm thick; one coat; with 0/32 mm aggregate size; to clause 5.2	–	–	–	–	m^2	**31.73**
Extra over above items for increase/reduction in 10 mm increments	–	–	–	–	m^2	**1.29**
Hot rolled asphalt base course; BS 594987 – 1						
Carriageway, hardshoulder and hardstrip						
150 mm thick; one coat; 60% 0/32 mm aggregate size; to column 2/5	–	–	–	–	m^2	**29.98**
200 mm thick; one coat; 60% 0/32 mm aggregate size; to column 2/5	–	–	–	–	m^2	**39.87**
Extra over above items for increase/reduction in 10 mm increments	–	–	–	–	m^2	**1.65**

Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Q22 COATED MACADAM/ASPHALT ROADS/ PAVINGS – cont						
Dense bitumen macadam binder course; BS 594987 – 1; bitumen penetration 100/125						
Carriageway, hardshoulder and hardstrip						
60 mm thick; one coat; with 0/32 mm aggregate size; to clause 6.4	–	–	–	–	m^2	**11.03**
60 mm thick; one coat; with 0/32 mm aggregate size; to clause 6.5	–	–	–	–	m^2	**11.12**
Extra over above items for increase/reduction in 10 mm increments	–	–	–	–	m^2	**1.47**
Hot rolled asphalt binder course; BS 594987 – 1						
Carriageway, hardshoulder and hardstrip						
40 mm thick; one coat; 50% 0/14 mm aggregate size; to column 2/2; 55 PSV	–	–	–	–	m^2	**10.52**
60 mm thick; one coat; 50% 0/14 mm aggregate size; to column 2/2	–	–	–	–	m^2	**12.12**
60 mm thick; one coat; 50% 0/20 mm aggregate size; to column 2/3	–	–	–	–	m^2	**11.90**
60 mm thick; one coat; 60% 0/32 mm aggregate size; to column 2/5	–	–	–	–	m^2	**11.30**
100 mm thick; one coat; 60% 0/32 mm aggregate size; to column 2/5	–	–	–	–	m^2	**18.25**
Extra over above items for increase/reduction in 10 mm increments	–	–	–	–	m^2	**2.17**
Macadam surface course; BS 594987 – 1; bitumen penetration 100/125						
Carriageway, hardshoulder and hardstrip						
30 mm thick; one coat; medium graded with 0/6 mm nominal aggregate binder; to clause 7.6	–	–	–	–	m^2	**8.52**
40 mm thick; one coat; close graded with 0/14 mm nominal aggregate binder; to clause 7.3	–	–	–	–	m^2	**7.80**
40 mm thick; one coat; close graded with 0/10 mm nominal aggregate binder; to clause 7.4	–	–	–	–	m^2	**8.52**
Extra over above items for increase/reduction in 10 mm increments	–	–	–	–	m^2	**1.53**
Extra over above items for coarse aggregate 60-64 PSV	–	–	–	–	m^2	**1.54**
Extra over above items for coarse aggregate 65-67 PSV	–	–	–	–	m^2	**1.69**
Extra over above items for coarse aggregate 68 PSV	–	–	–	–	m^2	**2.25**

Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Hot rolled asphalt surface course; BS 594987–1; bitumen penetration 40/60						
Carriageway, hardshoulder and hardstrip						
40 mm thick; one coat; 30% mix 0/10 mm aggregate size; to column 3/2; with 20 mm pre-coated chippings 60-64 PSV	–	–	–	–	m^2	**10.51**
40 mm thick; one coat; 30% mix 0/10 mm aggregate size; to column 3/2; with 14 mm pre-coated chippings 60-64 PSV	–	–	–	–	m^2	**10.59**
Extra over above items for increase/reduction in 10 mm increments	–	–	–	–	m^2	**1.75**
Extra over above items for chippings with 65-67 PSV	–	–	–	–	m^2	**0.06**
Extra over above items for chippings with 68 PSV	–	–	–	–	m^2	**0.16**
Extra over above items for 6–10 KN High Traffic Flows	–	–	–	–	m^2	**0.76**
Stone mastic asphalt surface course; BS 594987–1						
Carriageway, hardshoulder and hardstrip						
35 mm thick; one coat; with 0/14 mm nominal aggregate size; 55 PSV	–	–	–	–	m^2	**9.66**
35 mm thick; one coat; with 0/10 mm nominal aggregate size; 55 PSV	–	–	–	–	m^2	**9.66**
Extra over above items for increase/reduction in 10 mm increments	–	–	–	–	m^2	**2.16**
Thin surface course with 60 PSV						
Carriageway, hardshoulder and hardstrip						
35 mm thick; one coat; with 0/10 mm nominal aggregate size	–	–	–	–	m^2	**9.66**
Extra over above items for increase/reduction in 10 mm increments	–	–	–	–	m^2	**1.09**
Extra over above items for coarse aggregate 60-64 PSV	–	–	–	–	m^2	**0.26**
Extra over above items for coarse aggregate 65-67 PSV	–	–	–	–	m^2	**0.26**
Extra over above items for coarse aggregate 68 PSV	–	–	–	–	m^2	**0.49**
Regulating courses						
Carriageway, hardshoulder and hardstrip						
Dense Bitumen Macadam; bitumen penetration 100/125; with 0/20 mm nominal aggregate regulating course (BS 594987 – clause 6.5)	–	–	–	–	tonne	**83.45**
Hot rolled asphalte; 50% 0/20 mm aggregate size (BS 594987–1:2003 column 2/3)	–	–	–	–	tonne	**90.96**
Stone mastic asphalte; 0/6 mm aggregate	–	–	–	–	tonne	**116.43**

Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Q22 COATED MACADAM/ASPHALT ROADS/ PAVINGS – cont						
Bitumen Emulsion tack coats						
Carriageway, hardshoulder and hardstrip						
K1–40; applied 0.35–0.45l/m2	–	–	–	–	m^2	**0.16**
K1–70; applied 0.35–0.45l/m2	–	–	–	–	m^2	**0.25**
Q23 GRAVEL/HOGGIN/WOODCHIP ROADS/ PAVINGS						
Two coat gravel paving; level and to falls; first layer course clinker aggregate and wearing layer fine gravel aggregate						
Pavings; over 300 mm wide						
50 mm thick	–	0.08	1.60	2.16	m^2	**3.76**
63 mm thick	–	0.10	2.05	2.81	m^2	**4.86**
Resin bonded gravel paving; level and to falls						
Pavings; over 300 mm wide						
50 mm thick	–	–	–	–	m^2	**45.00**
Q25 SLAB/BRICK/BLOCK/SETT/COBBLE PAVINGS						
Artificial stone paving; Charcon's Moordale Textured or other equal and approved; to falls or crossfalls; bedding 25 mm thick in cement mortar (1:3); staggered joints; jointing in coloured cement mortar (1:3), brushed in; to sand base						
Pavings; over 300 mm wide						
600 mm × 600 mm × 50 mm thick; natural	13.52	0.45	8.88	17.20	m^2	**26.08**
Brick paviors; 215 mm × 103 mm × 65 mm rough stock bricks; to falls or crossfalls; bedding 10 mm thick in cement mortar (1:3); jointing in cement mortar (1:3); as work proceeds; to concrete base						
Pavings; over 300 mm wide; straight joints both ways						
bricks laid flat (PC £ per 1000)	462.25	0.85	17.18	21.39	m^2	**38.57**
bricks laid on edge	–	1.20	24.14	31.67	m^2	**55.81**
Pavings; over 300 mm wide; laid to herringbone pattern						
bricks laid flat	–	1.07	21.59	21.39	m^2	**42.98**
bricks laid on edge	–	1.50	30.18	31.67	m^2	**61.85**
Add or deduct for variation of £10.00/1000 in PC of brick paviours						
bricks laid flat	–	–	–	0.46	m^2	**0.46**
bricks laid on edge	–	–	–	0.70	m^2	**0.70**

Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
River washed cobble paving; 50 mm–75 mm; to falls or crossfalls; bedding 13 mm thick in cement mortar (1:3); jointing to a height of two thirds of cobbles in dry mortar (1:3); tightly butted, washed and brushed; to concrete						
Pavings; over 300 mm wide						
regular (PC £ per tonne)	88.01	4.25	84.27	21.17	m^2	**105.44**
laid to pattern	–	5.32	105.44	21.17	m^2	**126.61**
Concrete paving flags; BS EN 1339; to falls or crossfalls; bedding 25 mm thick in cement and sand mortar (1:4); butt joints straight both ways; jointing in cement and sand (1:3); brushed in; to sand base						
Pavings; over 300 mm wide						
450 mm × 600 mm × 50 mm thick; grey	8.01	0.48	9.56	9.83	m^2	**19.39**
450 mm × 600 mm × 60 mm thick; coloured	8.88	0.48	9.56	10.73	m^2	**20.29**
600 mm × 600 mm × 50 mm thick; grey	6.19	0.45	8.88	7.97	m^2	**16.85**
600 mm × 600 mm × 50 mm thick; coloured	7.43	0.45	8.88	9.24	m^2	**18.12**
750 mm × 600 mm × 50 mm thick; grey	5.56	0.41	8.20	7.33	m^2	**15.53**
750 mm × 600 mm × 50 mm thick; coloured	7.39	0.41	8.20	9.20	m^2	**17.40**
900 mm × 600 mm × 50 mm thick; grey	4.95	0.38	7.51	6.70	m^2	**14.21**
900 mm × 600 mm × 50 mm thick; coloured	6.81	0.38	7.51	8.60	m^2	**16.11**
Blister Tactile paving flags; to falls or crossfalls; bedding 25 mm thick in cement and sand mortar (1:4); butt joints straight both ways; jointing in cement and sand (1:3); brushed in; to sand base						
Pavings; over 300 mm wide						
400 mm × 400 mm × 50 mm thick; buff	–	0.52	10.25	36.88	m^2	**47.13**
400 mm × 400 mm × 65 mm thick; buff	–	0.52	10.25	34.22	m^2	**44.47**
450 mm × 450 mm × 50 mm thick; buff	–	0.52	10.25	30.63	m^2	**40.88**
450 mm × 450 mm × 65 mm thick; buff	–	0.52	10.25	34.28	m^2	**44.53**
400 mm × 400 mm × 50 mm thick; buff; textured	–	0.55	10.81	37.18	m^2	**47.99**
Concrete rectangular paving blocks; to falls or crossfalls; bedding 50 mm thick in dry sharp sand; filling joints with sharp sand brushed in; on earth base						
Pavings; Keyblock or other equal and approved; over 300 mm wide; straight joints both ways						
200 mm × 100 mm × 60 mm thick; grey	7.76	0.79	15.71	11.33	m^2	**27.04**
200 mm × 100 mm × 60 mm thick; coloured	8.43	0.79	15.71	12.01	m^2	**27.72**
200 mm × 100 mm × 80 mm thick; grey	8.64	0.85	16.85	12.52	m^2	**29.37**
200 mm × 100 mm × 80 mm thick; coloured	9.76	0.85	16.85	13.65	m^2	**30.50**
Pavings; Keyblock or other equal and approved; over 300 mm wide; laid to herringbone pattern						
200 mm × 100 mm × 60 mm thick; grey	7.76	1.01	20.04	11.33	m^2	**31.37**
200 mm × 100 mm × 60 mm thick; coloured	8.43	1.01	20.04	12.01	m^2	**32.05**
200 mm × 100 mm × 80 mm thick; grey	8.64	1.07	21.18	12.52	m^2	**33.70**
200 mm × 100 mm × 80 mm thick; coloured	9.76	1.07	21.18	13.65	m^2	**34.83**

Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Q25 SLAB/BRICK/BLOCK/SETT/COBBLE PAVINGS – cont						
Concrete rectangular paving blocks; to falls or crossfalls; bedding 50 mm thick in dry sharp sand; filling joints with sharp sand brushed in; on earth base – cont						
Extra for two row boundary edging to herringbone pavings; 200 mm wide; including a 150 mm high in situ concrete mix C10 – 40 mm aggregate haunching to one side; blocks laid breaking joint						
200 mm × 100 mm × 60 mm; coloured	–	0.32	6.38	2.38	m	**8.76**
200 mm × 100 mm × 80 mm; coloured	–	0.32	6.38	2.47	m	**8.85**
Pavings; Europa or other equal and approved; over 300 mm wide; straight joints both ways						
200 mm × 100 mm × 60 mm thick; grey	7.29	0.79	15.71	10.84	m^2	**26.55**
200 mm × 100 mm × 60 mm thick; coloured	8.09	0.79	15.71	11.66	m^2	**27.37**
200 mm × 100 mm × 80 mm thick; grey	8.68	0.85	16.85	12.56	m^2	**29.41**
200 mm × 100 mm × 80 mm thick; coloured	9.53	0.85	16.85	13.42	m^2	**30.27**
Pavings; Metropolitan or other equal and approved; over 300 mm wide; straight joints both ways						
200 mm × 100 mm × 80 mm thick; grey	21.27	0.85	16.85	25.45	m^2	**42.30**
200 mm × 100 mm × 80 mm thick; coloured	21.27	0.85	16.85	25.45	m^2	**42.30**
Pavings; Intersett or other equal and approved; over 300 mm wide; straight joints both ways						
200 mm × 100 mm × 60 mm thick; grey	11.71	0.79	15.71	15.38	m^2	**31.09**
200 mm × 100 mm × 60 mm thick; coloured	13.01	0.79	15.71	16.71	m^2	**32.42**
200 mm × 100 mm × 80 mm thick; grey	14.01	0.85	16.85	18.01	m^2	**34.86**
200 mm × 100 mm × 80 mm thick; coloured	15.56	0.85	16.85	19.61	m^2	**36.46**
Concrete rectangular paving blocks; to falls or crossfalls; 6 mm wide joints; symmetrical layout; bedding in 15 mm semi-dry cement mortar (1:4); jointing and pointing in cement and sand (1:4); on concrete base						
Pavings; Trafica or other equal and approved; over 300 mm wide						
400 mm × 400 mm × 65 mm; Saxon textured; natural	22.05	0.51	10.02	24.07	m^2	**34.09**
400 mm × 400 mm × 65 mm; Saxon textured; buff	25.49	0.51	10.02	27.59	m^2	**37.61**
400 mm × 400 mm × 65 mm; Perfecta; natural	27.82	0.51	10.02	29.99	m^2	**40.01**
400 mm × 400 mm × 65 mm; Perfecta; buff	30.52	0.51	10.02	32.76	m^2	**42.78**
450 mm × 450 mm × 70 mm; Saxon textured; natural	22.55	0.49	9.79	24.59	m^2	**34.38**
450 mm × 450 mm × 70 mm; Saxon textured; buff	25.96	0.49	9.79	28.07	m^2	**37.86**
450 mm × 450 mm × 70 mm; Perfecta; natural	25.66	0.49	9.79	27.78	m^2	**37.57**
450 mm × 450 mm × 70 mm; Perfecta; buff	29.75	0.49	9.79	31.96	m^2	**41.75**

Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
York stone slab pavings; to falls or crossfalls; bedding 25 mm thick in cement:sand mortar (1:4); 5 mm wide joints; jointing in coloured cement mortar (1:3); brushed in; to sand base						
Pavings; over 300 mm wide						
50 mm thick; random rectangular pattern	67.03	0.79	16.01	70.68	m^2	**86.69**
600 mm × 600 mm × 50 mm thick	63.84	0.45	9.05	67.40	m^2	**76.45**
600 mm × 900 mm × 50 mm thick	63.84	0.38	7.66	67.40	m^2	**75.06**
Granite setts; BS EN 1342; 200 mm × 100 mm × 100 mm; standard 'C' dressing; tightly butted to falls or crossfalls; bedding 25 mm thick in cement mortar (1:3); filling joints with dry mortar (1:6); washed and brushed; on concrete base						
Pavings; over 300 mm wide						
straight joints (PC £ per tonne)	146.68	1.70	33.70	44.79	m^2	**78.49**
laid to pattern	–	2.13	42.13	44.79	m^2	**86.92**
Two rows of granite setts as boundary edging; 200 mm wide; including a 150 mm high ready mixed designated concrete C10 – 40 mm aggregate; haunching to one side; blocks laid breaking joint	–	0.75	14.80	10.68	m	**25.48**
Q26 SPECIAL SURFACINGS/PAVINGS FOR SPORT						
Sundries						
Line marking						
width not exceeding 300 mm	–	0.04	0.63	0.22	m	**0.85**
Q30 SEEDING/TURFING						
Top soil						
Selected from spoil heaps; grading; prepared for turfing or seeding; to general surfaces						
average 75 mm thick	–	0.24	2.78	–	m^2	**2.78**
average 100 mm thick	–	0.26	3.03	–	m^2	**3.03**
average 125 mm thick	–	0.29	3.30	–	m^2	**3.30**
average 150 mm thick	–	0.30	3.43	–	m^2	**3.43**
average 175 mm thick	–	0.31	3.57	–	m^2	**3.57**
average 200 mm thick	–	0.33	3.83	–	m^2	**3.83**
Selected from spoil heaps; grading; prepared for turfing or seeding; to cuttings or embankments						
average 75 mm thick	–	0.28	3.17	–	m^2	**3.17**
average 100 mm thick	–	0.30	3.43	–	m^2	**3.43**
average 125 mm thick	–	0.32	3.70	–	m^2	**3.70**
average 150 mm thick	–	0.34	3.97	–	m^2	**3.97**
average 175 mm thick	–	0.36	4.10	–	m^2	**4.10**
average 200 mm thick	–	0.37	4.23	–	m^2	**4.23**

Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Q30 SEEDING/TURFING – cont						
Imported top soil, planting quality						
Grading; prepared for turfing or seeding; to general surfaces						
average 75 mm thick	–	0.22	2.51	2.15	m^2	**4.66**
average 100 mm thick	–	0.23	2.64	2.58	m^2	**5.22**
average 125 thick	–	0.25	2.91	3.44	m^2	**6.35**
average 150 mm thick	–	0.26	3.03	3.87	m^2	**6.90**
average 175 mm thick	–	0.29	3.30	4.31	m^2	**7.61**
average 200 mm thick	–	0.30	3.43	4.74	m^2	**8.17**
Grading; preparing for turfing or seeding; to cuttings or embankments						
average 75 mm thick	–	0.24	2.78	2.67	m^2	**5.45**
average 100 mm thick	–	0.26	3.03	3.46	m^2	**6.49**
average 125 mm thick	–	0.29	3.30	5.06	m^2	**8.36**
average 150 mm thick	–	0.30	3.43	6.66	m^2	**10.09**
average 175 mm thick	–	0.31	3.57	7.46	m^2	**11.03**
average 200 mm thick	–	0.33	3.83	8.26	m^2	**12.09**
Fertilizer						
Fertilizer 0.07 kg/m^2; raking in						
general surfaces (PC £ per 25 kg)	18.99	0.03	0.40	0.06	m^2	**0.46**
Selected grass seed						
Grass seed; sowing at a rate of 0.042 kg/m^2 two applications; raking in						
general surfaces (PC £ per kg)	4.50	0.20	2.24	0.23	m^2	**2.47**
cuttings or embankments	–	0.23	2.64	0.24	m^2	**2.88**
Turfing						
Imported turf; cultivated						
general surfaces	2.63	0.22	2.51	2.70	m^2	**5.21**
cuttings or embankments; shallow	2.63	0.23	2.64	2.70	m^2	**5.34**
cuttings or embankments; steep; pegged	2.63	0.32	3.70	2.70	m^2	**6.40**
Preserved turf from stack on site; lay only						
general surfaces	–	0.22	2.51	–	m^2	**2.51**
cuttings or embankments; shallow	–	0.23	2.64	–	m^2	**2.64**
cuttings or embankments; steep; pegged	–	0.32	3.70	–	m^2	**3.70**
Q31 PLANTING						
Planting only						
Hedge plants						
height not exceeding 750 mm	–	0.23	2.64	–	nr	**2.64**
height 750 mm–1.50 m	–	0.56	6.44	–	nr	**6.44**
Saplings						
height not exceeding 3.00 m	–	1.57	18.04	–	nr	**18.04**

Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Q40 FENCING						
NOTE: The prices for all fencing include for setting posts in position, to a depth of 0.60 m for fences not exceeding 1.40 m high and of 0.76 m for fences over 1.40 m high. The prices allow for excavating post holes; filling to within 150 mm of ground level with concrete and all necessary backfilling.						
Strained wire fencing; BS 1722 Part 3; 4 mm diameter galvanized mild steel plain wire threaded through posts and strained with eye bolts						
Fencing; height 900 mm; three line; concrete posts at 2.75 m centres	–	–	–	–	m	**19.15**
Extra for						
end concrete straining post; one strut	–	–	–	–	nr	**46.57**
angle concrete straining post; two struts	–	–	–	–	nr	**54.10**
Fencing; height 1.07 m; six line; concrete posts at 2.75 m centres	–	–	–	–	m	**19.93**
Extra for						
end concrete straining post; one strut	–	–	–	–	nr	**52.38**
angle concrete straining post; two struts	–	–	–	–	nr	**59.90**
Fencing; height 1.20 m; six line; concrete posts at 2.75 m centres	–	–	–	–	m	**20.04**
Extra for						
end concrete straining post; one strut	–	–	–	–	nr	**53.86**
angle concrete straining post; two struts	–	–	–	–	nr	**61.36**
Fencing; height 1.40 m; eight line; concrete posts at 2.75 m centres	–	–	–	–	m	**20.60**
Extra for						
end concrete straining post; one strut	–	–	–	–	nr	**55.02**
angle concrete straining post; two struts	–	–	–	–	nr	**62.52**
Chain link fencing; BS 1722 Part 1; 3 mm diameter galvanized mild steel wire; 50 mm mesh; galvanized mild steel tying and line wire; three line wires threaded through posts and strained with eye bolts and winding brackets						
Fencing; height 900 mm; galvanized mild steel angle posts at 3.00 m centres	–	–	–	–	m	**26.94**
Extra for						
end steel straining post; one strut	–	–	–	–	nr	**77.65**
angle steel straining post; two struts	–	–	–	–	nr	**89.55**
Fencing; height 900 mm; concrete posts at 3.00 m centres	–	–	–	–	m	**19.52**
Extra for						
end concrete straining post; one strut	–	–	–	–	nr	**41.71**
angle concrete straining post; two struts	–	–	–	–	nr	**49.23**
Fencing; height 1.20 m; galvanized mild steel angle posts at 3.00 m centres	–	–	–	–	m	**19.87**

Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Q40 FENCING – cont						
Chain link fencing; BS 1722 Part 1; 3 mm diameter galvanized mild steel wire; 50 mm mesh; galvanized mild steel tying and line wire – cont						
Extra for						
end steel straining post; one strut	–	–	–	–	nr	**82.85**
angle steel straining post; two struts	–	–	–	–	nr	**106.11**
Fencing; height 1.20 m; concrete posts at 3.00 m centres	–	–	–	–	m	**19.04**
Extra for						
end concrete straining post; one strut	–	–	–	–	nr	**47.74**
angle concrete straining post; two struts	–	–	–	–	nr	**56.40**
Fencing; height 1.80 m; galvanized mild steel angle posts at 3.00 m centres	–	–	–	–	m	**22.34**
Extra for						
end steel straining post; one strut	–	–	–	–	nr	**84.27**
angle steel straining post; two struts	–	–	–	–	nr	**104.83**
Fencing; height 1.80 m; concrete posts at 3.00 m centres	–	–	–	–	m	**25.80**
Extra for						
end concrete straining post; one strut	–	–	–	–	nr	**66.76**
angle concrete straining post; two struts	–	–	–	–	nr	**78.76**
Pair of gates and gate posts; gates to match galvanized chain link fencing, with angle framing, braces, etc., complete with hinges, locking bar, lock and bolts; two 100 mm × 100 mm angle section gate posts; each with one strut						
2.44 m × 0.90 m	–	–	–	–	nr	**654.76**
2.44 m × 1.20 m	–	–	–	–	nr	**675.73**
2.44 m × 1.80 m	–	–	–	–	nr	**728.93**
Chain link fencing; BS 1722 Part 1; 3 mm diameter plastic coated mild steel wire; 50 mm mesh; plastic coated mild steel tying and line wire; three line wires threaded through posts and strained with eye bolts and winding brackets						
Fencing; height 900 mm; galvanized mild steel angle posts at 3.00 m centres	–	–	–	–	m	**24.71**
Extra for						
end steel straining post; one strut	–	–	–	–	nr	**68.46**
angle steel straining post; two struts	–	–	–	–	nr	**76.22**
Fencing; height 900 mm; concrete posts at 3.00 m centres	–	–	–	–	m	**18.43**
Extra for						
end concrete straining post; one strut	–	–	–	–	nr	**41.71**
angle concrete straining post; two struts	–	–	–	–	nr	**49.23**
Fencing; height 1.20 m; galvanized mild steel angle posts at 3.00 m centres	–	–	–	–	m	**18.25**

Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Extra for						
end steel straining post; one strut	–	–	–	–	nr	**71.82**
angle steel straining post; two struts	–	–	–	–	nr	**76.72**
Fencing; height 1.20 m; concrete posts at 3.00 m centres	–	–	–	–	m	**18.68**
Extra for						
end concrete straining post; one strut	–	–	–	–	nr	**47.74**
angle concrete straining post; two struts	–	–	–	–	nr	**56.40**
Fencing; height 1.80 m; galvanized mild steel angle posts at 3.00 m centres	–	–	–	–	m	**20.69**
Extra for						
end steel straining post; one strut	–	–	–	–	nr	**71.08**
angle steel straining post; two struts	–	–	–	–	nr	**84.90**
Fencing; height 1.80 m; concrete posts at 3.00 mm centres	–	–	–	–	m	**23.79**
Extra for						
end concrete straining post; one strut	–	–	–	–	nr	**66.76**
angle concrete straining post; two struts	–	–	–	–	nr	**78.76**
Pair of gates and gate posts; gates to match plastic chain link fencing; with angle framing, braces, etc. complete with hinges, locking bar, lock and bolts; two 100 mm × 100 mm angle section gate posts; each with one strut						
2.44 m × 0.90 m	–	–	–	–	nr	**572.53**
2.44 m × 1.20 m	–	–	–	–	nr	**587.46**
2.44 m × 1.80 m	–	–	–	–	nr	**632.71**
Chain link fencing for tennis courts; BS 1722 Part 13; 2.5 diameter galvanized mild wire; 45 mm mesh; line and tying wires threaded through 45 mm × 45 mm × 5 mm galvanized mild steel angle standards, posts and struts; 60 mm × 60 mm × 6 mm straining posts and gate posts; straining posts and struts strained with eye bolts and winding brackets						
Fencing to tennis court 36.00 m × 18.00 m; including gate 1.07 m × 1.98 m; complete with hinges, locking bar, lock and bolts						
height 2.745 m fencing; standards at 3.00 m centres	–	–	–	–	nr	**2146.47**
height 3.66 m fencing; standards at 2.50 mm centres	–	–	–	–	nr	**2878.22**
Cleft chestnut pale fencing; BS 1722 Part 4; pales spaced 51 mm apart; on two lines of galvanized wire; 64 mm diameter posts; 76 mm × 51 mm struts						
Fencing; height 900 mm; posts at 2.50 m centres	–	–	–	–	m	**9.09**
Extra for						
straining post; one strut	–	–	–	–	nr	**24.23**
corner straining post; two struts	–	–	–	–	nr	**24.23**
Fencing; height 1.05 m; posts at 2.50 m centres	–	–	–	–	m	**10.30**
Extra for						
straining post; one strut	–	–	–	–	nr	**24.55**
corner straining post; two struts	–	–	–	–	nr	**24.55**

Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Q40 FENCING – cont						
Close boarded fencing; BS 1722 Part 5; 76 mm × 38 mm softwood rails; 89 mm × 19 mm softwood pales lapped 13 mm; 152 mm × 25 mm softwood gravel boards; all softwood treated; posts at 3.00 m centres						
Fencing; two rail; concrete posts						
height 1.00 m	–	–	–	–	m	**27.95**
height 1.20 m	–	–	–	–	m	**28.21**
Fencing; three rail; concrete posts						
height 1.40 m	–	–	–	–	m	**31.03**
height 1.60 m	–	–	–	–	m	**31.10**
height 1.80 m	–	–	–	–	m	**32.29**
Precast concrete slab fencing; 305 mm × 38 mm × 1753 mm slabs; fitted into twice grooved concrete posts at 1.83 m centres						
Fencing						
height 1.50 m	–	–	–	–	m	**54.79**
height 1.80 m	–	–	–	–	m	**60.68**
Mild steel unclimbable fencing; in rivetted panels 2440 mm long; 44 mm × 13 mm flat section top and bottom rails; two 44 mm × 19 mm flat section standards; one with foot plate; and 38 mm × 13 mm raking stay with foot plate; 20 mm diameter pointed verticals at 120 mm centres; two 44 mm × 19 mm supports 760 mm long with ragged ends to bottom rail; the whole bolted together; coated with red oxide primer; setting standards and stays in ground at 2440 mm centres and supports at 815 mm centres						
Fencing						
height 1.67 m	–	–	–	–	m	**102.45**
height 2.13 m	–	–	–	–	m	**117.81**
Pair of gates and gate posts, to match mild steel unclimbable fencing; with flat section framing, braces, etc., complete with locking bar, lock, handles, drop bolt, gate stop and holding back catches; two 102 mm × 102 mm hollow section gate posts with cap and foot plates						
2.44 m × 1.67 m	–	–	–	–	nr	**887.86**
2.44 m × 2.13 m	–	–	–	–	nr	**1024.45**
4.88 m × 1.67 m	–	–	–	–	nr	**1390.33**
4.88 m × 2.13 m	–	–	–	–	nr	**1741.56**

Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
PVC coated, galvanized mild steel high security fencing; Sentinal Sterling fencing or other equal and approved; 50 mm × 50 mm mesh; 3/3.50 mm gauge wire; barbed edge – 1; Sentinal Bi-steel colour coated posts or other equal and approved at 2.44 m centres						
Fencing						
1.80 m	–	1.07	12.29	34.91	m	**47.20**
2.10 m	–	1.33	15.32	38.55	m	**53.87**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
R10 RAINWATER PIPEWORK/GUTTERS						
Aluminium pipes and fittings; BS EN 612; ears cast on; polyester powder coated finish						
63 mm diameter pipes; plugged and screwed	15.04	0.37	7.02	16.47	m	**23.49**
Extra for						
fittings with one end	–	0.22	4.13	8.51	nr	**12.64**
fittings with two ends	–	0.43	8.05	8.62	nr	**16.67**
fittings with three ends	–	0.62	11.56	13.38	nr	**24.94**
shoe	8.98	0.22	4.13	9.74	nr	**13.87**
bend	9.58	0.43	8.05	9.85	nr	**17.90**
single branch	12.50	0.62	11.56	13.38	nr	**24.94**
offset 228 projection	22.11	0.43	7.49	23.20	nr	**30.69**
offset 304 projection	24.65	0.43	8.05	25.80	nr	**33.85**
access pipe	27.44	0.43	8.05	28.14	nr	**36.19**
connection to clay pipes; cement and sand (1:2) joint	–	0.15	2.89	0.12	nr	**3.01**
76.50 mm diameter pipes; plugged and screwed	17.52	0.41	7.64	19.01	m	**26.65**
Extra for						
shoe	12.34	0.25	4.75	13.18	nr	**17.93**
bend	12.11	0.46	8.67	12.44	nr	**21.11**
single branch	15.05	0.66	12.38	15.99	nr	**28.37**
offset 228 projection	24.45	0.46	8.67	25.59	nr	**34.26**
offset 304 projection	27.04	0.46	8.67	28.25	nr	**36.92**
access pipe	37.57	0.46	8.67	38.52	nr	**47.19**
connection to clay pipes; cement and sand (1:2) joint	–	0.18	3.30	0.12	nr	**3.42**
100 mm diameter pipes; plugged and screwed	29.90	0.46	8.67	31.71	m	**40.38**
Extra for						
shoe	14.86	0.29	5.37	15.77	nr	**21.14**
bend	16.87	0.51	9.49	17.33	nr	**26.82**
single branch	20.16	0.76	14.25	21.25	nr	**35.50**
offset 228 projection	28.29	0.51	9.49	29.02	nr	**38.51**
offset 304 projection	31.40	0.51	9.49	32.21	nr	**41.70**
access pipe	35.00	0.51	9.49	35.90	nr	**45.39**
connection to clay pipes; cement and sand (1:2) joint	–	0.21	3.93	0.12	nr	**4.05**
Roof outlets; circular aluminium; with flat or domed grating; joint to pipe						
50 mm diameter	61.97	0.62	17.42	63.52	nr	**80.94**
75 mm diameter	81.23	0.66	18.68	83.26	nr	**101.94**
100 mm diameter	105.77	0.71	20.22	108.41	nr	**128.63**
150 mm diameter	135.52	0.76	21.47	138.91	nr	**160.38**
Roof outlets; d-shaped; balcony; with flat or domed grating; joint to pipe						
50 mm diameter	61.97	0.62	17.42	63.52	nr	**80.94**
75 mm diameter	82.25	0.66	18.68	84.31	nr	**102.99**
100 mm diameter	115.36	0.71	20.22	118.24	nr	**138.46**
PVC balloon grating						
110 mm diameter	4.81	0.07	1.87	4.93	nr	**6.80**
63 mm diameter	2.98	0.07	1.87	3.05	nr	**4.92**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Aluminium gutters and fittings; BS EN 612; polyester powder coated finish						
100 mm half round gutters; on brackets; screwed to timber	18.55	0.35	6.14	23.73	m	**29.87**
Extra for						
stop end	4.91	0.17	2.88	9.47	nr	**12.35**
running outlet	10.87	0.34	5.96	12.39	nr	**18.35**
stop end outlet	9.68	0.17	2.88	14.36	nr	**17.24**
angle	1.00	0.34	5.96	2.28	nr	**8.24**
113 mm half round gutters; on brackets; screwed to timber	19.44	0.35	6.14	24.68	m	**30.82**
Extra for						
stop end	5.16	0.17	2.88	9.77	nr	**12.65**
running outlet	11.86	0.34	5.96	13.40	nr	**19.36**
stop end outlet	11.10	0.17	2.88	15.82	nr	**18.70**
angle	11.33	0.34	5.96	9.47	nr	**15.43**
125 mm half round gutters; on brackets; screwed to timber	21.82	0.41	7.10	29.63	m	**36.73**
Extra for						
stop end	6.29	0.19	3.26	13.21	nr	**16.47**
running outlet	12.83	0.35	6.14	14.40	nr	**20.54**
stop end outlet	11.78	0.19	3.26	18.84	nr	**22.10**
angle	12.56	0.35	6.14	14.12	nr	**20.26**
100 mm ogee gutters; on brackets; screwed to timber	23.18	0.37	6.53	30.53	m	**37.06**
Extra for						
stop end	5.18	0.18	3.08	6.25	nr	**9.33**
running outlet	12.77	0.35	6.14	13.51	nr	**19.65**
stop end outlet	9.91	0.18	3.08	16.41	nr	**19.49**
angle	10.77	0.35	6.14	7.43	nr	**13.57**
112 mm ogee gutters; on brackets; screwed to timber	25.78	0.43	7.49	33.61	m	**41.10**
Extra for						
stop end	5.54	0.18	3.08	6.62	nr	**9.70**
running outlet	12.92	0.35	6.14	13.66	nr	**19.80**
stop end outlet	11.09	0.18	3.08	17.99	nr	**21.07**
angle	12.83	0.35	6.14	13.59	nr	**19.73**
125 mm ogee gutters; on brackets; screwed to timber	28.46	0.43	7.49	36.95	m	**44.44**
Extra for						
stop end	6.06	0.20	3.45	7.15	nr	**10.60**
running outlet	14.13	0.37	6.53	14.91	nr	**21.44**
stop end outlet	12.59	0.20	3.45	20.06	nr	**23.51**
angle	14.96	0.37	6.53	10.81	nr	**17.34**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
R10 RAINWATER PIPEWORK/GUTTERS – cont						
Cast iron pipes and fittings; BS 416; ears cast on; joints						
65 mm pipes; primed; nailed to masonry	30.11	0.53	9.91	31.21	m	**41.12**
Extra for						
shoe	25.80	0.33	6.19	25.00	nr	**31.19**
bend	15.79	0.58	10.94	14.74	nr	**25.68**
single branch	31.04	0.74	13.83	29.97	nr	**43.80**
offset 225 mm projection	28.15	0.58	10.94	25.55	nr	**36.49**
offset 305 mm projection	32.96	0.58	10.94	29.87	nr	**40.81**
connection to clay pipes; cement and sand (1:2) joint	–	0.15	2.89	0.13	nr	**3.02**
75 mm pipes; primed; nailed to masonry	30.11	0.56	10.53	31.39	m	**41.92**
Extra for						
shoe	25.80	0.35	6.60	25.30	nr	**31.90**
bend	19.17	1.22	22.05	18.50	nr	**40.55**
single branch	34.22	0.76	14.25	33.81	nr	**48.06**
offset 225 mm projection	28.15	0.62	11.56	25.85	nr	**37.41**
offset 305 mm projection	34.58	0.62	11.56	31.83	nr	**43.39**
connection to clay pipes; cement and sand (1:2) joint	–	0.18	3.30	0.13	nr	**3.43**
100 mm pipes; primed; nailed to masonry	40.43	0.62	11.56	42.16	m	**53.72**
Extra for						
shoe	34.24	0.41	7.64	33.66	nr	**41.30**
bend	27.08	0.66	12.38	26.31	nr	**38.69**
single branch	39.88	0.81	15.27	39.46	nr	**54.73**
offset 225 mm projection	55.22	0.66	12.38	52.67	nr	**65.05**
offset 305 mm projection	56.31	0.66	12.38	52.96	nr	**65.34**
connection to clay pipes; cement and sand (1:2) joint	–	0.21	3.93	0.12	nr	**4.05**
100 mm × 75 mm rectangular pipes; primed; nailing to masonry	81.32	0.62	11.56	84.06	m	**95.62**
Extra for						
shoe	96.62	0.41	7.64	94.25	nr	**101.89**
bend	92.00	0.66	12.38	89.50	nr	**101.88**
offset 225 mm projection	129.56	0.41	7.64	123.00	nr	**130.64**
offset 305 mm projection	138.47	0.41	7.64	130.46	nr	**138.10**
connection to clay pipes; cement and sand (1:2) joint	–	0.21	3.93	0.12	nr	**4.05**
Rainwater head; rectangular; for pipes						
65 mm diameter	79.29	0.58	10.94	82.30	nr	**93.24**
75 mm diameter	79.29	0.62	11.56	82.60	nr	**94.16**
100 mm diameter	109.47	0.66	12.38	114.10	nr	**126.48**
Rainwater head; octagonal; for pipes						
65 mm diameter	57.03	0.58	10.94	59.48	nr	**70.42**
75 mm diameter	57.03	0.62	11.56	59.79	nr	**71.35**
100 mm diameter	67.59	0.66	12.38	71.18	nr	**83.56**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Cast iron gutters and fittings; BS EN 877						
100 mm half round gutters; primed; on brackets; screwed to timber	15.47	0.41	7.10	20.20	m	**27.30**
Extra for						
stop end	3.70	0.18	3.08	6.00	nr	**9.08**
running outlet	10.77	0.35	6.14	10.25	nr	**16.39**
angle	11.05	0.35	6.14	12.50	nr	**18.64**
115 mm half round gutters; primed; on brackets; screwed to timber	16.12	0.41	7.10	20.93	m	**28.03**
Extra for						
stop end	4.81	0.18	3.08	7.12	nr	**10.20**
running outlet	11.74	0.35	6.14	11.23	nr	**17.37**
angle	11.37	0.35	6.14	12.76	nr	**18.90**
125 mm half round gutters; primed; on brackets; screwed to timber	18.87	0.46	8.07	23.80	m	**31.87**
Extra for						
stop end	4.81	0.21	3.65	7.22	nr	**10.87**
running outlet	13.40	0.41	7.10	12.75	nr	**19.85**
angle	13.40	0.41	7.10	14.40	nr	**21.50**
150 mm half round gutters; primed; on brackets; screwed to timber	30.70	0.51	8.84	36.97	m	**45.81**
Extra for						
stop end	6.68	0.22	3.84	11.74	nr	**15.58**
running outlet	23.22	0.46	8.07	21.89	nr	**29.96**
angle	24.50	0.46	8.07	24.65	nr	**32.72**
100 mm ogee gutters; primed; on brackets; screwed to timber	17.25	0.43	7.49	22.16	m	**29.65**
Extra for						
stop end	3.80	0.19	3.26	8.13	nr	**11.39**
running outlet	11.74	0.37	6.53	11.19	nr	**17.72**
angle	11.53	0.37	6.53	13.05	nr	**19.58**
115 mm ogee gutters; primed; on brackets; screwed to timber	18.97	0.43	7.49	23.95	m	**31.44**
Extra for						
stop end	4.91	0.19	3.26	9.32	nr	**12.58**
running outlet	12.50	0.37	6.53	11.83	nr	**18.36**
angle	12.50	0.37	6.53	13.75	nr	**20.28**
125 mm ogee gutters; primed; on brackets; screwed to timber	19.90	0.47	8.26	25.44	m	**33.70**
Extra for						
stop end	4.91	0.21	3.65	9.84	nr	**13.49**
running outlet	13.64	0.43	7.49	13.01	nr	**20.50**
angle	13.64	0.43	7.49	15.32	nr	**22.81**
3 mm thick galvanized heavy pressed steel gutters and fittings; joggle joints; BS 1091						
200 mm × 100 mm (400 mm girth) box gutter; screwed to timber	–	0.66	12.38	21.09	m	**33.47**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
R10 RAINWATER PIPEWORK/GUTTERS – cont						
3 mm thick galvanized heavy pressed steel gutters and fittings – cont						
Extra for						
stop end	–	0.35	6.60	12.82	nr	**19.42**
running outlet	–	0.71	13.42	22.00	nr	**35.42**
stop end outlet	–	0.35	6.60	28.65	nr	**35.25**
angle	–	0.71	13.42	24.09	nr	**37.51**
381 mm boundary wall gutters (900 mm girth); bent twice; screwed to timber	–	0.66	12.38	34.87	m	**47.25**
Extra for						
stop end	–	0.41	7.64	21.41	nr	**29.05**
running outlet	–	0.71	13.42	29.12	nr	**42.54**
stop end outlet	–	0.35	6.60	49.88	nr	**56.48**
angle	–	0.71	13.42	33.34	nr	**46.76**
457 mm boundary wall gutters (1200 mm girth); bent twice; screwed to timber	–	0.76	14.25	46.57	m	**60.82**
Extra for						
stop end	–	0.41	7.64	27.13	nr	**34.77**
running outlet	–	0.81	15.27	41.66	nr	**56.93**
stop end outlet	–	0.41	7.64	42.87	nr	**50.51**
angle	–	0.81	15.27	44.40	nr	**59.67**
Valley gutters; 750 mm girth; Kalzip Membrane lined composite gutter system	–	–	–	–	m	**100.00**
Extra for						
stop end	–	–	–	–	nr	**75.00**
running outlet	–	–	–	–	nr	**95.00**
uPVC external rainwater pipes and fittings; BS EN 12200; slip-in joints						
50 mm pipes; fixing with pipe or socket brackets; plugged and screwed	6.04	0.31	5.78	8.27	m	**14.05**
Extra for						
shoe	3.48	0.21	3.93	4.39	nr	**8.32**
bend	4.07	0.31	5.78	4.99	nr	**10.77**
two bends to form offset 229 mm projection	8.14	0.31	5.78	8.11	nr	**13.89**
connection to clay pipes; cement and sand (1:2) joint	–	0.13	2.48	0.15	nr	**2.63**
68 mm pipes; fixing with pipe or socket brackets; plugged and screwed	4.67	0.34	6.40	7.28	m	**13.68**
Extra for						
shoe	3.48	0.22	4.13	4.77	nr	**8.90**
bend	5.34	0.34	6.40	6.67	nr	**13.07**
single branch	10.73	0.45	8.47	12.20	nr	**20.67**
two bends to form offset 229 mm projection	10.68	0.34	6.40	11.33	nr	**17.73**
loose drain connector; cement and sand (1:2) joint	–	0.15	2.89	12.90	nr	**15.79**
110 mm pipes; fixing with pipe or socket brackets; plugged and screwed	9.38	0.36	6.82	14.81	m	**21.63**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Extra for						
shoe	11.14	0.24	4.54	12.83	nr	**17.37**
bend	16.52	0.36	6.82	18.35	nr	**25.17**
single branch	24.44	0.48	9.08	26.47	nr	**35.55**
two bends to form offset 229 mm projection	33.05	0.36	6.82	33.95	nr	**40.77**
loose drain connector; cement and sand (1:2) joint	–	0.35	6.60	10.69	nr	**17.29**
65 mm square pipes; fixing with pipe or socket brackets; plugged and screwed	4.77	0.34	6.40	7.37	m	**13.77**
Extra for						
shoe	3.48	0.22	4.13	4.77	nr	**8.90**
bend	5.34	0.34	6.40	6.67	nr	**13.07**
single branch	10.73	0.45	8.47	12.20	nr	**20.67**
two bends to form offset 229 mm projection	10.68	0.34	6.40	11.55	nr	**17.95**
drain connector; square to round; cement and sand (1:2) joint	–	0.35	6.60	5.50	nr	**12.10**
Rainwater head; rectangular; for pipes						
50 mm diameter	17.41	0.46	8.67	19.52	nr	**28.19**
68 mm diameter	15.32	0.47	8.88	18.14	nr	**27.02**
110 mm diameter	31.96	0.56	10.53	35.63	nr	**46.16**
65 mm square	15.32	0.47	8.88	18.14	nr	**27.02**
uPVC gutters and fittings; BS EN 12200						
76 mm half round gutters; on brackets screwed to timber	4.59	0.31	5.38	6.80	m	**12.18**
Extra for						
stop end	1.60	0.13	2.31	2.11	nr	**4.42**
running outlet	4.51	0.25	4.42	4.24	nr	**8.66**
stop end outlet	4.50	0.13	2.31	4.70	nr	**7.01**
angle	4.51	0.25	4.42	5.17	nr	**9.59**
112 mm half round gutters; on brackets screwed to timber	4.61	0.34	5.96	8.26	m	**14.22**
Extra for						
stop end	2.50	0.13	2.31	3.35	nr	**5.66**
running outlet	4.92	0.29	4.99	4.66	nr	**9.65**
stop end outlet	4.92	0.13	2.31	5.44	nr	**7.75**
angle	5.49	0.29	4.99	6.82	nr	**11.81**
170 mm half round gutters; on brackets; screwed to timber	9.65	0.34	5.96	15.41	m	**21.37**
Extra for						
stop end	4.23	0.17	2.88	5.84	nr	**8.72**
running outlet	9.44	0.32	5.57	8.89	nr	**14.46**
stop end outlet	8.98	0.17	2.88	9.91	nr	**12.79**
angle	12.29	0.32	5.57	14.82	nr	**20.39**
114 mm rectangular gutters; on brackets; screwed to timber	4.73	0.34	5.96	8.67	m	**14.63**
Extra for						
stop end	2.50	0.13	2.31	3.35	nr	**5.66**
running outlet	4.92	0.32	5.57	4.65	nr	**10.22**
stop end outlet	4.92	0.13	2.31	5.43	nr	**7.74**
angle	5.49	0.29	4.99	6.81	nr	**11.80**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
R11 FOUL DRAINAGE ABOVE GROUND						
Cast iron Timesaver pipes and fittings or other equal and approved; BS 416						
50 mm pipes; primed; 3 m lengths; fixing with expanding bolts; to masonry	18.75	0.56	10.53	29.46	m	**39.99**
Extra for						
fittings with two ends	–	0.56	10.55	23.95	nr	**34.50**
fittings with three ends	–	0.76	14.25	40.57	nr	**54.82**
bends; short radius	16.70	0.56	10.53	23.95	nr	**34.48**
access bends; short radius	41.15	0.56	10.53	49.02	nr	**59.55**
boss; 38 BSP	34.57	0.56	10.53	41.79	nr	**52.32**
single branch	25.12	0.76	14.25	41.43	nr	**55.68**
isolated Timesaver coupling joint	9.48	0.31	5.78	9.72	nr	**15.50**
connection to clay pipes; cement and sand (1:2) joint	–	0.13	2.48	0.12	nr	**2.60**
75 mm pipes; primed; 3 m lengths; fixing with standard brackets; plugged and screwed to masonry	20.97	0.56	10.53	34.03	m	**44.56**
Extra for						
bends; short radius	18.90	0.60	11.36	26.87	nr	**38.23**
access bends; short radius	44.63	0.56	10.53	53.24	nr	**63.77**
boss; 38 BSP	34.57	0.60	11.36	42.94	nr	**54.30**
single branch	28.42	0.87	16.31	46.18	nr	**62.49**
double branch	42.23	1.12	21.05	71.05	nr	**92.10**
offset 115 mm projection	27.10	0.60	11.36	32.80	nr	**44.16**
offset 150 mm projection	31.84	0.60	11.36	37.01	nr	**48.37**
access pipe	40.17	0.60	11.36	45.88	nr	**57.24**
isolated Timesaver coupling joint	10.46	0.35	6.60	10.72	nr	**17.32**
connection to clay pipes; cement and sand (1:2) joint	–	0.15	2.89	0.12	nr	**3.01**
100 mm pipes; primed; 3 m lengths; fixing with standard brackets; plugged and screwed to masonry	25.35	0.60	11.36	47.34	m	**58.70**
Extra for						
WC bent connector; 450 mm long tail	37.00	0.60	11.36	42.71	nr	**54.07**
bends; short radius	23.11	0.68	12.80	33.79	nr	**46.59**
access bends; short radius	48.89	0.68	12.80	60.23	nr	**73.03**
boss; 38 BSP	41.29	0.68	12.80	52.44	nr	**65.24**
single branch	35.72	1.02	19.20	58.53	nr	**77.73**
double branch	44.18	1.32	24.77	81.21	nr	**105.98**
offset 225 mm projection	34.79	0.68	12.80	42.39	nr	**55.19**
offset 300 mm projection	37.43	0.68	12.80	44.32	nr	**57.12**
access pipe	42.23	0.68	12.80	49.50	nr	**62.30**
roof connector; for asphalt	39.91	0.68	12.80	50.11	nr	**62.91**
isolated Timesaver coupling joint	13.67	0.43	8.05	14.01	nr	**22.06**
transitional clayware socket; cement and sand (1:2) joint	27.18	0.41	7.64	41.98	nr	**49.62**
150 mm pipes; primed; 3 m lengths; fixing with standard brackets; plugged and screwed to masonry	52.94	0.76	14.25	95.80	m	**110.05**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Extra for						
bends; short radius	41.29	0.85	15.90	62.15	nr	**78.05**
access bends; short radius	69.41	0.85	15.90	90.97	nr	**106.87**
boss; 38 BSP	67.36	0.85	15.90	87.51	nr	**103.41**
single branch	88.56	1.22	22.91	132.05	nr	**154.96**
double branch	124.44	1.63	30.56	194.34	nr	**224.90**
access pipe	70.24	0.85	15.90	80.75	nr	**96.65**
isolated Timesaver coupling joint	–	0.51	9.49	27.96	nr	**37.45**
transitional clayware socket; cement and sand (1:2) joint	47.61	0.53	9.91	76.86	nr	**86.77**
Cast iron Ensign lightweight pipes and fittings or other equal and approved; BS EN 877						
50 mm pipes; primed; 3 m lengths; fixing with standard brackets; plugged and screwed to masonry	13.16	0.34	6.71	19.97	m	**26.68**
Extra for						
bends; short radius	10.24	0.30	5.85	16.57	nr	**22.42**
single branch	16.42	0.36	7.13	28.98	nr	**36.11**
access pipe	27.27	0.30	5.67	34.02	nr	**39.69**
70 mm pipes; primed; 3 m lengths; fixing with standard brackets; plugged and screwed to masonry	15.22	0.37	7.38	22.28	m	**29.66**
Extra for						
bends; short radius	11.52	0.33	6.47	18.48	nr	**24.95**
single branch	17.33	0.41	8.00	31.11	nr	**39.11**
access pipe	28.84	0.33	6.47	36.23	nr	**42.70**
100 mm pipes; primed; 3 m lengths; fixing with standard brackets; plugged and screwed to masonry	18.11	0.41	8.00	26.50	m	**34.50**
Extra for						
bends; short radius	13.63	0.35	6.96	22.66	nr	**29.62**
single branch	23.77	0.43	8.42	41.74	nr	**50.16**
double branch	31.76	0.51	9.94	58.62	nr	**68.56**
access pipe	31.71	0.35	6.96	41.19	nr	**48.15**
connector	28.87	0.23	4.51	38.27	nr	**42.78**
reducer	18.51	0.35	6.96	27.66	nr	**34.62**
Polypropylene (PP) waste pipes and fittings; BS EN 1451; push fit 'O'-ring joints						
32 mm pipes; fixing with pipe clips; plugged and screwed	2.23	0.22	4.13	3.26	m	**7.39**
Extra for						
fittings with one end	–	0.17	3.10	1.86	nr	**4.96**
fittings with two ends	–	0.22	4.13	1.89	nr	**6.02**
fittings with three ends	–	0.31	5.78	3.27	nr	**9.05**
access plug	1.81	0.17	3.10	1.86	nr	**4.96**
double socket	1.39	0.15	2.89	1.42	nr	**4.31**
male iron to PP coupling	3.85	0.29	5.37	3.95	nr	**9.32**
sweep bend	1.71	0.22	4.13	1.75	nr	**5.88**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
R11 FOUL DRAINAGE ABOVE GROUND – cont						
Polypropylene (PP) waste pipes and fittings; BS EN 1451; push fit 'O'-ring joints – cont						
spigot bend	2.52	0.25	4.75	2.58	nr	**7.33**
40 mm pipes; fixing with pipe clips; plugged and screwed	2.75	0.22	4.13	3.81	m	**7.94**
Extra for						
fittings with one end	–	0.20	3.72	1.94	nr	**5.66**
fittings with two ends	–	0.31	5.78	2.22	nr	**8.00**
fittings with three ends	–	0.41	7.64	3.43	nr	**11.07**
access plug	1.89	0.20	3.72	1.94	nr	**5.66**
double socket	1.42	0.21	3.93	1.46	nr	**5.39**
universal connector	4.35	0.25	4.75	4.46	nr	**9.21**
sweep bend	1.94	0.31	5.78	1.99	nr	**7.77**
spigot bend	2.44	0.31	5.78	2.50	nr	**8.28**
reducer 40 mm–32 mm	1.71	0.31	5.78	1.75	nr	**7.53**
50 mm pipes; fixing with pipe clips; plugged and screwed	3.53	0.35	6.60	5.60	m	**12.20**
Extra for						
fittings with one end	–	0.21	3.93	3.44	nr	**7.37**
fittings with two ends	–	0.35	6.60	3.71	nr	**10.31**
fittings with three ends	–	0.47	8.88	5.14	nr	**14.02**
access plug	3.36	0.21	3.93	3.44	nr	**7.37**
double socket	2.85	0.23	4.34	2.92	nr	**7.26**
sweep bend	3.71	0.35	6.60	3.80	nr	**10.40**
spigot bend	5.80	0.35	6.60	5.94	nr	**12.54**
reducer 50 mm–40 mm	2.24	0.35	6.60	2.30	nr	**8.90**
muPVC waste pipes and fittings; BS EN 1329; solvent welded joints						
32 mm pipes; fixing with pipe clips; plugged and screwed	2.32	0.25	4.75	3.45	m	**8.20**
Extra for						
fittings with one end	–	0.18	3.30	1.78	nr	**5.08**
fittings with two ends	–	0.25	4.75	1.91	nr	**6.66**
fittings with three ends	–	0.34	6.40	2.52	nr	**8.92**
access plug	1.31	0.18	3.30	1.78	nr	**5.08**
straight coupling	1.41	0.18	3.30	1.89	nr	**5.19**
expansion coupling	2.48	0.25	4.75	2.98	nr	**7.73**
male iron to muPVC coupling	2.51	0.39	7.23	2.79	nr	**10.02**
sweep bend	1.44	0.25	4.75	1.91	nr	**6.66**
spigot/socket bend	–	0.25	4.75	2.85	nr	**7.60**
sweep tee	1.93	0.34	6.40	2.52	nr	**8.92**
40 mm pipes; fixing with pipe clips; plugged and screwed	2.87	0.31	5.78	4.10	m	**9.88**
Extra for						
fittings with one end	–	0.20	3.72	1.78	nr	**5.50**
fittings with two ends	–	0.31	5.78	2.08	nr	**7.86**
fittings with three ends	–	0.41	7.64	3.05	nr	**10.69**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
fittings with four ends	5.93	0.54	10.12	6.85	nr	**16.97**
access plug	1.31	0.20	3.72	1.78	nr	**5.50**
straight coupling	1.40	0.21	3.93	1.88	nr	**5.81**
expansion coupling	2.99	0.31	5.78	3.51	nr	**9.29**
male iron to muPVC coupling	2.51	0.39	7.23	2.79	nr	**10.02**
level invert taper	1.76	0.31	5.78	2.24	nr	**8.02**
sweep bend	1.60	0.31	5.78	2.08	nr	**7.86**
spigot/socket bend	2.70	0.31	5.78	3.21	nr	**8.99**
sweep tee	2.44	0.41	7.64	3.05	nr	**10.69**
sweep cross	5.93	0.54	10.12	6.85	nr	**16.97**
50 mm pipes; fixing with pipe clips; plugged and screwed	4.32	0.35	6.60	6.63	m	**13.23**
Extra for						
fittings with one end	–	0.21	3.93	2.37	nr	**6.30**
fittings with two ends	–	0.35	6.60	3.32	nr	**9.92**
fittings with three ends	–	0.47	8.88	5.43	nr	**14.31**
fittings with four ends	–	0.63	11.77	7.14	nr	**18.91**
access plug	1.89	0.21	3.93	2.37	nr	**6.30**
straight coupling	2.57	0.23	4.34	3.08	nr	**7.42**
expansion coupling	4.06	0.35	6.60	4.60	nr	**11.20**
male iron to muPVC coupling	3.62	0.46	8.67	3.94	nr	**12.61**
level invert taper	2.18	0.35	6.60	2.68	nr	**9.28**
sweep bend	2.81	0.35	6.60	3.32	nr	**9.92**
spigot/socket bend	3.83	0.35	6.60	4.37	nr	**10.97**
sweep tee	2.44	0.41	7.64	3.05	nr	**10.69**
sweep cross	6.22	0.63	11.77	7.14	nr	**18.91**
uPVC overflow pipes and fittings; solvent welded joints						
19 mm pipes; fixing with pipe clips; plugged and screwed	2.05	0.22	4.13	3.10	m	**7.23**
Extra for						
splay cut end	–	0.01	0.21	–	nr	**0.21**
fittings with one end	–	0.18	3.30	1.81	nr	**5.11**
fittings with two ends	–	0.18	3.30	2.10	nr	**5.40**
fittings with three ends	–	0.22	4.13	2.38	nr	**6.51**
straight connector	1.55	0.18	3.30	1.81	nr	**5.11**
female iron to uPVC coupling	–	0.21	3.93	2.83	nr	**6.76**
bend	1.84	0.18	3.30	2.10	nr	**5.40**
bent tank connector	2.87	0.21	3.93	3.05	nr	**6.98**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
R11 FOUL DRAINAGE ABOVE GROUND – cont						
uPVC pipes and fittings; BS EN 1329; with solvent welded joints (unless otherwise described)						
82 mm pipes; fixing with holderbats; plugged and screwed	11.02	0.41	7.64	15.82	m	**23.46**
Extra for						
socket plug	8.12	0.21	3.93	9.50	nr	**13.43**
slip coupling; push fit	17.74	0.37	7.02	18.18	nr	**25.20**
expansion coupling	8.54	0.41	7.64	9.93	nr	**17.57**
sweep bend	14.33	0.41	7.64	15.87	nr	**23.51**
boss connector	7.83	0.28	5.16	9.20	nr	**14.36**
single branch	20.02	0.54	10.12	22.41	nr	**32.53**
access door	19.07	0.62	11.56	20.14	nr	**31.70**
110 mm pipes; fixing with holderbats; plugged and screwed	11.23	0.45	8.47	16.51	m	**24.98**
Extra for						
socket plug	9.84	0.22	4.13	11.62	nr	**15.75**
slip coupling; push fit	22.21	0.41	7.64	22.77	nr	**30.41**
expansion coupling	8.72	0.45	8.47	10.48	nr	**18.95**
W.C. connector	15.85	0.30	5.58	17.08	nr	**22.66**
sweep bend	16.77	0.45	8.47	18.73	nr	**27.20**
W.C. connecting bend	26.02	0.30	5.58	27.50	nr	**33.08**
access bend	46.51	0.47	8.88	49.21	nr	**58.09**
boss connector	7.83	0.30	5.58	9.56	nr	**15.14**
single branch	22.18	0.59	11.15	25.10	nr	**36.25**
single branch with access	37.97	0.62	11.56	41.28	nr	**52.84**
double branch	54.81	0.75	14.03	59.37	nr	**73.40**
W.C. manifold	21.77	0.30	5.58	24.68	nr	**30.26**
access door	–	0.62	11.56	20.14	nr	**31.70**
access pipe connector	35.63	0.51	9.49	38.06	nr	**47.55**
connection to clay pipes; caulking ring and cement and sand (1:2) joint	–	0.43	8.05	14.67	nr	**22.72**
160 mm pipes; fixing with holderbats; plugged and screwed	29.11	0.51	9.49	42.69	m	**52.18**
Extra for						
socket plug	18.09	0.25	4.75	21.97	nr	**26.72**
slip coupling; push fit	56.85	0.46	8.67	58.27	nr	**66.94**
expansion coupling	26.27	0.51	9.49	30.36	nr	**39.85**
sweep bend	41.75	0.51	9.49	46.23	nr	**55.72**
boss connector	11.09	0.34	6.40	14.79	nr	**21.19**
single branch	47.08	0.67	12.59	53.34	nr	**65.93**
double branch	99.02	0.85	15.90	108.24	nr	**124.14**
access door	34.07	0.62	11.56	35.52	nr	**47.08**
access pipe connector	35.63	0.51	9.49	38.06	nr	**47.55**
Weathering apron; for pipe						
82 mm diameter	4.03	0.34	6.40	4.73	nr	**11.13**
110 mm diameter	4.63	0.39	7.23	5.58	nr	**12.81**
160 mm diameter	13.94	0.43	8.05	15.94	nr	**23.99**

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Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Weathering slate; for pipe						
110 mm diameter	49.23	0.91	17.14	51.29	nr	**68.43**
Vent cowl; for pipe						
82 mm diameter	4.03	0.34	6.40	4.73	nr	**11.13**
110 mm diameter	4.08	0.34	6.40	5.01	nr	**11.41**
160 mm diameter	10.68	0.34	6.40	12.61	nr	**19.01**
Polypropylene ancillaries; screwed joint to waste fitting						
Tubular S trap; bath; shallow seal						
40 mm diameter	10.05	0.56	10.53	10.30	nr	**20.83**
Trap; P; two piece; 76 mm seal						
32 mm diameter	6.79	0.39	7.23	6.96	nr	**14.19**
40 mm diameter	7.85	0.46	8.67	8.05	nr	**16.72**
Trap; S; two piece; 76 mm seal						
32 mm diameter	8.60	0.39	7.23	8.82	nr	**16.05**
40 mm diameter	10.05	0.46	8.67	10.30	nr	**18.97**
Bottle trap; P; 76 mm seal						
32 diameter	7.57	0.39	7.23	7.76	nr	**14.99**
40 diameter	9.02	0.46	8.67	9.25	nr	**17.92**
R12 DRAINAGE BELOW GROUND						
NOTE: Prices for drain trenches are for excavation in firm soil and it has been assumed that earthwork support will only be required for trenches 1.00 m or more in depth.						
Excavating trenches; by machine; grading bottoms; earthwork support; filling with excavated material and compacting; disposal of surplus soil; spreading on site average 50 m						
Pipes not exceeding 200 mm nominal size						
average depth of trench 0.50 m	–	0.31	3.54	1.60	m	**5.14**
average depth of trench 0.75 m	–	0.41	4.67	2.38	m	**7.05**
average depth of trench 1.00 m	–	0.87	9.98	4.35	m	**14.33**
average depth of trench 1.25 m	–	1.28	14.66	4.88	m	**19.54**
average depth of trench 1.50 m	–	1.63	18.71	5.54	m	**24.25**
average depth of trench 1.75 m	–	2.04	23.38	6.08	m	**29.46**
average depth of trench 2.00 m	–	2.34	26.93	6.91	m	**33.84**
average depth of trench 2.25 m	–	2.90	33.36	8.64	m	**42.00**
average depth of trench 2.50 m	–	3.41	39.19	10.07	m	**49.26**
average depth of trench 2.75 m	–	3.76	43.22	11.26	m	**54.48**
average depth of trench 3.00 m	–	4.13	47.40	12.39	m	**59.79**
average depth of trench 3.25 m	–	4.48	51.44	13.17	m	**64.61**
average depth of trench 3.50 m	–	4.79	54.98	13.88	m	**68.86**
Pipes exceeding 200 mm nominal size; 225 mm nominal size						
average depth of trench 0.50 m	–	0.31	3.54	1.60	m	**5.14**
average depth of trench 0.75 m	–	0.41	4.67	2.38	m	**7.05**
average depth of trench 1.00 m	–	0.87	9.98	4.35	m	**14.33**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
R12 DRAINAGE BELOW GROUND – cont						
Excavating trenches; by machine – cont						
Pipes exceeding 200 mm nominal size; 225 mm nominal size – cont						
average depth of trench 1.25 m	–	1.28	14.66	4.88	m	**19.54**
average depth of trench 1.50 m	–	1.63	18.71	5.54	m	**24.25**
average depth of trench 1.75 m	–	2.04	23.38	6.08	m	**29.46**
average depth of trench 2.00 m	–	2.34	26.93	6.91	m	**33.84**
average depth of trench 2.25 m	–	2.90	33.36	8.64	m	**42.00**
average depth of trench 2.50 m	–	3.41	39.19	10.07	m	**49.26**
average depth of trench 2.75 m	–	3.76	43.22	11.26	m	**54.48**
average depth of trench 3.00 m	–	4.13	47.40	12.39	m	**59.79**
average depth of trench 3.25 m	–	4.48	51.44	13.17	m	**64.61**
average depth of trench 3.50 m	–	4.79	54.98	13.88	m	**68.86**
Pipes exceeding 200 mm nominal size; 300 mm nominal size						
average depth of trencg 0.75 m	–	0.48	5.57	2.97	m	**8.54**
average depth of trench 1.00 m	–	1.02	11.76	4.35	m	**16.11**
average depth of trench 1.25 m	–	1.38	15.80	5.06	m	**20.86**
average depth of trench 1.50 m	–	1.78	20.48	5.72	m	**26.20**
average depth of trench 1.75 m	–	2.04	23.38	6.25	m	**29.63**
average depth of trench 2.00 m	–	2.34	26.93	7.50	m	**34.43**
average depth of trench 2.25 m	–	2.90	33.36	9.00	m	**42.36**
average depth of trench 2.50 m	–	3.41	39.19	10.30	m	**49.49**
average depth of trench 2.75 m	–	3.76	43.22	11.44	m	**54.66**
average depth of trench 3.00 m	–	4.13	47.40	12.57	m	**59.97**
average depth of trench 3.25 m	–	4.48	51.44	13.77	m	**65.21**
average depth of trench 3.50 m	–	4.79	54.98	14.30	m	**69.28**
Pipes exceeding 200 mm nominal size; 375 mm nominal size						
average depth of trench 0.75 m	–	0.51	5.81	3.57	m	**9.38**
average depth of trench 1.00 m	–	1.07	12.26	4.94	m	**17.20**
average depth of trench 1.25 m	–	1.47	16.93	6.07	m	**23.00**
average depth of trench 1.50 m	–	1.88	21.62	6.49	m	**28.11**
average depth of trench 1.75 m	–	2.19	25.15	7.27	m	**32.42**
average depth of trench 2.00 m	–	2.50	28.69	7.68	m	**36.37**
average depth of trench 2.25 m	–	3.10	35.64	9.58	m	**45.22**
average depth of trench 2.50 m	–	3.72	42.72	11.08	m	**53.80**
average depth of trench 2.75 m	–	4.07	46.76	12.03	m	**58.79**
average depth of trench 3.00 m	–	4.42	50.81	12.99	m	**63.80**
average depth of trench 3.25 m	–	4.79	54.98	14.11	m	**69.09**
average depth of trench 3.50 m	–	5.14	59.03	15.07	m	**74.10**
Pipes exceeding 200 mm nominal size; 450 mm nominal size						
average depth of trench 0.75 m	–	0.56	6.45	3.57	m	**10.02**
average depth of trench 1.00 m	–	1.12	12.89	5.30	m	**18.19**
average depth of trench 1.25 m	–	1.63	18.71	6.49	m	**25.20**
average depth of trench 1.50 m	–	2.04	23.38	7.08	m	**30.46**
average depth of trench 1.75 m	–	2.34	26.93	7.68	m	**34.61**
average depth of trench 2.00 m	–	2.69	30.97	8.27	m	**39.24**
average depth of trench 2.25 m	–	3.35	38.55	10.00	m	**48.55**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
average depth of trench 2.50 m	–	3.97	45.62	11.67	m	**57.29**
average depth of trench 2.75 m	–	4.38	50.31	12.80	m	**63.11**
average depth of trench 3.00 m	–	4.69	53.84	13.99	m	**67.83**
average depth of trench 3.25 m	–	5.09	58.52	15.30	m	**73.82**
average depth of trench 3.50 m	–	5.50	63.20	16.68	m	**79.88**
Pipes exceeding 200 mm nominal size; 600 mm nominal size						
average depth of trench 1.00 m	–	1.22	14.03	5.71	m	**19.74**
average depth of trench 1.25 m	–	1.73	19.84	6.85	m	**26.69**
average depth of trench 1.50 m	–	2.24	25.79	7.91	m	**33.70**
average depth of trench 1.75 m	–	2.54	29.19	8.27	m	**37.46**
average depth of trench 2.00 m	–	3.00	34.50	9.10	m	**43.60**
average depth of trench 2.25 m	–	3.61	41.46	11.19	m	**52.65**
average depth of trench 2.50 m	–	4.28	49.17	13.04	m	**62.21**
average depth of trench 2.75 m	–	4.73	54.35	14.59	m	**68.94**
average depth of trench 3.00 m	–	5.19	59.66	15.96	m	**75.62**
average depth of trench 3.25 m	–	5.60	64.33	17.09	m	**81.42**
average depth of trench 3.50 m	–	6.01	69.01	18.04	m	**87.05**
Pipes exceeding 200 mm nominal size; 900 mm nominal size						
average depth of trench 1.25 m	–	2.09	24.02	8.03	m	**32.05**
average depth of trench 1.50 m	–	2.65	30.46	9.10	m	**39.56**
average depth of trench 1.75 m	–	3.06	35.14	9.64	m	**44.78**
average depth of trench 2.00 m	–	3.41	39.19	11.07	m	**50.26**
average depth of trench 2.25 m	–	4.22	48.53	13.39	m	**61.92**
average depth of trench 2.50 m	–	4.98	57.26	15.42	m	**72.68**
average depth of trench 2.75 m	–	5.50	63.20	16.96	m	**80.16**
average depth of trench 3.00 m	–	6.01	69.01	18.51	m	**87.52**
average depth of trench 3.25 m	–	6.51	74.82	20.06	m	**94.88**
average depth of trench 3.50 m	–	7.02	80.64	21.42	m	**102.06**
Pipes exceeding 200 mm nominal size; 1200 mm nominal size						
average depth of trench 1.50 m	–	3.00	34.50	9.70	m	**44.20**
average depth of trench 1.75 m	–	3.51	40.32	11.24	m	**51.56**
average depth of trench 2.00 m	–	3.92	45.00	12.84	m	**57.84**
average depth of trench 2.25 m	–	4.79	54.98	15.53	m	**70.51**
average depth of trench 2.50 m	–	5.70	65.47	17.78	m	**83.25**
average depth of trench 2.75 m	–	6.26	71.91	19.75	m	**91.66**
average depth of trench 3.00 m	–	6.82	78.36	21.47	m	**99.83**
average depth of trench 3.25 m	–	7.42	85.31	23.27	m	**108.58**
average depth of trench 3.50 m	–	7.99	91.76	24.99	m	**116.75**
Extra over excavating trenches; irrespective of depth; breaking out existing materials						
brick	–	1.98	22.75	8.80	m^3	**31.55**
concrete	–	2.79	32.10	12.15	m^3	**44.25**
reinforced concrete	–	3.97	45.62	17.53	m^3	**63.15**
Extra over excavating trenches; irrespective of depth; breaking out existing hard pavings; 75 mm thick						
tarmacadam	–	0.21	2.40	0.89	m^2	**3.29**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
R12 DRAINAGE BELOW GROUND – cont						
Excavating trenches; by machine – cont						
Extra over excavating trenches; irrsepective of depth; breaking out existing hard pavings; 150 mm thick						
concrete	–	0.41	4.67	1.97	m^2	**6.64**
tarmacadam and hardcore	–	0.31	3.54	1.10	m^2	**4.64**
Excavating trenches; by hand; grading bottoms; earthwork support; filling with excavated material and compacting; disposal of surplus soil on site; spreading on site average 50 m						
Pipes not exceeding 200 mm nominal size						
average depth of trench 0.50 m	–	1.02	11.76	–	m	**11.76**
average depth of trench 0.75 m	–	1.53	17.57	–	m	**17.57**
average depth of trench 1.00 m	–	2.24	25.79	0.96	m	**26.75**
average depth of trench 1.25 m	–	3.16	36.27	1.32	m	**37.59**
average depth of trench 1.50 m	–	4.32	49.67	1.61	m	**51.28**
average depth of trench 1.75 m	–	5.70	65.47	1.92	m	**67.39**
average depth of trench 2.00 m	–	6.51	74.82	2.16	m	**76.98**
average depth of trench 2.25 m	–	8.14	93.53	2.88	m	**96.41**
average depth of trench 2.50 m	–	9.77	112.24	3.36	m	**115.60**
average depth of trench 2.75 m	–	10.74	123.36	3.72	m	**127.08**
average depth of trench 3.00 m	–	11.70	134.48	4.08	m	**138.56**
average depth of trench 3.25 m	–	12.67	145.60	4.44	m	**150.04**
average depth of trench 3.50 m	–	13.64	156.72	4.80	m	**161.52**
Pipes exceeding 200 mm nominal size; 225 mm nominal size						
average depth of trench 0.50 m	–	1.02	11.76	–	m	**11.76**
average depth of trench 0.75 m	–	1.53	17.57	–	m	**17.57**
average depth of trench 1.00 m	–	2.24	25.79	0.96	m	**26.75**
average depth of trench 1.25 m	–	3.16	36.27	1.32	m	**37.59**
average depth of trench 1.50 m	–	4.32	49.67	1.61	m	**51.28**
average depth of trench 1.75 m	–	5.70	65.47	1.92	m	**67.39**
average depth of trench 2.00 m	–	6.51	74.82	2.16	m	**76.98**
average depth of trench 2.25 m	–	8.14	93.53	2.88	m	**96.41**
average depth of trench 2.50 m	–	9.77	112.24	3.36	m	**115.60**
average depth of trench 2.75 m	–	10.74	123.36	3.72	m	**127.08**
average depth of trench 3.00 m	–	11.70	134.48	4.08	m	**138.56**
average depth of trench 3.25 m	–	12.67	145.60	4.44	m	**150.04**
average depth of trench 3.50 m	–	13.64	156.72	4.80	m	**161.52**
Pipes exceeding 200 mm nominal size; 300 mm nominal size						
average depth of trench 0.75 m	–	1.78	20.48	–	m	**20.48**
average depth of trench 1.00 m	–	2.60	29.83	0.96	m	**30.79**
average depth of trench 1.25 m	–	3.66	42.09	1.32	m	**43.41**
average depth of trench 1.50 m	–	4.88	56.12	1.61	m	**57.73**
average depth of trench 1.75 m	–	5.70	65.47	1.92	m	**67.39**
average depth of trench 2.00 m	–	6.51	74.82	2.16	m	**76.98**
average depth of trench 2.25 m	–	8.14	93.53	2.88	m	**96.41**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
average depth of trench 2.50 m	–	9.77	112.24	3.36	m	**115.60**
average depth of trench 2.75 m	–	10.74	123.36	3.72	m	**127.08**
average depth of trench 3.00 m	–	11.70	134.48	4.08	m	**138.56**
average depth of trench 3.25 m	–	12.67	145.60	4.44	m	**150.04**
average depth of trench 3.50 m	–	13.64	156.72	4.80	m	**161.52**
Pipes exceeding 200 mm nominal size; 375 mm nominal size						
average depth of trench 0.75 m	–	1.98	22.75	–	m	**22.75**
average depth of trench 1.00 m	–	2.90	33.36	0.96	m	**34.32**
average depth of trench 1.25 m	–	4.07	46.76	1.32	m	**48.08**
average depth of trench 1.50 m	–	5.42	62.31	1.61	m	**63.92**
average depth of trench 1.75 m	–	6.31	72.55	1.92	m	**74.47**
average depth of trench 2.00 m	–	7.23	83.04	2.16	m	**85.20**
average depth of trench 2.25 m	–	9.05	104.02	2.88	m	**106.90**
average depth of trench 2.50 m	–	10.89	125.13	3.36	m	**128.49**
average depth of trench 2.75 m	–	11.96	137.39	3.72	m	**141.11**
average depth of trench 3.00 m	–	13.02	149.65	4.08	m	**153.73**
average depth of trench 3.25 m	–	14.15	162.54	4.44	m	**166.98**
average depth of trench 3.50 m	–	15.27	175.43	4.80	m	**180.23**
Pipes exceeding 200 mm nominal size; 450 mm nominal size						
average depth of trench 0.75 m	–	2.24	25.79	–	m	**25.79**
average depth of trench 1.00 m	–	3.23	37.16	0.96	m	**38.12**
average depth of trench 1.25 m	–	4.54	52.20	1.32	m	**53.52**
average depth of trench 1.50 m	–	5.95	68.38	1.61	m	**69.99**
average depth of trench 1.75 m	–	6.94	79.76	1.92	m	**81.68**
average depth of trench 2.00 m	–	7.94	91.26	2.16	m	**93.42**
average depth of trench 2.25 m	–	9.96	114.39	2.88	m	**117.27**
average depth of trench 2.50 m	–	11.96	137.39	3.36	m	**140.75**
average depth of trench 2.75 m	–	13.16	151.17	3.72	m	**154.89**
average depth of trench 3.00 m	–	14.34	164.82	4.08	m	**168.90**
average depth of trench 3.25 m	–	15.52	178.34	4.44	m	**182.78**
average depth of trench 3.50 m	–	16.69	191.74	4.80	m	**196.54**
Pipes exceeding 200 mm nominal size; 600 mm nominal size						
average depth of trench 1.00 m	–	3.56	40.95	0.96	m	**41.91**
average depth of trench 1.25 m	–	5.09	58.52	1.32	m	**59.84**
average depth of trench 1.50 m	–	6.82	78.36	1.61	m	**79.97**
average depth of trench 1.75 m	–	7.89	90.62	1.92	m	**92.54**
average depth of trench 2.00 m	–	9.01	103.51	2.16	m	**105.67**
average depth of trench 2.25 m	–	10.12	116.29	2.88	m	**119.17**
average depth of trench 2.50 m	–	12.72	146.11	3.36	m	**149.47**
average depth of trench 2.75 m	–	13.59	156.10	3.72	m	**159.82**
average depth of trench 3.00 m	–	16.28	187.06	4.08	m	**191.14**
average depth of trench 3.25 m	–	17.63	202.61	4.44	m	**207.05**
average depth of trench 3.50 m	–	18.98	218.03	4.80	m	**222.83**
Pipes exceeding 200 mm nominal size; 900 mm nominal size						
average depth of trench 1.25 m	–	6.36	73.05	1.32	m	**74.37**
average depth of trench 1.50 m	–	8.39	96.44	1.61	m	**98.05**
average depth of trench 1.75 m	–	9.77	112.24	1.92	m	**114.16**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
R12 DRAINAGE BELOW GROUND – cont						
Excavating trenches; by hand – cont						
Pipes exceeding 200mm nominal size; 1200mm nominal size – cont						
Pipes exceeding 200 mm nominal size; 900 mm nominal size – cont						
average depth of trench 2.00 m	–	11.14	128.03	2.16	m	**130.19**
average depth of trench 2.25 m	–	13.99	160.77	2.88	m	**163.65**
average depth of trench 2.50 m	–	16.84	193.51	3.36	m	**196.87**
average depth of trench 2.75 m	–	18.52	212.84	3.72	m	**216.56**
average depth of trench 3.00 m	–	20.15	231.55	4.08	m	**235.63**
average depth of trench 3.25 m	–	21.82	250.77	4.44	m	**255.21**
average depth of trench 3.50 m	–	23.51	270.10	4.80	m	**274.90**
Pipes exceeding 200 mm nominal size; 1200 mm nominal size						
average depth of trench 1.50 m	–	10.02	115.15	1.61	m	**116.76**
average depth of trench 1.75 m	–	11.65	133.85	1.92	m	**135.77**
average depth of trench 2.00 m	–	13.33	153.19	2.16	m	**155.35**
average depth of trench 2.25 m	–	16.72	192.12	2.88	m	**195.00**
average depth of trench 2.50 m	–	20.10	230.92	3.36	m	**234.28**
average depth of trench 2.75 m	–	22.08	253.67	3.72	m	**257.39**
average depth of trench 3.00 m	–	24.07	276.55	4.08	m	**280.63**
average depth of trench 3.25 m	–	26.03	299.04	4.44	m	**303.48**
average depth of trench 3.50 m	–	27.98	321.54	4.80	m	**326.34**
Extra over excavating trenches irrespective of depth; breaking out existing materials						
brick	–	3.06	35.14	7.21	m^3	**42.35**
concrete	–	4.58	52.58	12.00	m^3	**64.58**
reinforced concrete	–	6.11	70.15	16.82	m^3	**86.97**
concrete; 150 mm thick	–	0.71	8.22	1.69	m^2	**9.91**
tarmacadam and hardcore; 150 mm thick	–	0.51	5.81	1.20	m^2	**7.01**
Extra over excavating trenches irrespective of depth; breaking out existing hard pavings, 75 mm thick						
tarmacadam	–	0.41	4.67	0.96	m^2	**5.63**
Extra over excavating trenches irrespective of depth; breaking out existing hard pavings, 150 mm thick						
concrete	–	0.71	8.22	1.69	m^2	**9.91**
tarmacadam and hardcore	–	0.51	5.81	1.20	m^2	**7.01**
Sand filling						
Beds; to receive pitch fibre pipes						
600 mm × 50 mm thick	–	0.08	0.88	1.06	m	**1.94**
700 mm × 50 mm thick	–	0.10	1.14	1.23	m	**2.37**
800 mm × 50 mm thick	–	0.12	1.39	1.40	m	**2.79**
Granular (shingle) filling						
Beds; 100 mm thick; to pipes						
100 mm nominal size	–	0.10	1.14	2.17	m	**3.31**
150 mm nominal size	–	0.10	1.14	2.53	m	**3.67**
225 mm nominal size	–	0.12	1.39	2.90	m	**4.29**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
300 mm nominal size	–	0.14	1.64	3.26	m	**4.90**
375 mm nominal size	–	0.17	1.90	3.62	m	**5.52**
450 mm nominal size	–	0.19	2.15	3.98	m	**6.13**
600 mm nominal size	–	0.21	2.40	4.35	m	**6.75**
Beds; 150 mm thick; to pipes						
100 mm nominal size	–	0.14	1.64	3.26	m	**4.90**
150 mm nominal size	–	0.17	1.90	3.62	m	**5.52**
225 mm nominal size	–	0.19	2.15	3.98	m	**6.13**
300 mm nominal size	–	0.21	2.40	4.35	m	**6.75**
375 mm nominal size	–	0.24	2.78	5.42	m	**8.20**
450 mm nominal size	–	0.26	3.03	5.79	m	**8.82**
600 mm nominal size	–	0.31	3.54	6.88	m	**10.42**
Beds and benchings; beds 100 mm thick; to pipes						
100 nominal size	–	0.23	2.65	3.98	m	**6.63**
150 nominal size	–	0.25	2.91	3.98	m	**6.89**
225 nominal size	–	0.31	3.54	5.42	m	**8.96**
300 nominal size	–	0.35	4.05	6.15	m	**10.20**
375 nominal size	–	0.46	5.31	8.32	m	**13.63**
450 nominal size	–	0.53	6.07	9.40	m	**15.47**
600 nominal size	–	0.68	7.84	12.30	m	**20.14**
Beds and benchings; beds 150 mm thick; to pipes						
100 nominal size	–	0.25	2.91	4.35	m	**7.26**
150 nominal size	–	0.29	3.29	4.70	m	**7.99**
225 nominal size	–	0.35	4.05	6.51	m	**10.56**
300 nominal size	–	0.46	5.31	7.95	m	**13.26**
375 nominal size	–	0.53	6.07	9.40	m	**15.47**
450 nominal size	–	0.63	7.21	11.21	m	**18.42**
600 nominal size	–	0.75	8.60	14.47	m	**23.07**
Beds and coverings; 100 mm thick; to pipes						
100 nominal size	–	0.36	4.17	5.42	m	**9.59**
150 nominal size	–	0.46	5.31	6.51	m	**11.82**
225 nominal size	–	0.62	7.08	9.04	m	**16.12**
300 nominal size	–	0.74	8.47	10.85	m	**19.32**
375 nominal size	–	0.88	10.11	13.02	m	**23.13**
450 nominal size	–	1.03	11.88	15.56	m	**27.44**
600 nominal size	–	1.34	15.42	19.90	m	**35.32**
Beds and coverings; 150 mm thick; to pipes						
100 nominal size	–	0.55	6.32	7.95	m	**14.27**
150 nominal size	–	0.62	7.08	9.04	m	**16.12**
225 nominal size	–	0.79	9.10	11.57	m	**20.67**
300 nominal size	–	0.95	10.87	13.75	m	**24.62**
375 nominal size	–	1.10	12.64	16.28	m	**28.92**
450 nominal size	–	1.31	15.04	19.54	m	**34.58**
600 nominal size	–	1.58	18.20	23.51	m	**41.71**
Plain in situ ready mixed designated concrete; C10 – 40 mm aggregate						
Beds; 100 mm thick; to pipes						
100 mm nominal size	–	0.19	2.51	4.44	m	**6.95**
150 mm nominal size	–	0.19	2.51	4.44	m	**6.95**
225 mm nominal size	–	0.22	2.95	5.32	m	**8.27**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
R12 DRAINAGE BELOW GROUND – cont						
Plain in situ ready mixed designated concrete; C10 – 40 mm aggregate – cont						
Beds; 100 mm thick; to pipes – cont						
300 mm nominal size	–	0.25	3.40	6.21	m	**9.61**
375 mm nominal size	–	0.30	3.99	7.10	m	**11.09**
450 mm nominal size	–	0.33	4.44	8.00	m	**12.44**
600 mm nominal size	–	0.36	4.88	8.88	m	**13.76**
900 mm nominal size	–	0.44	5.91	10.65	m	**16.56**
1200 mm nominal size	–	0.59	7.98	14.20	m	**22.18**
Beds; 150 mm thick; to pipes						
100 mm nominal size	–	0.25	3.40	6.21	m	**9.61**
150 mm nominal size	–	0.30	3.99	7.10	m	**11.09**
225 mm nominal size	–	0.33	4.44	8.00	m	**12.44**
300 mm nominal size	–	0.36	4.88	8.88	m	**13.76**
375 mm nominal size	–	0.44	5.91	10.65	m	**16.56**
450 mm nominal size	–	0.47	6.36	11.54	m	**17.90**
600 mm nominal size	–	0.55	7.39	13.31	m	**20.70**
900 mm nominal size	–	0.69	9.32	16.86	m	**26.18**
1200 mm nominal size	–	0.85	11.38	20.42	m	**31.80**
Beds and benchings; beds 100 mm thick; to pipes						
100 mm nominal size	–	0.36	4.88	8.00	m	**12.88**
150 mm nominal size	–	0.42	5.62	8.88	m	**14.50**
225 mm nominal size	–	0.50	6.65	10.65	m	**17.30**
300 mm nominal size	–	0.58	7.83	12.42	m	**20.25**
375 mm nominal size	–	0.75	10.06	15.97	m	**26.03**
450 mm nominal size	–	0.88	11.83	18.63	m	**30.46**
600 mm nominal size	–	1.12	15.08	23.96	m	**39.04**
900 mm nominal size	–	1.81	24.38	39.04	m	**63.42**
1200 mm nominal size	–	2.68	36.07	57.68	m	**93.75**
Beds and benchings; beds 150 mm thick; to pipes						
100 mm nominal size	–	0.42	5.62	8.88	m	**14.50**
150 mm nominal size	–	0.46	6.21	9.76	m	**15.97**
225 mm nominal size	–	0.58	7.83	12.42	m	**20.25**
300 mm nominal size	–	0.75	10.06	15.97	m	**26.03**
375 mm nominal size	–	0.88	11.83	18.63	m	**30.46**
450 mm nominal size	–	1.03	13.90	22.18	m	**36.08**
600 mm nominal size	–	1.32	17.74	28.39	m	**46.13**
900 mm nominal size	–	2.10	28.23	45.25	m	**73.48**
1200 mm nominal size	–	2.97	39.91	63.89	m	**103.80**
Beds and coverings; 100 mm thick; to pipes						
100 mm nominal size	–	0.55	7.39	10.65	m	**18.04**
150 mm nominal size	–	0.64	8.57	12.42	m	**20.99**
225 mm nominal size	–	0.91	12.27	17.74	m	**30.01**
300 mm nominal size	–	1.10	14.78	21.30	m	**36.08**
375 mm nominal size	–	1.33	17.89	25.73	m	**43.62**
450 mm nominal size	–	1.56	20.99	30.17	m	**51.16**
600 mm nominal size	–	2.01	27.05	39.04	m	**66.09**
900 mm nominal size	–	3.07	41.24	59.46	m	**100.70**
1200 mm nominal size	–	4.21	56.61	81.63	m	**138.24**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Beds and coverings; 150 mm thick; to pipes						
100 mm nominal size	–	0.82	11.09	15.97	m	**27.06**
150 mm nominal size	–	0.91	12.27	17.74	m	**30.01**
225 mm nominal size	–	1.19	15.96	23.07	m	**39.03**
300 mm nominal size	–	1.43	19.22	27.50	m	**46.72**
375 mm nominal size	–	1.65	22.17	31.95	m	**54.12**
450 mm nominal size	–	1.97	26.46	38.15	m	**64.61**
600 mm nominal size	–	2.38	31.93	46.15	m	**78.08**
900 mm nominal size	–	3.89	52.33	75.42	m	**127.75**
1200 mm nominal size	–	5.50	73.91	106.48	m	**180.39**
Plain in situ ready mixed designated concrete; C20 – 40 mm aggregate						
Beds; 100 mm thick; to pipes						
100 mm nominal size	–	0.19	2.51	4.54	m	**7.05**
150 mm nominal size	–	0.19	2.51	4.54	m	**7.05**
225 mm nominal size	–	0.22	2.95	5.44	m	**8.39**
300 mm nominal size	–	0.25	3.40	6.34	m	**9.74**
375 mm nominal size	–	0.30	3.99	7.25	m	**11.24**
450 mm nominal size	–	0.33	4.44	8.16	m	**12.60**
600 mm nominal size	–	0.36	4.88	9.06	m	**13.94**
900 mm nominal size	–	0.44	5.91	10.88	m	**16.79**
1200 mm nominal size	–	0.59	7.98	14.50	m	**22.48**
Beds; 150 mm thick; to pipes						
100 mm nominal size	–	0.25	3.40	6.34	m	**9.74**
150 mm nominal size	–	0.30	3.99	7.25	m	**11.24**
225 mm nominal size	–	0.33	4.44	8.16	m	**12.60**
300 mm nominal size	–	0.36	4.88	9.06	m	**13.94**
375 mm nominal size	–	0.44	5.91	10.88	m	**16.79**
450 mm nominal size	–	0.47	6.36	11.79	m	**18.15**
600 mm nominal size	–	0.55	7.39	13.60	m	**20.99**
900 mm nominal size	–	0.69	9.32	17.23	m	**26.55**
1200 mm nominal size	–	0.85	11.38	20.85	m	**32.23**
Beds and benchings; beds 100 mm thick; to pipes						
100 mm nominal size	–	0.36	4.88	8.16	m	**13.04**
150 mm nominal size	–	0.42	5.62	9.06	m	**14.68**
225 mm nominal size	–	0.50	6.65	10.88	m	**17.53**
300 mm nominal size	–	0.58	7.83	12.69	m	**20.52**
375 mm nominal size	–	0.75	10.06	16.32	m	**26.38**
450 mm nominal size	–	0.88	11.83	19.03	m	**30.86**
600 mm nominal size	–	1.12	15.08	24.48	m	**39.56**
900 mm nominal size	–	1.81	24.38	39.88	m	**64.26**
1200 mm nominal size	–	2.68	36.07	58.92	m	**94.99**
Beds and benchings; beds 150 mm thick; to pipes						
100 mm nominal size	–	0.42	5.62	9.06	m	**14.68**
150 mm nominal size	–	0.46	6.21	9.96	m	**16.17**
225 mm nominal size	–	0.58	7.83	12.69	m	**20.52**
300 mm nominal size	–	0.75	10.06	16.32	m	**26.38**
375 mm nominal size	–	0.88	11.83	19.03	m	**30.86**
450 mm nominal size	–	1.03	13.90	22.65	m	**36.55**
600 mm nominal size	–	1.32	17.74	29.01	m	**46.75**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
R12 DRAINAGE BELOW GROUND – cont						
Plain in situ ready mixed designated concrete; C20 – 40 mm aggregate – cont						
Beds and benchings; beds 150 mm thick; to pipes – cont						
900 mm nominal size	–	2.10	28.23	46.23	m	**74.46**
1200 mm nominal size	–	2.97	39.91	65.26	m	**105.17**
Beds and coverings; 100 mm thick; to pipes						
100 mm nominal size	–	0.55	7.39	10.88	m	**18.27**
150 mm nominal size	–	0.64	8.57	12.69	m	**21.26**
225 mm nominal size	–	0.91	12.27	18.13	m	**30.40**
300 mm nominal size	–	1.10	14.78	21.75	m	**36.53**
375 mm nominal size	–	1.33	17.89	26.28	m	**44.17**
450 mm nominal size	–	1.56	20.99	30.82	m	**51.81**
600 mm nominal size	–	2.01	27.05	39.88	m	**66.93**
900 mm nominal size	–	3.07	41.24	60.73	m	**101.97**
1200 mm nominal size	–	4.21	56.61	83.39	m	**140.00**
Beds and coverings; 150 mm thick; to pipes						
100 mm nominal size	–	0.82	11.09	16.32	m	**27.41**
150 mm nominal size	–	0.91	12.27	18.13	m	**30.40**
225 mm nominal size	–	1.19	15.96	23.56	m	**39.52**
300 mm nominal size	–	1.43	19.22	28.10	m	**47.32**
375 mm nominal size	–	1.65	22.17	32.63	m	**54.80**
450 mm nominal size	–	1.97	26.46	38.97	m	**65.43**
600 mm nominal size	–	2.38	31.93	47.13	m	**79.06**
900 mm nominal size	–	3.89	52.33	77.04	m	**129.37**
1200 mm nominal size	–	5.50	73.91	108.77	m	**182.68**
NOTE: The following items unless otherwise described include for all appropriate joints/ couplings in the running length. The prices for gullies and rainwater shoes, etc. include for appropriate joints to pipes and for setting on and surrounding accessory with site mixed in situ concrete 10.00 N/mm^2 – 40 mm aggregate (1:3:6).						
Cast iron Timesaver drain pipes and fittings or other equal and approved; BS 437; coated; with mechanical coupling joints						
100 mm pipes; laid straight	33.67	0.51	5.76	41.85	m	**47.61**
100 mm pipes; in runs not exceeding 3 m long	42.64	0.69	7.89	65.30	m	**73.19**
Extra for						
bend; medium radius	39.39	0.62	7.01	56.80	nr	**63.81**
bend; medium radius with access	109.46	0.62	7.01	128.61	nr	**135.62**
bend; long radius	65.09	0.62	7.01	81.41	nr	**88.42**
rest bend	45.18	0.62	7.01	61.01	nr	**68.02**
single branch	52.27	0.76	8.64	88.30	nr	**96.94**
single branch; with access	120.55	0.87	9.89	158.29	nr	**168.18**
double branch	88.84	0.97	11.02	144.63	nr	**155.65**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
isolated Timesaver joint	21.07	0.35	4.01	21.60	nr	**25.61**
transitional pipe; for WC	30.85	0.51	5.76	53.22	nr	**58.98**
150 mm pipes; laid straight	62.32	0.62	7.01	72.76	m	**79.77**
150 mm pipes; in runs not exceeding 3 m long	–	0.84	9.52	107.06	m	**116.58**
Extra for						
bend; medium radius	90.64	0.71	8.14	109.47	nr	**117.61**
bend; medium radius with access	192.19	0.71	8.14	213.56	nr	**221.70**
bend; long radius	121.37	0.71	8.14	137.78	nr	**145.92**
diminishing pipe	51.35	0.71	8.14	66.01	nr	**74.15**
single branch	112.84	0.87	9.89	118.17	nr	**128.06**
isolated Timesaver joint	25.51	0.43	4.89	26.15	nr	**31.04**
Accessories in Timesaver cast iron or other equal and approved; with mechanical coupling joints						
Gully fittings; comprising low invert gully trap and round hopper						
100 mm outlet	52.27	0.97	11.02	79.70	nr	**90.72**
150 mm outlet	130.05	1.32	15.04	164.89	nr	**179.93**
Add to above for bellmouth 300 mm high; circular plain grating						
100 mm nominal size; 200 mm grating	54.44	0.46	5.26	84.23	nr	**89.49**
100 mm nominal size; 100 mm horizontal inlet; 200 mm grating	66.55	0.46	5.26	96.65	nr	**101.91**
100 mm nominal size; 100 mm horizontal inlet; 200 mm grating	68.25	0.46	5.26	98.39	nr	**103.65**
Yard gully (Deans); trapped; galvanized sediment pan; 267 mm round heavy grating						
100 mm outlet	353.23	2.95	33.57	415.24	nr	**448.81**
Yard gully (garage); trapless; galvanized sediment pan; 267 mm round heavy grating						
100 mm outlet	360.32	2.75	31.31	396.37	nr	**427.68**
Yard gully (garage); trapped; with rodding eye, galvanized perforated sediment pan; stopper; 267 mm round heavy grating						
100 mm outlet	670.10	2.75	31.31	780.57	nr	**811.88**
Grease trap; internal access; galvanized perforated bucket; lid and frame						
100 mm outlet; 20 gallon capacity	729.17	4.07	46.35	804.18	nr	**850.53**
Cast iron Ensign lightweight drain pipes and fittings or other equal and approved; BS EN 877; ductile iron couplings						
100 mm pipes; laid straight	23.42	0.21	4.09	28.11	m	**32.20**
Extra for						
bend; long radius	37.18	0.21	4.09	50.39	nr	**54.48**
single branch	25.69	0.25	5.00	50.88	nr	**55.88**
150 mm pipes; laid straight	46.66	0.24	4.76	56.18	m	**60.94**
Extra for						
bend; medium radius	111.43	0.24	4.76	139.26	nr	**144.02**
single branch	60.38	0.31	6.04	111.98	nr	**118.02**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
R12 DRAINAGE BELOW GROUND – cont						
Extra strength vitrified clay pipes and fittings; Hepworth Supersleve or other equal and approved; plain ends with push fit polypropylene flexible couplings						
100 mm pipes; laid straight	6.06	0.21	2.38	10.79	m	**13.17**
Extra for						
bend	8.18	0.21	2.38	15.68	nr	**18.06**
access bend	53.74	0.21	2.38	62.38	nr	**64.76**
rest bend	13.65	0.21	2.38	21.29	nr	**23.67**
access pipe	46.70	0.21	2.38	54.55	nr	**56.93**
socket adaptor	8.67	0.18	2.01	12.84	nr	**14.85**
saddle	17.32	0.76	8.64	22.33	nr	**30.97**
single junction	17.64	0.25	2.88	29.36	nr	**32.24**
single access junction	62.16	0.25	2.88	74.98	nr	**77.86**
150 mm pipes; laid straight	12.25	0.25	2.88	20.86	m	**23.74**
Extra for						
bend	16.82	0.24	2.76	30.09	nr	**32.85**
access bend	8.94	0.24	2.76	81.54	nr	**84.30**
rest bend	21.62	0.24	2.76	35.00	nr	**37.76**
taper pipe	24.89	0.24	2.76	34.63	nr	**37.39**
access pipe	63.47	0.24	2.76	76.65	nr	**79.41**
socket adaptor	17.35	0.21	2.38	24.84	nr	**27.22**
adaptor to HepSeal pipe	12.12	0.21	2.38	19.47	nr	**21.85**
saddle	14.46	0.91	10.39	23.12	nr	**33.51**
single junction	24.71	0.31	3.51	45.23	nr	**48.74**
single access junction	92.40	0.31	3.51	114.61	nr	**118.12**
Extra strength vitrified clay pipes and fittings; Hepworth SuperSeal/Hepseal or equivalent; socketted; with push fit flexible joints						
150 mm SuperSeal pipes; laid straight	20.95	0.33	3.76	21.47	m	**25.23**
Extra for						
bend	40.27	0.25	2.88	34.84	nr	**37.72**
rest bend	21.62	0.22	2.50	15.71	nr	**18.21**
stopper	12.15	0.17	1.88	12.45	nr	**14.33**
taper reducer	20.85	0.25	2.88	14.92	nr	**17.80**
saddle	25.78	0.82	9.40	26.42	nr	**35.82**
single junction	-8.38	0.33	3.76	45.36	nr	**49.12**
225 mm SuperSeal pipes; laid straight	43.47	0.42	4.76	44.56	m	**49.32**
Extra for						
bend	94.37	0.33	3.76	83.36	nr	**87.12**
rest bend	115.28	0.33	3.76	104.80	nr	**108.56**
stopper	20.45	0.21	2.38	20.96	nr	**23.34**
taper reducer	65.01	0.33	3.76	53.27	nr	**57.03**
saddle	95.91	1.10	12.53	98.31	nr	**110.84**
single junction	167.63	0.42	4.76	154.00	nr	**158.76**
300 mm SuperSeal pipes; laid straight	66.69	0.55	6.26	68.36	m	**74.62**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Extra for						
bend	179.23	0.44	5.01	163.21	nr	**168.22**
rest bend	255.41	0.44	5.01	241.28	nr	**246.29**
stopper	43.65	0.28	3.14	44.74	nr	**47.88**
taper reducer	179.43	0.44	5.01	163.41	nr	**168.42**
saddle	167.00	1.46	16.66	171.17	nr	**187.83**
single junction	317.53	0.55	6.26	298.13	nr	**304.39**
400 mm Hepseal pipes; laid straight	164.03	0.74	8.39	168.13	m	**176.52**
Extra for						
bend	616.38	0.59	6.76	581.35	nr	**588.11**
single unequal junction	577.55	0.74	8.39	524.73	nr	**533.12**
450 mm Hepseal pipes; laid straight	213.07	0.91	10.39	218.40	m	**228.79**
Extra for						
bend	811.68	0.74	8.39	766.45	nr	**774.84**
single unequal junction	690.34	0.91	10.39	620.24	nr	**630.63**
British Standard quality vitrified clay pipes and fittings; socketted; cement and sand (1:2) joints						
100 mm pipes; laid straight	13.24	0.41	4.63	13.68	m	**18.31**
Extra for						
bend (short/medium/knuckle)	9.27	0.33	3.76	9.61	nr	**13.37**
bend (long/rest/elbow)	21.78	0.33	3.76	18.36	nr	**22.12**
single junction	24.33	0.41	4.63	19.64	nr	**24.27**
double collar	15.98	0.28	3.14	16.49	nr	**19.63**
150 mm pipes; laid straight	20.38	0.46	5.26	21.00	m	**26.26**
Extra for						
bend (short/medium/knuckle)	20.19	0.36	4.13	14.53	nr	**18.66**
bend (long/rest/elbow)	36.45	0.36	4.13	31.20	nr	**35.33**
taper	48.27	0.36	4.13	42.69	nr	**46.82**
single junction	39.89	0.46	5.26	32.66	nr	**37.92**
double collar	26.61	0.31	3.51	27.38	nr	**30.89**
225 mm pipes; laid straight	40.38	0.56	6.39	41.66	m	**48.05**
Extra for						
double collar	62.27	0.36	4.13	63.94	nr	**68.07**
300 mm pipes; laid straight	67.69	0.76	8.64	69.65	m	**78.29**
Accessories in vitrified clay; set in concrete; with polypropylene coupling joints to pipes						
Rodding point; with oval aluminium plate						
100 mm nominal size	52.85	0.51	5.76	60.54	nr	**66.30**
Gully fittings; comprising low back trap and square hopper; 150 mm × 150 mm square gully grid						
100 mm nominal size	40.88	0.87	9.89	52.84	nr	**62.73**
Gully fittings; comprising low back trap and square hopper with back inlet; 150 mm × 150 mm square gully grid						
100 mm nominal size	72.40	0.94	10.65	85.15	nr	**95.80**
Access gully; trapped with rodding eye and integral vertical back inlet; stopper; 150 mm × 150 mm square gully grid						
100 mm nominal size	70.32	0.66	7.51	78.43	nr	**85.94**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
R12 DRAINAGE BELOW GROUND – cont						
Accessories in vitrified clay; set in concrete; with polypropylene coupling joints to pipes – cont						
Inspection chamber; comprising base; 300 mm or 450 mm raising piece; integral alloy cover and frame; 100 mm inlets						
straight through; 2 nr inlets	256.98	2.04	23.18	272.66	nr	**295.84**
Accessories in polypropylene; cover set in concrete; with coupling joints to pipes						
Inspection chamber; 5 nr 100 mm inlets; cast iron cover and frame						
475 mm diameter × 595 mm deep	305.05	2.34	26.68	320.66	nr	**347.34**
475 mm diameter × 940 mm deep	371.63	2.54	28.94	388.91	nr	**417.85**
Accessories in vitrified clay; set in concrete; with cement and sand (1:2) joints to pipes						
Yard gully; 225 mm diameter; including domestic duty grating and frame (up to 1 tonne) and combined filter and silk bucket						
100 mm outlet	177.49	2.75	31.31	182.47	nr	**213.78**
100 mm outlet; 100 mm back inlet	247.10	2.97	33.82	253.81	nr	**287.63**
150 mm outlet	177.49	3.85	43.84	182.47	nr	**226.31**
150 mm outlet; 150 mm back inlet	252.11	4.07	46.35	258.96	nr	**305.31**
Yard gully; 225 mm diameter; including medium duty grating and frame (up to 5 tonnes) and combined filter and silk bucket						
100 mm outlet	231.43	2.75	31.31	237.76	nr	**269.07**
100 mm outlet; 100 mm back inlet	305.93	2.97	33.82	314.12	nr	**347.94**
150 mm outle	249.07	3.85	43.84	255.83	nr	**299.67**
150 mm outlet; 150 mm back inlet	310.96	4.07	46.35	319.27	nr	**365.62**
Road gully; trapped with rodding eye and stopper (grate not included)						
300 mm × 600 mm × 100 mm outlet	125.39	3.35	38.20	149.05	nr	**187.25**
300 mm × 600 mm × 150 mm outlet	128.40	3.35	38.20	152.14	nr	**190.34**
400 mm × 750 mm × 150 mm outlet	148.91	4.07	46.35	183.80	nr	**230.15**
450 mm × 900 mm × 150 mm outlet	201.48	5.12	58.25	243.90	nr	**302.15**
Grease trap; with internal access; galvanized perforated bucket; lid and frame						
600 mm × 450 mm × 600 mm deep; 100 mm outlet	1026.58	4.28	48.73	1082.87	nr	**1131.60**
Interceptor; trapped with inspection arm; lever locking stopper; chain and staple; cement and sand (1:2) joints to pipes; building in, and cutting and fitting brickwork around						
100 mm outlet; 100 mm inlet	160.44	4.07	46.35	164.96	nr	**211.31**
150 mm outlet; 150 mm inlet	227.71	4.58	52.11	233.91	nr	**286.02**
225 mm outlet; 225 mm inlet	620.84	5.09	57.99	636.90	nr	**694.89**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Accessories; grates and covers						
Aluminium alloy gully grids; set in position						
120 mm × 120 mm	5.02	0.10	1.13	5.15	nr	**6.28**
150 mm × 150 mm	4.81	0.10	1.13	4.93	nr	**6.06**
225 mm × 225 mm	14.97	0.10	1.13	15.34	nr	**16.47**
100 mm diameter	5.02	0.10	1.13	5.15	nr	**6.28**
150 mm diameter	7.69	0.10	1.13	7.88	nr	**9.01**
225 mm diameter	16.75	0.10	1.13	17.17	nr	**18.30**
Aluminium alloy sealing plates and frames; set in cement and sand (1:3)						
150 mm × 150 mm	19.33	0.25	2.88	19.92	nr	**22.80**
225 mm × 225 mm	35.37	0.25	2.88	36.36	nr	**39.24**
140 mm diameter (for 100 mm)	15.75	0.25	2.88	16.25	nr	**19.13**
197 mm diameter (for 150 mm)	22.66	0.25	2.88	23.33	nr	**26.21**
273 mm diameter (for 225 mm)	36.27	0.25	2.88	37.28	nr	**40.16**
Polypropylene access covers and frames; supplied by Manhole Covers Ltd or other equal and approved; to suit PPIC inspection chambers; bedding and pointing in frame.						
450 mm diameter; class A15	21.52	1.43	16.29	23.80	nr	**40.09**
450 mm diameter; class B125; kite-marked	38.95	1.43	16.29	41.66	nr	**57.95**
Ductile iron heavy duty road gratings and frame; supplied by Manhole Covers Ltd or other equal and approved; bedding and pointing in cement and sand (1:3); one course half brick thick wall in semi-engineering bricks in cement mortar (1:3)						
225 mm × 225 mm × 80 mm hinged and dished road grating and frame; class C250	23.57	2.48	28.19	27.09	nr	**55.28**
300 mm × 300 mm × 80 mm hinged and dished road grating and frame; class C250	38.95	2.48	28.19	42.86	nr	**71.05**
420 mm × 420 mm × 75 mm hinged road grating and frame; class C250; kite-marked	48.17	2.48	28.19	52.31	nr	**80.50**
445 mm × 445 mm × 75 mm double triangular road grating and frame; class C250; kite-marked	51.25	2.48	28.19	55.46	nr	**83.65**
435 mm × 435 mm × 100 mm pedestrian mesh road grating and frame; class D400	52.27	2.48	28.19	56.51	nr	**84.70**
440 mm × 400 mm × 150 mm hinged road grating and frame; class D400; kite-marked	67.65	2.48	28.19	72.27	nr	**100.46**
Vibrated concrete pipes and fittings; with flexible joints; BS 5911 Part 1						
300 mm pipes Class M; laid straight	14.76	0.71	8.14	15.13	m	**23.27**
Extra for						
bend; ≤ 45°	–	0.71	8.14	132.40	nr	**140.54**
bend; > 45°	–	0.71	8.14	208.05	nr	**216.19**
junction; 300 mm × 100 mm	–	0.51	5.76	79.44	nr	**85.20**
450 mm pipes Class H; laid straight	21.81	1.12	12.78	22.36	m	**35.14**
Extra for						
bend; ≤ 45°	–	1.12	12.78	195.63	nr	**208.41**
bend; > 45°	–	1.12	12.78	307.42	nr	**320.20**
junction; 450 mm × 150 mm	–	0.71	8.14	117.38	nr	**125.52**
600 mm pipes Class H; laid straight	35.46	1.63	18.54	36.35	m	**54.89**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
R12 DRAINAGE BELOW GROUND – cont						
Vibrated concrete pipes and fittings – cont						
Extra for						
bend; ≤ 45°	–	1.63	18.54	318.03	nr	**336.57**
bend; > 45°	–	1.63	18.54	499.75	nr	**518.29**
junction; 600 mm × 150 mm	–	0.91	10.39	190.81	nr	**201.20**
900 mm pipes Class H; laid straight	90.96	2.85	32.44	93.23	m	**125.67**
Extra for						
bend; ≤ 45°	–	2.85	32.44	815.83	nr	**848.27**
bend; > 45°	–	2.85	32.44	1282.02	nr	**1314.46**
junction; 900 mm × 150 mm	–	1.12	12.78	256.40	nr	**269.18**
1200 mm pipes Class H; laid straight	156.78	4.07	46.35	160.70	m	**207.05**
Extra for						
bend; ≤ 45°	–	4.07	46.35	1406.08	nr	**1452.43**
bend; > 45°	–	4.07	46.35	2209.57	nr	**2255.92**
junction; 1200 mm × 150 mm	–	1.63	18.54	441.92	nr	**460.46**
Accessories in precast concrete; top set in with rodding eye and stopper; cement and sand (1:2) joint to pipe						
Concrete road gully; BS 5911; trapped with rodding eye and stopper; cement and sand (1:2) joint to pipe						
450 mm diameter × 1050 mm deep; 100 mm or 150 mm outlet	40.97	4.83	54.99	65.63	nr	**120.62**
Osmadrain uPVC pipes and fittings or other equal and approved; BS 4660; with ring seal joints						
82 mm pipes; laid straight	15.30	0.17	1.88	15.68	m	**17.56**
Extra for						
bend; short radius	26.24	0.14	1.63	26.90	nr	**28.53**
spigot/socket bend	22.05	0.14	1.63	22.60	nr	**24.23**
adaptor	11.50	0.08	0.88	11.79	nr	**12.67**
single junction	34.12	0.20	2.26	34.97	nr	**37.23**
slip coupler	12.20	0.08	0.88	12.50	nr	**13.38**
100 mm pipes; laid straight	9.62	0.19	2.13	11.37	m	**13.50**
Extra for						
bend; short radius	24.79	0.17	1.88	24.82	nr	**26.70**
bend; long radius	40.14	0.17	1.88	38.18	nr	**40.06**
spigot/socket bend	20.95	0.17	1.88	28.46	nr	**30.34**
socket plug	10.85	0.04	0.50	11.12	nr	**11.62**
adjustable double socket bend	29.66	0.17	1.88	37.50	nr	**39.38**
adaptor to clay	27.94	0.10	1.13	28.16	nr	**29.29**
single junction	29.57	0.23	2.63	27.35	nr	**29.98**
sealed access junction	76.49	0.21	2.38	75.44	nr	**77.82**
slip coupler	12.20	0.10	1.13	12.50	nr	**13.63**
160 mm pipes; laid straight	21.10	0.23	2.63	24.65	m	**27.28**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Extra for						
bend; short radius	58.96	0.20	2.26	59.13	nr	**61.39**
spigot/socket bend	53.46	0.20	2.26	70.00	nr	**72.26**
socket plug	23.29	0.08	0.88	23.87	nr	**24.75**
adaptor to clay	60.76	0.13	1.51	61.10	nr	**62.61**
level invert taper	28.59	0.20	2.26	43.20	nr	**45.46**
single junction	96.55	0.26	3.00	98.96	nr	**101.96**
slip coupler	17.37	0.12	1.37	17.80	nr	**19.17**
uPVC Osma Ultra-Rib ribbed pipes and fittings or other equal and approved; WIS approval; with sealed ring push fit joints						
150 mm pipes; laid straight	–	0.21	2.38	10.16	m	**12.54**
Extra for						
bend; short radius	32.09	0.19	2.13	32.28	nr	**34.41**
adaptor to 160 mm diameter uPVC	45.40	0.11	1.25	45.32	nr	**46.57**
adaptor to clay	93.18	0.11	1.25	94.89	nr	**96.14**
level invert taper	14.00	0.20	2.26	12.52	nr	**14.78**
single junction	57.69	0.24	2.76	56.08	nr	**58.84**
225 mm pipes; laid straight	24.81	0.24	2.76	25.43	m	**28.19**
Extra for						
bend; short radius	128.97	0.22	2.50	130.67	nr	**133.17**
adaptor to clay	116.08	0.14	1.63	115.93	nr	**117.56**
level invert taper	22.44	0.22	2.50	18.43	nr	**20.93**
single junction	191.45	0.30	3.38	188.61	nr	**191.99**
300 mm pipes; laid straight	36.85	0.35	4.01	37.77	m	**41.78**
Extra for						
bend; short radius	203.14	0.32	3.63	205.95	nr	**209.58**
adaptor to clay	305.34	0.15	1.75	308.44	nr	**310.19**
level invert taper	72.87	0.32	3.63	67.89	nr	**71.52**
single junction	442.38	0.41	4.63	442.11	nr	**446.74**
ACO Multidrain M100D polymer concrete channel drainage system; galvanized steel edge trim; nominal bore 100mm; type of fall constant; bedding and haunching in in situ concrete (not included)						
slotted galvanized steel grating, load class A15 (pedestrian areas)	–	0.51	5.76	71.78	m	**77.54**
slotted galvanized steel grating, load class C250 (cars and light vans)	–	0.51	5.76	97.66	m	**103.42**
slotted ductile iron grating, load class D400 (driving lanes of roads)	–	0.51	5.76	95.75	m	**101.51**
Heelguard resin composite grating, load class C250 (cars and light vans)	–	0.51	5.76	97.80	m	**103.56**
extra for end caps	–	0.10	1.13	3.98	nr	**5.11**
extra for sump unit	–	1.53	17.41	99.91	nr	**117.32**
extra for ACO universal gully	–	1.65	18.79	484.74	nr	**503.53**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
R12 DRAINAGE BELOW GROUND – cont						
ACO S100 polymer concrete channel drainage system; bolted ductile iron grating, load class F900 (airfields); bedding and haunching in in situ concrete (not included)	–	1.10	12.53	174.91	m	**187.44**
extra for end caps	–	0.10	1.13	13.08	nr	**14.21**
extra for sump unit	–	1.65	18.79	201.26	nr	**220.05**
ACO Qmax large capacity slot drainage channel with MDPE body and hot dipped galvanized steel edge rail, up to load class F900; bedding and haunching in in situ concrete (not included)						
ACO Qmax 225	–	0.82	9.40	62.80	m	**72.20**
ACO Qmax 350	–	1.10	12.53	86.19	m	**98.72**
ACO Qmax 600	–	1.38	15.66	138.65	m	**154.31**
ACO Qmax 900	–	1.65	18.79	201.68	m	**220.47**
extra for shallow access chamber	–	1.65	18.79	153.23	nr	**172.02**
extra for deep access chamber	–	2.20	25.05	199.62	nr	**224.67**
ACO Kerbdrain one-piece polymer concrete combined drainage system, load class D400; bedding and haunching in in situ concrete (not included). Manufactured from recycled and recyclable material						
KerbDrain KD305	–	0.55	6.26	66.32	m	**72.58**
KerbDrain KD480	–	0.71	8.14	68.52	m	**76.66**
KerbDrain KD305 drop kerb (left drop, one centre stone and right drop) total length 2745mm	–	2.20	25.05	130.34	nr	**155.39**
extra for KerbDrain KD305 mitre unit	–	0.28	3.14	72.84	nr	**75.98**
extra for KerbDrain KD end cap	–	0.10	1.13	34.79	nr	**35.92**
extra for KerbDrain KD610 shallow gully assembly	–	1.65	18.79	561.89	nr	**580.68**
Interconnecting drainage channel; Birco-lite ref 8012 or other equal and approved; Marshalls Plc; galvanized steel grating ref 8041; bedding and haunching in in situ concrete (not included)						
100 mm wide						
laid level or to falls	–	0.51	5.76	48.69	m	**54.45**
extra for 100 mm diameter trapped outlet unit	–	1.53	17.41	107.16	nr	**124.57**
extra for end caps	–	0.10	1.13	6.07	nr	**7.20**
Accessories in uPVC; with ring seal joints to pipes (unless otherwise described)						
Rodding eye						
110 mm diameter	50.67	0.47	5.38	56.38	nr	**61.76**
Universal gulley fitting; comprising gulley trap, plain hopper						
150 mm × 150 mm grate	44.12	1.02	11.65	51.43	nr	**63.08**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Bottle gulley; comprising gulley with bosses closed; sealed access covers						
217 mm × 217 mm grate	87.56	0.86	9.77	95.96	nr	**105.73**
Shallow access pipe; light duty screw down access door assembly						
110 mm diameter	124.48	0.86	9.77	133.81	nr	**143.58**
Shallow access inspection junction; 3 nr 110 mm inlets; light duty screw down access door assembly						
110 mm diameter	192.88	1.22	13.91	200.37	nr	**214.28**
Shallow inspection chamber; 250 mm diameter; 600 mm deep; sealed cover and frame						
4 nr 110 mm outlets/inlets	159.08	1.41	16.03	185.24	nr	**201.27**
Universal inspection chamber; 450 mm diameter; single seal cast iron cover and frame; 4 nr 110 mmoutlets/inlets						
500 mm deep	311.51	1.49	16.91	341.48	nr	**358.39**
730 mm deep	348.92	1.76	20.04	384.26	nr	**404.30**
960 mm deep	386.33	2.04	23.18	427.04	nr	**450.22**
Equal manhole base; 750 mm diameter						
6 nr 160 mm outlets/inlets	456.52	1.33	15.16	481.25	nr	**496.41**
Unequal manhole base; 750 mm diameter						
2 nr 160 mm, 4nr 110 mm outlets/inlets	352.94	1.33	15.16	375.08	nr	**390.24**
Kerb to gullies; class B engineering bricks on edge to three sides in cement mortar (1:3) rendering in cement mortar (1:3) to top and two sides and skirting to brickwork 230 mm high; dishing in cement mortar (1:3) to gully; steel trowelled						
230 mm × 230 mm internally	–	1.53	17.41	1.47	nr	**18.88**
MANHOLES						
Excavating; by machine						
Manholes						
maximum depth not exceeding 1.00 m	–	0.21	2.40	4.16	m^3	**6.56**
maximum depth not exceeding 2.00 m	–	0.23	2.65	4.57	m^3	**7.22**
maximum depth not exceeding 4.00 m	–	0.28	3.16	5.34	m^3	**8.50**
Excavating; by hand						
Manholes						
maximum depth not exceeding 1.00 m	–	3.35	38.55	–	m^3	**38.55**
maximum depth not exceeding 2.00 m	–	3.97	45.62	–	m^3	**45.62**
maximum depth not exceeding 4.00 m	–	5.09	58.52	–	m^3	**58.52**
Earthwork support (average risk prices)						
Maximum depth not exceeding 1.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.15	1.77	1.70	m^2	**3.47**
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.20	2.28	3.17	m^2	**5.45**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
R12 DRAINAGE BELOW GROUND – cont						
Earthwork support (average risk prices) – cont						
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.24	2.78	4.63	m^2	**7.41**
Disposal; by machine						
Excavated material						
off site; to tip not exceeding 13 km (using lorries) including Landfill Tax based on inactive waste	–	–	–	16.51	m^3	**16.51**
on site; depositing on site in spoil heaps; average 50 m distance	–	0.15	1.77	3.71	m^3	**5.48**
Disposal; by hand						
Excavated material						
off site; to tip not exceeding 13 km (using lorries) including Landfill Tax based on inactive waste	–	0.82	9.48	15.00	m^3	**24.48**
on site; depositing on site in spoil heaps; average 50 m distance	–	1.32	15.17	–	m^3	**15.17**
Filling to excavations; by machine						
Average thickness not exceeding 0.25 m						
arising excavations	–	0.15	1.77	1.96	m^3	**3.73**
Filling to excavations; by hand						
Average thickness not exceeding 0.25 m						
arising from excavations	–	1.02	11.76	–	m^3	**11.76**
Plain in situ ready mixed designated concrete; C10 – 40 mm aggregate						
Beds						
thickness not exceeding 150 mm	90.90	3.06	41.09	93.17	m^3	**134.26**
thickness 150 mm–450 mm	–	2.29	30.75	93.17	m^3	**123.92**
thickness exceeding 450 mm	–	1.94	26.01	93.17	m^3	**119.18**
Plain in situ ready mixed designated concrete; C20 – 20 mm aggregate						
Beds						
thickness not exceeding 150 mm	92.86	3.06	41.09	95.18	m^3	**136.27**
thickness 150 mm–450 mm	–	2.29	30.75	95.18	m^3	**125.93**
thickness exceeding 450 mm	–	1.94	26.01	95.18	m^3	**121.19**
Plain in situ ready mixed designated concrete; C25 – 20 mm aggregate; (small quantities)						
Benching in bottoms						
150 mm–450 mm average thickness	90.89	9.16	137.96	93.16	m^3	**231.12**
Reinforced in situ ready mixed designated concrete; C20 – 20 mm aggregate; (small quantities)						
Isolated cover slabs						
thickness not exceeding 150 mm	88.43	7.13	95.79	90.64	m^3	**186.43**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Reinforcement; fabric to BS 4449; lapped; in beds or suspended slabs						
Ref D98 (1.54 kg/m^2)						
400 mm minimum laps	1.35	0.12	1.92	1.38	m^2	**3.30**
Ref A142 (2.22 kg/m^2)						
400 mm minimum laps	1.74	0.12	1.92	1.78	m^2	**3.70**
Ref A193 (3.02 kg/m^2)						
400 mm minimum laps	2.39	0.12	1.92	2.45	m^2	**4.37**
Formwork; basic finish						
Soffits of isolated cover slabs						
horizontal	–	2.90	45.12	3.86	m^2	**48.98**
Edges of isolated cover slabs						
height not exceeding 250 mm	–	0.86	13.34	1.50	m	**14.84**
Precast concrete circular manhole rings; BS5911 Part 1; bedding, jointing and pointing in cement mortar (1:3) on prepared bed						
Chamber or shaft rings; plain						
900 mm diameter	47.51	5.60	63.76	49.51	m	**113.27**
1050 mm diameter	50.18	6.61	75.29	53.06	m	**128.35**
1200 mm diameter	60.99	7.63	86.93	64.94	m	**151.87**
Chamber or shaft rings; reinforced						
1350 mm diameter	91.09	8.65	98.46	96.62	m	**195.08**
1500 mm diameter	101.98	9.67	110.11	109.41	m	**219.52**
1800 mm diameter	143.37	12.21	139.04	154.26	m	**293.30**
2100 mm diameter	280.70	15.27	173.87	297.47	m	**471.34**
extra for step irons built in	6.13	0.15	1.75	6.28	nr	**8.03**
extra for integrated ladder system 150mm projection polypropylene encapusulated steps and rails	70.00	1.10	14.63	71.75	m	**86.38**
Reducing slabs						
1200 mm diameter	85.75	6.11	69.53	89.51	nr	**159.04**
1350 mm diameter	129.37	9.67	110.11	135.85	nr	**245.96**
1500 mm diameter	149.23	11.20	127.52	157.02	nr	**284.54**
1800 mm diameter	198.63	14.24	162.22	210.08	nr	**372.30**
Heavy duty cover slabs; to suit rings						
900 mm diameter	50.75	3.06	34.82	52.83	nr	**87.65**
1050 mm diameter	54.47	3.56	40.59	56.81	nr	**97.40**
1200 mm diameter	65.97	4.07	46.35	69.25	nr	**115.60**
1350 mm diameter	99.53	4.58	52.11	104.46	nr	**156.57**
1500 mm diameter	114.71	5.09	57.99	120.83	nr	**178.82**
1800 mm diameter	168.00	6.11	69.53	176.71	nr	**246.24**
2100 mm diameter	355.95	7.13	81.17	370.94	nr	**452.11**
Common bricks; in cement mortar (1:3)						
Walls to manholes						
one brick thick	258.00	2.44	49.28	42.96	m^2	**92.24**
one and a half brick thick	–	3.56	71.93	64.43	m^2	**136.36**
Projections of footings						
two brick thick	–	4.98	100.57	85.91	m^2	**186.48**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
R12 DRAINAGE BELOW GROUND – cont						
Class A engineering bricks; in cement mortar (1:3)						
Walls to manholes						
one brick thick (PC £ per 1000)	367.65	2.75	55.50	59.14	m^2	**114.64**
one and a half brick thick	–	3.97	80.14	61.57	m^2	**141.71**
Projections of footings						
two brick thick	–	5.60	113.00	118.27	m^2	**231.27**
Class B engineering bricks; in cement mortar (1:3)						
Walls to manholes						
one brick thick (PC £ per 1000)	344.00	2.75	55.50	55.65	m^2	**111.15**
one and a half brick thick	–	3.97	80.14	83.48	m^2	**163.62**
Projections of footings						
two brick thick	–	5.60	113.00	111.29	m^2	**224.29**
Brickwork sundries						
Extra over for fair face; flush smooth pointing						
manhole walls	–	0.21	4.22	–	m^2	**4.22**
Building ends of pipes into brickwork; making good fair face or rendering						
not exceeding 55 mm nominal size	–	0.10	2.00	–	nr	**2.00**
55 mm–110 mm nominal size	–	0.15	3.11	–	nr	**3.11**
over 110 mm nominal size	–	0.21	4.22	–	nr	**4.22**
Step irons; BS 1247; malleable; galvanized; building into joints						
general purpose pattern	–	0.15	3.11	2.42	nr	**5.53**
Cement and sand (1:3) in situ finishings; steel trowelled						
13 mm work to manhole walls; one coat; to						
brickwork base over 300 wide	–	0.71	14.43	1.62	m^2	**16.05**
Cast iron inspection chambers; with bolted flat covers; BS 437; bedded in cement mortar (1:3); with mechanical coupling joints						
100 mm × 100 mm						
one branch either side	247.37	1.54	17.54	254.36	nr	**271.90**
two branches either side	467.88	2.20	25.05	480.39	nr	**505.44**
150 mm × 100 mm						
one branch either side	306.26	1.71	19.41	314.73	nr	**334.14**
two branches either side	594.41	2.37	26.94	610.90	nr	**637.84**
150 mm × 150 mm						
one branch either side	379.32	1.98	22.55	390.43	nr	**412.98**
two branches either side	732.19	2.86	32.56	752.11	nr	**784.67**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Coated cast or ductile iron access covers and frames; to BS EN 124; supplied by Manhole Covers Ltd or other equal and approved; bedding frame in cement and sand (1:3); cover in grease and sand						
Light duty; cast iron; rectangular single seal solid top						
450 mm × 450 mm; class A15	37.92	1.65	18.79	40.61	nr	**59.40**
600 mm × 450 mm; class A15	43.05	1.65	18.79	46.01	nr	**64.80**
600 mm × 600 mm; class A15	57.40	1.65	18.79	60.87	nr	**79.66**
750 mm × 600 mm; class A15	118.90	1.65	18.79	123.91	nr	**142.70**
Light duty; cast iron; rectangular double seal solid top						
Medium duty; ductile iron; rectangular single seal solid top						
450 mm × 450 mm × 40 mm; class C250; kite-marked	69.70	2.20	25.05	73.48	nr	**98.53**
600 mm × 450 mm × 40 mm; slide-out; class C250; kite-marked	77.90	2.20	25.05	81.89	nr	**106.94**
600 mm × 600 mm × 40 mm; slide-out; class C250; kite-marked	86.10	2.20	25.05	90.29	nr	**115.34**
760 mm × 600 mm × 40 mm; slide-out; class C250; kite-marked	128.13	2.20	25.05	133.37	nr	**158.42**
Heavy duty; ductile iron; solid top						
450 mm × 450 mm × 75 mm; single seal; class C250; kite-marked	101.47	2.75	31.31	106.06	nr	**137.37**
600 mm × 450 mm × 75 mm; single seal; class C250; kite-marked	112.75	2.75	31.31	117.61	nr	**148.92**
600 mm × 600 mm × 75 mm; single seal; class C250; kite-marked	129.15	2.75	31.31	134.42	nr	**165.73**
450 mm × 450 mm × 100 mm; double triangular; class D400; kite-marked	92.25	2.75	31.31	96.60	nr	**127.91**
600 mm × 450 mm × 100 mm; double triangular; class D400; kite-marked	120.95	2.75	31.31	126.01	nr	**157.32**
600 mm × 600 mm × 100 mm; double triangular; class D400; kite-marked	73.80	2.75	31.31	77.68	nr	**108.99**
750 mm × 600 mm × 100 mm; double triangular; class D400; kite-marked	188.60	2.75	31.31	195.35	nr	**226.66**
1220 mm × 675 mm × 100 mm; double triangular; class D400; kite-marked	210.13	3.85	43.84	217.42	nr	**261.26**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
R12 DRAINAGE BELOW GROUND – cont						
British Standard best quality vitrified clay channels; bedding and jointing in cement and sand (1:2)						
Half section straight						
100 mm diameter × 1 m long	7.66	0.81	9.27	7.85	nr	**17.12**
150 mm diameter × 1 m long	12.74	1.02	11.65	13.06	nr	**24.71**
225 mm diameter × 1 m long	28.63	1.32	15.04	29.35	nr	**44.39**
300 mm diameter × 1 m long	58.78	1.63	18.54	60.25	nr	**78.79**
Half section bend						
100 mm diameter	8.61	0.62	7.01	8.83	nr	**15.84**
150 mm diameter	14.22	0.76	8.64	14.58	nr	**23.22**
225 mm diameter	47.44	1.02	11.65	48.63	nr	**60.28**
Taper straight						
150 mm–100 mm diameter	35.84	0.71	8.14	36.74	nr	**44.88**
225 mm–150 mm diameter	80.00	0.91	10.39	82.00	nr	**92.39**
Taper bend						
150 mm–100 mm diameter	54.58	0.91	10.39	55.94	nr	**66.33**
225 mm–150 mm diameter	156.37	1.17	13.27	160.28	nr	**173.55**
Three quarter section branch bend						
100 mm diameter	16.30	0.51	5.76	16.71	nr	**22.47**
150 mm diameter	26.99	0.76	8.64	27.66	nr	**36.30**
225 mm diameter	77.72	1.02	11.65	79.66	nr	**91.31**
uPVC channels; with solvent weld or lip seal coupling joints; bedding in cement and sand						
Half section cut away straight; with coupling either end						
110 mm diameter	68.01	0.31	3.51	89.24	nr	**92.75**
160 mm diameter	127.71	0.41	4.63	166.81	nr	**171.44**
Half section cut away long radius bend; with coupling either end						
110 mm diameter	111.51	0.31	3.51	133.82	nr	**137.33**
160 mm diameter	241.07	0.41	4.63	283.00	nr	**287.63**
Channel adaptor to clay; with one coupling						
110 mm diameter	26.10	0.25	2.88	36.51	nr	**39.39**
160 mm diameter	63.12	0.34	3.88	82.65	nr	**86.53**
Half section bend						
110 mm diameter	43.04	0.34	3.88	44.82	nr	**48.70**
160 mm diameter	73.95	0.51	5.76	77.45	nr	**83.21**
Half section channel connector						
110 mm diameter	11.78	0.08	0.88	13.49	nr	**14.37**
Half section channel junction						
110 mm diameter	33.40	0.51	5.76	34.94	nr	**40.70**
Polypropylene slipper bend						
110 mm diameter	28.97	0.41	4.63	30.40	nr	**35.03**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Glass fibre septic tank; Klargester or other equal and approved; fixing lockable manhole cover and frame; placing in position						
3750 litre capacity; 2000 mm diameter; depth to invert						
500 mm deep; standard grade	1196.00	2.50	28.43	1323.27	nr	**1351.70**
6000 litre capacity; 2300 mm diameter; depth to invert						
1000 mm deep; standard grade	1385.00	2.69	30.69	1517.00	nr	**1547.69**
1500 mm deep; heavy duty grade	1491.00	3.00	34.19	1625.65	nr	**1659.84**
9000 litre capacity; 2660 mm diameter; depth to invert						
1000 mm deep; standard grade	1385.00	2.90	33.07	1517.00	nr	**1550.07**
1500 mm deep; heavy duty grade	1778.00	3.20	36.45	1919.83	nr	**1956.28**
Glass fibre petrol interceptors; Klargester or other equal and approved; placing in position						
2000 litre capacity; 2370 mm × 1300 mm diameter; depth to invert						
1000 mm deep	919.00	2.75	31.31	941.98	nr	**973.29**
4000 litre capacity; 4370 mm × 1300 mm diameter; depth to invert						
1000 mm deep	1576.00	2.95	33.57	1615.40	nr	**1648.97**
R13 LAND DRAINAGE						
Excavating; by hand; grading bottoms; earthwork support; filling to within 150 mm of surface with gravel rejects; remainder filled with excavated material and compacting; disposal of surplus soil on site; spreading on site average 50 m						
Pipes not exceeding 200 nominal size						
average depth of trench 0.75 m	–	1.81	20.75	10.36	m	**31.11**
average depth of trench 1.00 m	–	2.39	27.48	17.04	m	**44.52**
average depth of trench 1.25 m	–	3.35	38.45	21.56	m	**60.01**
average depth of trench 1.50 m	–	5.75	66.07	26.45	m	**92.52**
average depth of trench 1.75 m	–	6.81	78.23	30.97	m	**109.20**
average depth of trench 2.00 m	–	7.88	90.52	35.84	m	**126.36**
Disposal; load lorry by machine						
Excavated material						
off site; to tip not exceeding 13 km (using lorries); including Landfill Tax based on inactive waste	–	–	–	16.51	m^3	**16.51**
Disposal; load lorry by hand						
Excavated material						
off site; to tip not exceeding 13 km (using lorries); including Landfill Tax based on inactive waste	–	0.86	9.91	15.00	m^3	**24.91**

R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
R13 LAND DRAINAGE – cont						
Vitrified clay perforated subsoil pipes; BS 65; Hepworth Hepline or other equal and approved						
Pipes; laid straight						
100 mm diameter	10.13	0.23	2.62	10.38	m	**13.00**
150 mm diameter	18.45	0.29	3.27	18.91	m	**22.18**
225 mm diameter	39.04	0.38	4.33	40.02	m	**44.35**

S PIPED SUPPLY SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
S10/S11 HOT AND COLD WATER						
Copper pipes; BS EN 1057; capillary fittings						
15 mm pipes; fixing with pipe clips and screwed	1.17	0.41	7.66	1.24	m	**8.90**
Extra for						
made bend	–	0.17	3.16	–	nr	**3.16**
stop end	2.09	0.12	2.26	2.14	nr	**4.40**
straight coupling	0.32	0.19	3.61	0.33	nr	**3.94**
union coupling	11.33	0.19	3.61	11.61	nr	**15.22**
reducing coupling	3.85	0.19	3.61	3.95	nr	**7.56**
copper to lead connector	8.39	0.24	4.50	8.60	nr	**13.10**
imperial to metric adaptor	4.76	0.24	4.50	4.88	nr	**9.38**
elbow	1.12	0.19	3.61	1.15	nr	**4.76**
backplate elbow	8.50	0.38	7.21	8.71	nr	**15.92**
return bend	12.73	0.19	3.61	13.05	nr	**16.66**
tee; equal	1.07	0.28	5.18	1.10	nr	**6.28**
tee; reducing	9.27	0.28	5.18	9.50	nr	**14.68**
straight tap connector	2.75	0.56	10.59	2.82	nr	**13.41**
bent tap connector	3.23	0.76	14.19	3.31	nr	**17.50**
tank connector	13.11	0.28	5.18	13.44	nr	**18.62**
22 mm pipes; fixing with pipe clips and screwed	2.34	0.48	9.01	2.44	m	**11.45**
Extra for						
made bend	–	0.23	4.27	–	nr	**4.27**
stop end	3.91	0.14	2.71	4.01	nr	**6.72**
straight coupling	0.84	0.24	4.50	0.86	nr	**5.36**
union coupling	18.14	0.24	4.50	18.59	nr	**23.09**
reducing coupling	3.79	0.24	4.50	3.88	nr	**8.38**
copper to lead connector	11.46	0.35	6.53	11.75	nr	**18.28**
elbow	3.47	0.24	4.50	3.56	nr	**8.06**
backplate elbow	18.25	0.49	9.24	18.71	nr	**27.95**
return bend	25.03	0.24	4.50	25.66	nr	**30.16**
tee; equal	3.39	0.37	6.98	3.47	nr	**10.45**
tee; reducing	2.69	0.37	6.98	2.76	nr	**9.74**
straight tap connector	3.26	0.19	3.61	3.34	nr	**6.95**
28 mm pipes; fixing with pipe clips and screwed	2.98	0.52	9.69	3.10	m	**12.79**
Extra for						
made bend	–	0.28	5.18	–	nr	**5.18**
stop end	6.98	0.17	3.16	7.15	nr	**10.31**
straight coupling	1.94	0.31	5.85	1.99	nr	**7.84**
reducing coupling	5.29	0.31	5.85	5.42	nr	**11.27**
union coupling	18.14	0.31	5.85	18.59	nr	**24.44**
copper to lead connector	21.52	0.43	8.11	22.06	nr	**30.17**
imperial to metric adaptor	5.26	0.43	8.11	5.39	nr	**13.50**
elbow	10.13	0.31	5.85	10.38	nr	**16.23**
return bend	31.98	0.31	5.85	32.78	nr	**38.63**
tee; equal	8.60	0.46	8.56	8.82	nr	**17.38**
tank connector	20.29	0.46	8.56	20.80	nr	**29.36**

S PIPED SUPPLY SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
S10/S11 HOT AND COLD WATER – cont						
Copper pipes; BS EN 1057; capillary fittings – cont						
35 mm pipes; fixing with pipe clips and screwed	7.02	0.60	11.25	7.24	m	**18.49**
Extra for						
made bend	–	0.34	6.30	–	nr	**6.30**
stop end	15.39	0.19	3.61	15.77	nr	**19.38**
straight coupling	6.30	0.37	6.98	6.46	nr	**13.44**
reducing coupling	12.47	0.37	6.98	12.78	nr	**19.76**
union coupling	34.60	0.37	6.98	35.46	nr	**42.44**
flanged connector	95.64	0.49	9.24	98.03	nr	**107.27**
elbow	22.71	0.37	6.98	23.28	nr	**30.26**
obtuse elbow	20.33	0.37	6.98	20.84	nr	**27.82**
tee; equal	21.93	0.52	9.69	22.48	nr	**32.17**
tank connector	26.01	0.52	9.69	26.66	nr	**36.35**
42 mm pipes; fixing with pipe clips; plugged and screwed	8.52	0.67	12.61	8.77	m	**21.38**
Extra for						
made bend	–	0.44	8.33	–	nr	**8.33**
stop end	26.51	0.22	4.05	27.17	nr	**31.22**
straight coupling	10.50	0.43	8.11	10.76	nr	**18.87**
reducing coupling	20.86	0.43	8.11	21.38	nr	**29.49**
union coupling	50.59	0.43	8.11	51.85	nr	**59.96**
flanged connector	114.32	0.55	10.36	117.18	nr	**127.54**
elbow	22.26	0.43	8.11	22.82	nr	**30.93**
obtuse elbow	36.19	0.43	8.11	37.09	nr	**45.20**
tee; equal	35.19	0.58	10.81	36.07	nr	**46.88**
tank connector	34.10	0.58	10.81	34.95	nr	**45.76**
54 mm pipes; fixing with pipe clips; plugged and screwed	10.96	0.74	13.96	11.28	m	**25.24**
Extra for						
made bend	–	0.61	11.48	–	nr	**11.48**
stop end	37.01	0.23	4.27	37.94	nr	**42.21**
straight coupling	19.38	0.49	9.24	19.86	nr	**29.10**
reducing coupling	35.05	0.49	9.24	35.93	nr	**45.17**
union coupling	96.43	0.49	9.24	98.84	nr	**108.08**
flanged connector	172.82	0.55	10.36	177.14	nr	**187.50**
elbow	45.99	0.49	9.24	47.14	nr	**56.38**
obtuse elbow	65.47	0.49	9.24	67.11	nr	**76.35**
tee; equal	70.97	0.64	11.93	72.74	nr	**84.67**
tank connector	52.09	0.64	11.93	53.39	nr	**65.32**
Copper pipes; EN 1057:1996; compression fittings						
15 mm pipes; fixing with pipe clips; plugged and screwed	1.17	0.47	8.78	1.24	m	**10.02**
Extra for						
made bend	–	0.17	3.16	–	nr	**3.16**
stop end	3.80	0.11	2.03	3.90	nr	**5.93**
straight coupling	3.05	0.17	3.16	3.13	nr	**6.29**

S PIPED SUPPLY SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
male coupling	1.57	0.23	4.27	1.61	nr	**5.88**
female coupling	1.92	0.23	4.27	1.97	nr	**6.24**
90° bend	3.67	0.17	3.16	3.76	nr	**6.92**
90° backplate bend	9.91	0.34	6.30	10.16	nr	**16.46**
tee; equal	2.91	0.24	4.50	2.98	nr	**7.48**
tank coupling	7.74	0.24	4.50	7.93	nr	**12.43**
22 mm pipes; fixing with pipe clips; plugged and screwed	2.34	0.53	9.91	2.44	m	**12.35**
Extra for						
made bend	–	0.23	4.27	–	nr	**4.27**
stop end	5.49	0.13	2.48	5.63	nr	**8.11**
straight coupling	2.92	0.23	4.27	2.99	nr	**7.26**
male coupling	2.46	0.31	5.85	2.52	nr	**8.37**
female coupling	2.75	0.31	5.85	2.82	nr	**8.67**
90° bend	3.49	0.23	4.27	3.58	nr	**7.85**
tee; equal	4.88	0.34	6.30	5.00	nr	**11.30**
tee; reducing	12.59	0.34	6.30	12.90	nr	**19.20**
tank coupling	8.58	0.34	6.30	8.79	nr	**15.09**
28 mm pipes; fixing with pipe clips; plugged and screwed	2.98	0.58	10.81	3.10	m	**13.91**
Extra for						
made bend	–	0.28	5.18	–	nr	**5.18**
stop end	11.77	0.16	2.93	12.06	nr	**14.99**
straight coupling	11.26	0.28	5.18	11.54	nr	**16.72**
male coupling	7.97	0.38	7.21	8.17	nr	**15.38**
female coupling	10.32	0.38	7.21	10.58	nr	**17.79**
90° bend	14.53	0.28	5.18	14.89	nr	**20.07**
tee; equal	23.17	0.41	7.66	23.75	nr	**31.41**
tee; reducing	22.38	0.41	7.66	22.94	nr	**30.60**
tank coupling	17.96	0.41	7.66	18.41	nr	**26.07**
35 mm pipes; fixing with pipe clips; plugged and screwed	7.02	0.66	12.38	7.24	m	**19.62**
Extra for						
made bend	–	0.34	6.30	–	nr	**6.30**
stop end	18.46	0.18	3.38	18.92	nr	**22.30**
straight coupling	23.83	0.34	6.30	24.43	nr	**30.73**
male coupling	18.11	0.44	8.33	18.56	nr	**26.89**
female coupling	21.84	0.44	8.33	22.39	nr	**30.72**
tee; equal	41.83	0.47	8.78	42.88	nr	**51.66**
tee; reducing	40.88	0.47	8.78	41.90	nr	**50.68**
tank coupling	21.80	0.47	8.78	22.35	nr	**31.13**
42 mm pipes; fixing with pipe clips; plugged and screwed	8.52	0.73	13.74	8.77	m	**22.51**
Extra for						
made bend	–	0.44	8.33	–	nr	**8.33**
stop end	30.74	0.20	3.82	31.51	nr	**35.33**
straight coupling	31.33	0.38	7.21	32.11	nr	**39.32**
male coupling	27.17	0.50	9.46	27.85	nr	**37.31**
female coupling	29.24	0.50	9.46	29.97	nr	**39.43**
tee; equal	65.77	0.52	9.69	67.41	nr	**77.10**
tee; reducing	60.05	0.52	9.69	61.55	nr	**71.24**

S PIPED SUPPLY SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
S10/S11 HOT AND COLD WATER – cont						
Copper pipes; EN 1057:1996; compression fittings – cont						
54 mm pipes; fixing with pipe clips; plugged and screwed	10.96	0.80	15.09	11.28	m	**26.37**
Extra for						
made bend	–	0.61	11.48	–	nr	**11.48**
straight coupling	46.85	0.44	8.33	48.02	nr	**56.35**
male coupling	40.11	0.55	10.36	41.11	nr	**51.47**
female coupling	42.89	0.55	10.36	43.96	nr	**54.32**
tee; equal	105.69	0.58	10.81	108.33	nr	**119.14**
tee; reducing	105.66	0.58	10.81	108.30	nr	**119.11**
Copper, brass and gunmetal ancillaries; screwed joints to fittings						
Stopcock; brass/gunmetal capillary joints to copper						
15 mm nominal size	8.64	0.23	4.27	8.86	nr	**13.13**
22 mm nominal size	16.14	0.30	5.63	16.54	nr	**22.17**
28 mm nominal size	45.90	0.37	6.98	47.05	nr	**54.03**
Stopcock; brass/gunmetal compression joints to copper						
15 mm nominal size	26.60	0.20	3.82	27.27	nr	**31.09**
22 mm nominal size	37.42	0.26	4.95	38.36	nr	**43.31**
28 mm nominal size	66.56	0.34	6.30	68.22	nr	**74.52**
Stopcock; brass/gunmetal compression joints to polyethylene						
15 mm nominal size	27.54	0.29	5.40	28.23	nr	**33.63**
22 mm nominal size	47.88	0.37	6.98	49.08	nr	**56.06**
28 mm nominal size	51.05	0.44	8.33	52.33	nr	**60.66**
Gunmetal Fullway gate valve; capillary joints to copper						
15 mm nominal size	25.72	0.23	4.27	26.36	nr	**30.63**
22 mm nominal size	29.78	0.30	5.63	30.52	nr	**36.15**
28 mm nominal size	41.48	0.37	6.98	42.52	nr	**49.50**
35 mm nominal size	92.51	0.46	8.56	94.82	nr	**103.38**
42 mm nominal size	115.67	0.52	9.69	118.56	nr	**128.25**
54 mm nominal size	167.80	0.59	11.04	172.00	nr	**183.04**
Brass gate valve; compression joints to copper						
15 mm nominal size	31.23	0.34	6.30	32.01	nr	**38.31**
22 mm nominal size	36.80	0.44	8.33	37.72	nr	**46.05**
28 mm nominal size	49.99	0.55	10.36	51.24	nr	**61.60**
Chromium plated; lockshield radiator valve; union outlet						
15 mm nominal size	9.35	0.24	4.50	9.58	nr	**14.08**
PEX/PEM JG Speedfit system; BS 7291 Parts 1, 2 & 3 class S; push fit fittings						
10 mm PEX barrier pipes; fixing with pipe clips; in wall, floor and roof voids	0.86	0.24	4.50	1.41	m	**5.91**

S PIPED SUPPLY SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Extra for						
stop end	1.39	0.06	1.13	1.73	nr	**2.86**
straight connector	0.94	0.12	2.26	1.57	nr	**3.83**
elbow	1.76	0.12	2.26	2.41	nr	**4.67**
stem elbow	2.20	0.12	2.26	2.86	nr	**5.12**
tee; equal	2.03	0.18	3.38	2.99	nr	**6.37**
brass chrome plated service valve	7.25	0.12	2.26	8.04	nr	**10.30**
brass chrome plated ball valve	10.21	0.12	2.26	11.07	nr	**13.33**
15 mm PEX barrier pipes; fixing with pipe clips; in wall, floor and roof voids	1.11	0.26	4.95	1.74	m	**6.69**
15 mm Polybutylene barrier pipes; fixing with pipe clips; in wall, floor and roof voids	1.31	0.26	4.95	1.95	m	**6.90**
Extra for						
stop end	1.44	0.08	1.58	1.77	nr	**3.35**
straight connector	1.07	0.17	3.16	1.70	nr	**4.86**
reducing coupler	2.51	0.17	3.16	3.18	nr	**6.34**
PE-copper coupler	4.59	0.19	3.61	5.31	nr	**8.92**
elbow	1.26	0.17	3.16	1.90	nr	**5.06**
stem elbow	2.48	0.17	3.16	3.15	nr	**6.31**
tee; equal	1.83	0.24	4.50	2.78	nr	**7.28**
tee; reducing	3.06	0.24	4.50	4.04	nr	**8.54**
tank connector	1.79	0.24	4.50	2.13	nr	**6.63**
straight tap connector	2.09	0.34	6.30	2.45	nr	**8.75**
bent tap connector	2.63	0.34	6.30	3.00	nr	**9.30**
angle service valve with tap connector	6.52	0.34	6.30	6.98	nr	**13.28**
stop valve	5.11	0.17	3.16	5.84	nr	**9.00**
brass chrome plated service valve	8.69	0.17	3.16	9.51	nr	**12.67**
brass chrome plated ball valve	11.15	0.17	3.16	12.03	nr	**15.19**
speedfit × union nut flexi hose 500 mm long	6.04	0.34	6.30	6.50	nr	**12.80**
22 mm PEX barrier pipes; fixing with pipe clips; in wall, floor and roof voids	2.19	0.30	5.63	3.03	m	**8.66**
22 mm Polybutylene barrier pipes; fixing with pipe clips; in wall, floor and roof voids	2.50	0.30	5.63	3.35	m	**8.98**
Extra for						
stop end	1.74	0.11	2.03	2.15	nr	**4.18**
straight connector	1.67	0.22	4.05	2.45	nr	**6.50**
reducing coupler	2.95	0.22	4.05	3.76	nr	**7.81**
PE-copper coupler	5.49	0.24	4.50	6.38	nr	**10.88**
elbow	2.01	0.22	4.05	2.80	nr	**6.85**
stem elbow	3.76	0.22	4.05	4.59	nr	**8.64**
tee; equal	2.71	0.32	6.08	3.90	nr	**9.98**
tee; reducing	3.06	0.32	6.08	4.11	nr	**10.19**
tank connector	2.28	0.32	6.08	2.71	nr	**8.79**
straight tap connector	2.72	0.43	8.11	3.16	nr	**11.27**
stop valve	7.77	0.22	4.05	8.70	nr	**12.75**
brass chrome plated service valve	19.52	0.22	4.05	20.75	nr	**24.80**
brass chrome plated ball valve	22.29	0.22	4.05	23.59	nr	**27.64**
speedfit × union nut flexi hose 500 mm long	7.25	0.43	8.11	7.80	nr	**15.91**
22 × 10 4 Way manifold	6.35	0.43	8.11	8.09	nr	**16.20**

S PIPED SUPPLY SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
S10/S11 HOT AND COLD WATER – cont						
PEX/PEM JG Speedfit system – cont						
22 × 15 4 Port rail manifold	13.08	0.43	8.11	14.99	nr	**23.10**
22 × 15 4 Zone brass rail manifold	195.86	1.20	22.52	202.34	nr	**224.86**
28 mm PEX barrier pipes; fixing with pipe clips; in wall, floor and roof voids	2.40	0.34	6.30	4.00	m	**10.30**
Extra for						
straight connector	4.23	0.29	5.40	5.20	nr	**10.60**
reducer	3.58	0.29	5.40	4.53	nr	**9.93**
elbow	4.94	0.29	5.40	5.92	nr	**11.32**
tee; equal	6.98	0.43	8.11	8.44	nr	**16.55**
tee; reducing	7.69	0.43	8.11	9.05	nr	**17.16**
Water tanks/cisterns						
Polyethylene cold water feed and expansion cistern; BS 4213; with covers; capacity						
68 litres	34.27	1.39	26.13	35.13	nr	**61.26**
114 litres	44.37	1.61	30.18	45.48	nr	**75.66**
182 litres	72.80	1.61	30.18	74.62	nr	**104.80**
227 litres	75.43	2.16	40.54	77.32	nr	**117.86**
One piece GRP cold water storage cistern; with covers; capacity						
27 litres	88.39	1.22	22.97	90.60	nr	**113.57**
68 litres	101.16	1.39	26.13	103.69	nr	**129.82**
114 litres	104.94	1.61	30.18	107.56	nr	**137.74**
227 litres	160.42	2.16	40.54	164.43	nr	**204.97**
Insulated one piece GRP cold water storage cistern; with covers; capacity						
27 litres	132.60	1.22	22.97	135.91	nr	**158.88**
68 litres	140.98	1.39	26.13	144.50	nr	**170.63**
114 litres	188.62	1.61	30.18	193.34	nr	**223.52**
227 litres	255.80	2.16	40.54	262.20	nr	**302.74**
Storage cylinders/calorifiers						
Copper cylinders; single feed coil indirect; BS 1566 Part 2; grade 3; capacity						
114 litres	177.16	2.50	46.84	181.59	nr	**228.43**
117 litres	144.56	2.77	52.02	148.17	nr	**200.19**
140 litres	165.57	3.34	62.61	169.71	nr	**232.32**
162 litres	199.98	3.89	72.96	204.98	nr	**277.94**
Combination copper hot water storage units; coil direct; BS 3198; (hot/cold)						
450 mm × 900 mm; 85/25 litres	354.52	4.33	81.29	363.38	nr	**444.67**
450 mm × 1075 mm; 115/25 litres	407.51	5.44	102.01	417.70	nr	**519.71**
450 mm × 1200 mm; 115/45 litres	450.24	6.11	114.63	461.50	nr	**576.13**

S PIPED SUPPLY SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Thermal insulation						
Flexible closed cell walled semi-slit tube insulation; Class1/Class O						
9 mm thick wall round 15 mm diameter pipes	–	0.18	3.38	1.89	m	**5.27**
13 mm thick wall round 15 mm diameter pipes	–	0.18	3.38	2.19	m	**5.57**
9 mm thick wall round 22 mm diameter pipes	–	0.18	3.38	2.61	m	**5.99**
13 mm thick wall round 22 mm diameter pipes	–	0.18	3.38	2.88	m	**6.26**
20mm thick Rockwool Rocklap bonded preformed mineral glass fibre sectional pipe lagging; aluminum outer foil finish finish; taped to steel or copper pipework; including working over pipe fittings						
around 15/15 pipes	3.19	0.18	3.38	3.27	m	**6.65**
around 20/22 pipes	3.57	0.18	3.38	3.66	m	**7.04**
around 25/28 pipes	3.83	0.18	3.38	3.93	m	**7.31**
around 32/35 pipes	4.28	0.18	3.38	4.39	m	**7.77**
around 40/42 pipes	4.58	0.18	3.38	4.69	m	**8.07**
around 50/54 pipes	5.24	0.18	3.38	5.37	m	**8.75**
19 mm thick rigid mineral glass fibre sectional pipe lagging; canvas or class O lacquered aluminium finish; fixed with aluminium bands to steel or copper pipework; including working over pipe fittings						
around 15/15 pipes	4.79	0.18	3.38	4.91	m	**8.29**
around 20/22 pipes	5.12	0.18	3.38	5.25	m	**8.63**
around 25/28 pipes	5.43	0.18	3.38	5.57	m	**8.95**
around 32/35 pipes	5.91	0.18	3.38	6.06	m	**9.44**
around 40/42 pipes	6.26	0.18	3.38	6.42	m	**9.80**
around 50/54 pipes	7.16	0.18	3.38	7.34	m	**10.72**
60 mm thick glass fibre-filled polyethylene insulating jackets for GRP or polyethylene cold water cisterns; complete with fixing bands; for cisterns size (supply not included)						
450 mm × 300 mm × 300 mm (45 litres)	–	0.44	8.33	–	nr	**8.33**
650 mm × 500 mm × 400 mm (91 litres)	–	0.67	12.61	–	nr	**12.61**
675 mm × 525 mm × 500 mm (136 litres)	–	0.78	14.64	–	nr	**14.64**
675 mm × 575 mm × 525 mm (182 litres)	–	0.89	16.67	–	nr	**16.67**
1000 mm × 625 mm × 525 mm (273 litres)	–	0.95	17.79	–	nr	**17.79**
1125 mm × 650 mm × 575 mm (341 litres)	–	0.95	17.79	–	nr	**17.79**
S13 PRESSURIZED WATER						
Blue MDPE pipes; BS EN 12201; mains pipework; no joints in the running length; laid in trenches						
Pipes						
20 mm nominal size	0.96	0.12	2.26	0.98	m	**3.24**
25 mm nominal size	1.12	0.13	2.48	1.15	m	**3.63**
32 mm nominal size	1.88	0.14	2.71	1.93	m	**4.64**
50 mm nominal size	4.49	0.17	3.16	4.60	m	**7.76**
63 mm nominal size	7.12	0.18	3.38	7.30	m	**10.68**

S PIPED SUPPLY SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
S13 PRESSURIZED WATER – cont						
Ductile iron bitumen coated pipes and fittings; BS EN 969; class K9; Stanton's Tyton water main pipes or other equal and approved; flexible joints						
100 mm pipes; laid straight	43.95	0.67	7.66	55.68	m	**63.34**
Extra for						
bend; 45°	71.83	0.67	7.66	94.87	nr	**102.53**
branch; 45°; socketed	523.30	1.00	11.35	568.26	nr	**579.61**
tee	113.40	1.00	11.35	148.11	nr	**159.46**
flanged spigot	71.91	0.67	7.66	84.34	nr	**92.00**
flanged socket	68.41	0.67	7.66	80.75	nr	**88.41**
150 mm pipes; laid straight	52.83	0.78	8.89	65.58	m	**74.47**
Extra for						
bend; 45°	112.45	0.78	8.89	138.12	nr	**147.01**
branch; 45°; socketed	667.87	1.16	13.25	718.85	nr	**732.10**
tee	235.64	1.16	13.25	275.82	nr	**289.07**
flanged spigot	83.41	0.78	8.89	96.92	nr	**105.81**
flanged socket	108.87	0.78	8.89	123.02	nr	**131.91**
200 mm pipes; laid straight	72.23	1.12	12.71	90.56	m	**103.27**
Extra for						
bend; 45°	202.94	1.12	12.71	241.06	nr	**253.77**
branch; 45°; socketed	758.53	1.67	18.99	827.07	nr	**846.06**
tee	323.67	1.67	18.99	381.34	nr	**400.33**
flanged spigot	181.65	1.12	12.71	202.71	nr	**215.42**
flanged socket	172.24	1.12	12.71	193.07	nr	**205.78**

T MECHANICAL HEATING/COOLING/REFRIGERATION SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
T10 GAS/OIL FIRED BOILERS						
Boilers						
Gas fired wall mounted combination boilers; for central heating and hot water supply; Potterton Performa or equivalent; with cream or white; enamelled casing; 32 mm diameter BSPT female flow and return tappings; 102 mm diameter flue socket 13 mm diameter BSPT male draw-off outlet						
24.00 kW output; ref Performa 24i HE (118710)	474.60	6.00	133.47	486.47	nr	**619.94**
30.00 kW output; ref Performa 30 HE (118712)	533.40	6.00	133.47	546.73	nr	**680.20**
Gas fired wall mounted domestic boilers; for central heating and indirect hot water supply; Potterton Profile or equivalent; with cream or white; enamelled casing; 32 mm diameter BSPT female flow and return tappings; 102 mm diameter flue socket 13 mm diameter BSPT male draw-off outlet						
14.60 kW output (50,000 Btu/Hr); ref Profile 50e L	539.00	6.00	133.47	552.47	nr	**685.94**
23.45 kW output (80,000 Btu/Hr); ref Profile 80e L	583.80	6.00	133.47	598.39	nr	**731.86**
Flues						
Scheidel Rite-Vent ICS Plus flue system; suitable for domestic multifuel appliances; stainless steel; twin wall; insulated; for use internally or externally						
80 mm pipes; including one locking band (fixing brackets measured separately)	–	1.08	20.26	102.34	m	**122.60**
Extra for						
Appliance connecter	–	0.96	18.02	15.84	nr	**33.86**
30° bend	–	2.16	40.54	77.04	nr	**117.58**
45° bend	–	2.16	40.54	73.20	nr	**113.74**
135° Tee; fully welded	–	3.24	60.80	151.52	nr	**212.32**
Inspection length	–	1.08	20.26	10.95	nr	**31.21**
Drain plug and support	–	1.20	22.52	70.97	nr	**93.49**
Damper	–	1.08	20.26	57.71	nr	**77.97**
Angled flashing including storm collar	–	1.50	28.15	76.45	nr	**104.60**
Stub terminal	–	1.20	22.52	25.31	nr	**47.83**
Tapered terminal	–	1.20	22.52	52.73	nr	**75.25**
Floor support (2 piece)	–	1.80	33.78	41.65	nr	**75.43**
Firestop floor support (2 piece)	–	1.80	33.78	23.35	nr	**57.13**
Wall support (stainless steel)	–	1.20	22.52	88.44	nr	**110.96**
Wall sleeve	–	1.44	27.02	35.11	nr	**62.13**
100 mm pipes; including one locking band (fixing brackets measured separately)	–	1.20	22.52	109.00	m	**131.52**
Extra for						
Appliance connecter	–	1.08	20.26	17.49	nr	**37.75**
30° bend	–	2.40	45.04	80.59	nr	**125.63**
45° bend	–	2.40	45.04	76.52	nr	**121.56**
135° Tee; fully welded	–	3.60	67.56	147.11	nr	**214.67**
Inspection length	–	1.20	22.52	250.88	nr	**273.40**
Drain plug and support	–	1.32	24.77	73.48	nr	**98.25**
Damper	–	1.20	22.52	60.75	nr	**83.27**

T MECHANICAL HEATING/COOLING/REFRIGERATION SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
T10 GAS/OIL FIRED BOILERS – cont						
Flues – cont						
Scheidel Rite-Vent ICS Plus flue system – cont						
Extra for – cont						
Angled flashing including storm collar	–	1.68	31.53	85.19	nr	**116.72**
Stub terminal	–	1.32	24.77	25.72	nr	**50.49**
Tapered terminal	–	1.32	24.77	56.28	nr	**81.05**
Floor support (2 piece)	–	1.98	37.16	47.37	nr	**84.53**
Firestop floor support (2 piece)	–	1.98	37.16	25.73	nr	**62.89**
Wall support (stainless steel)	–	1.32	24.77	93.46	nr	**118.23**
Wall sleeve	–	1.62	30.40	39.85	nr	**70.25**
150 mm pipes; including one locking band (fixing brackets measured separately)	–	1.32	24.77	127.25	m	**152.02**
Extra for						
Appliance connecter	–	1.20	22.52	22.54	nr	**45.06**
30° Bend	–	2.64	49.54	96.72	nr	**146.26**
45° Bend	–	2.64	49.54	91.96	nr	**141.50**
135° Tee; fully welded	–	3.96	74.31	169.88	nr	**244.19**
Inspection length	–	1.32	24.77	263.10	nr	**287.87**
Drain plug and support	–	1.44	27.02	93.84	nr	**120.86**
Damper	–	1.32	24.77	79.41	nr	**104.18**
Angled flashing including storm collar	–	1.86	34.90	86.44	nr	**121.34**
Stub terminal	–	1.44	27.02	27.68	nr	**54.70**
Tapered terminal	–	1.44	27.02	64.69	nr	**91.71**
Floor support (2 piece)	–	2.16	40.54	47.37	nr	**87.91**
Firestop floor support (2 piece)	–	2.16	40.54	25.73	nr	**66.27**
Wall support (stainless steel)	–	1.44	27.02	103.50	nr	**130.52**
Wall sleeve	–	1.80	33.78	39.85	nr	**73.63**
T31 LOW TEMPERATURE HOT WATER HEATING						
NOTE: The reader is referred to section S10/S11 Hot and Cold Water for rates for copper pipework which will equally apply to this section of work. For further and more detailed information the reader is advised to consult Spon's Mechanical and Electrical Services Price Book.						
Radiators						
Double panel convector; 600 mm high; front, back plates and convector fins with intergrated top grille; wheelhead and lockshield valves						
500 mm long; 613 watts output	54.68	2.22	49.38	74.23	nr	**123.61**
1400 mm long; 1810 watts output	183.24	2.58	57.39	206.00	nr	**263.39**
1800 mm long; 1805 watts output	220.11	2.58	57.39	243.80	nr	**301.19**
Horizontal single panel convector; 600 mm high; wheelhead and lockshield valves						
500 mm long; 602 watts output	130.14	2.10	46.71	151.58	nr	**198.29**
1400 mm long; 1404 watts output	168.24	2.58	57.39	190.63	nr	**248.02**
1800 mm long; 1805 watts output	201.12	2.88	64.06	224.33	nr	**288.39**

T MECHANICAL HEATING/COOLING/REFRIGERATION SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Vertical single panel convector; 2000 mm high; wheelhead and lockshield valves						
450 mm wide; 991 watts output	175.81	2.88	64.06	198.39	nr	**262.45**
605 mm wide; 1322 watts output	194.54	3.12	69.40	217.59	nr	**286.99**

V ELECTRICAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
V21/V22 GENERAL LIGHTING AND LV POWER						
NOTE: The following items indicate approximate prices for wiring of lighting and power points complete, including accessories and socket outlets, but excluding lighting fittings. Consumer control units are shown separately. For a more detailed breakdown of these costs and specialist costs for a complete range of electrical items, reference should be made to Spon's Mechanical and Electrical Services Price Book.						
Consumer control units						
8-way 60 amp SP&N surface mounted insulated consumer control units fitted with miniature circuit breakers including 2.00 m long 32 mm screwed welded conduit with three runs of 16 mm^2 PVC cables ready for final connections	–	–	–	–	nr	**175.00**
extra for current operated ELCB of 30 mA tripping current	–	–	–	–	nr	**70.00**
As above but 100 amp metal cased consumer unit and 25 mm^2 PVC cables	–	–	–	–	nr	**195.00**
extra for current operated ELCB of 30 mA tripping current	–	–	–	–	nr	**160.00**
Final circuits						
Lighting points						
wired in PVC insulated and PVC sheathed cable in flats and houses; insulated in cavities and roof space; protected where buried by heavy gauge PVC conduit	–	–	–	–	nr	**40.00**
as above but in commercial property	–	–	–	–	nr	**55.00**
wired in PVC insulated cable in screwed welded conduit in commercial property	–	–	–	–	nr	**170.00**
as above but in industrial property	–	–	–	–	nr	**185.00**
wired in MICC cable in commercial property	–	–	–	–	nr	**150.00**
as above but in industrial property with PVC sheathed cable	–	–	–	–	nr	**150.00**
Single 13 amp switched socket outlet points						
wired in PVC insulated and PVC sheathed cable in flats and houses on a ring main circuit; protected where buried by heavy gauge PVC conduit	–	–	–	–	nr	**65.00**
as above but in commercial property	–	–	–	–	nr	**75.00**
wired in PVC insulated cable in screwed welded conduit in commercial property	–	–	–	–	nr	**175.00**
as above but in industrial property	–	–	–	–	nr	**195.00**
wired in MICC cable on a ring main ciircuit in commercial property	–	–	–	–	nr	**190.00**
as above but in industrial property with PVC sheathed cable	–	–	–	–	nr	**190.00**

V ELECTRICAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
Cooker control units						
45 amp circuit including unit wired in PVC insulated and PVC sheathed cable; protected where buried by heavy gauge PVC conduit	–	–	–	–	nr	**95.00**
as above but wired in PVC insulated cable in screwed welded conduit	–	–	–	–	nr	**220.00**
as above but wired in MICC cable	–	–	–	–	nr	**240.00**

W SECURITY SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	**Total rate £**
W20 LIGHTNING PROTECTION						
Lightning protection equipment						
Copper strip roof or down conductors fixed with bracket or saddle clips						
20 mm × 3 mm flat section	–	–	–	–	m	**18.60**
25 mm × 3 mm flat section	–	–	–	–	m	**21.71**
Aluminium strip roof or down conductors fixed with bracket or saddle clips						
20 mm × 3 mm flat section	–	–	–	–	m	**13.65**
25 mm × 3 mm flat section	–	–	–	–	m	**14.90**
Joints in tapes	–	–	–	–	nr	**10.55**
Bonding connections to roof and structural metalwork	–	–	–	–	nr	**62.03**
Testing points	–	–	–	–	nr	**50.98**
Earth electrodes						
16 mm diameter driven copper electrodes in 1220 mm long sectional lengths (minimum 2440 mm long overall) first 2440 mm length driven and tested	–	–	–	–	nr	**161.27**
25 mm × 3 mm copper strip electrode in 457 mm deep prepared trench	–	–	–	–	m	**12.41**

PART 6

Fees for Professional Services

Extracts from the scales of fees for architects, quantity surveyors and consulting engineers are given together with extracts from the Town and Country Planning Regulations 2008 and Building Regulation Charges. These extracts are reproduced by kind permission of the bodies concerned, in the case of Building Regulation Charges, by kind permission of the London Borough of Ealing. Attention is drawn to the fact that the full scales are not reproduced here and that the extracts are given for guidance only. The full authority scales should be studied before concluding any agreement and the reader should ensure that the fees quoted here are still current at the time of reference.

ARCHITECTS' FEES

The format of the RIBA Agreements 2007 is different from previous RIBA Standard Forms of Appointment to suit both paper and electronic usage, allowing users to customize the content of the components to suit their project.

Standard Agreement for the appointment of an Architect (S-Con-07), which replaces SFA/99 and CE/99
Standard Agreement for the appointment of a Consultant (S-Con-07), which replaces PM/99, PS/99 and DB1/99, which is discontinued
Concise Agreement for the appointment of an Architect (C-Con-07), which replaces SW/99
Concise Agreement for the appointment of a Consultant (C-Con-07)
Domestic Project Agreement for the appointment of an Architect (D-Con-07), which replaces the Domestic Project Pack
Domestic Project Agreement for the appointment of a Consultant (D-Con-07
Agreement for the appointment of a Sub-Consultant (SubCon-07), which replaces SC/99
Supplementary Schedule for a Contractor's Design Services (SS-CD-07), which replaces DB2/99

For brief précis on the above agreements, refer to page 943.

QUANTITY SURVEYORS' FEES

CONSULTING ENGINEERS' FEES

TOWN AND COUNTRY PLANNING REGULATION FEES 2008

THE BUILDING (LOCAL AUTHORITY CHARGES) REGULATIONS 1998

Author's note and areas of interest, page 982
Table 3 example, page 983

ARCHITECTS' FEES

The RIBA 2007 Agreements have been redesigned to be:

- in line with current working practices, legislative changes and procurement methods
- attractive to clients, architects and other consultants, with robust but fair terms
- a flexible system of components that can be assembled and customized to create tailored and bespoke contracts
- suitable for a wide range of projects and services
- based upon the updated RIBA Outline Plan of Work 2007
- available in paper and electronic formats

Each agreement comprises the selected Conditions of Appointment (i.e. Standard, Concise or Domestic), related components, and a schedule or schedules of Services.
Notes on use and completion and model letters for business clients and domestic clients are included with each pack.

The new format provides 'pick and mix' options, perhaps in combination with project-specific schedules. The agreements are also suitable for architects or consultants performing roles other than their traditional ones.

All forms require the Architect to agree with the Client the amount of professional indemnity insurance cover for the project.

Standard Agreement for the appointment of an Architect (AS-Con-07) or a Consultant (CS-Con-07)
The 'core' Conditions of the RIBA Standard Conditions of Appointment set out in explicit terms the obligations of the parties including the rules for the application of particular clauses. They are designed to apportion risk fairly between the architect/consultant and the client, whether or not the client has any experience of building projects.

Concise Agreement for the appointment of an Architect (AC-Con-07) or a Consultant (CC-Con-07)
The obligations are similar to those under the RIBA Standard Conditions, and they include the relevant statutory obligations. However, some of the rules or procedural requirements in the Standard Conditions do not appear. It is, of course, implicit that 'normal standards' are consistent with the requirements of the architect/consultant's professional code of practice.

In deciding to use these Conditions, the parties should carefully consider whether they are compatible with the complexity of the Project and the proposed procurement route, and whether the 'missing' provisions will increase the individual risks of the parties.

Domestic Project Agreement for the appointment of an Architect (AD-Con-07) or a Consultant (CD-Con-07)
D-Con-07 is designed for use where the client requires work on his or her home.

Agreement for the appointment of a Sub-Consultant (SubCon-07)
Suitable for use where a Consultant wishes (another Consultant (Sub-Consultant) or Specialist) to perform a part of his responsibility but not for use where the intention is for the Client to appoint Consultants or Specialists directly. Used with Articles of Agreement. Includes draft form of Warranty to the Client.

Supplementary Schedule for a Contractor's Design Services (SS-CD-07)
A supplement to amend (S-Con-07) where an Architect or Consultant is appointed by the Contractor Client to prepare Contractor's Proposals under a Design and Build contract. Includes replacement Services Supplement and notes on completion for initial appointment and for 'consultant switch'.

Of the above documents, S-Con-07 is the core document, which is used as the basis for all the documents in the RIBA 2007 suite. It should be suitable for any Project to be procured in the 'traditional' manner. Supplements are available for use with Design and Build procurement. It is used with Articles of Agreement and formal attestation underhand or as a deed.

For further information, readers are advised to log onto the RIBA Publications website at www.ribabookshops.com/agreementsGuides

ARCHITECTS' FEES

A guide, 'A Client's Guide to Engaging an Architect', is available from RIBA Bookshops (www.ribabookshops.com, +44 (0)20 7256 7222).

This guide includes an introduction to the services an Architect can be expected to provide, advice on the forms to use, linking the RIBA Plan of Work Stages with fees (which are a matter of negotiation) and classifying buildings according to three levels of complexity.

It is different from previous guides in many ways – in particular the introduction makes clear that there are no 'standard' or 'recommended' fee scales and that the fee is dependent on the specific requirements of the project and the client.

Generally, the more complex the building, the higher the level of fee.

Example categories include:

Simple: for buildings such as car parks, warehouses, factories and speculative retail schemes.

Average: for buildings such as offices, most retail outlets, general housing, schools etc.

Complex: for multi-purpose developments, specialist buildings e.g. hospitals, research laboratories etc.

QUANTITY SURVEYORS' FEES

Author's Note:

The Royal Institution of Chartered Surveyors formally abolished the standard Quantity Surveyors' fee scales with effect from 31 December 1998. However, in the absence of any alternative guideline and for the benefit of readers, the following fee scales have been reproduced with the permission of the Royal Institution of Chartered Surveyors, which owns the copyright.

Scale 36 INCLUSIVE OF PROFESSIONAL CHARGES FOR QUANTITY SURVEYING SERVICES FOR BUILDING WORKS ISSUED BY THE ROYAL INSTITUTION OF CHARTERED SURVEYORS.
This scale has been abolished. See Author's Note above.

EFFECTIVE FROM JULY 1988

1.0. GENERALLY

1.1. This scale is for the use when an inclusive scale of professional charges is considered to appropriate by mutual agreement between the employer and the quantity surveyor.

1.2. This scale does not apply to civil engineering works, housing schemes financed by local authorities and the Housing Corporation and housing improvement work for which separate scales of fees have been published.

1.3. The fees cover quantity surveying services as may be required in connection with a building project irrespective of the type of contract from initial appointment to final certification of the contractor's account such as:

(a) Budget estimating; cost planning and advice on tendering procedures and contract arrangements.

(b) Preparing tendering documents for main contract and specialist subcontracts; examining tenders received and reporting thereon or negotiating tenders and pricing with a selected contractor and/or subcontractors.

(c) Preparing recommendations for interim payments on account to the contractor; preparing periodic assessments of anticipated final cost and reporting thereon; measuring work and adjusting variations in accordance with the terms of the contract and preparing final account, pricing same and agreeing totals with the contractor.

(d) Providing a reasonable number of copies of bills of quantities and other documents; normal travelling and other expenses. Additional copies of documents, abnormal travelling and other expenses (e.g. in remote areas or overseas) and the provision of checkers on site shall be charged in addition by prior arrangement with the employer.

1.4. If any of the materials used in the works are supplied by the employer or charged at a preferential rate, then the actual or estimated market value thereof shall be included in the amounts upon which fees are to be calculated.

1.5. If the quantity surveyor incurs additional costs due to exceptional delays in building operations or any other cause beyond the control of the quantity surveyor then the fees may be adjusted by agreement between the employer and the quantity surveyor to cover the reimbursement of these additional costs.

1.6. The fees and charges are in all cases exclusive of value added tax which will be applied in accordance with legislation.

1.7. Copyright in bills of quantities and other documents prepared by the quantity surveyor is reserved to the quantity surveyor.

2.0. INCLUSIVE SCALE

2.1. The fees for the services outlined in para.1.3, subject to the provision of paragraph 2.2, shall be as follows:

(a) Category A: Relatively complex works and/or works with little or no repetition.
Examples:
Ambulance and fire stations; banks; cinemas; clubs; computer buildings; council offices; crematoria; fitting out of existing buildings; homes for the elderly; hospitals and nursing homes; laboratories; law courts; libraries; "one off" houses; petrol stations; places of religious worship; police stations; public houses, licensed premises; restaurants; sheltered housing; sports

QUANTITY SURVEYORS' FEES

pavilions; theatres; town halls; universities, polytechnics and colleges of further education (other than halls of residence and hostels); and the like.

Value of work £			Category A fee £			
Up to	–	150,000	380	+ 6.0%	(Minimum fee £3,380)	
150,000	–	300,000	9,380	+ 5.0%	on balance over	150,000
300,000	–	600,000	16,880	+ 4.3%	on balance over	300,000
600,000	–	1,500,000	29,780	+ 3.4%	on balance over	600,000
1,500,000	–	3,000,000	60,380	+ 3.0%	on balance over	1,500,000
3,000,000	–	6,000,000	105,380	+ 2.8%	on balance over	3,000,000
Over		6,000,000	189,380	+ 2.4%	on balance over	6,000,000

(b) Category B: Less complex works and/or works with some element of repetition.
Examples:
Adult education facilities; canteens; church halls; community centres; departmental stores; enclosed sports stadia and swimming baths; halls of residence; hostels; motels; offices other than those included in Categories A and C; railway stations; recreation and leisure centres; residential hotels; schools; selfcontained flats and maisonettes; shops and shopping centres; supermarkets and hypermarkets; telephone exchanges; and the like.

Value of work £			Category A fee £			
Up to	–	150,000	360	+ 5.8%	(Minimum fee £3,260	
150,000	–	300,000	9,060	+ 4.7%	on balance over	150,000
300,000	–	600,000	16,110	+ 3.9%	on balance over	300,000
600,000	–	1,500,000	27,810	+ 2.8%	on balance over	600,000
1,500,000	–	3,000,000	53,010	+ 2.6%	on balance over	1,500,000
3,000,000	–	6,000,000	92,010	+ 2.4%	on balance over	3,000,000
Over		6,000,000	164,101	+ 2.0%	on balance over	6,000,000

(c) Category C: Simple works and/or works with a substantial element of repetition.
Examples:
Factories; garages; multistorey car parks; openair sports stadia; structural shell offices not fitted out; warehouses; workshops; and the like.

Value of work £			Category A fee £			
Up to	–	150,000	300	+ 4.9%	(Minimum fee £2,750)	
150,000	–	300,000	7,650	+ 4.1%	on balance over	150,000
300,000	–	600,000	13,800	+ 3.3%	on balance over	300,000
600,000	–	1,500,000	23,700	+ 2.5%	on balance over	600,000
1,500,000	–	3,000,000	46,200	+ 2.2%	on balance over	1,500,000
3,000,000	–	6,000,000	79,200	+ 2.0%	on balance over	3,000,000
Over		6,000,000	139,200	+ 1.6%	on balance over	6,000,000

(d) Fees shall be calculated upon the total of the final account for the whole of the work including all nominated subcontractors' and nominated supplier's accounts. When work normally included in a building contract is the subject of a separate contract for which the quantity surveyor has not been paid fees under any other clause hereof, the value of such work shall be included in the amount upon which fees are charged.

(e) When a contract comprises buildings which fall into more than one category, the fee shall be calculated as follows:

QUANTITY SURVEYORS' FEES

(i) The amount upon which fees are chargeable shall be allocated to the categories of work applicable and the amounts so allocated expressed as percentages of the total amount upon which fees are chargeable.

(ii) Fees shall then be calculated for each category on the total amount upon which fees are chargeable.

(iii) The fee chargeable shall then be calculated by applying the percentages of work in each category to the appropriate total fee and adding the resultant amounts.

(iv) A consolidated percentage fee applicable to the total value of the work may be charged by prior agreement between the employer and the quantity surveyor. Such a percentage shall be based on this scale and on the estimated cost of the various categories of work and calculated in accordance with the principles stated above.

(f) When a project is subject to a number of contracts then, for the purpose of calculating fees, the values of such contracts shall not be aggregated but each contract shall be taken separately and the scale of charges (paragraphs. 2.1 (a) to (e)) applied as appropriate.

2.2. Air conditioning, heating, ventilating and electrical services

(a) When the services outlined in paragraph 3 are provided by the quantity surveyor for the air conditioning, heating, ventilating and electrical services there shall be a fee for these services in addition to the fee calculated in accordance with paragraph. 2.1 as follows:

Value of work £			Additional fee £			
Up to		120,000		5.0%		
120,000	–	240,000	6,000	+ 4.7%	on balance over	120,000
240,000	–	480,000	11,640	+ 4.0%	on balance over	240,000
480,000	–	750,000	21,240	+ 3.6%	on balance over	480,000
750,000	–	1,000,000	30,960	+ 3.0%	on balance over	750,000
1,000,000	–	4,000,000	38,460	+ 2.7%	on balance over	1,000,000
Over		4,000,000	119,200	+ 2.4%	on balance over	4,000,000

(b) The value of such services, whether the subject of separate tenders or not, shall be aggregated and the total value of work so obtained used for the purpose of calculating the additional fee chargeable in accordance with paragraph (a). (Except that when more than one firm of consulting engineers is engaged on the design of these services, the separate values for which each such firm is responsible shall be aggregated and the additional fees charged shall be calculated independently on each such total value so obtained).

(c) Fees shall be calculated upon the basis of the account for the whole of the air conditioning, heating, ventilating and electrical services for which bills of quantities and final accounts have been prepared by the quantity surveyor.

2.3. Works of alteration

On works of alteration or repair, or on those sections of the work which are mainly works of alteration or repair, there shall be a fee of 1.0% in addition to the fee calculated in accordance with paragraphs 2.1 and 2.2.

2.4. Works of redecoration and associated minor repairs

On works of redecoration and associated minor repairs, there shall be a fee of 1.5% in addition to the fee calculated in accordance with paragraphs. 2.1 and 2.2.

2.5. Generally

If the works are substantially varied at any stage or if the quantity surveyor is involved in an excessive amount of abortive work, then the fees shall be adjusted by agreement between the employer and the quantity surveyor.

QUANTITY SURVEYORS' FEES

3.0. ADDITIONAL SERVICES

3.1. For additional services not normally necessary, such as those arising as a result of the termination of a contract before completion, liquidation, fire damage to the buildings, services in connection with arbitration, litigation and investigation of the validity of contractors' claims, services in connection with taxation matters, and all similar services where the employer specifically instructs the quantity surveyor, the charges shall be in accordance with paragraph. 4.0.

4.0. TIME CHARGES

4.1.

(a) For consultancy and other services performed by a principal, a fee by arrangement according to the circumstances including the professional status and qualifications of the quantity surveyor.

(b) When a principal does work which would normally be done by a member of staff, the charge shall be calculated as paragraph 4.2.

4.2.

(a) For services by a member of staff, the charges for which are to be based on the time involved, such charges shall be calculated on the hourly cost of the individual involved plus 145%.

(b) A member of staff shall include a principal doing work normally done by an employee (as paragraph 4.1 (b) above), technical and supporting staff, but shall exclude secretarial staff or staff engaged upon general administration.

(c) For the purpose of paragraph 4.2 (b) above, a principal's time shall be taken at the rate applicable to a senior assistant in the firm.

(d) The supervisory duties of a principal shall be deemed to be included in the addition of 145% (as paragraph 4.2 (a) above) and shall not be charged separately.

(e) The hourly cost to the employer shall be calculated by taking the sum of the annual cost of the member of staff of:

(i) Salary and bonus but excluding expenses.

(ii) Employer's contributions payable under any Pension and Life Assurance Schemes.

(iii) Employer's contributions made under the National Insurance Acts, the Redundancy Payments Act and any other payments made in respect of the employee by virtue of any statutory requirements.

(iv) Any other payments or benefits made or granted by the employer in pursuance of the terms of employment of the member of staff.

and dividing by 1,650 hrs.

5.0. INSTALMENT PAYMENTS

5.1. In the absence of agreement to the contrary, fees shall be paid by instalments as follows:

(a) Upon acceptance by the employer of a tender for the works, one half of the fee calculated on the amount of the accepted tender.

(b) The balance by instalments at intervals to be agreed between the date of the first certificate and one month after final certification of the contractor's account.

5.2.

(a) In the event of no tender being accepted, one half of the fee shall be paid within three months of completion of the tender documents. The fee shall be calculated upon the basis of the lowest original bona fide tender received. In the event of no tender being received, the fee shall be calculated upon a reasonable valuation of the works based upon the tender documents.

(b) In the event of the project being abandoned at any stage other than those covered by the foregoing, the proportion of fee payable shall be by agreement between the employer and the quantity surveyor.

NOTE: In the foregoing context "bona fide tender" shall be deemed to mean a tender submitted in good faith without major errors of computation and not subsequently withdrawn by the tenderer.

QUANTITY SURVEYORS' FEES

Scale 37 ITEMISED SCALE OF PROFESSIONAL CHARGES FOR QUANTITY SURVEYING SERVICES FOR BUILDING WORK ISSUED BY THE ROYAL INSTITUTION OF CHARTERED SURVEYORS.
This scale has been abolished. See Author's Note.

EFFECTIVE FROM JULY 1988

1.0. GENERALLY

1.1. The fees are in all cases exclusive of travelling and other expenses (for which the actual disbursement is recoverable unless there is some prior arrangement for such charges) and of the cost of reproduction of bills of quantities and other documents, which are chargeable in addition at net cost.

1.2. The fees are in all cases exclusive of services in connection with the allocation of the cost of the works for purposes of calculating value added tax for which there shall be an additional fee based on the time involved (see paragraphs. 19.1 and 19.2).

1.3. If any of the materials used in the works are supplied by the employer or charged at a preferential rate, then the actual or estimated market value thereof shall be included in the amounts upon which fees are to be calculated.

1.4. The fees are in all cases exclusive of preparing a specification of the materials to be used and the works to be done, but the fees for preparing bills of quantities and similar documents do include for incorporating preamble clauses describing the materials and workmanship (from instructions given by the architect and/or consulting engineer).

1.5. If the quantity surveyor incurs additional costs due to exceptional delays in building operations or any other cause beyond the control of the quantity surveyor then the fees may be adjusted by agreement between the employer and the quantity surveyor to cover the reimbursement of these additional costs.

1.6. The fees and charges are in all cases exclusive of value added tax which will be applied in accordance with legislation.

1.7. Copyright in bills of quantities and other documents prepared by the quantity surveyor is reserved to the quantity surveyor.

CONTRACTS BASED ON BILLS OF QUANTITIES: PRECONTRACT SERVICES

2.0. BILLS OF QUANTITIES

2.1. Basic scale

For preparing bills of quantities and examining tenders received and reporting thereon.

(a) Category A: Relatively complex works and/or works with little or no repetition.

Examples:

Ambulance and fire stations; banks; cinemas; clubs; computer buildings; council offices; crematoria; fitting out of existing buildings; homes for the elderly; hospitals and nursing homes; laboratories; law courts; libraries; "one off" houses; petrol stations; places of religious worship; police stations; public houses; licensed premises; restaurants; sheltered housing; sports pavilions; theatres; town halls; universities, polytechnics and colleges of further education (other than halls of residence and hostels); and the like.

Value of work £			Category A fee £			
Up to		150,000	203	+ 3.0%	(Minimum fee £1,730)	
150,000	–	300,000	4,730	+ 2.3%	on balance over	150,000
300,000	–	600,000	8,180	+ 1.8%	on balance over	300,000
600,000	–	1,500,000	13,580	+ 1.5%	on balance over	600,000
1,500,000	–	3,000,000	27,080	+ 1.2%	on balance over	1,500,000
3,000,000	–	6,000,000	45,080	+ 1.1%	on balance over	3,000,000
Over		6,000,000	78,080	+ 1.0%	on balance over	6,000,000

QUANTITY SURVEYORS' FEES

(b) Category B: Less complex works and/or works with some element of repetition.
Examples:
Adult education facilities; canteens; church halls; community centres; departmental stores; enclosed sports stadia and swimming baths; halls of residence; hostels; motels; offices other than those included in Categories A and C; railway stations; recreation and leisure centres; residential hotels; schools; selfcontained flats and maisonettes; shops and shopping centres; supermarkets and hypermarkets; telephone exchanges; and the like.

Value of work £			Category B fee £			
Up to	–	150,000	210	+ 2.8%	(Minimum fee £1,680)	
150,000	–	300,000	4,410	+ 2.0%	on balance over	150,000
300,000	–	600,000	7,410	+ 1.5%	on balance over	300,000
600,000	–	1,500,000	11,910	+ 1.1%	on balance over	600,000
1,500,000	–	3,000,000	21,810	+ 1.0%	on balance over	1,500,000
3,000,000	–	6,000,000	36,810	+ 0.9%	on balance over	3,000,000
Over		6,000,000	63,810	+ 0.8%	on balance over	6,000,000

(c) Category C: Simple works and/or works with a substantial element of repetition.
Examples:
Factories; garages; multistorey car parks; openair sports stadia; structural shell offices not fitted out; warehouses; workshops and the like.

Value of work £			Category C fee £			
Up to		150,000	180	+ 2.5%	(Minimum fee £1,430)	
150,000	–	300,000	3,930	+ 1.8%	on balance over	150,000
300,000	–	600,000	6,630	+ 1.2%	on balance over	300,000
600,000	–	1,500,000	10,230	+ 0.9%	on balance over	600,000
1,500,000	–	3,000,000	18,330	+ 0.8%	on balance over	1,500,000
3,000,000	–	6,000,000	30,330	+ 0.7%	on balance over	3,000,000
Over		6,000,000	51,330	+ 0.6%	on balance over	6,000,000

(d) The scales of fees for preparing bills of quantities (paragraphs 1 (a) to (c)) are overall scales based upon the inclusion of all provisional and prime cost items, subject to the provision of paragraph (g). When work normally included in a building contract is the subject of a separate contract for which the quantity surveyor has not been paid fees under any other clause hereof, the value of such work shall be included in the amount upon which fees are charged.

(e) Fees shall be calculated upon the accepted tender for the whole of he work subject to the provisions of paragraph 2.6. In the event of no tender being accepted, fees shall be calculated upon the basis of the lowest original bona fide tender received. In the event of no such tender being received, the fees shall be calculated upon a reasonable valuation of the works based upon the original bills of quantities.

NOTE: In the foregoing context "bona fide tender" shall be deemed to mean a tender submitted in good faith without major errors of computation and not subsequently withdrawn by the tenderer.

(f) In calculating the amount upon which fees are charged the total of any credits and the totals of any alternative bills shall be aggregated and added to the amount described above. The value of any omission or addition forming part of an alternative bill shall not be added unless measurement or abstraction from the original dimension sheets was necessary.

(g) Where the value of the air conditioning, heating, ventilating and electrical services included in the tender documents together exceeds 25% of the amount calculated as described in paragraphs 2.1 (d) and (e), then, subject to the provisions of paragraph 2.2, no fee is chargeable on the amount by which the value of these services exceeds the said 25%. In this context the

QUANTITY SURVEYORS' FEES

term "value" excludes general contractor's profit, attendance, builder's work in connection with the services, preliminaries and any similar additions.

(h) When a contract comprises buildings which fall into more than one category, the fee shall be calculated as follows:

(i) The amount upon which fees are chargeable shall be allocated to the categories of work applicable and the amounts so allocated expressed as percentages of the total amount upon which fees are chargeable.

(ii) Fees shall then be calculated for each category on the total amount upon which fees are chargeable.

(iii) The fee chargeable shall then be calculated by applying the percentages of work in each category to the appropriate total fee and adding the resultant amounts.

(i) When a project is the subject of a number of contracts then, for the purpose of calculating fees, the values of such contracts shall not be aggregated but each contract shall be taken separately and the scale of charges (paragraphs 2.1 (a) to (h)) applied as appropriate.

(j) Where the quantity surveyor is specifically instructed to provide cost planning services the fee calculated in accordance with paragraphs 2.1 (a) to (j) shall be increased by a sum calculated in accordance with the following table and based upon the same value of work as that upon which the aforementioned fee has been calculated:

Categories A & B: (as defined in paragraphs. 2.1 (a) and (b)).

Value of work £			Fee £			
Up to		600,000		0.70%		
600,000	–	3,000,000	4,200	+ 0.40%	on balance over	600,000
3,000,000	–	6,000,000	13,800	+ 0.35%	on balance over	3,000,000
Over		6,000,000	24,300	+ 0.30%	on balance over	6,000,000

Category C: (as defined in paragraphs. 2.1 (c))

Value of work £			Fee £			
Up to		600,000		+ 0.50%		
600,000	–	3,000,000	3,000	+ 0.30%	on balance over	600,000
3,000,000	–	6,000,000	10,200	+ 0.25%	on balance over	3,000,000
Over		6,000,000	17,700	+ 0.20%	on balance over	6,000,000

2.2. Air conditioning, heating, ventilating and electrical services

(a) Where bills of quantities are prepared by the quantity surveyor for the air conditioning, heating, ventilating and electrical services there shall be a fee for these services (which shall include examining tenders received and reporting thereon), in addition to the fee calculated in accordance with paragraph 2.1, as follows:

Value of work £			Additional fee £			
Up to		120,000		2.50%		
120,000	–	240,000	3,000	+ 2.25%	on balance over	120,000
240,000	–	480,000	5,700	+ 2.00%	on balance over	240,000
480,000	–	750,000	10,500	+ 1.75%	on balance over	480,000
750,000	–	1,000,000	15,225	+ 1.25%	on balance over	750,000
Over		1,000,000	18,350	+ 1.15%	on balance over	1,000,000

(b) The values of such services, whether the subject of separate tenders or not, shall be aggregated and the total value of work so obtained used for the purpose of calculating the additional fee chargeable in accordance with paragraph (a) (Except that when more than one firm of

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consulting engineers is engaged on the design of these services, the separate values for which each such firm is responsible shall be aggregated and the additional fees charged shall be calculated independently on each such total value so obtained)

(c) Fees shall be calculated upon the accepted tender for the whole of the air conditioning, heating, ventilating and electrical services for which bills of quantities have been prepared by the quantity surveyor. In the event of no tender being accepted, fees shall be calculated upon the basis of the lowest original bona fide tender received. In the event of no such tender being received, the fees shall be calculated upon a reasonable valuation of the services based upon the original bills of quantities.

NOTE: In the foregoing context "bona fide tender"' shall be deemed to mean a tender submitted in good faith without major errors of computation and not subsequently withdrawn by the tenderer.

(d) When cost planning services are provided by the quantity surveyor for air conditioning, heating, ventilating and electrical services (or for any part of such services) there shall be an additional fee based on the time involved (see paragraphs 19.1 and 19.2). Alternatively the fee may be on a lump sum or percentage basis agreed between the employer and the quantity surveyor.

NOTE: The incorporation of figures for air conditioning, heating, ventilating and electrical services provided by the consulting engineer is deemed to be included in the quantity surveyor's services under paragraph 2.1.

2.3. Works of alteration

On works of alteration or repair, or on those sections of the works which are mainly works of alteration or repair, there shall be a fee of 1.0% in addition to the fee calculated in accordance with paragraphs 2.1 and 2.2.

2.4. Works of redecoration and associated minor repairs

On works of redecoration and associated minor repairs, there shall be a fee of 1.5% in addition to the fee calculated in accordance with paragraphs 2.1 and 2.2.

2.5. Bills of quantities prepared in special forms

Fees calculated in accordance with paragraphs. 2.1, 2.2, 2.3 and 2.4 include for the preparation of bills of quantities on a normal trade basis. If the employer requires additional information to be provided in the bills of quantities or the bills to be prepared in an elemental, operational or similar form, then the fee may be adjusted by agreement between the employer and the quantity surveyor.

2.6. Reduction of tenders.

(a) When cost planning services have been provided by the quantity surveyor and a tender, when received, is reduced before acceptance, and if the reductions are not necessitated by amended instructions of the employer or by the inclusion in the bills of quantities of items which the quantity surveyor has indicated could not be contained within the approved estimate, then in such a case no charge shall be made by the quantity surveyor for the preparation of bills of reductions and the fee for the preparation of the bills of quantities shall be based on the amount of the reduced tender.

(b) When cost planning services have not been provided by the quantity surveyor and if a tender, when received, is reduced before acceptance, fees are to be calculated upon the amount of the unreduced tender. When the preparation of bills of reductions is required, a fee is chargeable for preparing such bills of reductions as follows:

(i) 2.0% upon the gross amount of all omissions requiring measurement or abstraction from original dimensional sheets.

(ii) 3.0% upon the gross amount of all additions requiring measurement.

(iii) 0.5% upon the gross amount of all remaining additions.

NOTE: The above scale for the preparation of bills of reductions applies to work in all categories.

2.7. Generally

If the works are substantially varied at any stage or if the quantity surveyor is involved in an excessive amount of abortive work, then the fees shall be adjusted by agreement between the employer and the quantity surveyor.

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3.0. NEGOTIATING TENDERS

3.1.

(a) For negotiating and agreeing prices with a contractor:

Value of work £			Fee £			
Up to		150,000		0.50%		
150,000	–	600,000	750	+ 0.3%	on balance over	150,000
600,000	–	1,200,000	2,100	+ 0.2%	on balance over	600,000
Over		1,200,000	3,300	+ 0.1%	on balance over	1,200,000

(b) The fee shall be calculated on the total value of the works as defined in paragraphs 2.1 (d), (e), (f), (g) and (j).

(c) For negotiating and agreeing prices with a contractor for air conditioning, heating, ventilating and electrical services there shall be an additional fee as paragraph. 3.1 (a) calculated on the total value of such services as defined in paragraph. 2.2 (b).

4.0. CONSULTATIVE SERVICES AND PRICING BILLS OF QUANTITIES.

4.1. Consultative services

Where the quantity surveyor is appointed to prepare approximate estimates, feasibility studies or submissions for the approval of financial grants or similar services, then the fee shall be based on the time involved (see paragraphs 19.1 and 19.2) or alternatively, on a lump sum or percentage basis agreed between the employer and the quantity surveyor.

4.2. Pricing bills of quantities

(a) For pricing bills of quantities, if instructed, to provide an estimate comparable with tenders, the fee shall be onethird (33.33%) of the fee for negotiating and agreeing prices with a contractor, calculated in accordance with paragraphs 3.1 (a) and (b).

(b) For pricing bills of quantities, if instructed, to provide an estimate comparable with tenders for air conditioning, heating, ventilating and electrical services the fee shall be onethird (33.33%) of the fee calculated in accordance with paragraph 3.1 (c).

CONTRACTS BASED ON BILLS OF QUANTITIES: POSTCONTRACT SERVICES

Alternative scales (I and II) for postcontract services are set out below to be used at the quantity surveyor's discretion by prior agreement with the employer.

5.0. ALTERNATIVE I: OVERALL SCALE OF CHARGES FOR POSTCONTRACT SERVICES.

5.1. If the quantity surveyor appointed to carry out the postcontract services did not prepare the bills of quantities then the fees in paragraphs 5.2 and 5.3 shall be increased to cover the additional services undertaken by the quantity surveyor.

5.2. Basic scale

For taking particulars and reporting valuations for interim certificates for payments on account to the contractor, preparing periodic assessments of anticipated final cost and reporting thereon, measuring and making up bills of variations including pricing and agreeing totals with the contractor, and adjusting fluctuations in the cost of labour and materials if required by the contract.

(a) Category A: Relatively complex works and/or works with little or no repetition.

Examples:

Ambulance and fire stations; banks; cinemas; clubs; computer buildings; council offices; crematoria; fitting out existing buildings; homes for the elderly; hospitals and nursing homes; laboratories; law courts; libraries; "oneoff" houses; petrol stations; places of religious worship; police stations; public houses; licensed premises; restaurants; sheltered housing; sports pavilions; theatres; town halls; universities, polytechnics and colleges of further education (other than halls of residence and hostels); and the like.

QUANTITY SURVEYORS' FEES

Value of work £			Category A Fee £			
Up to		150,000	150	+ 2.0%	(Minimum fee £1,150)	
150,000	–	300,000	3,150	+ 1.7%	on balance over	150,000
300,000	–	600,000	5,700	+ 1.6%	on balance over	300,000
600,000	–	1,500,000	10,500	+ 1.3%	on balance over	600,000
1,500,000	–	3,000,000	22,200	+ 1.2%	on balance over	1,500,000
3,000,000	–	6,000,000	40,200	+ 1.1%	on balance over	3,000,000
Over		6,000,000	73,200	+ 1.0%	on balance over	6,000,000

(b) Category B: Less complex works and/or works with some element of repetition.
Examples:
Adult education facilities; canteens; church halls; community centres; departmental stores; enclosed sports stadia and swimming baths; halls of residence; hostels; motels; offices other than those included in Categories A and C; railway stations; recreation and leisure centres; residential hotels; schools; selfcontained flats and maisonettes; shops and shopping centres; supermarkets and hypermarkets; telephone exchanges; and the like.

Value of work £			Category B fee £			
Up to		150,000	150	+ 2.0%	(Minimum fee £1 150)	
150,000	–	300,000	3,150	+ 1.7%	on balance over	150,000
300,000	–	600,000	5,700	+ 1.5%	on balance over	300,000
600,000	–	1,500,000	10,200	+ 1.1%	on balance over	600,000
1,500,000	–	3,000,000	20,100	+ 1.0%	on balance over	1,500,000
3,000,000	–	6,000,000	35,100	+ 0.9%	on balance over	3,000,000
Over		6,000,000	62,100	+ 0.8%	on balance over	6,000,000

(c) Category C: Simple works and/or works with a substantial element of repetition.
Examples:
Factories; garages; multistorey car parks; openair sports stadia; structural shell offices not fitted out; warehouses; workshops; and the like.

Value of work £			Category C fee £			
Up to		150,000	120	+ 1.6%	(Minimum fee £920)	
150,000	–	300,000	2,520	+ 1.5%	on balance over	150,000
300,000	–	600,000	4,770	+ 1.4%	on balance over	300,000
600,000	–	1,500,000	8,970	+ 1.1%	on balance over	600,000
1,500,000	–	3,000,000	18,870	+ 0.9%	on balance over	1,500,000
3,000,000	–	6,000,000	32,370	+ 0.8%	on balance over	3,000,000
Over		6,000,000	56,370	+ 0.7%	on balance over	6,000,000

(d) The scales of fees for postcontract services (paragraphs 5.2 (a) to (c)) are overall scales based upon the inclusion of all nominated subcontractors' and nominated suppliers' accounts, subject to the provision of paragraph 5.2 (g). When work normally included in a building contract is the subject of a separate contract for which the quantity surveyor has not been paid fees under any other clause hereof, the value of such work shall be included in the amount on which fees are charged.

(e) Fees shall be calculated upon the basis of the account for the whole of the work, subject to the provisions of paragraph 5.3.

(f) In calculating the amount on which fees are charged the total of any credits is to be added to the amount described above.

QUANTITY SURVEYORS' FEES

(g) Where the value of air conditioning, heating, ventilating and electrical services included in the tender documents together exceeds 25% of the amount calculated as described in paragraphs 5.2. (d) and (e) above, then, subject to provisions of paragraph 5.3, no fee is chargeable on the amount by which the value of these services exceeds the said 25%. In this context the term "value" excludes general contractors' profit, attendance, builders work in connection with the services, preliminaries and other similar additions.

(h) When a contract comprises buildings which fall into more than one category, the fee shall be calculated as follows:

(i) The amount upon which fees are chargeable shall be allocated to the categories of work applicable and the amounts so allocated expressed as percentages of the total amount upon which fees are chargeable.

(ii) Fees shall then be calculated for each category on the total amount upon which fees are chargeable.

(iii) The fee chargeable shall then be calculated by applying the percentages of work in each category to the appropriate total fee and adding the resultant amounts.

(i) When a project is the subject of a number of contracts then, for the purposes of calculating fees, the values of such contracts shall not be aggregated but each contract shall be taken separately and the scale of charges (paras. 5.2 (a) to (h)), applied as appropriate.

(j) When the quantity surveyor is required to prepare valuations of materials or goods off site, an additional fee shall be charged based on the time involved (see paragraphs 19.1 and 19.2).

(k) The basic scale for postcontract services includes for a simple routine of periodically estimating final costs. When the employer specifically requests a cost monitoring service which involves the quantity surveyor in additional or abortive measurement an additional fee shall be charged based on the time involved (see paragraphs 19.1 and 19.2), or alternatively on a lump sum or percentage basis agreed between the employer and the quantity surveyor.

(l) The above overall scales of charges for postcontract services assume normal conditions when the bills of quantities are based on drawings accurately depicting the building work the employer requires. If the works are materially varied to the extent that substantial re-measurement is necessary then the fee for post contract services shall be adjusted by agreement between the employer and the quantity surveyor.

5.3. Air conditioning, heating, ventilating and electrical services

(a) Where final accounts are prepared by the quantity surveyor for the air conditioning, heating, ventilating and electrical services there shall be a fee for these services, in addition to the fee calculated in accordance with paragraph 5.2, as follows:

Value of work £			Additional fee £			
Up to		120,000		2.00%		
120,000	–	240,000	2,400	+ 1.60%	on balance over	120,000
240,000	–	1,000,000	4,320	+ 1.25%	on balance over	240,000
1,000,000	–	4,000,000	13,820	+ 1.00%	on balance over	1,000,000
Over		4,000,000	43,820	+ 0.90%	on balance over	4,000,000

(b) The values of such services, whether the subject of separate tenders or not, shall be aggregated and the total value of work so obtained used for the purpose of calculating the additional fee chargeable in accordance with paragraph (a). (Except that when more than one firm of consulting engineers is engaged on the design of these services the separate values for which each such firm is responsible shall be aggregated and the additional fee charged shall be calculated independently on each such total value so obtained).

(c) The scope of the services to be provided by the quantity surveyor under paragraph (a) above shall be deemed to be equivalent to those described for the basic scale for postcontract services.

(d) When the quantity surveyor is required to prepare periodic valuations of materials or goods off site, an additional fee shall be charged based on the time involved (see paragraphs 19.1 and 19.2).

QUANTITY SURVEYORS' FEES

(e) The basic scale for postcontract services includes for a simple routine of periodically estimating final costs. When the employer specifically requests a cost monitoring service which involves the quantity surveyor in additional or abortive measurement an additional fee shall be based on the time involved (see paragraphs 19.1 and 19.2), or alternatively on a lump sum or percentage basis agreed between the employer and the quantity surveyor.

(f) Fees shall be calculated upon the basis of the account for the whole of the air conditioning, heating, ventilating and electrical services for which final accounts have been prepared by the quantity surveyor.

6.0. ALTERNATIVE II: SCALE OF CHARGES FOR SEPARATE STAGES OF POSTCONTRACT SERVICES.

6.1. If the quantity surveyor appointed to carry out the postcontract services did not prepare the bills of quantities then the fees in paragraphs 6.2 and 6.3 shall be increased to cover the additional services undertaken by the quantity surveyor

NOTE: The scales of fees in paragraphs 6.2 and 6.3 apply to work in all categories (including air conditioning, heating, ventilating and electrical services).

6.2. Valuations for interim certificates

(a) For taking particulars and reporting valuations for interim certificates for payments on account to the contractor.

Total of valuations £			Fee £			
Up to		300,000		0.5%		
300,000	–	1,000,000	1,500	+ 0.4%	on balance over	300,000
1,000,000	–	6,000,000	4,300	+ 0.3%	on balance over	1,000,000
Over		6,000,000	19,300	+ 0.2%	on balance over	6,000,000

NOTES:

1. Subject to note 2 below, the fees are to be calculated on the total of all interim valuations (i.e. the amount of the final account less only the net amount of the final valuation).
2. When consulting engineers are engaged in supervising the installation of air conditioning, heating, ventilating and electrical services and their duties include reporting valuations for inclusion in interim certificates for payments on account in respect of such services, then valuations so reported shall be excluded from any total amount of valuations used for calculating fees.

(b) When the quantity surveyor is required to prepare valuations of materials or goods off site, an additional fee shall be charged based on the time involved (see paragraphs 19.1 and 19.2).

6.3. Preparing accounts of variation upon contracts

For measuring and making up bills of variations including pricing and agreeing totals with the contractor:

(a) An initial lump sum of £600 shall be payable on each contract.

(b) 2.0% upon the gross amount of omissions requiring measurement or abstraction from the original dimension sheets.

(c) 3.0% upon the gross amount of additions requiring measurement and upon dayworks.

(d) 0.5% upon the gross amount of remaining additions which shall be deemed to include all nominated subcontractors' and nominated suppliers' accounts which do not involve measurement or checking of quantities but only checking against lump sum estimates.

(e) 3.0% upon the aggregate of the amounts of the increases and/or decreases in the cost of labour and materials in accordance with any fluctuations clause in the conditions of contract, except where a price adjustment formula applies.

(f) On contracts where fluctuations are calculated by the use of a price adjustment formula method the following scale shall be applied to the account for the whole of the work:

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Value of work £			Fee £			
Up to		300,000	300	+ 0.5%		
300,000	–	1,000,000	1,800	+ 0.3%	on balance over	300,000
Over		1,000,000	3,900	+ 0.1%	on balance over	1,000,000

(i) When consulting engineers are engaged in supervising the installation of air conditioning, heating, ventilating and electrical services and their duties include for the adjustment of accounts and pricing and agreeing totals with the subcontractors for inclusion in the measured account, then any totals so agreed shall be excluded from any amounts used for calculating fees.

6.4. Cost monitoring services

The fee for providing all approximate estimates of final cost and/or a cost monitoring service shall be based on the time involved (see paras. 19.1 and 19.2), or alternatively on a lump sum or percentage basis agreed between the employer and the quantity surveyor.

7.0. BILLS OF APPROXIMATE QUANTITIES, INTERIM CERTIFICATES AND FINAL ACCOUNTS

7.1. Basic scale

For preparing bills of approximate quantities suitable for obtaining competitive tenders which will provide a schedule of prices and a reasonably close forecast of the cost of the works, but subject to complete re-measurement, examining tenders and reporting thereon, taking particulars and reporting valuations for interim certificates for payments on account to the contractor, preparing periodic assessments of anticipated final cost and reporting thereon, measuring and preparing final account, including pricing and agreeing totals with the contractor and adjusting fluctuations in the cost of labour and materials if required by the contract:

(a) Category A: Relatively complex works and/or works with little or no repetition.

Examples:

Ambulance and fire stations; banks; cinemas; clubs; computer buildings; council offices; crematoria; fitting out existing buildings; homes for the elderly; hospitals and nursing homes; laboratories; law courts; libraries; "oneoff" houses; petrol stations; places of religious worship; police stations; public houses; licensed premises; restaurants; sheltered housing; sports pavilions; theatres; town halls; universities, polytechnics and colleges of further education (other than halls of residence and hostels); and the like.

Value of work £			Category A fee £			
Up to		150,000	380	+ 5.0%	(Minimum fee £2 880)	
150,000	–	300,000	7 880	+ 4.0%	on balance over	150,000
300,000	–	600,000	13 880	+ 3.4%	on balance over	300,000
600,000	–	1,500,000	24 080	+ 2.8%	on balance over	600,000
1,500,000	–	3,000,000	49 280	+ 2.4%	on balance over	1,500,000
3,000,000	–	6,000,000	85 280	+ 2.2%	on balance over	3,000,000
Over		6,000,000	151 280	+ 2.0%	on balance over	6,000,000

(b) Category B: Less complex works and/or works with some element of repetition.

Examples:

Adult education facilities; canteens; church halls; community centres; departmental stores; enclosed sports stadia and swimming baths; halls of residence; hostels; motels; offices other than those included in Categories A and C; railway stations; recreation and leisure centres; residential hotels; schools; selfcontained flats and maisonettes; shops and shopping centres; supermarkets and hypermarkets; telephone exchanges; and the like.

QUANTITY SURVEYORS' FEES

Value of work £			Category B fee £			
Up to		150,000	360	+ 4.8%	(Minimum fee £2 760)	
150,000	–	300,000	7,560	+ 3.7%	on balance over	150,000
300,000	–	600,000	13,110	+ 3.0%	on balance over	300,000
600,000	–	1,500,000	22,110	+ 2.2%	on balance over	600,000
1,500,000	–	3,000,000	41,910	+ 2.0%	on balance over	1,500,000
3,000,000	–	6,000,000	71,910	+ 1.8%	on balance over	3,000,000
Over		6,000,000	125,910	+ 1.6%	on balance over	6,000,000

(c) Category C: Simple works and/or works with a substantial element of repetition
Examples:
Factories; garages; multistorey car parks; open air sports stadia; structural shell offices not fitted out; warehouses; workshops; and the like.

Value of work £			Category C fee £			
Up to		150,000	300	+ 4.1%	(Minimum fee £2 350)	
150,000	–	300,000	6 450	+ 3.3%	on balance over	150,000
300,000	–	600,000	11 400	+ 2.6%	on balance over	300,000
600,000	–	1,500,000	19 200	+ 2.0%	on balance over	600,000
1,500,000	–	3,000,000	37 200	+ 1.7%	on balance over	1,500,000
3,000,000	–	6,000,000	62 700	+ 1.5%	on balance over	3,000,000
Over		6,000,000	107 700	+ 1.3%	on balance over	6,000,000

(d) The scales of fees for precontract and postcontract services (paragraphs 7.1 (a) to (c)) are overall scales based upon the inclusion of all nominated subcontractors' and nominated suppliers' accounts, subject to the provision of paragraph 7.1. (g). When work normally included in a building contract is the subject of a separate contract for which the quantity surveyor has not been paid fees under any other clause hereof, the value of such work shall be included in the amount on which fees are charged.

(e) Fees shall be calculated upon the basis of the account for the whole of the work, subject to the provisions of paragraph 7.2.

(f) In calculating the amount on which fees are charged the total of any credits is to be added to the amount described above.

(g) Where the value of air conditioning, heating, ventilating and electrical services included in tender documents together exceeds 25% of the amount calculated as described in paragraphs 7.1. (d) and (e), then, subject to the provisions of paragraph 7.2 no fee is chargeable on the amount by which the value of these services exceeds the said 25%. In this context the term "value" excludes general contractors' profit, attendance, builders' work in connection with the services, preliminaries and any other similar additions.

(h) When a contract comprises buildings which fall into more than one category, the fee shall be calculated as follows:

(i) The amount upon which fees are chargeable shall be allocated to the categories of work applicable and the amount so allocated expressed as percentages of the total amount upon which fees are chargeable.

(ii) Fees shall then be calculated for each category on the total amount upon which fees are chargeable.

(iii) The fee chargeable shall then be calculated by applying the percentages of work in each category to the appropriate total fee adding the resultant amounts.

(i) When a project is the subject of a number of contracts then, for the purpose of calculating fees, the values of such contracts shall not be aggregated but each contract shall be taken separately and the scale of charges (paragraphs 7.1(a) to (h)) applied as appropriate.

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(j) Where the quantity surveyor is specifically instructed to provide cost planning services, the fee calculated in accordance with paragraphs 7.1 (a) to (j) shall be increased by a sum calculated in accordance with the following table and based upon the same value of work as that upon which the aforementioned fee has been calculated:
Categories A & B: (as defined in paragraphs 7.1 (a) and (b))

Value of work £			Fee £			
Up to		600,000		0.70%		
600,000	–	3,000,000	4 200	+ 0.40%	on balance over	600,000
3,000,000	–	6,000,000	13 800	+ 0.35%	on balance over	3,000,000
Over		6,000,000	24 300	+ 0.30%	on balance over	6,000,000

Category C: (as defined in paragraphs 7.1 (c))

Value of work £			Fee £			
Up to		600,000		0.5%		
600,000	–	3,000,000	3 000	+ 0.30%	on balance over	600,000
3,000,000	–	6,000,000	10 200	+ 0.25%	on balance over	3,000,000
Over		6,000,000	17 700	+ 0.20%	on balance over	6,000,000

(k) When the quantity surveyor is required to prepare valuations of materials or goods off site, an additional fee shall be charged based on the time involved (see paragraphs 19.1 and 19.2).

(l) The basic scale for post-contract services includes for a simple routine of periodically estimating final costs. When the employer specifically requests a cost monitoring service which involves the quantity surveyor in additional or abortive measurement an additional fee shall be charged based on the time involved (see paragraphs 19.1 and 19.2), or alternatively on a lump sum or percentage basis agreed between the employer and the quantity surveyor.

7.2. Air conditioning, heating, ventilating and electrical services.

(a) Where bills of approximate quantities and final accounts are prepared by the quantity surveyor for the air conditioning, heating, ventilating and electrical services there shall be a fee for these services in addition to the fee calculated in accordance with paragraphs 7.1 as follows:

Value of work £			Category A fee £			
Up to		120,000		4.50%		
120,000	–	240,000	5,400	+ 1.85%	on balance over	120,000
240,000	–	480,000	10,020	+ 3.25%	on balance over	240,000
480,000	–	750,000	17,820	+ 3.00%	on balance over	480,000
750,000	–	1,000,000	25,920	+ 2.50%	on balance over	750,000
1,000,000	–	4,000,000	32,170	+ 2.15%	on balance over	1,000,000
Over		4,000,000	96,670	+ 2.05%	on balance over	4,000,000

(b) The value of such services, whether the subject of separate tenders or not, shall be aggregated and the value of work so obtained used for the purpose of calculating the additional fee chargeable in accordance with paragraph. (a). (Except that when more than one firm of consulting engineers is engaged on the design of these services, the separate values for which each such firm is responsible shall be aggregated and the additional fees charged shall be calculated independently on each such total value so obtained).

(c) The scope of the services to be provided by the quantity surveyor under paragraph (a) above shall be deemed to be equivalent to those described for the basic scale for precontract and postcontract services.

(d) When the quantity surveyor is required to prepare valuations of materials or goods off site, an additional fee shall be charged based on the time involved (see paragraphs 19.1 and 19.2).

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(e) The basic scale for postcontract services includes for a simple routine of periodically estimating final costs. When the employer specifically requests a cost monitoring service, which involves the quantity surveyor in additional or abortive measurement, an additional fee shall be charged based on the time involved (see paragraphs 19.1 and 19.2), or alternatively on a lump sum or percentage basis agreed between the employer and the quantity surveyor.

(f) Fees shall be calculated upon the basis of the account for the whole of the air conditioning, heating, ventilating and electrical services for which final accounts have been prepared by the quantity surveyor.

(g) When cost planning services are provided by the quantity surveyor for air conditioning, heating, ventilating and electrical services (or for any part of such services) there shall be an additional fee based on the time involved (see paragraphs 19.1 and 19.2) or alternatively on a lump sum or percentage basis agreed between the employer and quantity surveyor.

NOTE: The incorporation of figures for air conditioning, heating, ventilating and electrical services provided by the consulting engineer is deemed to be included in the quantity surveyor's services under paragraph 7.1.

7.3. Works of alteration

On works of alteration or repair, or on those sections of the work which are mainly works of alteration or repair, there shall be a fee of 1.0% in addition to the fee calculated in accordance with paragraphs 7.1 and 7.2.

7.4. Works of redecoration and associated minor repairs

On works of redecoration and associated minor repairs, there shall be a fee of 1.5% in addition to the fee calculated in accordance with paragraphs 7.1 and 7.2.

7.5. Bills of quantities and/or final accounts prepared in special forms

Fees calculated in accordance with paragraphs 7.1, 7.2, 7.3 and 7.4 include for the preparation of bills of quantities and/or final accounts on a normal trade basis. If the employer requires additional information to be provided in the bills of quantities and/or final accounts or the bills and/or final accounts to be prepared in an elemental, operational or similar form, then the fee may be adjusted by agreement between the employer and the quantity surveyor.

7.6. Reduction of tenders

(a) When cost planning services have been provided by the quantity surveyor and a tender, when received, is reduced before acceptance and if the reductions are not necessitated by amended instructions of the employer or by the inclusion in the bills of approximate quantities of items which the quantity surveyor has indicated could not be contained within the approved estimate, then in such a case no charge shall be made by the quantity surveyor for the preparation of bills of reductions and the fee for the preparation of bills of approximate quantities shall be based on the amount of the reduced tender.

(b) When cost planning services have not been provided by the quantity surveyor and if a tender, when received, is reduced before acceptance, fees are to be calculated upon the amount of the unreduced tender. When the preparation of bills of reductions is required, a fee is chargeable for preparing such bills of reductions as follows:

(i) 2.0% upon the gross amount of all omissions requiring measurement or abstraction from original dimension sheets.

(ii) 3.0% upon the gross amount of all additions requiring measurement.

(iii) 0.5% upon the gross amount of all remaining additions.

NOTE: The above scale for the preparation of bills of reductions applies to work in all categories.

7.7. Generally

If the works are substantially varied at any stage or if the quantity surveyor is involved in an excessive amount of abortive work, then the fees shall be adjusted by agreement between the employer and the quantity surveyor.

QUANTITY SURVEYORS' FEES

8.0. NEGOTIATING TENDERS

8.1.

(a) For negotiating and agreeing prices with a contractor:

Value of work £			Fee £			
Up to		150,000		0.5%		
150,000	–	600,000	750	+ 0.3%	on balance over	150,000
600,000	–	1,200,000	2,100	+ 0.2%	on balance over	600,000
Over		1,200,000	3,300	+ 0.1%	on balance over	1,200,000

(b) The fee shall be calculated on the total value of the works as defined in paragraphs 7.1 (d), (e), (f), (g) and (j).

(c) For negotiating and agreeing prices with a contractor for air conditioning, heating, ventilating and electrical services there shall be an additional fee as paragraph 8.1 (a) calculated on the total value of such services as defined in paragraph 7.2 (b).

9.0. CONSULTATIVE SERVICES AND PRICING BILLS OF APPROXIMATE QUANTITIES

9.1. Consultative services

Where the quantity surveyor is appointed to prepare approximate estimates, feasibility studies or submissions for the approval of financial grants or similar services, then the fee shall be based on the time involved (see paragraphs 19.1 and 19.2) or alternatively, on a lump sum or percentage basis agreed between the employer and the quantity surveyor.

9.2. Pricing bills of approximate quantities

For pricing bills of approximate quantities, if instructed, to provide an estimate comparable with tenders, the fees shall be the same as for the corresponding services in paragraphs 4.2 (a) and (b).

10.0. INSTALMENT PAYMENTS

10.1. For the purpose of instalment payments the fee for preparation of bills of approximate quantities only shall be the equivalent of forty per cent (40%) of the fees calculated in accordance with the appropriate sections of paragraphs 7.1 to 7.5, and the fee for providing cost planning services shall be in accordance with the appropriate sections of paragraphs 7.1 (k); both fees shall be based on the total value of the bills of approximate quantities ascertained in accordance with the provisions of paragraph 2.1 (e).

10.2. In the absence of agreement to the contrary, fees shall be paid by instalments as follows:

(a) Upon acceptance by the employer of a tender for the works the above defined fees for the preparation of bills of approximate quantities and for providing cost planning services.

(b) In the event of no tender being accepted, the aforementioned fees shall be paid within three months of completion of the bills of approximate quantities.

(c) The balance by instalments at intervals to be agreed between the date of the first certificate and one month after certification of the contractor's account.

10.3. In the event of the project being abandoned at any stage other than those covered by the foregoing, the proportion of fee payable shall be by agreement between the employer and the quantity surveyor.

11.0. SCHEDULES OF PRICES

11.1. The fee for preparing, pricing and agreeing schedules of prices shall be based on the time involved (see paragraphs 19.1 and 19.2). Alternatively, the fee may be on a lump sum or percentage basis agreed between the employer and the quantity surveyor.

12.0. COST PLANNING AND APPROXIMATE ESTIMATES

12.1. The fee for providing cost planning services or for preparing approximate estimates shall be based on the time involved (see paragraphs 19.1 and 19.2). Alternatively, the fee may be on a lump sum or percentage basis agreed between the employer and the quantity surveyor

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CONTRACTS BASED ON SCHEDULES OF PRICES: POSTCONTRACT SERVICES

13.0. FINAL ACCOUNTS

13.1. Basic Scale

(a) For taking particulars and reporting valuations for interim certificates for payments on account to the contractor, preparing periodic assessments of anticipated final cost and reporting thereon, measuring and preparing final account including pricing and agreeing totals with the contractor, and adjusting fluctuations in the cost of labour and materials if required by the contract, the fee shall be equivalent to sixty per cent (60%) of the fee calculated in accordance with paragraphs 7.1 (a) to (k).

(b) When the quantity surveyor is required to prepare valuations of materials or goods off site, an additional fee shall be charged on the basis of the time involved (see paragraphs 19.1 and 19.2).

(c) The basic scale for postcontract services includes for a simple routine of periodically estimating final costs. When the employer specifically requests a cost monitoring service which involves the quantity surveyor in additional or abortive measurement an additional fee shall be charged based on the time involved (see paragraphs 19.1 and 19.2), or alternatively on a lump sum or percentage basis agreed between the employer and the quantity surveyor.

13.2. Air conditioning, heating, ventilating and electrical services

Where final accounts are prepared by the quantity surveyor for the air conditioning, heating, ventilating and electrical services there shall be a fee for these services, in addition to the fee calculated in accordance with paragraph 13.1, equivalent to sixty per cent (60%) of the fee calculated in accordance with paragraphs 7.2 (a) to (f).

13.3. Works of alterations

On works of alteration or repair, or on those sections of the work which are mainly works of alteration or repair, there shall be a fee of 1.0% in addition to the fee calculated in accordance with paragraphs 13.1 and 13.2.

13.4. Works of redecoration and associated minor repairs

On works of redecoration and associated minor repairs, there shall be a fee of 1.5% in addition to the fee calculated in accordance with paragraphs 13.1 and 13.2.

13.5. Final accounts prepared in special forms

Fees calculated in accordance with paragraphs 13.1, 13.2, 13.3 and 13.4 include for the preparation of final accounts on a normal trade basis. If the employer requires additional information to be provided in the final accounts or the accounts to be prepared in an elemental, operational or similar form, then the fee may be adjusted by agreement between the employer and the quantity surveyor.

PRIME COST CONTRACTS: PRECONTRACT AND POSTCONTRACT SERVICES

14.0. COST PLANNING

14.1. The fee for providing a cost planning service shall be based on the time involved (see paragraphs 19.1 and 19.2). Alternatively, the fee may be on a lump sum or percentage basis agreed between the employer and the quantity surveyor.

15.0. ESTIMATES OF COST

15.1.

(a) For preparing an approximate estimate, calculated by measurement, of the cost of work, and, if required under the terms of the contract, negotiating, adjusting and agreeing the estimate:

Value of work £			Fee £			
Up to		30,000	1.25%			
30,000	–	150,000	375	+ 1.00%	on balance over	30,000
150,000	–	600,000	1,575	+ 0.75%	on balance over	150,000
Over		600,000	4,950	+ 0.50%	on balance over	600,000

(b) The fee shall be calculated upon the total of the approved estimates.

QUANTITY SURVEYORS' FEES

16.0. FINAL ACCOUNTS

16.1.

(a) For checking prime costs, reporting for interim certificates for payments on account to the contractor and preparing final accounts:

Value of work £			Fee £			
Up to		30,000		2.50%		
30,000	–	150,000	750	+ 2.00%	on balance over	30,000
150,000	–	600,000	3,150	+ 1.50%	on balance over	150,000
Over		600,000	9,900	+ 1.25%	on balance over	600,000

(b) The fee shall be calculated upon the total of the final account with the addition of the value of credits received for old materials removed and less the value of any work charged for in accordance with paragraph 16.1 (c).

(c) On the value of any work to be paid for on a measured basis, the fee shall be 3%.

(d) When the quantity surveyor is required to prepare valuations of materials or goods off site, an additional fee shall be charged based on the time involved (see paragraphs 19.1 and 19.2).

(e) The above charges do not include the provision of checkers on the site. If the quantity surveyor is required to provide such checkers an additional charge shall be made by arrangement.

17.0. COST REPORTING AND MONITORING SERVICES

17.1. The fee for providing cost reporting and/or monitoring services (e.g. preparing periodic assessments of anticipated final costs and reporting thereon) shall be based on the time involved (see paragraphs 19.1 and 19.2) or alternatively, on a lump sum or percentage basis agreed between the employer and the quantity surveyor.

18.0. ADDITIONAL SERVICES

18.1. For additional services not normally necessary, such as those arising as a result of the termination of a contract before completion, liquidation, fire damage to the buildings, services in connection with arbitration, litigation and investigation of the validity of contractors' claims, services in connection with taxation matters and all similar services where the employer specifically instructs the quantity surveyor, the charges shall be in accordance with paragraphs 19.1 and 19.2.

19.0. TIME CHARGES

19.1.

(a) For consultancy and other services performed by a principal, a fee by arrangement according to the circumstances including the professional status and qualifications of the quantity surveyor.

(b) When a principal does work which would normally be done by a member of staff, the charge shall be calculated as paragraph 19.2 below.

19.2.

(a) For services by a member of staff, the charges for which are to be based on the time involved, such charges shall be calculated on the hourly cost of the individual involved plus 145%.

(b) A member of staff shall include a principal doing work normally done by an employee (as paragraph 19.1 (b) above), technical and supporting staff, but shall exclude secretarial staff or staff engaged upon general administration.

(c) For the purpose of paragraph 19.2 (b) above, a principal's time shall be taken at the rate applicable to a senior assistant in the firm.

(d) The supervisory duties of a principal shall be deemed to be included in the addition of 145% as paragraph 19.2 (a) above and shall not be charged separately.

(e) The hourly cost to the employer shall be calculated by taking the sum of the annual cost of the member of staff of

(i) Salary and bonus but excluding expenses.

(ii) Employer's contributions payable under any Pension and Life Assurance Schemes.

(iii) Employer's contributions made under the National Insurance Acts, the Redundancy Payments Act and any other payments made in respect of the employee by virtue of any statutory requirements.

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(iv) Any other payments or benefits made or granted by the employer in pursuance of the terms of employment of the member of staff.

and dividing by 1,650.

19.3. The foregoing Time Charges under paragraph 19.1 and 19.2 are intended for use where other paragraphs of the Scale (not related to Time Charges) form a significant proportion of the overall fee. In all other cases an increased time charge may be agreed.

20.0. INSTALMENT PAYMENTS

20.1. In the absence of agreement to the contrary, payments to the quantity surveyor shall be made by instalments by arrangement between the employer and the quantity surveyor.

Scale 40 PROFESSIONAL CHARGES FOR QUANTITY SURVEYING SERVICES IN CONNECTION WITH HOUSING SCHEMES FOR LOCAL AUTHORITIES

This scale has been abolished. See Author's Note.

EFFECTIVE FROM FEBRUARY 1983

1.0. GENERALLY

1.1. The scale is applicable to housing schemes of selfcontained dwellings regardless of type (e.g. houses, maisonettes, bungalows or flats) and irrespective of the amount of repetition of identical types or blocks within an individual housing scheme and shall also apply to all external works forming part of the contract for the housing scheme. This scale does not apply to improvement to existing dwellings.

1.2. The fees set out below cover the following quantity surveying services as may be required:

(a) Preparing bills of quantities or other tender documents; checking tenders received or negotiating tenders and pricing with a selected contractor; reporting thereon.

(b) Preparing recommendations for interim payments on account to the contractor; measuring work and adjusting variations in accordance with the terms of the contract and preparing the final account; pricing same and agreeing totals with the contractor; adjusting fluctuations in the cost of labour and materials if required by the contract.

(c) Preparing periodic financial statements showing the anticipated final cost by means of a simple routine of estimating final costs and reporting thereon, but excluding cost monitoring (see paragraph 1.4).

1.3. Where the quantity surveyor is appointed to prepare approximate estimates to establish and substantiate the economic viability of the scheme and to obtain the necessary approvals and consents, or to enable the scheme to be designed and constructed within approved cost criteria an additional fee shall be charged based on the time involved (see paragraph 7.0) or, alternatively, on a lump sum or percentage basis agreed between the employer and the quantity surveyor. (Cost planning services, see paragraph 3.0).

1.4. When the employer specifically requests a postcontract cost monitoring service which involves the quantity surveyor in additional or abortive work an additional fee shall be charged based on the time involved (see paragraph 7.0) or, alternatively, on a lump sum or percentage basis agreed between the employer and the quantity surveyor.

1.5. The fees are in all cases exclusive of travelling and other expenses (for which the actual disbursement is recoverable unless there is some prior arrangement for such charges) and of the cost of reproduction of bills of quantities and other documents, which are chargeable in addition at net cost.

1.6. The fees are in all cases exclusive of services in connection with the allocation of the cost of the works for purposes of calculating value added tax for which there shall be an additional fee based on the time involved (see paragraph 7.0).

1.7. When work normally included in a building contract is the subject of a separate contract for which the quantity surveyor has not been paid fees under any other clause thereof, the value of such work shall be included in the amount upon which fees are charged.

1.8. If any of the materials used in the works are supplied by the employer or charged at a preferential rate, then the estimated or actual value thereof shall be included in the amount upon which fees are to be calculated.

1.9. The fees are in all cases exclusive of preparing a specification of the materials to be used and the works to be done, but the fees for preparing bills of quantities and similar documents do include for

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incorporating preamble clauses describing the materials and workmanship (from information given by the architect and/or consulting engineer).

1.10. If the quantity surveyor incurs additional costs due to exceptional delays in building operations or any other cause beyond the control of the quantity surveyor, then the fees shall be adjusted by agreement between the employer and the quantity surveyor to cover the reimbursement of these additional costs.

1.11. When a project is the subject of a number of contracts then for the purposes of calculating fees, the values of such contracts shall not be aggregated but each contract shall be taken separately and the scale of charges applied as appropriate.

1.12. The fees and charges are in all cases exclusive of value added tax which will be applied in accordance with legislation.

1.13. Copyright in bills of quantities and other documents prepared by the quantity surveyor is reserved to the quantity surveyor.

2.0. BASIC SCALE

2.1. The basic fee for the services outlined in paragraph 1.2 shall be as follows:

Value of work £			Fee £			
Up to		75,000	250	+ 4.6%		
75,000	–	150,000	3,700	+ 3.6%	on balance over	30,000
150,000	–	750,000	6,400	+ 2.3%	on balance over	150,000
750,000	–	1,500,000	20,200	+ 1.7%	on balance over	750,000
Over		1,500,000	32,950	+ 1.5%	on balance over	1,500,000

2.2. Fees shall be calculated upon the total of the final account for the whole of the work including all nominated subcontractors' and nominated suppliers' accounts.

2.3. For services in connection with accommodation designed for the elderly or the disabled or other special category occupants for whom special facilities are required an addition of 10% shall be made to the fee calculated in accordance with paragraph 2.1.

2.4. When additional fees under paragraph 2.3 are chargeable on a part or parts of a scheme, the value of basic fee to which the additional percentages shall be applied shall be determined by the proportion that the values of the various types of accommodation bear to the total of those values.

2.5. When the quantity surveyor is required to prepare an interim valuation of materials or goods off site, an additional fee shall be charged based on the time involved (see paragraph 7.0).

2.6. If the works are substantially varied at any stage and if the quantity surveyor is involved in an excessive amount of abortive work, then the fee shall be adjusted by agreement between the employer and the quantity surveyor.

2.7. The fees payable under paragraphs 2.1 and 2.3 include for the preparation of bills of quantities or other tender documents on a normal trade basis. If the employer requires additional information to be provided in bills of quantities, or bills of quantities to be prepared in an elemental, operational or similar form, then the fee may be adjusted by agreement between the employer and the quantity surveyor.

3.0. COST PLANNING

3.1. When the quantity surveyor is specifically instructed to provide cost planning services, the fee calculated in accordance with paragraphs 2.1 and 2.3 shall be increased by a sum calculated in accordance with the following table and based upon the amount of the accepted tender.

Value of work £			Fee £			
Up to		150,000		0.45%		
150,000	–	750,000	675	+ 0.35%	on balance over	150,000
Over		750,000	2,775	+ 0.25%	on balance over	750,000

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3.2. Cost planning is defined as the process of ascertaining a cost limit, where necessary, within the guidelines set by any appropriate Authority, and thereafter checking the cost of the project within that limit throughout the design process. It includes the preparation of a cost plan (based upon elemental analysis or other suitable criterion) checking and revising it where required and effecting the necessary liaison with other consultants employed.

3.3.

(a) When cost planning services have been provided by the quantity surveyor and bills of reductions are required, then no charge shall be made by the quantity surveyor for the bills of reductions unless the reductions are necessitated by amended instructions of the employer or by the inclusion in the bills of quantities of items which the quantity surveyor has indicated could not be contained within the approved estimate.

(b) When cost planning services have not been provided by the quantity surveyor and bills of reductions are required, a fee is chargeable for preparing such bills of reductions.

(i) 2.0% upon the gross amount of all omissions requiring measurement or abstraction from original dimension sheets.

(ii) 3.0% upon the gross amount of all additions requiring measurement.

(iii) 0.5% upon the gross amount of all remaining additions.

4.0. HEATING, VENTILATING AND ELECTRICAL SERVICES

4.1.

(a) When bills of quantities and the final account are prepared by the quantity surveyor for the heating, ventilating and electrical services, there shall be a fee for these services in addition to the fee calculated in accordance with paragraphs 2.1 and 2.3 as follows:

Value of work £			Fee £			
Up to		60,000		4.50%		
60,000	–	120,000	2,700	+ 3.85%	on balance over	60,000
120,000	–	240,000	5,010	+ 3.25%	on balance over	120,000
240,000	–	375,000	8,910	+ 3.00%	on balance over	240,000
375,000	–	500,000	12,960	+ 2.50%	on balance over	375,000
Over		500,000	16,085	+ 2.15%	on balance over	500,000

(b) The value of such services, whether the subject of separate tenders or not shall be aggregated and the total value of work so obtained used for the purpose of calculating the additional fee chargeable in accordance with paragraph (a). (Except that when more than one firm of consulting engineers is engaged on the design of these services, the separate values for which each such firm is responsible shall be aggregated and the additional fees charged shall be calculated independently on each such total value so obtained).

(c) The scope of the services to be provided by the quantity surveyor under paragraph (a) above shall be deemed to be equivalent to those outlined in paragraph 1.2.

(d) Fee shall be calculated upon the basis of the account for the whole of the heating, ventilating and electrical services for which final accounts have been prepared by the quantity surveyor.

5.0. INSTALMENT PAYMENTS

5.1. In the absence of agreement to the contrary, fees shall be paid by instalments as follows:

(a) Upon receipt by the employer of a tender for the works sixty per cent (60%) of the fees calculated in accordance with paragraphs 2.0 and 4.0 in the amount of the accepted tender plus the appropriate recoverable expenses and the full amount of the fee for cost planning services if such services have been instructed by the employer.

(b) The balance of fees and expenses by instalments at intervals to be agreed between the date of the first certificate and one month after final certification of the contractor's account.

(c) In the event of no tender being accepted, sixty per cent (60%) of the fees, plus the appropriate recoverable expenses, and the full amount of the fee for cost planning services if such services have been instructed by the employer, shall be paid within three months of the completion of the tender documents. The fee shall be calculated on the amount of the lowest original

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bona fide tender received. In the event of no tender being received, the fee shall be calculated on a reasonable valuation of the work based upon the tender documents.

5.2. In the event of the project being abandoned at any stage other than those covered by the foregoing, the proportion of fee payable shall be by agreement between the employer and the quantity surveyor.

NOTE: In the foregoing context 'bona fide tender' shall be deemed to mean a tender submitted in good faith without major errors of computation and not subsequently withdrawn by the tenderer

5.3. When the quantity surveyor is appointed to carry out postcontract services only and has not prepared the bills of quantities then the fees shall be agreed between the employer and the quantity surveyor as a proportion of the scale set out in paragraphs 2.0 and 4.0 with an allowance for the necessary familiarization and any additional services undertaken by the quantity surveyor. The percentages stated in paragraphs 5.1 and 5.2 are not intended to be used as a means of calculating the fees payable for postcontract services only.

6.0. ADDITIONAL SERVICES

6.1. For additional services not normally necessary such as those arising as a result of the termination of a contract before completion, liquidation, fire damage to the buildings, services in connection with arbitration, litigation and investigation of the validity of contractors' claims, services in connection with taxation matters, and all similar services where the employer specifically instructs the quantity surveyor, the charge shall be in accordance with paragraph 7.0.

7.0. TIME CHARGES

7.1.

(a) For consultancy and other services performed by a principal, a fee by arrangement according to the circumstances, including the professional status and qualifications of the quantity surveyor.

(b) When a principal does work which would normally be done by a member of staff, the charge shall be calculated as paragraph 7.2.

7.2.

(a) For services by a member of staff, the charges for which are to be based on the time involved, such hourly charges shall be calculated on the basis of annual salary (including bonus and any other payments or benefits previously agreed with the employer) multiplied by a factor of 2.5, plus reimbursement of payroll costs, all divided by 1600. Payroll costs shall include inter alia employer's contributions payable under any Pension and Life Assurance Schemes, employer's contributions made under the National Insurance Acts, the Redundancy Payments Act and any other payments made in respect of the employee by virtue of any statutory requirements. In this connection it would not be unreasonable in individual cases to take account of the cost of providing a car as part of the 'salary' of staff engaged on time charge work when considering whether the salaries paid to staff engaged on such work are reasonable.

(b) A member of staff shall include a principal doing work normally done by an employee (as paragraph 7.1 (b) above), technical and supporting staff, but shall exclude secretarial staff or staff engaged upon general administration.

(c) For the purpose of paragraph 7.2 (b) above a principal's time shall be taken at the rate applicable to a senior assistant in the firm.

(d) The supervisory duties of a principal shall be deemed to be included in the multiplication factor as paragraph 7.2 (a) above and shall not be charged separately.

7.3. The foregoing Time Charges under paragraphs 7.1 and 7.2 are intended for use where other paragraphs of the scale (not related to Time Charges) form a significant proportion of the overall fee. In all other cases an increased Time Charge may be agreed.

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Scale 44 PROFESSIONAL CHARGES FOR QUANTITY SURVEYING SERVICES IN CONNECTION WITH IMPROVEMENTS TO EXISTING HOUSING AND ENVIRONMENTAL IMPROVEMENT WORKS

This scale has been abolished. See Author's Note.
EFFECTIVE FROM FEBRUARY 1973

1. This scale of charges is applicable to all works of improvement to existing housing for local authorities, development corporations, housing associations and the like and to environmental improvement works associated therewith or of a similar nature.
2. The fees set out below cover such quantity surveying services as may be required in connection with an improvement project irrespective of the type of contract or contract documentation from initial appointment to final certification of the contractor's account such as:
   (a) Preliminary cost exercises and advice on tendering procedures and contract arrangements.
   (b) Providing cost advice to assist the design and construction of the project within approved cost limits.
   (c) Preliminary inspection of a typical dwelling of each type.
   (d) Preparation of tender documents; checking tenders received and reporting thereon or negotiating tenders and agreeing prices with a selected contractor.
   (e) Making recommendations for and, where necessary, preparing bills of reductions except in cases where the reductions are necessitated by amended instructions of the employer or by the inclusion in the bills of quantities of items which the quantity surveyor has indicated could not be contained within the approved estimate.
   (f) Analysing tenders and preparing details for submission to a Ministry or Government Department and attending upon the employer in any negotiations with such Ministry or Government Department.
   (g) Recording the extent of work required to every dwelling before work commences.
   (h) Preparing recommendations for interim payments on account to the contractor; preparing periodic assessments of the anticipated final cost of the works and reporting thereon.
   (i) Measurement of work and adjustment of variations and fluctuations in the cost of labour and materials in accordance with the terms of the contract and preparing final account, pricing same and agreeing totals with the contractor.
3. The services listed in paragraph 2 do not include the carrying out of structural surveys.
4. The fees set out below have been calculated on the basis of experience that all of the services described above will not normally be required and in consequence these scales shall not be abated if, by agreement, any of the services are not required to be provided by the quantity surveyor.

IMPROVEMENT WORKS TO HOUSING

5. The fee for quantity surveying services in connection with improvement works to existing housing and external works in connection therewith shall be calculated from a sliding scale based upon the total number of houses or flats in a project divided by the total number of types substantially the same in design and plan as follows:

Total number of houses or flats divided by total number of types substantially the same in design and plan	Fee
Not exceeding 1	see note below
Exceeding 1 but not exceeding 2	7.0%
Exceeding 2 but not exceeding 3	5.0%
Exceeding 3 but not exceeding 4	4.5%
Exceeding 4 but not exceeding 20	4.0%
Exceeding 20 but not exceeding 50	3.6%
Exceeding 50 but not exceeding 100	3.2%
Exceeding 100	3.0%

and to the result of the computation shall be added 12.5%

NOTE: For schemes of only one house or flat per type an appropriate fee is to be agreed between the employer and the quantity surveyor on a percentage, lump sum or time basis.

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ENVIRONMENTAL IMPROVEMENT WORKS

6. The fee for quantity surveying services in connection with environmental improvement works associated with improvements to existing housing or environmental improvement works of a similar nature shall be as follows:

Value of work £			Fee £			
Up to		50,000		4.5%		
50,000	–	200,000	2,250	+ 3.0%	on balance over	50,000
200,000	–	500,000	6,750	+ 2.1%	on balance over	200,000
Up to		500,000	13,050	+ 2.0%	on balance over	500,000

And to the result of that computation shall be added 12.5%

GENERALLY

7. When tender documents prepared by a quantity surveyor for an earlier scheme are reused without amendment by the quantity surveyor for a subsequent scheme or part thereof for the same employer, the percentage fee in respect of such subsequent scheme or the part covered by such reused documents shall be reduced by 20%.
8. The foregoing fees shall be calculated upon the separate totals of the final account for improvement works to housing and environmental Government works respectively including all nominated subcontractors' and nominated suppliers' accounts and (subject to paragraph 5 above) regardless of the amount of repetition within the scheme. When environmental improvement works are the subject of a number of contracts then for the purpose of calculating fees, the values of such contracts shall not be aggregated but each contract shall be taken separately and the scale of charges in paragraph 6 above applied as appropriate.
9. In cases where any of the materials used in the works are supplied by the employer, the estimated or actual value thereof is to be included in the total on which the fee is calculated.
10. In the absence of agreement to the contrary, fees shall be paid by instalments as follows:
    a. Upon acceptance by the employer of a tender for the works, one half of the fee calculated on the amount of the accepted tender.
    b. The balance by instalments at intervals to be agreed between the date of the first certificate and one month after final certification of the contractor's account.
11.
    a. In the event of no tender being accepted, one half of the fee shall be paid within three months of completion of the tender documents. The fee shall be calculated on the amount of the lowest original bona fide tender received. If no such tender has been received, the fee shall be calculated upon a reasonable valuation of the work based upon the tender documents.
    b. In the event of the project being abandoned at any stage other than those covered by the foregoing, the proportion of fee payable shall be by agreement between the employer and the quantity surveyor.
12. If the works are substantially varied at any stage or if the quantity surveyor is involved in an excessive amount of abortive work, then the fee shall be adjusted by agreement between the employer and the quantity surveyor.
13. When the quantity surveyor is required to perform additional services in connection with the allocation of the costs of the works for purposes of calculating value added tax there shall be an additional fee based on the time involved.
14. For additional services not normally necessary such as those arising as a result of the termination of the contract before completion, liquidation, fire damage to the buildings, services in connection with arbitration, litigation and claims on which the employer specifically instructs the surveyor to investigate and report, there shall be an additional fee to be agreed between the employer and the quantity surveyor.
15. Copyright in the bills of quantities and other documents prepared by the quantity surveyor is reserved to the quantity surveyor.
16. The foregoing fees are in all cases exclusive of travelling expenses and lithography or other charges for copies of documents, the net amount of such expenses and charges to be paid for in addition. Subsistence expenses, if any, to be charged by arrangement with the employer.

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17. The foregoing fees and charges are in all cases exclusive of value added tax which shall be applied in accordance with legislation current at the time the account is rendered.

Scale 45 PROFESSIONAL CHARGES FOR QUANTITY SURVEYING SERVICES IN CONNECTION WITH HOUSING SCHEMES FINANCED BY THE HOUSING CORPORATION
EFFECTIVE FROM JANUARY 1982 reprinted 1989
This scale has been abolished. See Author's Note

1.
(a) This scale of charges has been agreed between The Royal Institution of Chartered Surveyors and the Housing Corporation and shall apply to housing schemes of selfcontained dwellings financed by the Housing Corporation regardless of type (e.g. houses, maisonettes, bungalows or flats) and irrespective of the amount of repetition of identical types or blocks within a scheme.
(b) This scale does not apply to services in connection with improvements to existing dwellings.

2. The fees set out below cover the following quantity surveying services as may be required in connection with the particular project:
(c) Preparing such estimates of cost as are required by the employer to establish and substantiate the economic viability of the scheme and to obtain the necessary approvals and consents from the Housing Corporation but excluding cost planning services (see paragraph 10).
(d) Providing precontract cost advice (e.g. approximate estimates on a floor area or similar basis) to enable the scheme to be designed and constructed within the approved cost criteria but excluding cost planning services (see paragraph 10).
(e) Preparing bills of quantities or other tender documents; checking tenders received or negotiating tenders and pricing with a selected contractor; reporting thereon.
(f) Preparing an elemental analysis of the accepted tender (RICS/BCIS Detailed Form of Cost Analysis excluding the specification notes or equivalent).
(g) Preparing recommendations for interim payments on account to the contractor; measuring the work and adjusting variations in accordance with the terms of the contract and preparing the final account, pricing same and agreeing totals with the contractor; adjusting fluctuations in the cost of labour and materials if required by the contract.
(h) Preparing periodic postcontract assessments of the anticipated final cost by means of a simple routine of periodically estimating final costs and reporting thereon, but excluding a cost monitoring service specifically required by the employer.

3. The fees set out below are exclusive of travelling and of other expenses (for which the actual disbursement is recoverable unless there is some special prior arrangement for such charges) and the cost of reproduction of bills of quantities and other documents, which are chargeable in addition at net cost.

4. Copyright in the bills of quantities and other documents prepared by the quantity surveyor is reserved to the quantity surveyor.

5.
(a) The basic fee for the services outlined in paragraph 2 (regardless of the extent of services described in paragraph 2) shall be as follows:

Value of work £			Fee £			
Up to		75,000	210	+ 3.8%		
75,000	–	50,000	3,060	+ 3.0%	on balance over	75,000
150,000	–	750,000	5,310	+ 2.0%	on balance over	150,000
750,000	–	1,500,000	17,310	+ 1.5%	on balance over	750,000
Over		1,500,000	28,560	+ 1.3%	on balance over	1,500,000

(b) (i) For services in connection with Categories 1 and 2 Accommodation designed for Old People in accordance with the standards described in Ministry of Housing and Local Government Circulars 82/69 and 27/70 (Welsh Office Circulars 84/69 & 30/70), there shall be a fee in addition to that in accordance with paragraph 5 (a), calculated as follows:

QUANTITY SURVEYORS' FEES

Category 1 An addition of five per cent (5%) to the basic fee calculated in accordance with paragraph 5 (a).
Category 2 An addition of twelve and a half per cent (12.5%) to the basic fee calculated in accordance with paragraph 5 (a).

(ii) For services in connection with Accommodation designed for the Elderly in Scotland in accordance with the standards described in Scottish Housing Handbook Part 5, Housing for the Elderly, the fee shall be calculated as follows:

Mainstream and Amenity Housing	Basic fee in accordance with paragraph 5 (a)
Basic Sheltered Housing (i.e. Amenity Housing plus Warden's accommodation and alarm system)	An addition of five per cent (5%) to the basic fee calculated in accordance with paragraph 5 (a)
Sheltered Housing, including optional facilities	An addition of twelve and a half per cent (12.5%) of the basic fee calculated in accordance with paragraph 5 (a)

(c) (i) For services in connection with Accommodation designed for Disabled People in accordance with the standards described in Department of Environment Circular 92/75 (Welsh Office Circular 163/75), there shall be an addition of fifteen per cent (15%) to the fee calculated in accordance with paragraph 5 (a).

(ii) For services in connection with Accommodation designed for the Disabled in Scotland in accordance with the standards described in Scottish Housing Handbook Part 6, Housing for the Disabled, there shall be an addition of fifteen per cent (15%) to the fee calculated in accordance with paragraph 5 (a).

(d) For services in connection with Accommodation designed for Disabled Old People, the fee shall be calculated in accordance with paragraph 5 (c).

(e) For services in connection with Subsidized Fair Rent New Build Housing, there shall be a fee, in addition to that in accordance with paragraphs 5 (a) to (d), calculated as follows:

Value of work £			Category A fee £			
Up to 75,000	–	75,000	20	+ 0.40%		
75,000	–	150,000	320	+ 0.20%	on balance over	75,000
150,000	–	500,000	470	+ 0.07%	on balance over	150,000
Over		500,000	715			

6.

(a) Where additional fees under paragraphs 5 (b) to (d) are chargeable on a part or parts of a scheme, the value of basic fee to which the additional percentages shall be applied shall be determined by the proportion that the values of the various types of accommodation bear to the total of those values.

(b) Fees shall be calculated upon the total of the final account for the whole of the work including all nominated subcontractors' and nominated suppliers' accounts.

(c) If any of the materials used in the works are supplied free of charge to the contractor, the estimated or actual value thereof shall be included in the amount upon which fees are to be calculated.

(d) When a project is the subject of a number of contracts then, for the purpose of calculating fees, the values of such contracts shall not be aggregated but each contract shall be taken separately and the scale of charges applied as appropriate.

7. If bills of quantities and final accounts are prepared by the quantity surveyor for the heating, ventilating or electrical services, there shall be an additional fee by agreement between the employer and the quantity surveyor subject to the approval of the Housing Corporation.

QUANTITY SURVEYORS' FEES

8. In the absence of agreement to the contrary, fees shall be paid by instalments as follows:
   (a) Upon receipt by the employer of a tender for the works, or when the employer certifies to the Housing Corporation that the tender documents have been completed, a sum on account representing ninety per cent (90%) of the anticipated sum under paragraph 8 (b) below.
   (b) Upon acceptance by the employer of a tender for the works, sixty per cent (60%) of the fee calculated on the amount of the accepted tender, plus the appropriate recoverable expenses.
   (c) The balance of fees and expenses by instalments at intervals to be agreed between the date of the first certificate and one month after final certification of the contractor's account.

9.
   (a) In the event of no tender being accepted, sixty per cent (60%) of the fee and the appropriate recoverable expenses shall be paid within six months of completion of the tender documents. The fee shall be calculated on the amount of the lowest original bona fide tender received. In the event of no tender being received, the fee shall be calculated upon a reasonable valuation of the work based upon the tender documents.
   NOTE: In the foregoing context 'bona fide tender' shall be deemed to mean a tender submitted in good faith without major errors of computation and not subsequently withdrawn by the tenderer.
   (b) In the event of part of the project being postponed or abandoned after the preparation of the bills of quantities or other tender documents, sixty per cent (60%) of the fee on this part shall be paid within three months of the date of postponement or abandonment.
   (c) In the event of the project being postponed or abandoned at any stage other than those covered by the foregoing, the proportion of fee payable shall be by agreement between the employer and the quantity surveyor.

10.
   (a) Where with the approval of the Housing Corporation the employer instructs the quantity surveyor to carry out cost planning services there shall be a fee additional to that charged under paragraph 5 as follows:

Value of work £			Category A fee £			
Up to		150,000		0.45%		
150,000	–	750,000	675	+ 0.35%	on balance over	150,000
Over		750,000	2,775	+ 0.25%	on balance over	750,000

   (b) Cost planning is defined as the process of ascertaining a cost limit where necessary, within guidelines set by any appropriate Authority, and thereafter checking the cost of the project within that limit throughout the design process. It includes the preparation of a cost plan (based upon elemental analysis or other suitable criterion) checking and revising it where required and effecting the necessary liaison with the other consultants employed.

11. If the quantity surveyor incurs additional costs due to exceptional delays in building operations or any other cause beyond the control of the quantity surveyor, then the fees shall be adjusted by agreement between the employer and the quantity surveyor to cover reimbursement of costs.
12. When the quantity surveyor is required to prepare an interim valuation of materials or goods off site, an additional fee shall be charged based on the time involved (see paragraphs 15 and 16) in respect of each such valuation.
13. If the Works are materially varied to the extent that substantial re-measurement is necessary, then the fee may be adjusted by agreement between the employer and the quantity surveyor.
14. For additional services not normally necessary, such as those arising as a result of the termination of a contract before completion, fire damage to the buildings, cost monitoring (see paragraphs 2 (f)), services in connection with arbitration, litigation and investigation of the validity of contractors' claims, services in connection with taxation matters and similar all services where the employer specifically instructs the quantity surveyor, the charges shall be in accordance with paragraphs 15 & 16.

15.
   (a) For consultancy and other services performed by a principal, a fee by arrangement according to the circumstances, including the professional status and qualifications of the quantity surveyor.

QUANTITY SURVEYORS' FEES

(b) When a principal does work which would normally be done by a member of staff, the charge shall be calculated as paragraph 16.

16.

(a) For services by a member of staff, the charges for which are to be based on the time involved, such hourly charges shall be calculated on the basis of annual salary (including bonus and any other payments or benefits previously agreed with the employer) multiplied by a factor of 2.5, plus reimbursement of payroll costs, all divided by 1600. Payroll costs shall include inter alia employer's contributions payable under any Pension and Life Assurance Schemes, employer's contributions made under the National Insurance Acts, the Redundancy Payments Act and any other payments made in respect of the employee by virtue of any statutory requirements in this connection it would not be unreasonable in individual cases to take account of the cost of providing a car as part of the 'salary' of staff engaged on time charge work when considering whether the salaries paid to staff engaged on such work are reasonable.

(b) A member of staff shall include a principal doing work normally done by an employee (as para. 15 (b) above), technical and supporting staff, but shall exclude secretarial staff or staff engaged upon general administration.

(c) For the purpose of paragraph 16 (b) above a principal's time shall be taken at the rate applicable to a senior assistant in the firm.

(d) The supervisory duties of a principal shall be deemed to be included in the multiplication factor as paragraph 16 (a) above and shall not be charged separately.

17. The foregoing Time Charges under paragraphs 15 and 16 are intended for use where other paras. of the scale (not related to Time Charges) form a significant proportion of the overall fee. In all other cases an increased time charge may be agreed.

18.

(a) In the event of the employment of the contractor being determined due to bankruptcy or liquidation, the fee for the services outlined in paragraph 2, and for the additional services required, shall be recalculated to the aggregate of the following:

(i) Fifty per cent (50%) of the fee in accordance with paragraphs 5 and 6 calculated upon the total of the Notional Final Account in accordance with the terms of the original contracts.

(ii) Fifty per cent (50%) of the fee in accordance with paragraphs 5 and 6 calculated upon the aggregate of the total value (which may differ from the total of interim valuations) of work up to the date of determination in accordance with the terms of the original contract plus the total of the final account for the completion contract.

(iii) A charge based upon time involved (in accordance with paragraphs 15 and 16) in respect of dealing with those matters specifically generated by the liquidation (other than normal post-contract services related to the completion contract), which may include (inter alia):

- Site inspection and (where required) security (initial and until the replacement contractor takes possession)
- Taking instructions from and/or advising the employer
- Representing the employer at meeting(s) of creditors
- Making arrangements for the continued employment of subcontractors and similar related matters
- Preparing bills of quantities or other appropriate documents for the completion contract, obtaining tenders, checking and reporting thereon
- The additional cost (over and above the preparation of the final account for the completion contract) of preparing the Notional Final Account; pricing the same
- Negotiations with the liquidator (trustee or receiver)

(b) In calculating fees under paragraph 18 (a) (iii) above, regard shall be taken of any services carried out by the quantity surveyor for which a fee will ultimately be chargeable under paragraph 18 (a) (i) and (ii) above in respect of which a suitable abatement shall be made from the fee charged (e.g. measurement of variations for purposes of the completion contract where such would contribute towards the preparation of the contract final account).

(c) Any interim instalments of fees paid under paragraph 8 in respect of services outlined in paragraph 2 shall be deducted from the overall fee computed as outlined herein.

QUANTITY SURVEYORS' FEES

(d) In the absence of agreement to the contrary fees and expenses in respect of those services outlined in paragraph 18 (a) (iii) above up to acceptance of a completion tender shall be paid upon such acceptance; the balance of fees and expenses shall be paid in accordance with paragraph 8 (c).

(e) For the purpose of this Scale the term 'Notional Final Account' shall be deemed to mean an account indicating that which would have been payable to the original contractor had he completed the whole of the works and before deduction of interim payments to him.

19. The fees and charges are in all cases exclusive of Value Added Tax which will be applied in accordance with legislation.

EXPLANATORY NOTE:
(Source: Chartered Quantity Surveyor, August 1986)

For rehabilitation projects the basic fee set out in paragraph 5 (a) of the scale will apply with the addition of a further 1% fee calculated upon the total of the final account for rehabilitation works including all nominated subcontractors' and nominated suppliers' accounts.
In the case of special housing categories (e.g., elderly people) the additional percentage should be applied before the application of the additional percentage set out in paragraph 5 (b). The provisions of paragraph 6 (a) of the scale will also apply.
There is no longer any distinction between 'hostel' and 'cluster dwellings' which now have a single category of shared housing.
For shared housing new build projects other than those specified below the fee should be calculated in accordance with paragraph 5 (a) plus an enhancement of 10%.
For shared housing rehabilitation projects other than those specified below the fee should be calculated in accordance with paragraph 5 (a) of the scale plus 1% plus an enhancement of 10%.
For shared housing projects comprising wheelchair accommodation (as described in the Housing Corporation's Design and Contract Criteria) or frail elderly accommodation (as described in Housing Corporation circular HCO1/85) the fee should be calculated in accordance with paragraph 5 (a), (plus 1% for rehabilitation schemes where applicable) plus an enhancement of 15%.
The additional percentage set out in paragraph 5 (b) does not apply to shared housing projects, but the provisions of paragraph 6 (a) are applicable.

Scale 46 PROFESSIONAL CHARGES FOR QUANTITY SURVEYING SERVICES IN CONNECTION WITH LOSS ASSESSMENT OF DAMAGE TO BUILDINGS FROM FIRE, ETC. ISSUED BY THE ROYAL INSTITUTION OF CHARTERED SURVEYORS.
This scale has been abolished. See Author's Note.
EFFECTIVE FROM JULY 1988

1. This scale of professional charges is for use in assessing loss resulting from damage to buildings by fire etc., under the 'building' section of an insurance policy and is applicable to all categories of buildings.
2. The fees set out below cover the following quantity surveying services as may be required in connection with the particular loss assessment:
   (a) Examining the insurance policy.
   (b) Visiting the building and taking all necessary site notes.
   (c) Measuring at site and/or from drawings and preparing itemized statement of claim and pricing same.
   (d) Negotiating and agreeing claim with the loss adjuster.
3. The fees set out below are exclusive of the following:
   (a) Travelling and other expenses (for which the actual disbursement is recoverable unless there is some special prior arrangement for such charge).
   (b) Cost of reproduction of all documents, which are chargeable in addition at net cost.
4. Copyright in all documents prepared by the quantity surveyor is reserved.

QUANTITY SURVEYORS' FEES

5.

(a) The fees for the services outlined in paragraph 2 shall be as follows:

Agreed Amount of Damage £			Fee £			
Up to		60,000			see note 5(c) below	
50,000	–	180,000		2.5%		
180,000	–	360,000	4,500	+ 2.3%	on balance over	180,000
360,000	–	720,000	8,640	+ 2.0%	on balance over	360,000
Over		720,000	15,840	+ 1.5%	on balance over	720,000

and to the result of that computation shall be added 12.5%

(b) The sum on which the fees above shall be calculated shall be arrived at after having given effect to the following:

(i) The sum shall be based on the amount of damage, including such amounts in respect of architects', surveyors and other consultants' fees for reinstatement, as admitted by the loss adjuster.

(ii) When a policy is subject to an average clause, the sum shall be the agreed amount before the adjustment for 'average'.

(iii) When, in order to apply the average clause, the reinstatement value of the whole subject is calculated and negotiated an additional fee shall be charged commensurate with the work involved.

(c) Subject to 5 (b) above, when the amount of the sum on which fees shall be calculated is under £60,000 the fee shall be based on time involved as defined in Scale 37 (July 1988) paragraph 19 or on a lump sum or percentage basis agreed between the building owner and the quantity surveyor

6. The foregoing scale of charges is exclusive of any services in connection with litigation and arbitration
The fees and charges are in all cases exclusive of value added tax which shall be applied in accordance with legislation.

Scale 47 PROFESSIONAL CHARGES FOR THE ASSESSMENT OF REPLACEMENT COSTS BUILDINGS FOR INSURANCE, CURRENT COST ACCOUNTING AND OTHER PURPOSES ISSUED BY THE ROYAL INSTITUTION OF CHARTERED SURVEYORS

This scale has been abolished. See Author's Note
EFFECTIVE FROM JULY 1988

(1.0) GENERALLY

(1.1) The fees are in all cases exclusive of travelling and other expenses (for which the actual disbursement is recoverable unless there is some prior arrangement for such charges).

(1.2) The fees and charges are in all cases exclusive of value added tax which will be applied in accordance with legislation.

(2.0) ASSESSMENT OF REPLACEMENT COSTS OF BUILDINGS FOR INSURANCE PURPOSES

(2.1) Assessing the current replacement cost of buildings where adequate drawings for the purpose are available

Assessed current costs £			Fee £			
Up to		140,000		0.200%		
140,000	–	700,000	280	+ 0.075%	on balance over	140,000
700,000	–	4,200,000	700	+ 0.025%	on balance over	700,000
Over		4,200,000	1,575	+ 0.010%	on balance over	4,200,000

(2.2) Fees to be calculated on the assessed cost, i.e. base value, for replacement purposes including allowances for demolition and the clearance but excluding inflation allowances and professional fees.

(2.3) Where drawings adequate for the assessment of costs are not available or where other circumstances require that measurements of the whole or part of the buildings are taken, an additional fee

QUANTITY SURVEYORS' FEES

shall be charged based on the time involved or alternatively on a lump sum basis agreed between the employer and the surveyor.

(2.4) When the assessment is for buildings of different character or on more than one site, the costs shall not be aggregated for the purpose of calculating fees.

(2.5) For current cost accounting purposes this scale refers only to the assessment of replacement cost of buildings.

(2.6) The scale is appropriate for initial assessments but for annual review or a regular reassessment the fee should be by arrangement having regard to the scale and to the amount of work involved and the time taken.

(2.7) The fees are exclusive of services in connection with negotiations with brokers, accountants or insurance companies for which there shall be an additional fee based upon the time involved.

CONSULTING ENGINEERS' FEES

INTRODUCTION

A scale of professional charges for consulting engineering services is published by the Association for Consultancy and Engineering (ACE)

Copies of the document can be obtained direct from:

The Association of Consultancy and Engineering
Alliance House
12 Caxton Street
London SW1H OQL
Tel: 0207 222 6557
Fax: 0207 222 0750
Email: consult@acenet.co.uk

Comparisons

Instead of the previous arrangement of having different agreements designed for each major discipline of engineering, these new agreements have been developed primarily to suit the different roles that Consulting Engineers may be required to perform, with variants of some of them for different disciplines. The agreements have been standardized as far as possible whilst retaining essential differences.

Greater attention is required than with previous agreements to ensure the documents are completed properly. This is because of the perceived need to allow for a wider choice of arrangements, particularly of methods of payment. The agreements are not intended to be used as unsigned reference material with the details of an engagement being covered in an exchange of letters, although much of their content could be used as a basis for drafting such correspondence.

Forms of Agreement

The initial agreements are for use where a Consulting Engineer is engaged as follows:

- Agreement as a Lead Consultant
- Agreement directly by the Client, but not as Lead Consultant
- Agreement to provide design services for a design and construct Contractor
- Short Form Agreement (Report and Advisory Services)
- Agreement as a Project Manager

The ACE/APS Agreement for Planning Supervisor (2002), is now invalid, following the new CDM regulations, which came into force on 6th April 2007

Each of Agreements A, B and C are published in two variants:

- Variant 1 Civil and Structural Engineering
- Variant 2 The Engineering of Electrical and Mechanical Services in Buildings

Each agreement comprises the following:

- Memorandum of Agreement
- Conditions of Engagement
- Appendix I Services of the Consulting Engineer
- Appendix II Remuneration of the Consulting Engineer

For the latest information, Readers are advised to log onto the ACE web-site at www.acenet.co.uk.

Memorandum of Agreement

There is a different memorandum for each agreement, reflecting in each instance the particular relationships between the parties. It is essential that the memorandum be fully completed. Spaces are provided for entry of important and specific details relevant to each commission, such as nominated individuals, limits of liability, requirements for professional indemnity insurance, the frequency of site visits and meetings, and requirements for collateral warranties. All the memoranda are arranged for execution under hand; some also have provision for execution as deeds.

CONSULTING ENGINEERS' FEES

Conditions of Engagement
These have been standardized as far as possible and thus contain much that is common between the agreements, but parts differ and are peculiar to individual agreements to reflect the responsibilities applying. The conditions can normally stand as drafted but clauses may be deleted and others be added should the circumstances so require for a particular commission.

Appendix I Services
This appendix, which has significant differences between the agreements and variants, describes the services to be performed. These services include both standard Normal Services, the majority of which will usually be required, and standard Additional Services of which only some will be required. Standard Normal Services may be deleted if not required or not relevant to a particular commission; further Services, both Normal and Additional may be added in spaces provided. It may be agreed in advance, when known that certain of the Additional Services will clearly be required, that these will be treated and paid for as Normal Services for a particular commission.

Appendix II Remuneration/Fees and Disbursements
This appendix provides alternate means of assessing the consulting engineer's fees and disbursements. It identifies, when completed, which of those services listed in Appendix I are to be performed within the overall fee applicable for Normal Services. Figures need to be entered on such details as time charge rates, fee percentages and interest rates on delayed payments. Alternatives which do not apply require deletion and those remaining completion, so that the appendix when incorporated within an engagement contract describes the exact arrangements applicable to that commission.

Collateral Warranties
The association is convinced that collateral warranties are generally unnecessary and should only be used in exceptional circumstances. The interests of clients, employers and others are better protected by taking out project or BUILD type latent defects insurance. Nevertheless, in response to observations raised when the pilot editions excluded any mention of warranties, references and arrangements have been included in the Memorandum and elsewhere by which Consulting Engineers may agree to enter into collateral warranty agreements; these should however only be given when the format and requirements thereof have been properly defined and recorded in advance of undertaking the commission.
Requirements for the provision of collateral warranties will be justified even less with commissions under Agreement D than with those under the other ACE agreements. Occasional calls may be made for them, such as when a client intends to dispose of property and needs evidence of a duty of care being owed to specific third parties, but these will be few and far between.

Remuneration
Guidance on appropriate levels of fees to be charged is given at the end of each agreement. Firms and their clients may use this or other sources, including their own records, to determine suitable fee arrangements.

Need for formal documentation
The Association of Consulting Engineers recommends that formal written documentation should be executed to record the details of each commission awarded to a Consulting Engineer. These Conditions are published as model forms of agreement suitable for the purpose. However, even if these particular Conditions are not used, it is strongly recommended that, whenever a Consulting Engineer is appointed, there should be at least an exchange of letters defining the duties to be performed and the terms of payment.

Appointments outside the United Kingdom
These conditions of Engagement are designed for use within the UK. For work overseas it is impracticable to give definite recommendations; circumstances differ too widely between countries. There are added complications in documentation relating to local legislation, import customs, conditions of payment, insurance, freight, etc. Furthermore, it is often necessary to arrange for visits to be made by principals and senior staff whose absence abroad during such periods represents a serious reduction of their earning power. The additional duties, responsibilities and nonrecoverable costs involved, and the extra work on general coordination, should be reflected in the levels of fees. Special arrangements are also necessary to cover travelling and other outofpocket expenses in excess of those normally incurred on similar work in the UK, including such matters as local costofliving allowances and the cost of providing homeleave facilities for expatriate staff.

CONSULTING ENGINEERS' FEES

CONDITIONS OF ENGAGEMENT

Obligations

The following is a brief summary of the conditions of engagement. It is recommended that reference should be made to the full document of the Association of Consulting Engineers Conditions of Engagement, 1995 before making an engagement.

Obligations of the Consulting Engineer

The responsibilities of the Consultant Engineer for the works are as set out in the actual agreement The various standard clauses in the Conditions relate to such matters as differentiating between Normal and Additional services, the duty to exercise skill and care, the need for Client's written consent to the assignment or transfer of any benefit or obligation of the agreement, the rendering of advice if requested on the appointment of other consultants and specialist sub consultants, any recommendations for design of any part of the Works by Contractors or Subcontractors (with the proviso that the Consulting Engineer is not responsible for detailed design of contractors or for defects or omissions in such design), the designation of a Project Leader, the need for timeliness in requests to the Client for information etc., freezing the design once it has been given Client approval and the specific exclusion of any duty to advise on the actual or possible presence of pollution or contamination or its consequences.

Obligations of the Client

The Consultant Engineer shall be supplied with all necessary data and information in good time. The Client shall designate a Representative authorized to make decisions on his behalf and ensure that all decisions, instructions, and approvals are given in time so as not to delay or disrupt the Consultant Engineer.

Site Staff

The Consulting Engineer may employ site staff he feels are required to perform the task, subject to the prior written agreement of the Client. The Client shall bear the cost of local office accommodation, equipment and running costs.

Commencement, Determination, Postponement, Disruption and Delay

The Consulting Engineer's appointment commences at the date of the execution of the Memorandum of Agreement or such earlier date when the Consulting Engineer first commenced the performance of the Services, subject to the right of the Client to determine or postpone all or any of the Services at any time by Notice.

The Client or the Consulting Engineer may determine the appointment in the event of a breach of the Agreement by the other party after two weeks notice. In addition, the Consulting Engineer may determine his appointment after two weeks notice in the event of the Client failing to make proper payment.

The Consulting Engineer may suspend the performance of all or any of the Services for up to twentysix weeks if he is prevented or significantly impeded from performance by circumstances outside his control. The appointment may be determined by either party in the event of insolvency subject to the issue of notice of determination.

Payments

The Client shall pay fees for the performance of the agreed service(s) together with all fees and charges to the local or other authorities for seeking and obtaining statutory permissions, for all site staff on a time basis, together with additional payments for any variation or the disruption of the Consulting Engineer's work due to the Client varying the task list or brief or to delay caused by the Client, others or unforeseeable events.

If any part of any invoice submitted by the Consulting Engineer is contested, payment shall be made in full of all that is not contested.

Payments shall be made within 28 days of the date of the Consulting Engineer's invoice; interest shall be added to all amounts remaining unpaid thereafter.

Ownership of Documents and Copyright

The Consulting Engineer retains the copyright in all drawings, reports, specifications, calculations etc. prepared in connection with the Task; with the agreement of the Consulting Engineer and subject to certain conditions, the Client may have a licence to copy and use such intellectual property solely for his own purpose on the Task in hand, subject to reservations.

The Consulting Engineer must obtain the client's permission before he publishes any articles, photographs or other illustrations relating to the Task, nor shall he disclose to any person any information provided by the Client as private and confidential unless so authorized by the Client.

CONSULTING ENGINEERS' FEES

Liability, Insurance and Warranties

The liability of the Consulting Engineer is defined, together with the duty of the Client to indemnify the Consulting Engineer against all claims etc. in excess of the agreed liability limit.

The Consulting Engineer shall maintain Professional Indemnity Insurance for an agreed amount and period at commercially reasonable rates, together with Public Liability Insurance and shall produce the brokers' certificates for inspection to show that the required cover is being maintained as and when requested by the Client.

The Consulting Engineer shall enter into and provide collateral warranties for the benefit of other parties if so agreed.

Disputes and Differences

Provision is made for mediation to solve disputes, subject to a time limit of six weeks of the appointment of the mediator at which point it should be referred to an independent adjudicator. Further action could be by referring the dispute to an arbitrator.

THE TOWN AND COUNTRY PLANNING FEES (FEES FOR APPLICATIONS AND DEEMED APPLICATIONS) (AMENDMENT) (ENGLAND) REGULATIONS 2008

SCALE OF FEES

Author's Note
This is only a small extract typical of the fees chargeable. Users should always obtain actual fees from the local authority concerned with the particular planning application.

Outline Applications

Category of development		Fee payable
▪ The erection of dwelling houses (other than enlargement, improvement or other alteration of existing dwelling houses)	▪ the site area does not exceed 2.5 hectares	**£335** for each 0.1 hectare of the site area
	▪ the site area exceeds 2.5 hectares	**£8,250** plus an additional £100 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £125,000
▪ The erection of buildings (other than buildings in categories 1)	▪ the site area does not exceed 2.5 hectares	**£335** for each 0.1 hectare of the site area
	▪ the site area exceeds 2.5 hectares	**£8,250** plus an additional £100 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £125,000

Full Applications and Reserved Matters

Category of development		Fee payable
▪ The erection of dwelling houses (other than enlargement., improvement or other alteration of existing dwelling houses)	▪ where the number of dwelling houses to be created by the development is 50 or fewer	**£335** for each dwelling house
	▪ where the number of dwelling houses to be created by the development exceeds 50	**£16,565**, and an additional £100 for each dwelling house in excess of 50, subject to a maximum total of £250,000
▪ The erection of buildings (other than buildings in categories 3)	▪ Where no floor space is to be created	**£170**
	▪ Where the area of gross floor space to be created does not exceed 40 square metres	**£170**
	▪ Where the gross floor space does not exceed 75 square metres	**£335**
	▪ Where the gross floor space does not exceed 3,750 square metres	**£335** and an additional £100 for each 75 square metres
	▪ Where the gross floor space exceeds 3,750 square metres	**£16,565** and an additional £100 for each 75 square metres subject to a maximum total of £250,000

THE BUILDING (LOCAL AUTHORITY CHARGES) REGULATIONS 1998

Author's Note:
On the 31st July 1998 the Minister for Construction, announced his intention of improving the flexibility with which local authorities responsible for building control in England and Wales could respond to competition from the private sector by devolving to individual authorities the setting of charges for building control functions carried out in respect of the Building Regulations 1991.

Consultation should be made to each local authority for their charges as well as inviting quotations from the private sector, however as guidance we have kindly been given permission by the London Borough of Ealing to publish the charges for their district, which includes Acton W3.

CHARGE SCHEDULES
But fees vary from one authority to another, so always check.

NOTES
TABLE 3
CHARGES RELATE TO ESTIMATED COST.

Where the total estimated cost is greater than £3 million the charges will be 0.1% of the total estimated cost. 25% of this charge is normally payable on submission of the application with the reminder payable in agreed instalments.

See Table 3 example, for applications up to £200,000, on following page.

TABLE 3 EXAMPLE: Total Estimated Cost of Works – up to £200,000

Value of work	Charge	VAT @ 17.5%	Total	Value of work	Charge	VAT @ 17.5%	Total
500 or less	163.61	28.63	192.24	100,001 to 102,000	1070.86	187.40	1258.26
501–5,000	252.53	44.19	296.72	102,001 to 104,000	1078.15	188.68	1266.83
5,001–8,000	276.17	48.33	324.50	104,001 to 106,000	1085.44	189.95	1275.39
8,001–10,000	298.45	52.23	350.68	106,001 to 108,000	1092.73	191.23	1283.96
10,001–12,000	320.76	56.13	376.89	108,001 to 110,000	1100.02	192.50	1292.52
12,001–14,000	343.05	60.03	403.08	110,001 to 112,000	1107.31	193.78	1301.09
14,001–16,000	365.36	63.94	429.3	112,001 to 114,000	1114.60	195.06	1309.66
16,001–18,000	387.65	67.84	455.49	114,001 to 116,000	1121.89	196.33	1318.22
18,001–20,000	409.93	71.74	481.67	116,001 to 118,000	1129.18	197.61	1326.79
20,001–22,000	430.18	75.28	505.46	118,001 to 120,000	1136.47	198.88	1335.35
22,001–24,000	450.21	78.79	529.00	120,001 to 122,000	1143.76	200.16	1343.92
24,001–26,000	470.05	82.26	552.31	122,001 to 124,000	1151.05	201.43	1352.48
26,001–28,000	489.66	85.69	575.35	124,001 to 126,000	1158.34	202.71	1361.05
28,001–30,000	509.06	89.09	598.15	126,001 to 128,000	1165.63	203.99	1369.62
30,001–32,000	528.28	92.45	620.73	128,001 to 130,000	1172.92	205.26	1378.18
32,001–34,000	547.28	95.77	643.05	130,001 to 132,000	1180.21	206.54	1386.75
34,001–36,000	566.07	99.06	665.13	132,001 to 134,000	1187.50	207.81	1395.31
36,001–38,000	584.67	102.32	686.99	134,001 to 136,000	1194.79	209.09	1403.88
38,001–40,000	603.08	105.54	708.62	136,001 to 138,000	1202.08	210.36	1412.44
40,001–42,000	621.26	108.72	729.98	138,001 to 140,000	1209.37	211.64	1421.01
42,001–44,000	639.25	111.87	751.12	140,001 to 142,000	1216.66	212.92	1429.58
44,001–46,000	657.04	114.98	772.02	142,001 to 144,000	1223.95	214.19	1438.14
46,001–48,000	674.62	118.06	792.68	144,001 to 146,000	1231.24	215.47	1446.71
48,001–50,000	692.02	121.1	813.12	146,001 to 148,000	1238.53	216.74	1455.27
50,001–52,000	709.20	124.11	833.31	148,001 to 150,000	1245.82	218.02	1463.84
52,001–54,000	726.19	127.08	853.27	150,001 to 152,000	1253.11	219.29	1472.40
54,001–56,000	742.99	130.02	873.01	152,001 to 154,000	1260.40	220.57	1480.97
56,001–58,000	759.58	132.93	892.51	154,001 to 156,000	1267.69	221.85	1489.54
58,001–60,000	775.98	135.8	911.78	156,001 to 158,000	1274.98	223.12	1498.10
60,001–62,000	792.18	138.63	930.81	158,001 to 160,000	1282.27	224.4	1506.67
62,001–64,000	808.19	141.43	949.62	160,001 to 162,000	1289.56	225.67	1515.23
64,001–66,000	823.99	144.20	968.19	162,001 to 164,000	1296.85	226.95	1523.80
66,001–68,000	839.62	146.93	986.55	164,001 to 166,000	1304.14	228.22	1532.36
68,001–70,000	855.03	149.63	1004.66	166,001 to 168,000	1311.43	229.5	1540.93
70,001–72,000	870.26	152.3	1022.56	168,001 to 170,000	1318.72	230.78	1549.50
72,001–74,000	885.31	154.93	1040.24	170,001 to 172,000	1326.01	232.05	1558.06
74,001–76,000	900.15	157.53	1057.68	172,001 to 174,000	1333.30	233.33	1566.63
76,001–78,000	914.80	160.09	1074.89	174,001 to 176,000	1340.59	234.60	1575.19

Value of work	Charge	VAT @ 17.5%	Total	Value of work	Charge	VAT @ 17.5%	Total
78,001–80,000	929.26	162.62	1091.88	176,001 to 178,000	1347.88	235.88	1583.76
80,001–82,000	943.55	165.12	1108.67	178,001 to 180,000	1355.17	237.15	1592.32
82,001–84,000	957.62	167.58	1125.20	180,001 to 182,000	1362.46	238.43	1600.89
84,001–86,000	971.52	170.02	1141.54	182,001 to 184,000	1369.75	239.71	1609.46
86,001–88,000	985.23	172.41	1157.64	184,001 to 186,000	1377.04	240.98	1618.02
88,001–90,000	998.75	174.78	1173.53	186,001 to 188,000	1384.33	242.26	1626.59
90,001–92,000	1012.09	177.11	1189.20	188,001 to 190,000	1391.62	243.53	1635.15
92,001–94,000	1025.24	179.42	1204.66	190,001 to 192,000	1398.91	244.81	1643.72
94,001–96,000	1038.21	181.69	1219.90	192,001 to 194,000	1406.20	246.09	1652.29
96,001–98,000	1050.97	183.92	1234.89	194,001 to 196,000	1413.49	247.36	1660.85
98,001–100,000	1063.57	186.12	1249.69	196,001 to 198,000	1420.78	248.64	1669.42
				198,001 to 200,000	1428.07	249.91	1677.98

PART 7

Daywork and Prime Cost

When work is carried out which cannot be valued in any other way it is customary to assess the value on a cost basis with an allowance to cover overheads and profit. The basis of costing is a matter for agreement between the parties concerned, but definitions of prime cost for the building industry have been prepared and published jointly by the Royal Institution of Chartered Surveyors and the National Federation of Building Trades Employers (now the Construction Confederation) for the convenience of those who wish to use them. These documents are reproduced with the permission of the Royal Institution of Chartered Surveyors, which owns the copyright.

The daywork schedule published by the Civil Engineering Contractors Association is included in the A&B's companion title, *Spons Civil Engineering and Highway Works Price Book*.

For larger Prime Cost contracts the reader is referred to the form of contract issued by the Royal Institute of British Architects.

DEFINITION OF PRIME COST OF DAYWORK CARRIED OUT UNDER A BUILDING CONTRACT (JUNE 2007 – THIRD EDITION)

This definition of Prime Cost is published by the Royal Institution of Chartered Surveyors and the Construction Confederation, for convenience and for use by people who choose to use it. Members of the Construction Confederation are not in any way debarred from defining Prime Cost and rendering their accounts for work carried out on that basis in any way they choose. Building owners are advised to reach agreement with contractors on the Definition of Prime Cost to be used prior to issuing instructions.

INTRODUCTION

This new edition of the Definition includes two options for dealing with the prime cost of labour:

Option 'A' – Percentage Addition, is based upon the traditional method of pricing labour in daywork, and allows for a percentage addition to be made for incidental costs, overheads and profit, to the prime cost of labour applicable at the time the daywork is carried out.

Option 'B' – All inclusive Rates, includes not only the prime cost of labour but also includes an allowance for incidental costs, overheads and profit. The all-inclusive rates are deemed to be fixed for the period of the contract. However, where a fluctuating price contract is used, or where the rates in the contract are to be index-linked, the all-inclusive rates shall be adjusted by a suitable index in accordance with the contract conditions.

Model documentation, intended for inclusion in a building contract, is included in Appendix A, which illustrates how the Definition of Prime Cost may be applied in practice.

Example calculations of the Prime Cost of Labour in Daywork are given in Appendix B

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- **APPLICATION**
  - This Definition provides a basis for the valuation of daywork executed under such building contracts as provide for its use
  - It is not applicable in the case of daywork executed after the date of practical completion
  - It is applicable to works carried out incidental to contract work but may not be deemed appropriate for use in 'daywork only' work or work carried out on an 'hourly' basis only, for which the 'Definition of Prime Cost of Building Works of a Jobbing or Maintenance Character' may be more suitable
  - The terms 'contract' and 'contractor' herein shall be read as 'sub-contract' and 'sub-contractor' as applicable
  - Dayworks are to be calculated by reference to the rate(s) current and prevailing on the day the work is carried out, except where Option 'B' for labour is used which may be adjusted by a suitable index in accordance with the contract conditions
- **COMPOSITION OF TOTAL CHARGES**
  - The prime cost of daywork comprises the sum of the following costs:
    - labour as defined in Section 3
    - Material and goods as defined in Section 4.
    - Plant as defined in Section 5
  - Incidental costs, overheads and profit as defined in Section 6, as provided in the building contract and expressed therein as percentage adjustments are applicable to each of 2.1.1 (Option A for Labour – Section 3) – 2.1.3 NB: If using Option 'B' for the labour element of prime cost in Section 3, incidental costs, overheads and profit are deemed included.
- **LABOUR**

Option A – Percentage Addition

  - The prime cost of labour is defined in 3.5.Incidental costs, overheads and profit should be added as defined in Section 6.
  - The standard wage rates, payments and expenses referred to below and the standard working hours referred to in 3.3 are those laid down for the time being in the rules or decisions of the Construction Industry Joint Council (CIJC) and the terms of the Building and Civil Engineering Benefits Scheme (managed by the Building and Civil Engineering Holidays Scheme Management Ltd) applicable to the works, or the rules or decisions or agreements of such body, other than the CIJC, as may be applicable relating to the grade and type of operative concerned at the time when and in the area where the daywork is executed.
  - Hourly base rates for labour are computed by dividing the annual prime cost of labour, based upon standard working hours and as defined in 3.5, by the number of standard working hours per annum (see Example 1 on page 862).
  - The hourly rates computed in accordance with 3.3 shall be applied in respect of the time spent by operatives directly engaged on daywork, including those operating mechanical plant and transport and erecting and dismantling other plant (unless otherwise expressly provided in the building contract) and handling and distributing the materials and goods used in the daywork.
  - The annual prime cost of labour comprises the following:
    - Standard or guaranteed minimum weekly earnings.*****
    - All other guaranteed minimum payments (unless included in Section 6). *****
    - Differentials or extra payments in respect of skill, responsibility, discomfort, inconvenience or risk (excluding those in respect of supervisory responsibility – see 3.6). *****
    - Payments in respect of public holidays.
    - Any amounts which may become payable by the Contractor to or in respect of operatives arising from the operation of the rules or decisions referred to in 3.2 which are not provided for in 3.5 (a)-(d) or in Section 6. *****
    - Employer's contributions to industry's annual holiday with pay scheme or payment in lieu thereof.
    - Employer's contributions to industry's welfare benefits scheme or payment in lieu thereof.

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- Employer's National Insurance contributions applicable to 3.5 (a) – (g).
- Any contribution, levy or tax imposed by statute, payable by the contractor in his capacity as an employer, or compliance with any legislation which has a direct effect on the cost of labour. *****

- Differentials or extra payments in respect of supervisory responsibility are excluded from the annual prime cost (see Section 6). The time of supervisory staff such as principals, foremen, gangers, leading hands and the like, when working manually, is admissible under this Section only at the appropriate standard/normal rates for the grade of operative suitable for the operation concerned.
- An example calculation of a typical standard hourly base rate is provided in Example 1 on page 862.

Non-Productive Overtime

- ***** The prime cost for non-productive overtime should be based only on the hourly payments for items marked with an asterisk in 3.5 #
- An example calculation of a typical non-productive overtime rate is provided in Example 2 on page 863.

Option B – All-Inclusive Rates

- The prime cost of labour is based on the all-inclusive rates for labour provided for in the building contract. The all-inclusive rates are to include all costs associated with employing the labour including all items listed in 3.5.
- The all-inclusive hourly rates are also to include all costs, fixed and time-related charges, overheads and profit (as defined in Section 6) in connection with labour.
- The all-inclusive hourly rates shall be applied in respect of the time actually spent by the operatives directly engaged on daywork, including those operating mechanical plant and transport and erecting and dismantling other plant (unless otherwise expressly provided in the building contract) and handling and distributing the materials and goods used in the daywork.
- The time of supervisory staff, such as principals, foremen, gangers, leading hands and the like, when working manually, is admissible under this Section only at the appropriate all-inclusive hourly rates for the grade of operative suitable for the operations concerned. Any extra payment in respect of supervisory responsibility is not allowable.
- The all-inclusive rates are deemed to be fixed for the period of the contract. However, where a fluctuating price contract is used, or where the rates in the contract are to be index-linked, the all-inclusive rates shall be adjusted by a suitable index in accordance with the contract conditions.

Non-Productive Overtime

- Allowance for non-productive overtime should be made in accordance with the Model Documentation included in Appendix A. **#**

- **MATERIALS AND GOODS**

The prime cost of materials and goods obtained specifically for the daywork is the invoice cost after deducting all trade discounts and any portion of cash discounts in excess of 5%, plus any appropriate handling and delivery charges.

- The prime cost of materials and goods supplied from the Contractor's stock is based upon the current market prices after deducting all trade discounts and any portion of cash discounts in excess of 5%, plus any appropriate handling charges.
- Any Value Added Tax which is treated, or is capable of being treated, as input tax (as defined in the Finance Act, 1972, or any re-enactment or amendment thereof or substitution therefore) by the Contractor is excluded, for the purpose of calculations.

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- **PLANT**
  - Unless otherwise stated in the building contract, the prime cost of plant comprises the cost of the following:
    - Use or hire of mechanical operated plant and transport for the time employed/engaged for the daywork.
    - Use of non-mechanical plant (excluding non-mechanical hand tools) for the time employed/ engaged for the daywork.
    - Transport/delivery to and from site and erection and dismantling where applicable.
    - Qualified professional operators (e.g. crane drivers) not employed by the contractor (see 5.5 below).
  - Where plant is hired, the prime cost of plant shall be the invoice cost after deducting all trade discounts and any portion of cash discount in excess of 5%.
  - Where plant is not hired, the prime cost of plant shall be calculated in accordance with the latest edition of the Royal Institution of Chartered Surveyor's (RICS) Schedule of Basic Plant Charges for Use in Connection with Daywork Under a Building Contract.
  - The use of non-mechanical hand tools and of erected scaffolding, staging, trestles or the like is excluded (see Section 6).
  - Where hired or other plant is operated by the Contractor's operatives, the operative's time is to be included under Section 3 unless otherwise provided in the contract.
  - Any Value Added Tax which is treated, or is capable of being treated, as input tax (as defined by the Finance Act, 1972, or any re-enactment or amendment thereof or substitution therefore) by the Contractor is excluded, for the purposes of calculation.

- **INCIDENTAL COSTS, OVERHEADS AND PROFIT**
  - The percentage adjustments provided in the building contract, which are applicable to each of the totals of Sections 3 (Option A), 4 and 5, include the following: **#**
    - Head Office charges.
    - Site staff, including site supervision.
    - The additional cost of overtime (other than that referred to in **#**).
    - Time lost due to inclement weather.
    - The additional cost of bonuses and all other incentive payments in excess of any guaranteed minimum included in 3.5 (a).
    - Apprentices study time.
    - Subsistence, lodging and periodic allowances.
    - Fares and travelling allowances.
    - Sick pay or insurance in respect thereof.
    - Third-party and employers' liability insurance.
    - Liability in respect of redundancy payments to employees.
    - Employers' National Insurance contributions not included in Section 3.5.
    - Tool allowances.
    - Use and maintenance of non-mechanical hand tools.
    - Use of erected scaffolding, staging, trestles or the like.
    - Use of tarpaulins, plastic sheeting or the like, all necessary protective clothing, artificial lighting, safety and welfare facilities, storage and the like that may be available on the site.
    - Any variation to basic rates required by the Contractor in cases where the building contract provides for the use of a specified schedule of basic plant charges (to the extent that no other provision is made for such variation – see Section 5).
    - All other liabilities and obligations whatsoever not specifically referred to in this Section nor chargeable under any other Section.
    - Any variation in welfare/pension payments from industry standard.
    - Profit, (including main contractor's profit as appropriate).

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Non-Productive Overtime

- When calculating the percentage adjustment for incidental costs, overheads and profit, if the Option A calculation of price cost of labour is prescribed in the contract, it should be borne in mind that not all items listed in 6.1 are necessarily applicable to non-productive overtime. When Option B is prescribed, non-productive overtime should be shown separately in the contract documents as detailed in the Model Documentation in Appendix A

The additional cost of non-productive overtime, where specifically ordered by the Architect/Supervising Officer/ Contract Administrator/Employer's Agent, shall only be chargeable on the terms of prior written agreement between the parties to the building contract.

APPENDIX A

Model Documentation for Inclusion in a Building Contract

This model document is included to illustrate how the Definition of Prime Cost may be applied in practice. It does not form part of the Definition. It is, however, in a form agreed between the RICS and the Construction Confederation and its use in this form amended only as required to suit the specific building contract is encouraged.

Where using Option A for Labour

Dayworks

The Contractor will be paid as defined below for the cost of works carried out as daywork in accordance with the building contract.

For building works, the prime cost of daywork will be calculated in accordance with the latest *Definition of Prime Cost of Daywork carried out under a Building Contract, (State edition_____)*, published by the Royal Institution of Chartered Surveyors and the Construction Confederation.

For electrical works, the prime cost of daywork will be calculated in accordance with the latest *Definition of Prime Cost of Daywork carried out under an Electrical Contract, (State edition_____)*, published by the Royal Institution of Chartered Surveyors, the Electrical Contractors' Association and 'SELECT' the Electrical Contractors' Association of Scotland.

For heating and ventilating work etc, the prime cost of daywork will be calculated in accordance with the latest *Definition of Prime Cost of Daywork carried out under a Heating, Ventilating, Air Conditioning, Refrigeration, Pipework and/or Domestic Engineering Contract, (State edition_____)*, published by the Royal Institution of Chartered Surveyors and the Heating and Ventilating Contractors' Association

For plumbing work, the prime cost of daywork will be calculated in accordance with the latest *Definition of Prime Cost of Daywork carried out under a Plumbing Contract, (State edition_____)*, published by the Royal Institution of Chartered Surveyors, the Association of Plumbing and Heating Contractors and the Scottish and Northern Ireland Plumbing Employers' Confederation.

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Labour

Building Operatives	Provisional Sum	£
Add for Incidental Costs, Overheads and Profit	.....%	£
Electrical Operatives	Provisional Sum	£
Add for Incidental Costs, Overheads and Profit	.....%	£
Heating and Ventilating Operatives	Provisional Sum	£
Add for Incidental Costs, Overheads and Profit	.....%	£
Plumbing Operatives	Provisional Sum	£
Add for Incidental Costs, Overheads and Profit	.....%	£

Non-productive Overtime

Building Operatives	Provisional Sum	£
Add for Incidental Costs, Overheads and Profit	.....%	£
Electrical Operatives	Provisional Sum	£
Add for Incidental Costs, Overheads and Profit	.....%	£
Heating and Ventilating Operatives	Provisional Sum	£
Add for Incidental Costs, Overheads and Profit	.....%	£
Plumbing Operatives	Provisional Sum	£
Add for Incidental Costs, Overheads and Profit	.....%	£

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Where using Option B for Labour

Dayworks

The Contractor will be paid as defined below for the cost of works carried out as daywork in accordance with the building contract.

For building works, the prime cost of daywork will be calculated in accordance with the latest *Definition of Prime Cost of Daywork carried out under a Building Contract, (State edition_____)*, published by the Royal Institution of Chartered Surveyors and the Construction Confederation.

For electrical works, the prime cost of daywork will be calculated in accordance with the latest *Definition of Prime Cost of Daywork carried out under an Electrical Contract, (State edition_____)*, published by the Royal Institution of Chartered Surveyors, the Electrical Contractors' Association and 'SELECT' the Electrical Contractors' Association of Scotland.

For heating and ventilating work etc, the prime cost of daywork will be calculated in accordance with the latest *Definition of Prime Cost of Daywork carried out under a Heating, Ventilating, Air Conditioning, Refrigeration, Pipework and/or Domestic Engineering Contract, (State edition_____)*, published by the Royal Institution of Chartered Surveyors and the Heating and Ventilating Contractors' Association

For plumbing work, the prime cost of daywork will be calculated in accordance with the latest *Definition of Prime Cost of Daywork carried out under a Plumbing Contract, (State edition_____)*, published by the Royal Institution of Chartered Surveyors, the Association of Plumbing and Heating Contractors and the Scottish and Northern Ireland Plumbing Employers' Confederation.**

** *It is anticipated that the 1st Edition of this Definition will be published in 2007. Until such time, reference should be made to the April 1985 formula agreed between the Royal Institution of Chartered Surveyors, the National Association of Plumbing, Heating and Mechanical Services Contractors and the Scottish and Northern Ireland Plumbing employers' Federation.*

Labour

The Contractor must state below the all-inclusive prime cost hourly rates required for labour as defined in Section 3 (Option B) and the core working ours to which they apply.

Core Hours

General Operatives	£..... per hour
Skilled Operatives (all grades)	£..... per hour
Craft Operatives	£..... per hour

Other Grades/Trades:

……..	£..... per hour
……..	£..... per hour

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…….. £…… per hour

…….. £…… per hour

…….. £…… per hour

Core hours are ___am to ___pm Monday to Friday (excluding statutory holidays)

Overtime specifically ordered by the Architect/Supervising Officer/Contract Administrator/Employers Agent

The non-productive element of overtime should be as defined in the relevant Working Rule Agreement. However, if different, please state below.

Trade	Day	Time	Non-Productive Element (hours)
……	……	……to……	……
……	……	……to……	……
……	……	……to……	……

Provide the all-inclusive prime cost of labour as defined in Section 3 (Option B)

Productive Hours

[ ] hours (Provisional) General Operatives	@ £……per hour	£
[ ] hours (Provisional) General Operatives	@ £……per hour	£
[ ] hours (Provisional) General Operatives	@ £……per hour	£

Other Grades/Trades:

[ ] hours (Provisional) General Operatives	@ £……per hour	£
[ ] hours (Provisional) General Operatives	@ £……per hour	£
[ ] hours (Provisional) General Operatives	@ £……per hour	£

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Non-Productive Hours

[ ] hours (Provisional) General Operatives	@ £.....per hour	£
[ ] hours (Provisional) General Operatives	@ £.....per hour	£
[ ] hours (Provisional) General Operatives	@ £.....per hour	£

Other Grades/Trades:

[ ] hours (Provisional) General Operatives	@ £.....per hour	£
[ ] hours (Provisional) General Operatives	@ £.....per hour	£
[ ] hours (Provisional) General Operatives	@ £.....per hour	£

Materials and Goods

Provide for the prime cost of materials and goods as defined in Section 4 (Provisional) £[.....]

Add the percentage addition for incidental costs, overheads and profit as defined in Section 6 _____%

Plant

Provide for the prime cost of plant hired by the Contractor as defined in Section 5 (Provisional) £[ ]

Add the percentage addition for incidental costs, overheads and profit as defined in Section 6 _____%

Rates for plant not hired by the Contractor shall be as set out in *The Schedule of Basic Plant Charges for Use in Connection with Daywork Under a Building Contract* published by the Royal Institution of Chartered Surveyors [_____ Edition dated _____]

Provide for the prime cost of plant not hired by the Contractor, as defined in Section 5 (Provisional) £[ ]

Add the percentage addition for incidental costs, overheads and profit as defined in Section 6 _____%

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APPENDIX B

Example Calculations of Prime Cost of Labour in Daywork

Example 1

Option A

Example of calculation of typical standard hourly base rate (as defined in Section 3) for CIJC Building Craft operative and General Operative based upon rates applicable 30th June 2010 – assumed.

		Rate (£)	Craft Operative	Rate (£)	General Operative
Basic Wages:	46.2 weeks	409.73	£18,929.53	308.30	£14,243.46
Extra Payments:	Where applicable		0.00		0.00
Sub Total:			£18,929.53		£14,243.46
National Insurance:	12.80% above earnings threshold (ET) (46.2 wks @£110.01pw)		£1,724.94		£1,136.83
Holidays with Pay:	226 hours	10.51	£2,375.26	7.91	£1,787.66
Welfare Benefit:	52 weeks stamps	11.00	£572.00	11.00	£572.00
CITB Levy:	0.5% of payroll		£104.43		£78.58
Annual labour cost:			**£23,706.16**		**£17,818.53**
Hourly Base Rate:			**£13.16**		**£9.89**

For the convenience of readers, the example which appears above has been updated by the Editors for rates applicable 30 June 2010 – assumed.

Note:

- Standard working hours per annum calculated as follows:

52 weeks @ 39 hours	2028
Less \	
hours annual holiday	163
hours public holiday	63
Standard working hours per year	1802

- It has been assumed that employers who follow the CIJC Working Rules Agreement will match the employee pension contributions (part of welfare benefit) between £3.00 and £10.00 per week. Furthermore it has been assumed that employees have contributed £10.00 per week to the pension scheme and £1.00 per week for life insurance.
- It should be noted that all labour costs incurred by the Contractor in his capacity as an employer other than those contained in the hourly base rate, are to be taken into account under Section 6.

- The above example is for the convenience of users only and does not form part of the Definition; all the basic costs are subject to re-examination according to the time when and in the area where the daywork is executed.

Example 2

Non-Productive Overtime

Option A

Example of calculation of typical non productive overtime rate (as defined in section 3) for CIJC Building Craft Operative and General Operative based upon rates applicable 6th April 2007.

		Rate (£)	Craft Operative	Rate (£)	General Operative
Basic Wages:	46.2 weeks	409.73	£18,929.53	308.30	£14,243.46
Extra Payments:	Where applicable		0.00		0.00
Sub Total:			£18,929.53		£14,243.46
National Insurance:	12.80% above earnings threshold (ET) (46.2 wks @£110.01pw)		£1,724.94		£1,136.83
CITB Levy:	0.5% of payroll		£92.79		£69.82
Annual labour cost:			**£20,747.26**		**£15,450.11**
Hourly Base Rate:			**£11.51**		**£8.57**

For the convenience of readers, the example which appears above has been updated by the Editors for rates applicable 30 June 2010 – assumed.

Note:

- Standard working hours per annum calculated as follows:

52 weeks @ 39 hours	2028
Less \	
hours annual holiday	163
hours public holiday	63
Standard working hours per year	1802

- It should be noted that all labour costs incurred by the Contractor in his capacity as an employer other than those contained in the hourly base rate, are to be taken into account under Section 6.
- The above example is for the convenience of users only and does not form part of the Definition; all the basic costs are subject to re-examination according to the time when and in the area where the daywork is executed.
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DEFINITION OF PRIME COST OF BUILDING WORKS OF A JOBBING OR MAINTENANCE CHARACTER (1980 EDITION)

This definition of Prime Cost is published by the Royal Institution of Chartered Surveyors and the National Federation of Building Trades Employers, for convenience and for use by people who choose to use it. Members of the National Federation of Building Trades Employers are not in any way debarred from defining Prime Cost and rendering their accounts for work carried out on that basis in any way they choose. Building owners are advised to reach agreement with contractors on the Definition of Prime Cost to be used prior to issuing instructions.

SECTION 1 – APPLICATION

1.1. This definition provides a basis for the valuation of work of a jobbing or maintenance character executed under such building contracts as provide for its use.

1.2. It is not applicable in any other circumstances, such as daywork executed under or incidental to a building contract.

SECTION 2 – COMPOSITION OF TOTAL CHARGES

2.1. The prime cost of jobbing work comprises the sum of the following costs:

(a) Labour as defined in Section 3.
(b) Materials and goods as defined in Section 4.
(c) Plant, consumable stores and services as defined in Section 5.
(d) Sub-contracts as defined in Section 6.

2.2. Incidental costs, overhead and profit as defined in Section 7 and expressed as percentage adjustments are applicable to each of 2.1 (a)-(d).

SECTION 3 – LABOUR

3.1. Labour costs comprise all payments made to or in respect of all persons directly engaged upon the work, whether on or off the site, except those included in Section 7.

3.2. Such payments are based upon the standard wage rates, emoluments and expenses as laid down for the time being in the rules or decisions of the National Joint Council for the Building Industry and the terms of the Building and Civil Engineering Annual and Public Holiday Agreements applying to the works, or the rules of decisions or agreements of such other body as may relate to the class of labour concerned, at the time when and in the area where the work is executed, together with the Contractor's statutory obligations, including:

(a) Guaranteed minimum weekly earnings (e.g. Standard Basic Rate of Wages and Guaranteed Minimum Bonus Payment in the case of NJCBI rules).
(b) All other guaranteed minimum payments (unless included in Section 7).
(c) Payments in respect of incentive schemes or productivity agreements applicable to the works.
(d) Payments in respect of overtime normally worked; or necessitated by the particular circumstances of the work; or as otherwise agreed between the parties.
(e) Differential or extra payments in respect of skill, responsibility, discomfort or inconvenience.
(f) Tool allowance.
(g) Subsistence and periodic allowances.
(h) Fares, travelling and lodging allowances.
(j) Employer's contributions to annual holiday credits.
(k) Employer's contributions to death benefit schemes.
(l) Any amounts which may become payable by the Contractor to or in respect of operatives arising from the operation of the rules referred to in 3.2 which are not provided for in 3.2 (a)-(k) or in Section 7.

(m) Employer's National Insurance contributions and any contribution, levy or tax imposed by statute, payable by the Contractor in his capacity as employer.

Note: Any payments normally made by the Contractor which are of a similar character to those described in 3.2 (a)-(c) but which are not within the terms of the rules and decisions referred to above are applicable subject to the prior agreement of the parties, as an alternative to 3.2 (a)-(c).

3.3. The wages or salaries of supervisory staff, timekeepers, storekeepers, and the like, employed on or regularly visiting site, where the standard wage rates, etc., are not applicable, are those normally paid by the Contractor together with any incidental payments of a similar character to 3.2 (c) – (k).

3.4. Where principals are working manually their time is chargeable, in respect of the trades practised, in accordance with 3.2.

SECTION 4 – MATERIALS AND GOODS

4.1. The prime cost of materials and goods obtained by the Contractor from stockists or manufacturers is the invoice cost after deduction of all trade discounts but including cash discounts not exceeding 5 per cent, and includes the cost of delivery to site.

4.2. The prime cost of materials and goods supplied from the Contractor's stock is based upon the current market prices plus any appropriate handling charges.

4.3. The prime cost under 4.1 and 4.2 also includes any costs of:

(a) non-returnable crates or other packaging.
(b) returning crates and other packaging less any credit obtainable.

4.4. Any value added tax which is treated, or is capable of being treated, as input tax (as defined in the Finance Act, 1972 or any re-enactment thereof) by the Contractor is excluded.

SECTION 5 – PLANT, CONSUMABLE STORES AND SERVICES

5.1. The prime cost of plant and consumable stores as listed below is the cost at hire rates agreed between the parties or in the absence of prior agreement at rates not exceeding those normally applied in the locality at the time when the works are carried out, or on a use and waste basis where applicable:

(a) Machinery in workshops.
(b) Mechanical plant and power-operated tools.
(c) Scaffolding and scaffold boards.
(d) Non-mechanical plant excluding hand tools.
(e) Transport including collection and disposal of rubbish.
(f) Tarpaulins and dust sheets.
(g) Temporary roadways, shoring, planking and strutting, hoarding, centering, formwork, temporary fans, partitions or the like.
(h) Fuel and consumable stores for plant and power-operated tools unless included in 5.1 (a), (b), (d) or (e) above.
(j) Fuel and equipment for drying out the works and fuel for testing mechanical services.

5.2. The prime cost also includes the net cost incurred by the Contractor of the following services, excluding any such cost included under Sections 3, 4 or 7:

(a) Charges for temporary water supply including the use of temporary plumbing and storage.
(b) Charges for temporary electricity or other power and lighting including the use of temporary installations.

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(c) Charges arising from work carried out by local authorities or public undertakings.
(d) Fees, royalties and similar charges.
(e) Testing of materials.
(f) The use of temporary buildings including rates and telephone and including heating and lighting not charged under (b) above.
(g) The use of canteens, sanitary accommodation, protective clothing and other provision for the welfare of persons engaged in the work in accordance with the current Working Rule Agreement and any Act of Parliament, statutory instrument, rule, order, regulation or bye-law.
(h) The provision of safety measures necessary to comply with any Act of Parliament.
(j) Premiums or charges for any performance bonds or insurances which are required by the Building Owner and which are not referred to elsewhere in this Definition.

SECTION 6 – SUBCONTRACTS

6.1. The prime cost of work executed by subcontractors, whether nominated by the Building Owner or appointed by the Contractor, is the amount which is due from the Contractor to the subcontractors in accordance with the terms of the subcontracts after deduction of all discounts except any cash discount offered by any subcontractor to the Contractor not exceeding 2.5%.

SECTION 7 – INCIDENTAL COSTS, OVERHEADS AND PROFIT

7.1. The percentage adjustments provided in the building contract, which are applicable to each of the totals of Sections 3–6, provide for the following:

(a) Head Office charges.
(b) Off-site staff including supervisory and other administrative staff in the Contractor's workshops and yard.
(c) Payments in respect of public holidays.
(d) Payments in respect of apprentices' study time.
(e) Sick pay or insurance in respect thereof.
(f) Third party employer's liability insurance.
(g) Liability in respect of redundancy payments made to employees.
(h) Use, repair and sharpening of non-mechanical hand tools.
(j) Any variations to basic rates required by the Contractor in cases where the building contract provides for the use of a specified schedule of basic plant charges (to the extent that no other provision is made for such variation).
(k) All other liabilities and obligations whatsoever not specifically referred to in this Section nor chargeable under any other section.
(l) Profit.

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SPECIMEN ACCOUNT FORMAT

If this Definition of Prime Cost is followed the Contractor's account could be in the following format:

	£
Labour (as defined in Section 3)	
Add _____ % (see Section 7)	
Materials and goods (as defined in Section 4)	
Add _____ % (see Section 7)	
Plant, consumable stores and services (as defined in Section 5)	
Add _____ % (see Section 7)	
Subcontracts (as defined in Section 6)	
Add _____ % (see Section 7)	_____
	£_____

VAT to be added if applicable.

SCHEDULE OF BASIC PLANT CHARGES (1st MAY 2001 ISSUE)

This Schedule is published by the Royal Institution of Chartered Surveyors and is for use in connection with Dayworks under a Building Contract.

EXPLANATORY NOTES

1. The rates in the Schedule are intended to apply solely to daywork carried out under and incidental to a Building Contract. They are NOT intended to apply to:
   (i) Jobbing or any other work carried out as a main or separate contract; or
   (ii) Work carried out after the date of commencement of the Defects Liability Period.

2. The rates apply only to plant and machinery already on site, whether hired or owned by the Contractor.

3. The rates, unless otherwise stated, include the cost of fuel and power of every description, lubricating oils, grease, maintenance, sharpening of tools, replacement of spare parts, all consumable stores and for licences and insurances applicable to items of plant.

4. The rates, unless otherwise stated, do not include the costs of drivers and attendants.

5. The rates are base costs and may be subject to the overall adjustment for price movement, overheads and profit, quoted by the Contractor prior to the placing of the Contract.

6. The rates should be applied to the time during which the plant is actually engaged in daywork.

- Whether or not plant is chargeable on daywork depends on the daywork agreement in use and the inclusion of an item of plant in this schedule does not necessarily indicate that the item is chargeable.
- Rates for plant not included in the Schedule or which is not already on site and is specifically provided or hired for daywork shall be settled at prices which are reasonably related to the rates in the Schedule having regard to any overall adjustment quoted by the Contractor in the Conditions of Contract.

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Item of plant	Size/Rating	Unit	Rate per hour (£)
MECHANICAL PLANT AND TOOLS			
PUMPS			
Mobile Pumps			
Including pump hoses, values and strainers etc.			
Diaphragm	50 mm diameter	Each	0.87
Diaphragm	76 mm diameter	Each	1.29
Submersible	50 mm diameter	Each	1.18
Induced Flow	50 mm diameter	Each	1.54
Induced Flow	76 mm diameter	Each	2.05
Centrifugal self priming	50 mm diameter	Each	1.96
Centrifugal self priming	102 mm diameter	Each	2.52
Centrifugal self priming	152 mm diameter	Each	3.87
SCAFFOLDING, SHORING, FENCING			
Complete Scaffolding			
Mobile working towers, single width	1.80 m × 0.80 m × 7.00 m high	Each	2.00
Mobile working towers, single width	1.80 m × 0.80 m × 9.00 m high	Each	2.80
Mobile working towers, double width	1.80 m × 1.40 m × 7.00 m high	Each	2.15
Mobile working towers, double width	1.80 m × 1.40 m × 15.00 m high	Each	5.10
Chimney scaffold, single unit		Each	1.79
Chimney scaffold, twin unit		Each	2.05
Chimney scaffold, four unit		Each	3.59
Trestles			
Trestle, adjustable	Any height	Pair	0.10
Trestle, painters	1.80 m high	Pair	0.21
Trestle, painters	2.40 m high	Pair	0.26
Shoring, Planking and Strutting			
‘Acrow’ adjustable prop	Sizes up to 4.90 m (open)	Each	0.10
‘Strong boy’ support attachment		Each	0.15
Adjustable trench struts	Sizes up to 1.67m (open)	Each	0.10
Trench sheet		Metre	0.01
Backhole trench box		Each	1.00
Temporary Fencing			
Including block and coupler			
Site fencing steel grid panel	3.50 m × 2.00 m	Each	0.08
Anti-climb site steel grid fence panel	3.50 m × 2.00 m	Each	0.08

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Item of plant	Size/Rating		Unit	Rate per hour (£)
LIFTING APPLIANCES AND CONVEYORS				
Cranes				
Mobile cranes				
Rates are inclusive of drivers				
Lorry mounted, telescopic jib				
Two wheel drive	6 tonnes		Each	24.40
Two wheel drive	7 tonnes		Each	25.00
Two wheel drive	8 tonnes		Each	25.62
Two wheel drive	10 tonnes		Each	26.90
Two wheel drive	12 tonnes		Each	28.25
Two wheel drive	15 tonnes		Each	29.66
Two wheel drive	18 tonnes		Each	31.14
Two wheel drive	20 tonnes		Each	32.70
Two wheel drive	25 tonnes		Each	34.33
Four wheel drive	10 tonnes		Each	27.44
Four wheel drive	12 tonnes		Each	28.81
Four wheel drive	15 tonnes		Each	30.25
Four wheel drive	20 tonnes		Each	33.35
Four wheel drive	25 tonnes		Each	35.19
Four wheel drive	30 tonnes		Each	37.12
Four wheel drive	45 tonnes		Each	39.16
Four wheel drive	50 tonnes		Each	41.32
Track-mounted tower crane				
Rates are inclusive of drivers				
Note: Capacity equals maximum lift in Tonnes times maximum radius at which it can be lifted				
	Capacity (metre/ tonnes)	Height under hook above ground (m)		
	Up to	Up to		
Tower crane	10	17	Each	7.99
Tower crane	15	17	Each	8.59
Tower crane	20	18	Each	9.18
Tower crane	25	20	Each	11.56
Tower crane	30	22	Each	13.78
Tower crane	40	22	Each	18.09
Tower crane	50	22	Each	22.20
Tower crane	60	22	Each	24.32
Tower crane	70	22	Each	23.00

BUILDING INDUSTRY

Item of plant	Size/Rating		Unit	Rate per hour (£)
LIFTING APPLIANCES AND CONVEYORS				
	Capacity (Metre/ tonnes)	Height under hook above ground (m)		
Tower crane	80	22	Each	25.91
Tower crane	110	22	Each	26.45
Tower crane	125	30	Each	29.38
Tower crane	125	30	Each	32.35
Static tower cranes				
Rates inclusive of driver				
To be charged at 90% of the above rates for tower mounted tower cranes				
Crane Equipment				
Mucking tipping skip	Up to 0.25 m³		Each	0.56
Muck tipping skip	0.5 m³		Each	0.67
Muck tipping skip	0.75 m³		Each	0.82
Muck tipping skip	1.00 m³		Each	1.03
Muck tipping skip	1.50 m³		Each	1.18
Muck tipping skip	2.00 m³		Each	1.38
Mortar skips	Up to 0.38 m³		Each	0.41
Boat skips	1.00 m³		Each	1.08
Boat skips	1.50 m³		Each	1.33
Boat skips	2.00 m³		Each	1.59
Concrete skips, hand levered	0.50 m³		Each	1.00
Concrete skips, hand levered	0.75 m³		Each	1.10
Concrete skips, hand levered	1.00 m³		Each	1.25
Concrete skips, hand levered	1.50 m³		Each	1.50
Concrete skips, hand levered	2.00 m³		Each	1.65
Concrete skips, geared	0.50 m³		Each	1.30
Concrete skips, geared	0.75 m³		Each	1.40
Concrete skips, geared	1.00 m³		Each	1.55
Concrete skips, geared	1.50 m³		Each	1.80
Concrete skips, geared	2.00 m³		Each	2.05
Hoists				
Scaffold hoists	200 kg		Each	1.92
Rack and pinion (goods only)	500 kg		Each	3.31
Rack and pinion (goods only)	1100 kg		Each	4.28
Rack and pinion goods and passenger	15 person, 1200 kg		Each	5.62
Wheelbarrow chain sling			Each	0.31

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Item of plant	Size/Rating		Unit	Rate per hour (£)
LIFTING APPLIANCES AND CONVEYORS				
Belt conveyors				
Conveyor	7.50 m long × 400 mm wide		Each	6.41
Miniveyor, control box and loading hopper	3.00 m unit		Each	3.59
Conveyors				
Other conveying equipment				
Wheelbarrow			Each	0.21
Hydraulic superlift			Each	2.95
Pavac slab lifter			Each	1.03
Hand pad and hose attachment			Each	0.26
Lifting Trucks				
Fork lift	Payload	Maximum lift		
Fork lift, two wheel drive	1100 kg	up to 3.00 m	Each	4.87
Fork lift, two wheel drive	2540 kg	up to 3.70 m	Each	5.12
Fork lift, two wheel drive	1524 kg	up to 6.00 m	Each	6.04
Fork lift, two wheel drive	2600 kg	up to 5.40 m	Each	7.69
Lifting Platforms				
Hydraulic platform (Cherry picker)	7.50 m		Each	4.23
Hydraulic platform (Cherry picker)	13.00 m		Each	9.23
Scissors lift	7.80 m		Each	7.56
Telescopic handlers	7.00 m, 2 tonne		Each	7.18
Telescopic handlers	13.00 m, 3 tonne		Each	8.72
Lifting and Jacking Gear				
Pipe winch including gantry	1.00 tonne		Sets	1.92
Pipe winch including gantry	3.00 tonne		Sets	3.21
Chain block	1.00 tonne		Each	0.45
Chain block	2.00 tonne		Each	0.71
Chain block	5.00 tonne		Each	1.22
Pull lift (Tirfor winch)	1.00 tonne		Each	0.64
Pull lift (Tirfor winch)	1.60 tonne		Each	0.90
Pull lift (Tirfor winch)	3.20 tonne		Each	1.15
Brother or chain slings, two legs	not exceeding 4.20 tonnes		Set	0.35
Brother or chain slings, two legs	not exceeding 5.50 tonnes		Set	0.45
Brother or chain slings, four legs	not exceeding 3.10 tonnes		Set	0.41
Brother or chain slings, four legs	not exceeding 11.20 tonnes		Set	1.28

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Item of plant	Size/Rating	Unit	Rate per hour (£)
CONSTRUCTION VEHICLES			
Lorries			
Plated lorries			
Rates are inclusive of driver			
Platform lorries	7.50 tonnes	Each	19.00
Platform lorries	17.00 tonnes	Each	21.00
Platform lorries	24.00 tonnes	Each	26.00
Platform lorries with winch and skids	7.50 tonnes	Each	21.40
Platform lorries with crane	17.00 tonnes	Each	27.50
Platform lorries with crane	24.00 tonnes	Each	32.10
Tipper Lorries			
Rates are inclusive of driver			
Tipper lorries	15.00/17.00 tonnes	Each	19.50
Tipper lorries	24.00 tonnes	Each	21.40
Tipper lorries	30.00 tonnes	Each	27.10
Dumpers			
Site use only (excluding tax, insurance and extra cost of DEFV etc. when operating on highway)	Makers capacity		
Two wheel drive	0.80 tonnes	Each	1.20
Two wheel drive	1.00 tonnes	Each	1.30
Two wheel drive	1.20 tonnes	Each	1.60
Four wheel drive	2.00 tonnes	Each	2.50
Four wheel drive	3.00 tonnes	Each	3.00
Four wheel drive	4.00 tonnes	Each	3.50
Four wheel drive	5.00 tonnes	Each	4.00
Four wheel drive	6.00 tonnes	Each	4.50
Dumper Trucks			
Rates are inclusive of drivers			
Dumper trucks	10.00/13.00 tonnes	Each	20.00
Dumper trucks	18.00/20.00 tonnes	Each	20.40
Dumper trucks	22.00/25.00 tonnes	Each	26.30
Dumper trucks	35.00/40.00 tonnes	Each	36.60
Tractors			
Agricultural type			
Wheeled, rubber-clad tyred			
Light	48 h.p.	Each	4.65
Heavy	65 h.p.	Each	5.15

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Item of plant	Size/Rating	Unit	Rate per hour (£)
CONSTRUCTION VEHICLES			
Crawler tractors			
With bull or angle dozer	80/90 h.p.	Each	21.40
With bull or angle dozer	115/130 h.p.	Each	25.10
With bull or angle dozer	130/150 h.p.	Each	26.00
With bull or angle dozer	155/175 h.p.	Each	27.74
With bull or angle dozer	210/230 h.p.	Each	28.00
With bull or angle dozer	300/340 h.p.	Each	31.10
With bull or angle dozer	400/440 h.p.	Each	46.90
With loading shovel	0.80 m^3	Each	25.00
With loading shovel	1.00 m^3	Each	28.00
With loading shovel	1.20 m^3	Each	32.00
With loading shovel	1.40 m^3	Each	36.00
With loading shovel	1.80 m^3	Each	45.00
Light vans			
Ford escort or the like		Each	4.74
Ford transit or the like	1.00 tonnes	Each	6.79
Luton Box Van or the like	1.80 tonnes	Each	8.33
Water/Fuel Storage			
Mobile water container	110 litres	Each	0.28
Water bowser	1100 litres	Each	0.55
Water bowser	3000 litres	Each	0.74
Mobile fuel container	110 litres	Each	0.28
Fuel bowser	1100 litres	Each	0.65
Fuel bowser	3000 litres	Each	1.02
EXCAVATIONS AND LOADERS			
Excavators			
Wheeled, hydraulic	7.00/10.00 tonnes	Each	12.00
Wheeled, hydraulic	11.00/13.00 tonnes	Each	12.70
Wheeled, hydraulic	15.00/16.00 tonnes	Each	14.80
Wheeled, hydraulic	17.00/18.00 tonnes	Each	16.70
Wheeled, hydraulic	20.00/23.00 tonnes	Each	14.70
Crawler, hydraulic	12.00/14.00 tonnes	Each	12.00
Crawler, hydraulic	15.00/17.50 tonnes	Each	14.00
Crawler, hydraulic	20.00/23.00 tonnes	Each	16.00
Crawler, hydraulic	25.00/30.00 tonnes	Each	21.00
Crawler, hydraulic	30.00/35.00 tonnes	Each	30.00

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Item of plant	Size/Rating	Unit	Rate per hour (£)
EXCAVATIONS AND LOADERS			
Mini excavators	1000/1500 kg	Each	4.50
Mini excavators	2150/2400 kg	Each	5.50
Mini excavators	2700/3500 kg	Each	6.50
Mini excavators	3500/4500 kg	Each	8.50
Mini excavators	4500/6000 kg	Each	9.50
Loaders			
Wheeled skip loader		Each	4.50
Shovel loaders, four wheel drive	1.60 kg	Each	12.00
Shovel loaders, four wheel drive	2.40 kg	Each	19.00
Shovel loaders, four wheel drive	3.60 kg	Each	22.00
Shovel loaders, four wheel drive	4.40 kg	Each	23.00
Shovel loaders, crawlers	0.80 kg	Each	11.00
CONSTRUCTION VEHICLES			
Shovel loaders, crawlers	1.20 kg	Each	14.00
Shovel loaders, crawlers	1.60 kg	Each	16.00
Shovel loaders, crawlers	2.00 kg	Each	17.00
Skid steer loaders wheeled	300/400 kg payload	Each	6.00
Excavator Loaders			
Wheeled tractor type with black-hoe excavator			
Four wheel drive	2.50/3.50 tonnes	Each	7.00
Four wheel drive, 2 wheel steer	7.00/8.00 tonnes	Each	9.00
Four wheel drive, 4 wheel steer	7.00/8.00 tonnes	Each	10.00
Crawler, hydraulic	12 tonnes	Each	20.00
Crawler, hydraulic	20 tonnes	Each	16.00
Crawler, hydraulic	30 tonnes	Each	35.00
Crawler, hydraulic	40 tonnes	Each	38.00
COMPACTION EQUIPMENT			
Attachments			
Breakers for excavators		Each	7.50
Breakers for mini excavators		Each	3.60
Breakers for back-hoe excavator/loaders		Each	6.00
Rollers			
Vibrating roller	368–430 kg	Each	1.68
Single roller	533 kg	Each	1.92

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Item of plant	Size/Rating	Unit	Rate per hour (£)
COMPACTION EQUIPMENT			
Single roller	750 kg	Each	2.41
Twin roller	698 kg	Each	1.93
Twin roller	851 kg	Each	2.41
Twin roller with seat and steering wheel	1067 kg	Each	3.03
Twin roller with seat and steering wheel	1397 kg	Each	3.17
Pavement rollers	3.00–4.00 tonnes dead weight	Each	3.18
Pavement rollers	4.00–6.00 tonnes	Each	4.13
Pavement rollers	6.00–10.00 tonnes	Each	4.84
Rammers			
Tamper rammer 2 stroke – petrol	225 mm–275 mm	Each	1.59
Soil Compactors			
Plate compactor	375 mm–400 mm	Each	1.20
Plate compactor rubber pad	375 mm–1400 mm	Each	0.33
Plate compactor reversible plate – petrol	400 mm	Each	2.20
CONCRETE EQUIPEMENT			
Concrete/Mortar Mixers			
Open drum without hopper	0.90/0.06 m³	Each	0.62
Open drum without hopper	0.12/0.09 m³	Each	0.68
Open drum without hopper	0.15/0.10 m³	Each	0.72
Open drum with hopper	0.20/0/15 m³	Each	0.80
Concrete/Mortar Transport Equipment			
Concrete pump including hose, valve and couplers			
Lorry mounted concrete pump	23 m maximum distance	Each	36.00
Lorry mounted concrete pump	50 m maximum distance	Each	46.00
Concrete Equipment			
Vibrator, poker, petrol type	Up to 75 mm diameter	Each	1.62
Air vibrator (excluding compressor and hose)			
COMPACTION EQUIPMENT			
	Up to 75 mm diameter	Each	0.79
Extra poker heads	25/36/60 mm diameter	Each	0.77
Vibrating screed unit with beam	5.00 m	Each	1.77
Vibrating screed unit with adjusting beam	3.00 – 5.00 m	Each	2.18
Power float	725 mm – 900 mm	Each	1.72
Power grouter		Each	0.92

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Item of plant	Size/Rating	Unit	Rate per hour (£)
TESTING EQUIPMENT			
Pipe Testing Equipment			
Pressure testing pump, electric		Sets	1.87
Pipe pressure testing equipment, hydraulic		Sets	2.46
Pressure test pump		Sets	0.64
SITE ACCOMODATION AND TEMPORARY SERVICES			
Heating equipment			
Space heaters – propane	80,000 Btu/hr	Each	0.77
Space heaters – propane/electric	125,000 Btu/hr	Each	1.56
Space heaters – propane/electric	250,000 Btu/hr	Each	1.79
Space heaters – propane	125,000 Btu/hr	Each	1.33
Space heaters – propane	260,000 Btu/hr	Each	1.64
Cabinet headers		Each	0.41
Cabinet heater catalytic		Each	0.46
Electric halogen heaters		Each	1.28
Ceramic heaters	3kW	Each	0.79
Fan heaters	3kW	Each	0.41
Cooling fan		Each	1.15
Mobile cooling unit – small		Each	1.38
Mobile cooling unit – large		Each	1.54
Air-conditioning unit		Each	2.62
Site Lighting and Equipment			
Tripod floodlight	500W	Each	0.36
Tripod floodlight	1000W	Each	0.34
Towable floodlight	4 × 1000W	Each	2.00
Hand held floodlight	500W	Each	0.22
Rechargeable light		Each	0.62
Inspection light		Each	0.15
Plasterers light		Each	0.56
Lighting mast		Each	0.92
Festoon light string	33.00 m	Each	0.31
Site Electrical Equipment			
Extension leads	240V/14.00 m	Each	0.20
Extension leads	110V/14.00 m	Each	0.20
Cable reel	25.00 m 110V/240V	Each	0.28
Cable reel	50.00 m 110V240V	Each	0.33

BUILDING INDUSTRY

Item of plant	Size/Rating	Unit	Rate per hour (£)
SITE ACCOMODATION AND TEMPORARY SERVICES			
4 way junction box	110V	Each	0.17
Power Generating Units			
Generator – petrol	2kVA	Each	1.08
Generator – silenced petrol	2kVA	Each	1.54
Generator – petrol	3kVA	Each	1.38
Generator – diesel	5kVA	Each	1.92
Generator – silenced diesel	8kVA	Each	3.59
Generator – silenced diesel	15kVA	Each	7.69
Trail adaptor	240V	Each	0.20
Transformers			
Transformer	3kVA	Each	0.36
Transformer	5kVA	Each	0.51
Transformer	7.50kVA	Each	0.82
Transformer	10kVA	Each	0.87
Rubbish Collection and Disposal			
Equipment			
Rubbish chutes			
Standard plastic module	1.00 m section	Each	0.18
Steel liner insert		Each	0.26
Steel top hopper		Each	0.20
Plastic side entry hopper/line		Each	0.20
Dust Extraction Plant			
Dust extraction unit, light duty		Each	1.03
Dust extraction unit, heavy duty		Each	1.64
SITE EQUIPMENT – Welding Equipment			
Arc-(Electric) complete with leads			
Welder generator – petrol	200 amp	Each	2.26
Welder generator – diesel	300/350 amp	Each	3.33
Welder generator – diesel	400 amp	Each	4.74
Extra welding lead sets		Each	0.29
Gas-Oxy welder			
Welding and cutting set (including oxygen			
And acetylene, excluding underwater			
Equipment and thermic boring)			
Small		Each	1.41
Large		Each	2.00

BUILDING INDUSTRY

Item of plant	Size/Rating	Unit	Rate per hour (£)
SITE ACCOMODATION AND TEMPORARY SERVICES			
Mig welder		Each	1.00
Fume extractor		Each	0.92
Road Works Equipment			
Traffic lights, main/generator	2-way	Set	4.01
Traffic lights, main/generator	3-way	Set	7.92
Traffic lights, main/generator	4-way	Set	9.81
Traffic lights, main/generator – trailer Mounted	2-way	Set	3.98
Flashing light		Each	0.20
Road safety cone	450 mm	10	0.26
Safety cone	750 mm	10	0.38
Safety barrier plank	1.25 m	Each	0.03
Safety barrier plank	2.00 m	Each	0.04
Road sign		Each	0.26
DPC Equipment			
Damp proofing injection machine		Each	1.49
Cleaning Equipment			
Vacuum cleaner (industrial wet) single motor		Each	0.62
Vacuum cleaner (industrial wet) twin motor		Each	1.23
Vacuum cleaner (industrial wet) triple motor		Each	1.44
Vacuum cleaner (industrial wet) back Pack		Each	0.97
Pressure washer, light duty, electric	1450 PSI	Each	0.97
Pressure washer, heavy duty, diesel	2500 PSI	Each	2.69
Cold pressure washer, electric		Each	1.79
Hot pressure washer, petrol		Each	2.92
Cold pressure washer, petrol		Each	2.00
Sandblast attachment to last washer		Each	0.54
Drain cleaning attachment to last washer		Each	0.31
Surface Preparation Equipment			
Rotavators	5 h.p.	Each	1.67
Scrabbler, up to three heads		Each	1.15
Scrabbler, pole		Each	1.50
Scrabbler, multi-headed floor		Each	4.00

BUILDING INDUSTRY

Item of plant	Size/Rating	Unit	Rate per hour (£)
SITE ACCOMODATION AND TEMPORARY SERVICES			
Floor preparation machine		Each	2.82
Compressors and Equipment			
Portable compressors			
Compressors – electric	0.23 m³/min	Each	1..59
Compressors – petrol	0.28 m³/min	Each	1.74
Compressors – petrol	0.71 m³/min	Each	2.00
Compressors – diesel	up to 2.83 m³/min	Each	1.24
Compressors – diesel	up to 3.68 m³/min	Each	1.49
Compressors – diesel	up to 4.25 m³/min	Each	1.60
Compressors – diesel	up to 4.81 m³/min	Each	1.92
Compressors – diesel	up to 7.64 m³/min	Each	3.08
Compressors – diesel	up to 11.32 m³/min	Each	4.23
Compressors – diesel	up to 18.40 m³/min	Each	5.73
Mobile compressors			
Lorry mounted compressors	2.86 – 4.24 m³/min	Each	12.50
(machine plus lorry only)			
Tractor mounted compressors	2.86 – 3.40 m³/min	Each	13.50
(machine plus rubber tyred tractor)			
Accessories (pneumatic tools) (with and including up to 15.00 m of air hose)			
Demolition pick		Each	1.03
Breakers (with six steels) light	up to 150 kg	Each	0.79
Breakers (with six steels) medium	295 kg	Each	1.08
Breakers (with six steels) heavy	386 kg	Each	1.44
Rock drill (for use with compressor)			
Hand held		Each	0.90
Additional hoses	15.00 m	Each	0.16
Muffer, tool silencer		Each	0.14
Breakers			
Demolition hammer drill, heavy duty,			
Electric		Each	1.00
Road breaker, electric		Each	1.65
Road breaker, 2 stroke, petrol		Each	2.05
Hydraulic breaker unit, light duty, petrol		Each	2.05
Hydraulic breaker unit, heavy duty, petrol		Each	2.60
Hydraulic breaker unit, heavy duty, diesel		Each	2.95

BUILDING INDUSTRY

Item of plant	Size/Rating	Unit	Rate per hour (£)
SITE ACCOMODATION AND TEMPORARY SERVICES			
Quarrying and Tooling Equipment			
Block and stone splitter, hydraulic	600 mm × 600 mm	Each	1.35
Block and stone splitter, manual		Each	1.10
Steel Reinforcement Equipment			
Bar bending machine – manual	up to 13 mm diameter rods	Each	0.90
Bar bending machine – manual	up to 20 mm diameter rods	Each	1.28
Bar bending machine – electric	up to 38 mm diameter rods	Each	2.82
Bar bending machine – electric	up to 40 mm diameter rods	Each	3.85
Bar bending machine – electric	up to 13 mm diameter rods	Each	1.54
Bar bending machine – electric	up to 20 mm diameter rods	Each	2.05
Bar bending machine – electric	up to 40 mm diameter rods	Each	2.82
Bar bending machine – 3 phase	up to 40 mm diameter rods	Each	3.85
Dehumidifiers			
110/240v Water	68 litres extraction per 24 hours	Each	1.28
110/240v Water	90 litres extraction per 24 hours	Each	1.85
SMALL TOOLS			
Saws			
Masonry saw bench	350 mm–500 mm diameter	Each	2.80
Floor saw	350 mm diameter, 125 mm max. cut	Each	1.90
Floor saw	450 mm diameter, 150 mm max. cut	Each	2.60
Floor saw, reversible	Max. Cut 300 mm	Each	13.00
Chop/cut saw, electric	350 mm diameter	Each	1.33
Circular saw, electric	230 mm diameter	Each	0.60
Tyrannosaw		Each	1.20
Reciprocating saw		Each	0.60
Door trimmer		Each	0.90
Chainsaw, petrol	500 mm	Each	2.13
Full chainsaw safety kit		Each	0.50
Working jig		Each	0.60
Pipework Equipment			
Pipe bender	15 mm–22 mm	Each	0.33
Pipe bender, hydraulic	50 mm	Each	0.60
Pipe bender, electric	50 mm–150 mm diameter	Each	1.35
Pipe cutter, hydraulic		Each	1.84
Tripod pipe vice		Set	0.40
Ratchet threader	12 mm–32 mm	Each	0.55

BUILDING INDUSTRY

Item of plant	Size/Rating	Unit	Rate per hour (£)
SMALL TOOLS			
Pipe threading machine, electric	12 mm–75 mm	Each	2.40
Pipe threading machine, electric	12 mm–100 mm	Each	3.00
Impact wrench, electric		Each	0.54
Impact wrench, two stroke, petrol		Each	4.49
Impact wrench, heavy duty, electric		Each	1.13
Plumber's furnace, calor gas or similar		Each	2.16
Hand-held Drills and Equipment			
Impact or hammer drill	Up to 25 mm diameter	Each	0.50
Impact or hammer drill	35 mm diameter	Each	0.90
Angle heads drill		Each	0.70
Stirrer, mixed drills		Each	0.70
Paint, Insulation Application Equipment			
Airless spray unit		Each	4.20
SITE EQUIPMENT			
Portaspray unit		Each	1.65
HPVL turbine spray unit		Each	1.65
Compressor and spray gun		Each	2.20
Other Handtools			
Screwing machine	13 mm – 50 mm diameter	Each	0.77
Screwing machine	25 mm – 100 mm diameter	Each	1.57
Staple gun		Each	0.33
Air nail gun	110V	Each	3.33
Cartridge hammer		Each	1.00
Tongue and groove nailer complete			
With mallet		Each	0.93
Chasing machine	152 mm	Each	1.72
Chasing machine	76 mm – 203 mm	Each	5.99
Floor grinder		Each	3.00
Floor plane		Each	3.67
Diamond concrete planer		Each	2.05
Autofeed screwdriver, electric		Each	1.13
Laminate trimmer		Each	0.64
Biscuit jointer		Each	0.87
Random orbital sander		Each	0.73
Floor sander		Each	1.33
Palm, delta, flap or belt sander		Each	0.38

Item of plant	Size/Rating	Unit	Rate per hour (£)
SITE EQUIPMENT			
Saw cutter, two strokes, petrol	300 mm	Each	1.26
Grinder, angle or cutter	Up to 225 mm	Each	0.60
Grinder, angle or cutter	300 mm	Each	1.10
Mortar raking tool attachment		Each	0.15
Floor/polish scrubber	325 mm	Each	1.03
Floor tile stripper		Each	1.74
Wallpaper stripper, electric		Each	0.56
Electric scraper		Each	0.51
Hot air paint stripper		Each	0.38
Electric diamond tile cutter	All sizes	Each	1.38
Hand tile cutter		Each	0.36
Electric needle gun		Each	1.08
Needle chipping gun		Each	0.72
Pedestrian floor sweeper	1.2 m wide	Each	0.87

PART 8

Useful Addresses for Further Information

ACOUSTICAL INVESTIGATION & RESEARCH ORGANISATION LTD (AIRO)
Duxon's Turn
Maylands Avenue
Hemel Hempstead
Hertfordshire
HP2 4SB
Tel: 01442 247 146
Fax: 01442 256 749
Website: www.airo.co.uk

Aluminium Federation Ltd (ALFED)
National Metalforming Centre
47 Birmingham Road
West Bromwich
West Midlands
B70 6PY
Tel: 0121 601 6361
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Email: alfed@alfed.org.uk
Website: www.alfed.org.uk

AMERICAN HARDWOOD EXPORT COUNCIL (AHEC)
3 St. Michaels Alley
London
EC3V 9DS
Tel: 020 7626 4111
Fax: 020 7626 4222
Website: www.ahec-europe.org

ANCIENT MONUMENTS SOCIETY (AMS)
Saint Ann's Vestry Hall
2 Church Entry
London
EC4V 5HB
Tel: 020 7236 3934
Fax: 020 7329 3677
Website: www.ancientmonumentssociety.org.uk

APA – THE ENGINEERED WOOD ASSOCIATION
Claridge House
29 Barnes High Street
London
SW13 9LW
Tel: 0845 123 3721
Fax: 0208 282 1660
Website: www.apa-europe.org

ARCHITECTURAL ADVISORY SERVICE CENTRE (POWDER/ANODIC METAL FINISHES)
Barn One
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Longwick
Buckinhamshire
HP27 9RW
Tel: 01844 342 425
Fax: 01844 274 781
Website: www.aasc.org.uk

ARCHITECTURAL ASSOCIATION (AA)
34–36 Bedford Square
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WC1B 3ES
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Fax: 020 7414 0782
Website: www.aaschool.ac.uk

ARCHITECTURAL CLADDING ASSOCIATION (ACA)
60 Charles Street
Leicester
Leicestershire
LE1 1FB
Tel: 0116 253 6161
Fax: 0116 251 4568
Website: www.architectural-cladding-association.org.uk

ASBESTOS INFORMATION CENTRE (AIC)
ARCA House
237 Branston Road
Burton upon Trent
Staffordshire DE14 3BT
Tel: 01283 531 126
Fax: 01283 568 228
Website: www.aic.org.uk

ASSOCIATION OF INTERIOR SPECIALISTS
Olton Bridge
245 Warwick Road
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B92 7AH
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Website: www.ais-interiors.org.uk

BOX CULVERT ASSOCIATION (BCA)
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Fax: 0116 251 4568
Website: www.boxculvert.org.uk

BRITISH ADHESIVES AND SEALANTS ASSOCIATION
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Fax: 01909 473 834

BRITISH AGGREGATE CONSTRUCTION MATERIALS INDUSTRIES LTD (BACMI)
156 Buckingham Palace Road
London
SW1W 9TR
Tel: 020 7730 8194

BRITISH APPROVALS FOR FIRE EQUIPMENT (BAFE)
Thames House
29 Thames Street
Kingston upon Thames
Surrey
KT1 1PH
Tel: 020 8541 1950
Fax: 020 8547 1564
Website: www.bafe.org.uk

BRITISH APPROVALS SERVICE FOR CABLES (BASEC)
23 Presley Way
Crownhill
Milton Keynes
Buckinghamshire
MK8 0ES
Tel: 01908 267 300
Fax: 01908 267 255
Website: www.basec.org.uk

BRITISH ARCHITECTURAL LIBRARY (BAL)
Royal Institute of British Architects
66 Portland Place
London
W1B 1AD
Tel: 020 7580 5533
Fax: 020 7631 1802
Website: www.architecture.com

BRITISH ASSOCIATION OF LANDSCAPE INDUSTRIES (BALI)
Landscape House
National Agricultural Centre
Stoneleigh Park
Warwickshire
CV8 2LG
Tel: 024 7669 0333
Fax: 024 7669 0077
Website: www.bali.co.uk

BRITISH BATHROOM COUNCIL (BATHROOM MANUFACTURERS ASSOCIATION)
Federation House
Station Road
Stoke-on-Trent
Staffordshire
ST4 2RT
Tel: 01782 747 123
Fax: 01782 747 161
Website: www.bathroom-assciation.org

BRITISH BOARD OF AGREMENT (BBA)
PO Box 195
Bucknalls Lane
Garston
Watford
Hertfordshire
WD25 9BA
Tel: 01923 665 300
Fax: 01923 665 301
Website: www.bbacerts.co.uk

BRITISH CABLES ASSOCIATION (BCA)
37a Walton Road
East Molesey
Surrey
KT8 0DH
Tel: 020 8941 4079
Fax: 020 8783 0104
Website: www.bcauk.org

BRITISH CARPET MANUFACTURERS ASSOCIATION LTD (BCMA)
PO Box 1155
MCF Complex
60 New Road
Kidderminster
Worcestershire
DY10 1AQ
Tel: 01562 755 568
Fax: 01562 865 4055
Website: www.carpetfoundation.com

BRITISH CEMENT ASSOCIATION (BCA)
CENTRE FOR CONCRETE INFORMATION
Century House
Telford Avenue
Crowthorne
Berkshire
RG45 6YS
Tel: 01344 466 007
Fax: 01344 466 008
Website: www.cementindustry.co.uk

BRITISH CERAMIC CONFEDERATION (BCC)
Federation House
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Stoke-on-Trent
Staffordshire
ST4 2SA
Tel: 01782 744 631
Fax: 01782 744 102
Website: www.ceramfed.co.uk

BRITISH CERAMIC RESEARCH LTD (BCR)
Queens Road
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Stoke-on-Trent
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ST4 7LQ
Tel: 01782 764 444
Fax: 01782 412 331
Website: www.ceram.co.uk

BRITISH CERAMIC TILE COUNCIL (BCTC TILE ASSOCIATION)
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ST4 2RT
Tel: 01782 747 147
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Website: www.tpb.org.uk

BRITISH COMBUSTION EQUIPMENT MANUFACTURERS ASSOCIATION (BCEMA)
58 London Road
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LE2 0QD
Tel: 0116 275 7111
Fax: 0116 275 7222
Website: www.bcema.co.uk

BRITISH CONCRETE MASONRY ASSOCIATION (BCMA)
Grove Crescent House
18 Grove Place
Bedford
MK40 3JJ
Tel: 01234 353 745

BRITISH CONSTRUCTIONAL STEELWORK ASSOCIATION LTD (BCSA)
4 Whitehall Court
Westminster
London
SW1A 2ES
Tel: 0207 839 8566
Fax: 0207 976 1634
Website: www.steelconstruction.org

BRITISH CONTRACT FURNISHING ASSOCIATION (BCFA)
Suite 2/4
The Business Design Centre
52 Upper Street
Islington Green
London
N1 0QH
Tel: 0207 226 6641
Fax: 0207 288 6190
Website: www.thebcfa.com

BRITISH ELECTROTECHNICAL APPROVALS BOARD (BEAB)
1 Station View
Guildford
Surrey
GU1 4JY
Tel: 01483 455 466
Fax: 01483 455 477
Website: www.beab.co.uk

BRITISH FIRE PROTECTION SYSTEMS ASSOCIATION LTD (BFPSA)
Thames House
29 Thames Street
Kingston-upon-Thames
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Tel: 0208 549 5855
Fax: 0208 547 1564
Website: www.bfpsa.org.uk

BRITISH FURNITURE MANUFACTURERS FEDERATION LTD (BFM LTD)
30 Harcourt Street
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BRITISH GEOLOGICAL SURVEY (BGS)
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BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS (BIAT)
397 City Road
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BRITISH LAMINATED FABRICATORS ASSOCIATION
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Tel: 020 7457 5000
Fax: 020 7457 5038
Website: www.bpf.co.uk

BRITISH LIBRARY BIBLIOGRAPHIC SERVICE AND DOCUMENT SUPPLY
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Fax: 01937 546 586
Website: www.bl.uk

BRITISH LIBRARY ENVIRONMENTAL INFORMATION SERVICE
96 Euston Road
London
NW1 2DB
Tel: 020 7412 7000
Website: www.bl.uk/environment

BRITISH NON-FERROUS METALS FEDERATION
Broadway House
60 Calthorpe Road
Edgbaston
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West Midlands
B15 1TN
Tel: 0121 456 6110
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BRITISH PLASTICS FEDERATION (BPF)
Plastics & Rubber Advisory Service
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Fax: 020 7457 5020
Website: www.bpf.co.uk

BRITISH PRECAST CONCRETE FEDERATION LTD
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Website: www.britishprecast.org.uk

BRITISH PROPERTY FEDERATION (BPF)
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Fax: 020 7824 3442
Website: www.bpf.org.uk

BRITISH RUBBER MANUFACTURERS' ASSOCIATION LTD (BRMA)
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Fax: 020 7972 9008
Website: www.brma.co.uk

BRITISH STANDARDS INSTITUTION (BSI)
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Website: www.bsigroup.com

BRITISH WATER
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Website: www.britishwater.co.uk

BRITISH WOOD PRESERVING & DAMP PROOFING ASSOCIATION (BWPDA)
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E15 4ED
Tel: 0208 519 2588
Fax: 0208 519 3444
Website: www.bwpda.co.uk

BRITISH WOODWORKING FEDERATION
55 Tufton Street
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SW1 3QL
Tel: 0870 458 6939
Fax: 0870 458 6949
Website: www.bwf.org.uk

BUILDERS MERCHANTS FEDERATION
Soho Square
London
W1D 3HL
Tel: 020 7439 1753
Fax: 020 7734 2766
Website: www.bmf.org.uk

BUILDING CENTRE
The Building Centre
26 Store Street
London
WC1E 7BT
Tel: 020 7692 4000
Fax: 020 7580 9641
Website: www.buildingcentre.co.uk

BUILDING COST INFORMATION SERVICE LTD (BCIS)
Royal Institution of Chartered Surveyors
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Tel: 020 7695 1500
Fax: 020 7695 1501
Website: www.bcis.co.uk

BUILDING EMPLOYERS CONFEDERATION (BEC)
55 Tufton Street
Westminster
London
SW1P 3QL
Tel: 0870 898 9090
Fax: 0870 898 9095
Website: www.thecc.org.uk

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Royal Institution of Chartered Surveyors
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London
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Tel: 020 7695 1500
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Website: www.bcis.co.uk

BUILDING RESEARCH ESTABLISHMENT (BRE)
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Watford
WD5 9XX
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Website: www.bre.co.uk

BUILDING RESEARCH ESTABLISHMENT: SCOTLAND (BRE)
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East Kilbride
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G75 0RZ
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Fax: 01355 241 895
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BUILDING SERVICES RESEARCH AND INFORMATION ASSOCIATION LTD
Old Bracknell Lane West
Bracknell
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RG12 7AH
Tel: 01344 465 600
Fax: 01344 465 626
Website: www.bsria.co.uk

CATERING EQUIPMENT MANUFACTURERS ASSOCIATION (CEMA)
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SW1V 1EJ
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CHARTERED INSTITUTE OF BUILDING (CIOB)
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Fax: 01344 630 777
Website: www.ciob.org.uk

CHARTERED INSTITUTION OF BUILDING SERVICES ENGINEERS (CIBSE)
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SW12 9BS
Tel: 020 8675 5211
Fax: 020 8675 5449
Website: www.cibse.org

CHARTERED INSTITUTE OF WASTES MANAGEMENT
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St Peter's Gardens
Northampton
NN1 1SX
Tel: 01604 620 426
Fax: 01604 621 339
Website: www.iwm.co.uk

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HP5 3EA
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Fax: 01494 792 378
Website: www.cpda.co.uk

CLAY ROOF TILE COUNCIL
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ST4 2SA
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COLD ROLLED SECTIONS ASSOCIATION (CRSA)
National Metal Forming Centre
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West Bromwich
West Midlands
B70 6PY
Tel: 0121 601 6350
Fax: 0121 601 6373
Website: www.crsauk.com

COMMONWEALTH ASSOCIATION OF ARCHITECTS (CAA)
PO BOX 508
Edgware
HA8 9XZ
Tel: 020 8951 0550
Website: www.comarchitect.org

CONCRETE BRIDGE DEVELOPMENT GROUP
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GU17 9AB
Tel: 01276 33777
Fax: 01276 38899
Website: www.concrete.org.uk

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CONCRETE REPAIR ASSOCIATION (CRA)
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GU12 4DD
Tel: 01252 321 302
Fax: 01252 333 901
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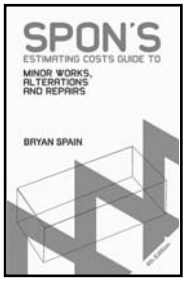
Spon's Estimating Costs Guide to Minor Works,

Alterations and Repairs to Fire, Flood, Gale and Theft Damage

Fourth Edition

Bryan Spain



Specially written for contractors, quantity surveyors and clients carrying out small works, Spon's Estimating Costs Guide to Minor Works, Alterations and Repairs to Fire, Flood, Gale and Theft Damage contains accurate information on thousands of rates each broken down to labour, material overheads and profit.

Selected Contents: Introduction. Standard Method of Measurement/Trades Link. Part 1: Unit Rates. Part 2: Damage Repairs. Part 3: Approximate Estimating. Part 4: Plant and Tool Hire. Part 5: General Construction Data. Part 6: Business Matters

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PART 9

Tables and Memoranda

This part of the book contains the following sections:

Tables and Memoranda

CONVERSION TABLES

Length

	Unit	Conversion factors			
Millimetre	mm	1 in	= 25.4 mm	1 mm	= 0.0394 in
Centimetre	cm	1 in	= 2.54 cm	1 cm	= 0.3937 in
Metre	m	1 ft	= 0.3048 m	1 m	= 3.2808 ft
		1 yd	= 0.9144 m		= 1.0936 yd
Kilometre	km	1 mile	= 1.6093 km	1km	= 0.6214 mile

Note:

1 cm	= 10 mm	1 ft	= 12 in
1 m	= 1 000 mm	1 yd	= 3 ft
1 km	= 1 000 m	1 mile	= 1 760 yd

Area

Square Millimetre	mm^2	1 in^2	= 645.2 mm^2	1 mm^2	= 0.0016 in^2
Square Centimetre	cm^2	1 in^2	= 6.4516 cm^2	1 cm^2	= 1.1550 in^2
Square Metre	m^2	1 ft^2	= 0.0929 m^2	1 m^2	= 10.764 ft^2
		1 yd^2	= 0.8361 m^2	1 m^2	= 1.1960 yd^2
Square Kilometre	km^2	1 $mile^2$	= 2.590 km^2	1 km^2	= 0.3861 $mile^2$

Note:

1 cm^2	= 100 mm^2	1 ft^2	= 144 in^2
1 m^2	= 10 000 cm^2	1 yd^2	= 9 ft^2
1 km^2	= 100 hectares	1 acre	= 4 840 yd^2
		1 $mile^2$	= 640 acres

Volume

Cubic Centimetre	cm^3	1 cm^3	= 0.0610 in^3	1 in^3	= 16.387 cm^3
Cubic Decimetre	dm^3	1 dm^3	= 0.0353 ft^3	1 ft^3	= 28.329 dm^3
Cubic Metre	m^3	1 m^3	= 35.3147 ft^3	1 ft^3	= 0.0283 m^3
		1 m^3	= 1.3080 yd^3	1 yd^3	= 0.7646 m^3
Litre	l	1 l	= 1.76 pint	1 pint	= 0.5683 l
			= 2.113 US pt		= 0.4733 US l

Note:

1 dm^3	= 1 000 cm^3	1 ft^3	= 1 728 in^3	1 pint	= 20 fl oz
1 m^3	= 1 000 dm^3	1 yd^3	= 27 ft^3	1 gal	= 8 pints
1 l	= 1 dm^3				

Neither the Centimetre nor Decimetre are SI units, and as such their use, particularly that of the Decimetre, is not widespread outside educational circles.

Mass

Milligram	mg	1 mg	= 0.0154 grain	1 grain	= 64.935 mg
Gram	g	1 g	= 0.0353 oz	1 oz	= 28.35 g
Kilogram	kg	1 kg	= 2.2046 lb	1 lb	= 0.4536 kg
Tonne	t	1 t	= 0.9842 ton	1 ton	= 1.016 t

Note:

1 g	= 1000 mg	1 oz	= 437.5 grains	1 cwt	= 112 lb
1 kg	= 1000 g	1 lb	= 16 oz	1 ton	= 20 cwt
1 t	= 1000 kg	1 stone	= 14 lb		

CONVERSION TABLES

Force	**Unit**	**Conversion factors**			
Newton	N	1 lbf	= 4.448 N	1 kgf	= 9.807 N
Kilonewton	kN	1 lbf	= 0.004448 kN	1 ton f	= 9.964 kN
Meganewton	MN	100 tonf	= 0.9964 MN		

Pressure and stress

Kilonewton per square metre	kN/m^2	1 lbf/in^2	= 6.895 kN/m^2
		1 bar	= 100 kN/m^2
Meganewton per square metre	MN/m^2	1 $tonf/ft^2$	= 107.3 kN/m^2 = 0.1073 MN/m^2
		1 kgf/cm^2	= 98.07 kN/m^2
		1 lbf/ft^2	= 0.04788 kN/m^2

Coefficient of consolidation (Cv) or swelling

Square metre per year	m^2/year	1 cm^2/s	= 3 154 m^2/year
		1 ft^2/year	= 0.0929 m^2/year

Coefficient of permeability

Metre per second	m/s	1 cm/s	= 0.01 m/s
Metre per year	m/year	1 ft/year	= 0.3048 m/year
			= 0.9651 × $(10)^8$m/s

Temperature

Degree Celsius °C	°C = 5/9 × (°F − 32)	°F = (9 × °C)/ 5 + 32

FORMULAE

Two dimensional figures

Figure	**Area**
Square	$(side)^2$
Rectangle	Length × breadth
Triangle	½ (base × height) or $\sqrt{(s(s-a)(s-b)(s-c))}$ where a, b and c are the lengths of the three sides, and s = (a + b + c)/ 2 or $a^2 = b^2 + c^2 - (2b\,c\cos A)$ where A is the angle opposite side a
Hexagon	2.6 × $(side)^2$
Octagon	4.83 × $(side)^2$
Trapezoid	height × ½ (base + top)
Circle	3.142 × $radius^2$ or 0.7854 × $diameter^2$ (circumference = 2 × 3.142 × radius or 3.142 × diameter)

FORMULAE

Two dimensional figures

Figure	Area
Sector of a circle	½ × length of arc × radius
Segment of a circle	area of sector−area of triangle
Ellipse	3.142 × AB (where A = ½ × height and B = ½ × length)
Bellmouth	3/14 × radius^2

Three dimensional figures

Figure	Volume	Surface area
Prism	Area of base × height	circumference of base × height
Cube	(side)^3	6 × (side)^2
Cylinder	3.142 × radius^2 × height	2 × 3.142 × radius × (height−radius)
Sphere	4/3 × 3.142 × radius^3	4 × 3.142 × radius^2
Segment of a sphere	((3.142 × h) × (3 × r^2 + h^2))/6	2 × 3.142 × r × h
Pyramid	1/3 of area of base × height	½ × circumference of base × slant height
Cone	1/3 × 3.142 × radius^2 × h	3.142 × radius × slant height
Frustrum of a pyramid	1/3 × height [A + B + √(AB)] where A is the area of the large end and B is the area of the small end	½ × mean circumference × slant height
Frustrum of a cone	(1/3 × 3.142 × height (R^2 + r^2 + R × r)) where R is the radius of the large end and r is the radius of the small end	3.142 × slant height × (R + r)

Other formulae

Formula	Description
Pythagoras' theorum	A^2 = B^2 + C^2 where A is the hypotenuse of a right-angled triangle and B and C are the two adjacent sides
Simpson's Rule	Volume = x/3 [(y_1 + y_n) + 2(y_3 + y_5) + 4(y_2 + y_4)] The volume to be measured must be represented by an odd number of cross-sections (y_1−y_n) taken at fixed intervals (x), the sum of the areas at even numbered intermediate cross-sections (y_2, y_4, etc.) is multiplied by 4 and the sum of the areas at odd numbered intermediate cross-sections (y_3, y_5, etc.) is multiplied by 2, and the end cross-sections (y_1 and y_n) taken once only. The resulting *weighted average* of these areas is multiplied by 1/3 of the distance between the cross-sections (x) to give the total volume.

DESIGN LOADINGS FOR BUILDINGS

Other formulae

Formula	Description
Trapezoidal Rule	(0.16 × [Total length of trench] × [area of first section × 4 times area of middle section + area of last section])

Note: Both Simpson's Rule and Trapezoidal Rule are useful in accurately calculating the volume of an irregular trench, or similar longitudinal earthworks movement, e.g. road construction.

DESIGN LOADINGS FOR BUILDINGS

Note: Refer to BS 6399: Part 1: 1996 Code of Practice for Dead and Imposed Loads min. loading examples.

Definitions

Dead load: The load due to the weight of all walls, permanent partitions, floors, roofs and finishes, including services and all other permanent construction.

Imposed load: The load assumed to be produced by the intended occupancy or use, including the weight of moveable partitions, distributed, concentrated, impact, inertia and snow loads, but excluding wind loads.

Distributed load: The uniformly distributed static loads per square metre of plan area which provide for the effects of normal use. Where no values are given for concentrated load it may be assumed that the tabulated distributed load is adequate for design purposes.

Note: The general recommendations are not applicable to certain atypical usages particularly where mechanical stacking, plant or machinery are to be installed and in these cases the designer should determine the loads from a knowledge of the equipment and processes likely to be employed.

The additional imposed load to provide for partitions, where their positions are not shown on the plans, on beams and floors, where these are capable of effective lateral distributional of the load, is a uniformly distributed load per square metre of not less than one-third of the weight per metre run by the partitions but not less than 1 kN/m^2.

Floor area usage	Distributed load kN/m²	Concentrated load kN
Industrial occupancy class (workshops, factories)		
Foundries	20.0	-
Cold storage of storage height	5.0 for each metre	9.0
	with a minimum of 15.0	
Paper storage, for printing plants	4.0 for each metre of storage height	9.0
Storage, other than types listed separately	2.4 for each metre of storage height	7.0
Type storage and other areas in printing plants	12.5	9.0

DESIGN LOADINGS FOR BUILDINGS

Floor area usage	Distributed load kN/m²	Concentrated load kN
Industrial occupancy class (workshops, factories) – cont		
Boiler rooms, motor rooms, fan rooms and the like, including the weight of machinery	7.5	4.5
Factories, workshops and similar buildings	5.0	4.5
Corridors, hallways, foot bridges, etc. subject to loads greater than for crowds, such as wheeled vehicles, trolleys and the like	5.0	4.5
Corridors, hallways, stairs, landings, footbridges, etc.	4.0	4.5
Machinery halls, circulation spaces therein	4.0	4.5
Laboratories (including equipment), kitchens, laundries	3.0	4.5
Workrooms, light without storage	2.5	1.8
Toilet rooms	2.0	-
Cat walks	-	1.0 at 1 m centres
Institutional and educational occupancy class (prisons, hospitals, schools, colleges)		
Dense mobile stacking (books) on mobile trolleys	4.8 for each metre of stack height but with a minimum of 9.6	7.0
Stack rooms (books)	2.4 for each metre of stack height but with a minimum of 6.5	7.0
Stationery stores	4.0 for each metre of storage height	9.0
Boiler rooms, motor rooms, fan rooms and the like, including the weight of machinery	7.5	4.5
Corridors, hallways, etc. subject to loads greater than from crowds, such as wheeled vehicles, trolleys and the like	5.0	4.5
Drill rooms and drill halls	5.0	9.0
Assembly areas without fixed seating, stages gymnasia	5.0	3.6
Bars	5.0	-

DESIGN LOADINGS FOR BUILDINGS

Floor area usage	Distributed load kN/m²	Concentrated load kN
Institutional and educational occupancy class (prisons, hospitals, schools, colleges) – cont		
Projection rooms	5.0	-
Corridors, hallways, aisles, stairs, landings, foot-bridges, etc.	4.0	4.5
Reading rooms with book storage, e.g. libraries	4.0	4.5
Assembly areas with fixed seating	4.0	-
Laboratories (including equipment), kitchens, laundries	3.0	4.5
Corridors, hallways, aisles, landings, stairs, etc. not subject to crowd loading	3.0	2.7
Classrooms, chapels	3.0	2.7
Reading rooms without book storage	2.5	4.5
Areas for equipment	2.0	1.8
X-ray rooms, operating rooms, utility rooms	2.0	4.5
Dining rooms, lounges, billiard rooms	2.0	2.7
Dressing rooms, hospital bedrooms and wards	2.0	1.8
Toilet rooms	2.0	-
Bedrooms, dormitories	1.5	1.8
Balconies	same as rooms to which they give access but with a minimum of 4.0	1.5 per metre run concentrated at the outer edge
Fly galleries	4.5 kN per metre run distributed uniformly over the width	-
Offices occupancy class (offices, banks)		
Stationery stores	4.0 for each metre of storage height	9.0
Boiler rooms, motor rooms, fan rooms and the like, including the weight of machinery	7.5	4.5
Corridors, hallways, etc. subject to loads greater than from crowds, such as wheeled vehicles, trolleys and the like	5.0	4.5

DESIGN LOADINGS FOR BUILDINGS

Floor area usage	Distributed load kN/m²	Concentrated load kN
Offices occupancy class (offices, banks) – cont		
File rooms, filing and storage space	5.0	4.5
Corridors, hallways, stairs, landings, footbridges, etc.	4.0	4.5
Offices with fixed computers or similar equipment	3.5	4.5
Laboratories (including equipment), kitchens, laundries	3.0	-
Banking halls	3.0	4.5
Offices for general use	2.5	2.7
Toilet rooms	2.0	-
Balconies	Same as rooms to which they give access but with a minimum of 4.0	1.5 per metre run concentrated at the outer edge
Cat walks	-	1.0 at 1 m centre
Public assembly occupancy class (halls, auditoria, restaurants, museums, libraries, non-residential clubs, theatres, broadcasting studios, grandstands)		
Dense mobile stacking (books) on mobile trucks	4.8 for each metre of stack height but with a minimum of 9.6	7.0
Stack rooms (books)	2.4 for each metre of stack height but with a minimum of 6.5	7.0
Boiler rooms, motor rooms fan rooms and the like, including the weight of machinery	7.5	4.5
Stages	7.5	4.5
Corridors, hallways, etc. subject to loads greater than from crowds, such as wheeled vehicles, trolleys and the like. Corridors, stairs, and passage ways in grandstands	5.0	4.5
Drill rooms and drill halls	5.0	9.0
Assembly areas without fixed seating dance halls, gymnasia, grandstands	5.0	3.6
Projection rooms, bars	5.0	-
Museum floors and art galleries for exhibition purposes	4.0	4.5

DESIGN LOADINGS FOR BUILDINGS

Floor area usage	Distributed load kN/m²	Concentrated load kN
Public assembly occupancy class (halls, auditoria, restaurants, museums, libraries, non-residential clubs, theatres, broadcasting studios, grandstands) – cont		
Corridors, hallways, stairs, landings, footbridges, etc.	4.0	4.5
Reading rooms with book storage, e.g. libraries	4.0	4.5
Assembly areas with fixed seating	4.0	-
Kitchens, laundries	3.0	4.5
Chapels, churches	3.0	2.7
Reading rooms without book storage	2.5	4.5
Grids	2.5	-
Areas for equipment	2.0	1.8
Dining rooms, lounges, billiard rooms	2.0	2.7
Dressing rooms	2.0	1.8
Toilet rooms	2.0	-
Balconies	Same as rooms to which they give access but with a minimum of 4.0	1.5 per metre run concentrated at the outer edge
Fly galleries	4.5 kN per metre run distributed uniformly over the width	
Cat walks	-	1.0 at 1 m centres
Residential occupancy class		
Self-contained dwelling units and communal areas in blocks of flats not more than three storeys in height and with not more than four self-contained dwelling units per floor accessible from one staircase		
All usages	1.5	1.4
Boarding houses, lodging houses, guest houses, hostels, residential clubs and communal areas in blocks of flats other than type 1		
Boiler rooms, motor rooms, fan rooms and the like including the weight of machinery	7.5	4.5

DESIGN LOADINGS FOR BUILDINGS

Floor area usage	Distributed load kN/m²	Concentrated load kN
Residential occupancy class – cont		
Communal kitchens, laundries	3.0	4.5
Corridors, hallways, stairs, landings, footbridges etc.	3.0	4.5
Dining rooms, lounges, billiard rooms	2.0	2.7
Toilet rooms	2.0	-
Bedrooms, dormitories	1.5	1.8
Balconies	Same as rooms to which they give access but with a minimum of 3.0 at the outer edge	1.5 per metre run concentrated
Cat walks	-	1.0 at 1 m centres
Hotels and motels		
Boiler rooms, motor rooms, fan rooms and the like, including the weight of machinery	7.5	4.5
Assembly areas without fixed seating, dance halls	5.0	3.6
Bars	5.0	-
Assembly areas with fixed seating	4.0	-
Corridors, hallways, stairs, landings, footbridges, etc.	4.0	4.5
Kitchens, laundries	3.0	4.5
Dining rooms, lounges, billiard rooms	2.0	2.7
Bedrooms	2.0	1.8
Toilet rooms	2.0	-
Balconies	Same as rooms to which they give access but with a minimum of 4.0 at the outer edge	1.5 per metre run concentrated
Cat walks	-	1.0 at 1 m centres

DESIGN LOADINGS FOR BUILDINGS

Floor area usage	Distributed load kN/m²	Concentrated load kN
Retail occupancy class (shops, departmental stores, supermarkets)		
Cold storage	5.0 for each metre of storage height with a minimum of 15.0	9.0
Stationery stores	4.0 for each metre of storage height	9.0
Storage, other than types separately	2.4 for each metre of storage height	7.0
Boiler rooms, motor rooms, fan rooms and the like, including the weight of machinery	7.5	4.5
Corridors, hallways, etc. subject to loads greater than from crowds, such as wheeled vehicles, trolleys and the like	5.0	4.5
Corridors, hallways, stairs, landings, footbridges, etc.	4.0	4.5
Shop floors for the display and sale of merchandise	4.0	3.6
Kitchens, laundries	3.0	4.5
Toilet rooms	2.0	-
Balconies	Same as rooms to which they give access but with a minimum of 4.0 at the outer edge	1.5 per metre run concentrated
Cat walks	-	1.0 at 1 m centres
Storage occupancy class (warehouses)		
Cold storage	5.0 for each metre of storage height with a minimum of 15.0	9.0
Dense mobile stacking (books) on mobile trucks	4.8 for each metre of storage height with a minimum of 15.0	7.0
Paper storage, for printing plants	4.0 for each metre of storage height	9.0
Stationery stores	4.0 for each metre of storage height	9.0
Storage, other than types listed separately, warehouses	2.4 for each metre of storage height	7.0
Motor rooms, fan rooms and the like, including the weight of machinery	7.5	4.5

DESIGN LOADINGS FOR BUILDINGS

Floor area usage	Distributed load kN/m²	Concentrated load kN
Storage occupancy class (warehouses) – cont		
Corridors, hallways, footbridges, etc. subject to loads greater than for crowds, such as wheeled vehicles, trolleys and the like	5.0	4.5
Cat walks	-	1.0 at 1 m centres
Vehicular occupancy class (garages, car parks, vehicle access ramps)		
Motor rooms, fan rooms and the like, including the weight of machinery	7.5	4.5
Driveways and vehicle ramps, other than in garages for the parking only of passenger vehicles and light vans not exceeding 2500 kg gross mass	5.0	9.0
Repair workshops for all types of vehicles, parking for vehicles exceeding 2500 kg gross mass including driveways and ramps	5.0	9.0
Footpaths, terraces and plazas leading from ground level with no obstruction to vehicular traffic, pavement lights	5.0	9.0
Corridors, hallways, stairs, landings, footbridges, etc. subject to crowd loading	4.0	4.5
Footpaths, terraces and plazas leading from ground level but restricted to pedestrian traffic only	4.0	4.5
Car parking only, for passenger vehicles and light vans not exceeding 2500 kg gross mass including garages, driveways and ramps	2.5	9.0
Cat walks	-	1.0 at 1 m centres

PLANNING PARAMETERS

Definitions

* For precise definitions consult the Code of Measuring Practice published by the Royal Institution of Chartered Surveyors and the Incorporated Society of Valuers and Auctioneers.

General definitions

Plot ratio *
Ratio of GEA to site area where the site area is expressed as one.

Gross external area (GEA) *
Gross area on each floor including the external walls of all spaces except open balconies and fire escapes, upper levels of atria and areas less than 1.5 m (5ft) such as under roof slopes, open covered ways or minor canopies, open vehicle parking areas, terraces and party walls beyond the centre line. Measured over structural elements and services space such as partitions and plant rooms. Roof level plant rooms may be excluded from the planning area.

Site area *
Total area of the site within the site title boundaries measured on the horizontal plane.

Gross site area *
The site area, plus any area of adjoining roads enclosed by extending the side boundaries of the site up to the centre of the road, or to 6 m (20 ft) out from the frontage, whichever is the less.

Gross internal floor area (GIFA)/ Gross internal area (GIA) *
Gross area measured on the same basis as GEA, but excluding external wall thickness, and for rating GIA, excluding areas with a headroom of less than 1.5 m, except under stairs.

Net internal floor area (NIFA) *
Net usable area measured to the internal finish of the external walls excluding all auxiliary and ancillary spaces such as WC's and lobbies, ducts, lift, tank and plant space etc, staircases, lift wells and major access circulation, fire escape corridors and lobbies, major switchroom space and areas used by external authorities, internal structural walls and columns, car parking and areas with less than 1.5 m headroom, such as under roof slopes, corridors used in common with other occupiers or of a permanent essential nature such as fire corridors, smoke lobbies, space occupied by permanent air conditioning, heating or cooling apparatus and surface mounted ducting causing space to be unusable.

Cubic content *
The GEA multiplied by the vertical height from the lowest basement floor or average ground to the average height of the roof.

Internal cube
The GIFA of each floor multiplied by its storey height.

Ceiling height *
The height between the floor surface and the underside of the ceiling.

Building frontage *
The measurement along the front of the building from the outside of the external walls or the centre line of party walls.

External wall area
The wall area of all the enclosed spaces fulfilling the functional requirements of the buildings measured on the outer face of the external walls and overall windows and doors etc.

PLANNING PARAMETERS

Wall to floor ratio
The factor produced by dividing the external wall area by the GIFA.

Window to external wall ratio
The factor produced by dividing the external windows and door area by the external wall area.

Circulation (C)
Circulation and ancillary area measured on plan on each floor for staircases, lift lobbies, lift wells, lavatories, cleaners' cupboards usually represented as the allowances for circulation and ancillary space as a percentage of NIFA.

Plant area
Plant rooms and vertical duct space.

Retail definitions

Sales area *
NIFA usable for retailing excluding store rooms unless formed by non-structural partitions.

Storage area *
NIFA not forming part of the sales area and usable only for storage.

Shop frontage *
Overall external frontage to shop premises including entrance and return shop frontage, but excluding recesses, doorways and the like of other accommodation.

Overall frontage *
Overall measurement in a straight line across the front of the building and any return frontage, from the outside of external walls and / or the entire line or party walls.

Shop width *
Internal measurement between inside faces of external walls at shop front or other points of reference.

Shop depth *
Overall measurement from back of pavement or forecourt to back of sales area measured over any non-structural partitions.

Built depth *
Overall external ground level measurement from front to rear walls of building.

Zone A
Front zone of 6 m in standard retail units 6 m × 24 m.

Housing definitions

Number of persons housed
The total number for whom actual bed spaces are provided in the dwellings as designed.

Average number of persons per dwelling
The total number of persons housed divided by the total number of dwellings.

Density
The total number of persons housed divided by the site in hectares or acres.
The total number of units divided by the site area in hectares or acres.

PLANNING PARAMETERS

Functional units

As a 'rule of thumb' guide to establish a cost per functional unit, or as a check on economy of design in terms of floor area, the following indicative functional unit areas have been derived from historical data. For indicative unit costs see 'Building Prices per Functional Units' (Part 2: Approximate Estimating) on page 65.

Car parking	– surface	20–22 m^2/car
	– multi-storey	23–27 m^2/car
	– basement	28–37 m^2/car
Concert halls		8 m^2/seat
Halls of residence	– college/polytechnic	25–35 m^2/bedroom
	– university	30–50 m^2/bedroom
Hospitals	– district general	65–85 m^2/bed
	– teaching	120 + m^2/bed
	– private	75–100 m^2/bed
Hotels	– budget	28–35 m^2/bedroom
	– luxury city centre	70–130 m^2/bedroom
Housing		**Gross internal floor area**
Private developer:	1 Bedroom Flat	45–50 m^2
	2 Bedroom Flat	55–65 m^2
	2 Bedroom House	55–65 m^2
	3 Bedroom House	70–90 m^2
	4 Bedroom House	90–100 m^2
Offices	– high density open plan	20 m^2/person
	– low density cellular	15 m^2/person
Schools	– nursery	3–5 m^2/child
	– secondary	6–10 m^2/child
	– boarding	10–12 m^2/child
Theatres	– small, local	3 m^2/seat to
	– large, prestige	7 m^2/seat

Typical planning parameters

The following are indicative planning design and functional criteria derived from historical data for a number of major building types.

Gross internal floor areas (GIFA)

Offices

Feasibility assessment of GIFA for:

Curtain wall office	GEA × 0.97
Solid wall office	GEA × 0.95

These measures apply except for thick stone facades – take measurements on site.

PLANNING PARAMETERS

Typical dimensions measured on plan between the internal finishes of the external walls for:

Speculative offices	13.75 m
Open plan offices	15.25 m
Open plan / cellular offices	18.3 m

Retail

Typical gross internal floor areas:

Food courts, comprising	232 to 372 m^2
Kiosks	37 m^2
Services – per seat	1.1 to 1.5 m^2
Seating area in mall – per seat	1.2 to 1.7 m^2
Retail Kiosks	56 to 75 m^2
Small specialist shops	465 to 930 m^2
Electrical goods	930 to 1 395 m^2
DIY	930 to 4 645 m^2
Furniture / carpets	1858 to 5 575 m^2
Toys	3715 to 4 645 m^2
Superstores	3715 to 5 575 m^2
Department stores within shopping centres	5575 to 27 870 m^2
Specialist shopping centres	5574 to 9 290 m^2

Leisure

Standard sizes:

Large sports halls	Medium sports halls	Small sports halls
36.5 × 32 × 9.1 m	29 × 26 × 7.6–9.1 m	29.5 × 16.5 × 6.7–7.6 m
32 × 26 × 7.6–9.1 m	32 × 23 × 7.6–9.1 m	26 × 16.5 × 6.7–7.6 m
32 × 17 × 6.7–7.6 m	22.5 × 16.5 × 6.7–7.6 m	

Community halls
17.2 × 15.6 × 6.7 m
17 × 8.5 × 6.7 m

Court sizes:

badminton	13.4 × 6.1 m	volleyball	18 × 9 m
basketball	26+2 × 14+1 m	tug of war	35 (min) × 5 m (min)
handball	30–40 × 17–20 m	bowls	4.5 × 32 m (min) per rink
hockey	36–44 × 18–22 m	cricket nets	3.05 (min) × 33.5 m per net
women's lacrosse	27–36 × 15–21m	snooker	3.7 × 1.9 m table size
men's lacrosse	46–48 × 18–24m	ice hockey	56.61 × 26–30.5 m
netball	30.50 × 15.25 m	racquets	18.288 × 9.144 m
tennis	23.77 × 10.97 m	squash	9.754 × 6.4 × 5.64 m

PLANNING PARAMETERS

Leisure – cont

Typical swimming pool dimensions:

Olympic standard	50 m × 21 m (8 lanes) water depth 1.8 m (constant)
ASA, national and county championship standard	25 or 33.3 m long with width multiple of 2.1 m wide lanes minimum water depth 900 mm 1 m springboard needs minimum 3 m water depth
Learner pool	width 7.0–7.5 m depth 600–900 mm
Toddlers pool	450 mm depth
Leisure pool	informal shape: will sometimes encompass 25 m in one direction to accommodate roping-off for swimming lanes; water area from 400–750 m^2
Splash pool	minimum depth 1.05 m
Changing cubicles	minimum dimensions: 914 × 1057 mm

Note: For 25 m pool developments the ratio of water area to gross floor area may average 1:3. For free form leisure pool developments, a typical ratio is 1:5.5.

Multiplex space planning data:

Ideal number of screens	10 (minimum six)
Average area per screen	325 m^2
Typical dimensions:	71 × 45 m (10 screens) 66 × 43 m (8 screens) plus 20 m^2 food area

Housing

Typical densities	**Persons per hectare**	**Units per hectare**
Urban	200	90
Suburban	150	55
Rural	110	35

Typical gross internal floor areas for housing associations/local authorities schemes:

	(m^2)
Bungalows	
one-bed	48
two-bed	55–65
Houses	
one-bed	44
two-bed	62–80
three-bed	75–95
four-bed	111–145
Flats	
bedsitters	23
one-bed	35–63
two-bed	55–80
three-bed	75–100

PLANNING PARAMETERS

Gross internal floor areas for private developments are much more variable and may be smaller or larger than the indicative areas shown above, depending on the target market. Standards for private housing are set out in the NHBC's Registered House Builders Handbook. There are no floor space minima, but heating, kitchen layout, kitchens and linen storage, WC provisions, and the number of electrical socket outlets are included.

Average housing room sizes – net internal floor areas:

		Living room (m^2)	**Kitchen (m^2)**	**Bathroom (m^2)**	**Main bedroom (m^2)**	**Average bedroom size (m^2)**
Bungalows						
	one-bed	15.0	6.0	3.5	11.0	–
	two-bed	17.0	9.0	3.5	12.5	10.0
Houses						
	one-bed	14.5	6.5	3.5	11.0	–
	two-bed	17.5	9.5	4.5	10.0	9.0
	three-bed	17.5	13.5	7.0	13.0	10.5
	four-bed	22.5	12.5	8.0	17.5	12.5
Flats						
	bedsitters	18.0	–	3.0	–	–
	one-bed	13.5	7.5	4.5	10.0	–
	two-bed	17.0	10.0	5.5	13.5	11.5
	three-bed	23.0	3.5	5.5	14.0	14.0

Storage accommodation for housing

NHBC requirements are that in every dwelling, enclosed domestic storage accommodation shall be provided as follows:

Area of dwelling (m^2)	**Minimum volume of storage (m^3)**
less than 60	1.3
60–80	1.7
over 80	2.3

Hotels

Typical gross internal floor areas per bedroom:	**m^2**
Five star, city centre hotel	60+
Four star, city centre/provincial centre hotel	45 to 55
Three star, city/provincial hotel	40 to 45
Three/two star, provincial hotel	33 to 40
Three/two star bedroom extension	26 to 30

Indicative space standards (unit):

Suites including bedroom, living room bathroom and hall (nr)	55 to 65
Double bedrooms including bathroom and lobby (nr)	
large	30 to 35
average	25 to 30
small	20 to 25
disabled	3 to 5 m^2 extra

PLANNING PARAMETERS

Hotels – cont

Indicative space standards (unit):	m^2
Restaurant (seat)	
first class	1.85
speciality/ grill	1.80
Coffee shop (seat)	1.80
Bar (customer standing)	0.40 to 0.45
Food preparation/main kitchen/storage	40% to 50% of restaurant and bar areas
Banquet (seat)	1.40
Catering to banquets	10% to 25% of banquet area
Function/meeting rooms (person)	1.50
Staff areas (person)	0.40 to 0.60
Staff restaurant and kitchen (seat)	0.70 to 0.90
Service rooms (floor)	30 to 50
General storage and housekeeping	1.5 to 2% of bedroom and circulation areas
Front hall, entrance areas, lounge	2 to 3% average (up to 5%) of total hotel area
Administrative areas	Allowances based on number of accounts staff. Additional area if self accounting 15 to 25% for bedroom floors depending on number of storeys, layout and operating principles, 20 to 25% for public areas
Plant rooms and ducts	4 to 5% of total hotel area for non-air-conditioned areas, 7 to 8% for air-conditioned areas

Typical internal bedroom dimensions:

Bedroom including bathroom	
five star	8.0 m × 4.0 m
four star	7.5 m × 3.75 m
three/two star	7.0 m × 3.5 m
Typical corridor width	1.4 m to 1.6 m

PLANNING PARAMETERS

Circulation (C)

Figures represent net area which is gross area less space to be set aside for staircases, lift lobbies, lift wells, lavatories, cleaners' cupboards, service risers, plant space, etc.

Typical NIFA to GIFA areas:	**Percentage of GIFA**
Offices	
2 to 4 storey	82–87
5 to 9 storey	76–82
10 to 14 storey	72–76
15 to 19 storey	68–72
20 + storeys	65–68
Adjustments	
for fancoil air-conditioned offices	deduct 2–3
for VAV air-conditioned offices	deduct 6–7
Flats	
Staircase access	85
Enclosed balcony	83
Internal corridor and lobby	80

Typical sales to gross internal areas

Retail	
Superstores	45–55
Department stores	50–60
Retail warehouses	75–85

Wall and window to floor ratios

Typical ratios based on historic data:

Legend: (1) W/F – External wall to gross floor area (GIFA) ratio
(2) W/W – External window to external wall ratio
(3) IW/F – Internal wall to gross floor area (GIFA) ratio

Building types	(1) W/F	(2) W/W	(3) IW/F
Industrial			
warehouse	0.45	0.04	–
factory	0.60	0.14	–
nursery	0.70	0.14	–
Offices			
open	0.80	0.35	0.30
cellular	0.80	0.35	1.10

PLANNING PARAMETERS

Plant area	**Percentage of GIFA**
Industrial	3–5
Offices	4–11
	Percentage of treated floor area
Leisure	
all air, low velocity	4.0–6.0
induction	2.0–3.0
fan coil	1.5–2.5
VAV	3.0–4.5
versatemp	1.5–2.0
boiler plant (excluding hws cylinders)	0.8–1.8
oil tank room	1.0–2.0
refrigeration plant (excluding cooling towers)	1.0–2.0
supply and extract ventilation	3.0–5.0
electrical (excluding input substation or standby generation)	0.5–1.5
lift rooms	0.2–0.5
toilet ventilation	0.3–1.0

Other key dimensions

Structural grid and cladding rail spacing for industrial buildings

Typical economic dimensions	**m**
spans	18
column spacing	6–7.5
purlin spacing	1.8

Wall to core for offices

Typical dimensions measured on plan between the internal finish of external wall to finish of core	7.3

Floor to floor heights

Typical dimensions, measured on section

Industrial	
top of ground slab to top of first floor slab	3.9–4.5
top of first floor slab to underside of beams / eaves	3.4–3.7

Minimum dimensions; floor finish to floor finish

Offices	
speculative centrally heated	3.3
speculative air-conditioned	3.8
trading floors air-conditioned	4.7
Hotels	
bedrooms	2.7–3
public areas	3.5–3.6

PLANNING PARAMETERS

Floor to underside of structure heights	**m**
Industrial	
Minimum internal clear height	
minimum cost stacking warehouse/light industrial	5–5.5
minimum height for storage racking	7.5
turret trucks used for stacking	9
automatic warehouse with stacker cranes	15–30

Clearance for structural members, sprinklers and lighting in addition to the above

Retail	
Clear height from floor to underside of beams/eaves:	
shop sales area	3.3–3.8
shop non-sales area	3.2–3.6
retail warehouse	4.75–5.5
Leisure	
Specified by each sport's governing body	
badminton/tennis to county standard	7.6
badminton/tennis/ trampolining to international standard	9.1
pool hall from pool surround	8.4–8.9

Floor to underside of structure heights

Industrial floor to eaves height	
Typical dimensions measured on section:	
low bay warehouse	6
high bay warehouse	9–18

Floor to ceiling height

Typical dimensions measured on section:	
Industrial	
top of ground slab to underside of first floor slab	3.7–4.3
top of first floor finish to ceiling finish	2.75–3
Minimum dimensions measured on section from floor finish to ceiling finish:	
Offices	
Speculative offices	2.6
Trading floors	3
Leisure	
Multiple cinemas	6
Fitness/dance studios	5–6
Snooker room	3
Projectile room	3
Changing rooms	3.5
Houses	
Ground floor	2.1–2.55
First floor	2.35–2.55
Flats	2.25–2.65
Bungalows	2.4
Hotels	
Bedrooms	2.5
Lounges	2.7
Meeting rooms	2.8
Restaurant/coffee shop/bar	3

PLANNING PARAMETERS

Raised floor areas		**mm**
Minimum clear void for:		
	Speculative offices	100–200
	Trading floors	300
Note:	one floor box per 9 m^2	

Suspended ceilings		**mm**
Minimum clear voids (beneath beams)		
	Mechanically ventilated offices	300
	Fan coil air-conditioned offices	450
	VAV air-conditioned offices	550
	Trading floors	760

Typical floor loadings

For more precise floor loadings according to usage refer to section on **DESIGN LOADINGS FOR BUILDINGS** earlier in this section.

Typical loadings (based on minimum uniformly distributed loads plus 25% for partition loads) are:

	kN/m^2
Industrial	24–37
Offices	5–7
Retail warehouse/storage	24–29
Shop sales areas	6
Shop storage	12
Public assembly areas	6
Residential dwelling units	2–2.5
Residential corridor areas	4
Hotel bedrooms	3
Hotel corridor areas	4
Plant rooms	9
Car parks and access ramps	3–4

PLANNING PARAMETERS

Fire protection and means of escape

BS 5588: Fire Precautions in the Design and Construction of Building: includes details of:
- angle between escape routes
- disposition of fire-resisting construction
- permitted travel distances

The Building Regulations fire safety approved document B 1992 provides advice on interpretation of the Building Regulations and is still the relevant controlling legislation for fire regulations, although the Loss Prevention Council have recently produced an advisory note, the *Code of Practice for the Construction of Buildings* which argues for a higher performance than the mandatory regulations.

Some minimum periods of fire resistance in minutes for elements of a structure are reproduced hereafter, based on Appendix A Table A2 of the Building Regulations fire safety approved document B, but refer to the relevant documentation to ensure that the information is current.

Building group	**Minimum fire resistance in minutes**					
	Basement storey		**Ground and upper storey**			
	<10m deep	**>10m deep**	**<5m high**	**>20m high**	**<30m high**	**>30m high**
Industrial						
not sprinklered	120	90	60	90	120	not allowed
sprinklered	90	60	30*	60	60	120#
Offices						
not sprinklered	90	60	30*	60	90	not allowed
sprinklered	60	60	30*	30*	60	120#
Shop, commercial and leisure						
not sprinklered	90	60	60	60	90	not allowed
sprinklered	60	60	30*	60	60	120#
Residential dwelling houses						
	–	30*	30*	60	–	–

*Increase to a minimum of 60 minutes for compartment walls separating buildings
Reduce to 90 minutes for elements not forming part of the structural frame

Section 20
Applies to buildings in the Greater London area – refer to *London Building Acts (Amendment) Act 1939: Section 20, Code of Practice*. Major cost considerations include 2 hour fire resistance to reinforced concrete columns, possible requirement for sprinkler installation in offices and / or basement car parks, automatic controls and smoke detection in certain ventilation trucking systems, 4 hour fire resistance to fire fighting lift/stair/lobby enclosures and requirements for ventilated lobbies with a minimum floor area of 5.5 m^2 to fire fighting staircases.

Sprinkler installations

Sprinkler installations should be considered where any of the following are likely to occur:

- Rapid fire spread likely, for example warehouses with combustible goods/packaging
- Large un-compartmented areas
- High financial or consequential loss arising from fire damage

Refer to BS 5306: Part 2: 1990 for specification of sprinkler systems and associated Technical Bulletins from the Fire Officers Committee.

PLANNING PARAMETERS

Sanitary provisions

For the provisions of sanitary appliances refer to BS 6465: Part 1: 1994, which suggests the following minimum requirements (refer to the relevant documentation to ensure information is correct).

Factories (Table 5)	**Males**	**Females**
WCs	1 per 25 persons or part thereof	1 per 25 persons or part thereof
Urinals	As required	Not applicable
Baths or showers	As required	As required
	Male and female	
Wash basins	1 per 20 persons; for clean processes 1 per 10 persons; for dirty processes 1 per 5 persons; for injurious processes	

Housing (Table 1)	**2–4 person**	**5 person**	**6 person and over**
One level, e.g. bungalows and flats			
WCs	1	1	2
Bath	1	1	1
Wash basin *	1	1	1
Sink and drainer	1	1	1
On two or more levels, e.g. houses and maisonettes			
WC's	1	2	2
Bath	1	1	1
Wash basin *	1	1	1
Sink and drainer	1	1	1

* in addition, allow one extra wash basin in every separate WC compartment which does not adjoin a bathroom

Tables 2 and 3 deal with sanitary provisions for elderly people

Office building and shops (Table 4)	**Number per male and per female staff**
WCs (no urinals) and wash handbasins	1 for 1 to 15 persons 2 for 16 to 30 persons 3 for 31 to 50 persons 4 for 51 to 75 persons 5 for 76 to 100 persons add 1 for every additional 25 persons or part thereof
Cleaners' sink	At least 1 per floor

For WC's (urinals provided), urinals, incinerators, etc. refer to BS 6465: Part 1: 1984. One unisex type WC and one smaller compartment for each sex on each floor where male and female toilets are provided – refer to BS 5810: 1979 and Building Regulations 1985 Schedule 2 (shortly to be replaced by part M).

PLANNING PARAMETERS

Swimming pools (Table 11)

	For spectators		For bathers	
	Males	**Females**	**Males**	**Females**
WCs	1 for 1–200 persons 2 for 201–500 persons 3 for 501–1000 persons Over 1000 persons, 3 plus 1 for every additional 500 persons or part thereof	1 for 1–100 persons 2 for 101–250 persons 3 for 251–500 persons Over 500 persons, 3 plus 1for every additional 400 persons or part thereof	1 per 20 changing places places	1 per 10 changing
Urinals	1 per 50 persons changing places	n/a	1 per 20	n/a
Wash basins	1 per 60 persons changing places	1 per 60 persons changing places	1 per 15	1 per 15
Showers	n/a changing places places	n/a changing	1 per 8	1 per 8

Refer also to BS 6465: Part 1: 1994 for sanitary provisions for schools, leisure, hotels and restaurants, etc.

Minimum cooling and ventilation requirements

General offices	40 W/m^2
Trading floors	60 W/m^2
Fresh air supply	
offices/dance halls	8–12 litres/person/second
bars	12–18 litres/person/second

Recommended design values for internal environmental temperatures and empirical values for air infiltration and natural ventilation allowances

	Temperature °C (winter)	**Air infiltration rate (changes per hour)**	**Ventilation allowance (W/m^3)**
Warehouses			
working and packing spaces	16	0.5	0.17
storage space	13	0.25	0.08
Industrial			
production	16	0.5	0.17
offices	20	1.0	0.33
Offices	20	1.0	0.33
Shops			
small	18	1.0	0.33
large	18	0.5	0.17
department store	18	0.25	0.08
fitting rooms	21	1.5	0.50
store rooms	15	0.5	0.17

PLANNING PARAMETERS

Recommended design values for internal environmental temperatures and empirical values for air infiltration and natural ventilation allowances – cont

	Temperature °C (winter)	Air infiltration rate (changes per hour)	Ventilation allowance (W/m^3)
Housing			
living rooms	21	1.0	0.33
bedrooms	18	0.5	0.17
bed sitting rooms	21	1.0	0.33
bathrooms	22	2.0	0.67
lavatory, cloakrooms	18	1.5	0.50
entrance halls, staircases, corridors	16	1.5	0.50
Hotels			
bedrooms (standard)	22	1.0	0.33
bedrooms (luxury)	24	1.0	0.33
public rooms	21	1.0	0.33
corridors	18	1.5	0.50
foyers	18	1.5	0.50

Typical design temperatures and mechanical ventilation allowances for leisure buildings

	Air temperature °C	Mechanical airchange rates (changes per hour)
Leisure buildings		
ice rink	below 25 (heating temperature in winter:-8)	6
sports hall	16–21	3
squash courts	16–21	3
bowls halls	16–21	3
activity rooms	16–21	3
function room/bar	21 ± 2	2–4
fitness/dance studio	16–21	3–6
snooker room	16–21	3–6
projectile room	16–21	3–6
changing rooms	22	10
swimming pools	28	4–6
bar and cafe areas	23	2–4
administration areas	21	2–4
	Pool water temperature °C	
Swimming pools		
main pool	27	Ventilation rates must be related to the control of condensation. The criteria is the water area and the recommended basis is 20 litres/per m^2 of water surface, plus a margin (say 20%) to allow for the effect of wet surrounds
splash pool	27	
learners pool	28–30	
diving pool	27	
leisure pool	29	
jacuzzi pool	35	

PLANNING PARAMETERS

Typical lighting levels

Lighting levels for a number of common building types are given below. For more precise minimum requirements refer to the IES Code.

	Lux
Industrial building – production/assembly areas	100–1000 (varies)
Offices	500
Conventional shops with counters or wall displays and self-service shops	500
Supermarkets	500
Covered shopping precincts and arcades	
main circulation paces	100–200
lift, stairs, escalators	150
external covered walkways	30
Sports buildings	
multi use sports halls	500
squash courts	500
dance/fitness studio	300
snooker room	500 on table
projectile room	300 generally 1000 on target
Homes	
living rooms	
general	50
casual reading	150
bedrooms	
general	50
bedhead	150
studios	
desk and prolonged reading	300
kitchens	
working areas	300
bathrooms	100
halls and landings	150
stairs	100
Hotels	
internal corridors	200
guest room sleep area; stair wells	300
guest room activity area; housekeeping areas	500
meeting/banquet facilities	800

Electrical socket outlets (NHBC)	**Desirable provision**	**Minimum provision**
Homes		
working area of kitchen	4	4
dining area	2	1
living area	5	3
first or only double bedroom	3	2
other double bedrooms	2	2
single bedrooms	2	2
hall and landing	1	1
store/workshop/garage	1	-
single study bedrooms	2	2
single bed sitting rooms in family dwellings	3	3
single bed sitting rooms in self-contained bed sitting room dwellings	5	5

PLANNING PARAMETERS

Lifts
Performance standard to be not less than BS 5655: Lifts and service lifts.

Industrial
Typical goods lift – 1000 kg

Offices
Dependent on number of storeys and planning layout, usually based on:

	Number of lifts
< 4 storeys	1
≥ = 4 storeys and < 10 000m^2 GIA	2
≥ = 4 storeys and > 10 000m^2 GIA	3

Hotels
Dependent on number of bedrooms, number of storeys and planning layout.

Typical examples

120 bed hotel on 3 floors	two 6–8 person lifts and service lift
200 bed hotel on 10 floors	four 13 person lifts and fireman's lift and service lift

Car park

Typical car space requirements	**One car space per**
Industrial	45–55m^2 GIA
Offices	
medium tech	28–37 m^2 GIFA
high tech	19–25 m^2 GIFA
Retail	
superstores	8–10 m^2 GIFA
shopping centres/out of town retailing	18–23 m^2 GIFA
furniture/DIY stores	20–30 m^2 GIFA
Leisure	
swimming pools	
patrons	10 m^2 pool area
staff	2 nr staff
leisure centres	
patrons	10 m^2 activity area
Residential	1–2 dwellings (depending on garage space, standard of dwelling, etc.)

Goods and reception and service vehicles

Typical goods reception bay suitable for two 15 m articulated lorries with 1.5 m clearance either side. Loading bays must be level and have a clear height of 4.73 m. Approach routes should have a clear minimum height of 5.03 m. Minimum articulated lorry turning circle 13 m.

Typical design load for service yard 20 kN/m².

PLANNING PARAMETERS

Recommended sizes of various sports facilities

Archery (Clout)	7.3 m firing area	Range 109.728 (Women), 146.304 (Men) 182.88 (Normal range)
Baseball		Overall 60 m × 70 m
Basketball		14 m × 26 m
Camogie		91–110 m × 54–68 m
Discus and Hammer		Safety cage 2.74 m square Landing area 45 arc (65^{O} safety) 70 m radius
Football, American		Pitch 109.80 m × 48.80 m overall 118.94 m × 57.94 m
Football, Association		NPFA rules Senior pitches 96–100 m × 60–64 m Junior pitches 90 m × 46–55 m International 100–110 m × 64–75 m
Football, Australian Rules		Overall 135–185 m × 110–155 m
Football, Canadian		Overall 145.74 m × 59.47 m
Football, Gaelic		128–146.40 m × 76.80–91.50 m
Football, Rugby League		111–122 m × 68 m
Football, Rugby Union		144 m max × 69 m
Handball		91–110 m × 55–65 m
Hockey		91.50 m × 54.90 m
Hurling		137 m × 82 m
Javelin		Runway 36.50 m × 4.27 m Landing area 80–95 m long, 48 m wide
Jump, High		Running area 38.80 m × 19 m Landing area 5 m × 4 m
Jump, Long		Runway 45 m × 1.22 m Landing area 9 m × 2.75 m
Jump, Triple		Runway 45 m × 1.22 m Landing area 7.30 m × 2.75 m
Korfball		90 m × 40 m
Lacrosse		(Men) 100 m × 55 m (Women) 110 m × 73 m
Netball		15.25 m × 30.48 m
Pole Vault		Runway 45 m × 1.22 m Landing area 5 m × 5 m

PLANNING PARAMETERS

Recommended sizes of various sports facilities – cont

Polo	275 m × 183 m
Rounders	Overall 19 m × 17 m
400m Running Track	115.61 m bend length × 2 84.39 m straight length × 2 Overall 176.91 m long × 92.52 m wide
Shot Putt	Base 2.135 m diameter Landing area 65° arc, 25 m radius from base
Shinty	128–183 m × 64–91.50 m
Tennis	Court 23.77 m × 10.97 m Overall minimum 36.27 m × 18.29 m
Tug-of-war	46 m × 5 m

SOUND INSULATION

Sound reduction requirements as Building Regulations (E1/2/3)

The Building Regulations on airborne and impact sound (E1/2/3) state simply that both airborne and impact sound must be reasonably reduced in floors and walls. No minimum reduction is given but the following table gives examples of sound reductions for various types of constructions.

Sound reductions of typical walls	**Average sound reduction (dB)**
13 mm fibreboard	20
16 mm plasterboard	25
6 mm float glass	30
16 mm plasterboard, plastered both sides	35
75 mm plastered concrete blockwork (100 mm)	44
110 mm half brick wall, half brick thick, plastered both sides	43
240 mm Brick wall one brick thick, plastered both sides	48
Timber stud partitioning with plastered metal lathing both sides	35
Cupboards used as partitions	30
Cavity block wall, plastered both sides	42
75 mm Breeze block cavity wall, plastered both sides	50
100 mm Breeze block cavity wall, plastered both sides including 50 mm air-gap and plasterboard suspended ceiling	55
As above with 150 mm Breeze blocks	65
19 mm T & G boarding on timber joists including plasterboard ceiling and plaster skim coat	32
As above including metal lash and plaster ceiling	37
As above with solid sound proofing material between joists approx 98 kg per sq metre	55
As above with floating floor of T & G boarding on batten and soundproofing quilt	75

SOUND INSULATION

Impact noise is particularly difficult to reduce satisfactorily. The following are the most efficient methods of reducing such sound.

1) Carpet on underlay of rubber or felt;
2) Pugging between joists (e.g. Slag Wool); and
3) A good suspended ceiling system.

Sound requirements

Housing

NHBC requirements are that any partition between a compartment containing a WC and a living-room or bedroom shell have an average sound insulation index of not less than 35 dB over the frequency range of 100–3150 Hz when tested in accordance with BS2750.

Hotels

Bedroom to bedroom or bedroom to corridor 48dB.

THERMAL INSULATION

Thermal properties of various building elements

Thickness (mm)	Material	(m^2k/W) R	(W/m^2K) U-Value
n/a	Internal and external surface resistance	0.18	-
	Air-gap cavity	0.18	
103	Brick skin	0.12	-
	Dense concrete block		
100	ARC conbloc	0.09	11.11
140	ARC conbloc	0.13	7.69
190	ARC conbloc	0.18	5.56
	Lightweight aggregate block		
100	Celcon standard	0.59	1.69
125	Celcon standard	0.74	1.35
150	Celcon standard	0.88	1.14
200	Celcon standard	1.18	0.85
	Lightweight aggregate thermal block		
125	Celcon solar	1.14	0.88
150	Celcon solar	1.36	0.74
200	Celcon solar	1.82	0.55
	Insulating board		
25	Dritherm	0.69	1.45
50	Dritherm	1.39	0.72
75	Dritherm	2.08	0.48
13	Lightweight plaster Carlite	0.07	14.29
13	Dense plaster Thistle	0.02	50.00
	Plasterboard		
9.5	British gypsum	0.06	16.67
12.7	British gypsum	0.08	12.50
40	Screed	0.10	10.00
150	Reinforced concrete	0.12	8.33
100	Dow roofmate insulation	3.57	0.28

THERMAL INSULATION

Resistance to the passage of heat

Provisions meeting the requirement set out in the Building Regulations (L2/3):

		Minimum U-Value
a)	**Dwellings**	
	Roof	0.35
	Exposed wall	0.60
	Exposed floor	0.60
b)	**Residential, Offices, Shops and Assembly Buildings**	
	Roof	0.06
	Exposed wall	0.60
	Exposed floor	0.60
c)	**Industrial, Storage and Other Buildings**	
	Roof	0.70
	Exposed wall	0.70
	Exposed floor	0.70

TYPICAL CONSTRUCTIONS MEETING THERMAL REQUIREMENTS

External wall, masonry construction:

Concrete blockwork	**U-Value**
200 mm lightweight concrete block, 25 mm air-gap, 10 mm plasterboard	0.68
200 mm lightweight concrete block, 20 mm EPS slab, 10 mm plasterboard	0.54
200 mm lightweight concrete block, 25 mm air-gap, 25 mm EPS slab,10 mm plasterboard	0.46
Brick/Cavity/Brick	
105 mm brickwork, 50 mm UF foam, 105 mm brickwork, 3 mm lightweight plaster	0.55
Brick/Cavity/Block	
105 mm brickwork, 50 mm cavity, 125 mm Thermalite block, 3 mm lightweight plaster	0.59
105 mm brickwork, 50 mm cavity, 130 mm Thermalite block, 3 mm lightweight plaster	0.57
105 mm brickwork, 50 mm cavity, 130 mm Thermalite block, 3 mm dense plaster	0.59
105 mm brickwork, 50 mm cavity, 100 mm Thermalite block, foilbacked plasterboard	0.55
105 mm brickwork, 50 mm cavity, 115 mm Thermalite block, 9.5 mm plasterboard	0.58
105 mm brickwork, 50 mm cavity, 115 mm Thermalite block, foilbacked plasterboard	0.52
105 mm brickwork, 50 mm cavity, 125 mm Theramlite block, 9.5 mm plasterboard	0.55
105 mm brickwork, 50 mm cavity, 100 mm Thermalite block, 25 mm insulating plasterboard	0.53
105 mm brickwork, 50 mm cavity, 125 mm Thermalite block, 25 mm insulating plasterboard	0.47

TYPICAL CONSTRUCTIONS MEETING THERMAL REQUIREMENTS

Brick/Cavity/Block – cont	**U-Value**
105 mm brickwork, 25 mm cavity, 25 mm insulation, 115 mm Thermalite block, lightweight plaster	0.44
Render, 100 mm Shield block, 50 mm cavity, 100 mm Thermalite block, lightweight plaster	0.50
Render, 100 mm Shield block, 50 mm cavity, 115 mm Thermalite block, lightweight plaster	0.47
Render, 100 mm Shield block, 50 mm cavity, 125 mm Thermalite block, lightweight plaster	0.45
Tile hanging	
10 mm tile on battens and felt, 150 mm Thermalite block, lightweight plaster	0.57
25 mm insulating plasterboard	0.46
10 mm tile on battens and felt, 190 mm Thermalite block, lightweight plaster	0.47
25 mm insulating plasterboard	0.40
10 mm tile on battens and felt, 200 mm Thermalite block, lightweight plaster	0.45
25 mm insulated plasterboard	0.38
10 mm tile on battens, breather paper, 25 mm air-gap, 50 mm glass fibre quilts, 10 mm plasterboard	0.56
10 mm tile on battens, breather paper, 25 mm air-gap, 75 mm glass fibre quilts, 10 mm plasterboard	0.41
10 mm tile on battens, breather paper, 25 mm air-gap, 100 mm glass fibre quilts, 10 mm plasterboard	0.33
Pitched roofs	
Slate or concrete tiles, felt, airspace, Rockwool flexible slabs laid between rafters, plasterboard	
Slab 40 mm thick	0.62
50 mm thick	0.52
60 mm thick	0.45
75 mm thick	0.38
100 mm thick	0.29
Concrete tiles, sarking felt, rollbatts between joists, plasterboard	
Insulation 100 mm thick	0.31
120 mm thick	0.26
140 mm thick	0.23
160 mm thick	0.21
Steel frame Rockwool insulation sandwiched between steel exterior profiled sheeting and interior sheet lining	
Insulation 60 mm thick	0.53
80 mm thick	0.41
100 mm thick	0.34

TYPICAL CONSTRUCTIONS MEETING THERMAL REQUIREMENTS

Pitched roofs – cont		**U-Value**
Steel frame, steel profiled sheeting, Rockwool insulation over purlins and plasterboard lining		
Insulation	60 mm thick	0.51
	80 mm thick	0.38
	100 mm thick	0.32
	120 mm thick	0.27
	140 mm thick	0.24
	160 mm thick	0.21
Flat roofs		
Asphalt, Rockwool roof slabs, 25 mm timber boarding, timber joists and 9.5 mm plasterboard		
Insulation	30 mm thick	0.68
	40 mm thick	0.57
	50 mm thick	0.49
	60 mm thick	0.44
	70 mm thick	0.39
	80 mm thick	0.35
	90 mm thick	0.32
	100 mm thick	0.29
Asphalt, Rockwool roof slabs on 150 mm dense concrete deck and screed with 16 mm plaster finish		
Insulation	40 mm thick	0.68
	50 mm thick	0.57
	60 mm thick	0.49
	70 mm thick	0.43
	80 mm thick	0.39
	90 mm thick	0.35
	100 mm thick	0.32
Asphalt, Rockwool roof slabs on 150 mm dense concrete deck and screed with suspended plasterboard ceiling		
Insulation	40 mm thick	0.60
	50 mm thick	0.52
	60 mm thick	0.45
	70 mm thick	0.40
	80 mm thick	0.36
	90 mm thick	0.33
	100 mm thick	0.30
Steel frame, asphalt on insulation slabs on troughed steel decking		
Insulation	50 mm thick	0.59
	60 mm thick	0.51
	70 mm thick	0.45
	80 mm thick	0.39
	90 mm thick	0.35
	100 mm thick	0.33

TYPICAL CONSTRUCTIONS MEETING THERMAL REQUIREMENTS

Flat roofs – cont		**U-Value**
Steel frame, asphalt on insulation slabs on troughed steel decking including suspended plasterboard ceiling		
Insulation	40 mm thick	0.67
	50 mm thick	0.57
	60 mm thick	0.49
	70 mm thick	0.43
	80 mm thick	0.38
	90 mm thick	0.34
	100 mm thick	0.32

WEIGHTS OF VARIOUS MATERIALS

Material	**kg/m³**	**Material**	**kg/m³**
Aggregates			
Ashes	610	Lime: Chalk (lump)	704
Cement (Portland)	1600	Ground	961
Chalk	2406	Quick	880
Chippings (stone)	1762	Sand: Dry	1707
Clinker (furnace)	800	Wet	1831
(concrete)	1441	Water	1000
Ballast or stone	2241	Shale/Whinstone	2637
Pumice	640	Broken stone	1709
Gravel	1790	Pitch	1152
Metals			
Aluminium	2559	Lead	11260
Brass	8129	Tin	7448
Bronze	8113	Zinc	7464
Gunmetal	8475		
Iron: Cast	7207		
Wrought	7687		
Stone and brickwork			
Blockwork:		Brickwork:	
Aerated	650	Common Fletton	1822
Dense concrete	1800	Glazed brick	2080
Lightweight concrete	1200	Staffordshire Blue	2162
Pumice concrete	1080	Red Engineering	2240
		Concrete	1841
Stone:			
Artificial	2242	Granite	2642
Bath	2242	Marble	2742
Blue Pennant	2682	Portland	2170
Cragleith	2322	Slate	2882
Darley Dale	2370	York	2402
Forest of Dean	2386	Terracotta	2116

WEIGHTS OF VARIOUS MATERIALS

Material	kg/m³	Material	kg/m³
Wood			
Blockboard	500–700	Jarrah	816
Cork Bark	80	Maple	752
Hardboard:		Mahogany:	
Standard	940–1000	Honduras	576
Tempered	940–1060	Spanish	1057
Wood chipboard:		Oak:	
Type I	650–750	English	848
Type II	680–800	American	720
Type III	650–800	Austrian & Turkish	704
Type II/III	680–800	Pine:	
Laminboard	500–700	Pitchpine	800
Timber:		Red Deal	576
Ash	800	Yellow Deal	528
Baltic spruce	480	Spruce	496
Beech	816	Sycamore	530
Birch	720	Teak:	
Box	961	African	961
Cedar	480	Indian	656
Chestnut	640	Moulmein	736
Ebony	1217	Walnut:	
Elm	624	English	496
Greenheart	961	Black	720

MEMORANDA FOR EACH TRADE

EXCAVATION AND EARTHWORK

Transport capacities

Type of vehicle	Capacity of vehicle m³ (solid)
Standard wheelbarrow	0.08
2 ton truck (2.03 t)	1.15
3 ton truck (3.05 t)	1.72
4 ton truck (4.06 t)	2.22
5 ton truck (5.08 t)	2.68
6 ton truck (6.10 t)	3.44
2 cubic yard dumper (1.53 m³)	1.15
3 cubic yard dumper (2.29 m³)	1.72
6 cubic yard dumper (4.59 m³)	3.44
10 cubic yard dumper (7.65 m³)	5.73

MEMORANDA FOR EACH TRADE

Planking and strutting

Maximum depth of excavation in various soils without the use of earthwork support

Ground conditions	Metres (m)
Compact soil	3.65
Drained loam	1.85
Dry sand	0.30
Gravelly earth	0.60
Ordinary earth	0.90
Stiff clay	3.00

It is important to note that the above table should only be used as a guide. Each case must be taken on its merits and, as the limited distances given above are approached, careful watch must be kept for the slightest signs of caving in.

Baulkage of soils after excavation

Soil type	Approximate bulk of 1m^3 after excavation
Vegetable soil and loam	25–30%
Soft clay	30–40%
Stiff clay	10–15%
Gravel	20–25%
Sand	40–50%
Chalk	40–50%
Rock, weathered	30–40%
Rock, unweathered	50–60%

CONCRETE WORK

Approximate average weights of materials

Materials	Percentage of voids (%)	Weight per m^3 (kg)
Sand	39	1660
Gravel 10–20 mm	45	1440
Gravel 35–75 mm	42	1555
Crushed stone	50	1330
Crushed granite		
(over 15 mm)	50	1345
(n.e. 15 mm)	47	1440
“All-in” ballast	32	1800

MEMORANDA FOR EACH TRADE

CONCRETE WORK – cont

Common mixes for various types of work per m^3

Recommended mix	Class of work suitable for: (kg)	Cement (kg)	Sand (kg)	Coarse aggregate	No. of 50 kg bags of cement per m^3 of combined aggregate
1:3:6	Roughest type of mass concrete such as footings, road haunchings 300 mm thick	208	905	1509	4.00
1:2.5:5	Mass concrete of better class than 1:3:6 such as bases for machinery, walls below ground.	249	881	1474	5.00
1:2:4	Most ordinary uses of concrete such as mass walls above ground, road slabs etc. and general reinforced concrete work	304	889	1431	6.00
1:1.5:3	Watertight floors, pavements, and walls tanks, pits, steps, paths, surface of two course roads, reinforced concrete where extra strength is required	371	801	1336	7.50
1:1:2	Work of thin section such as fence posts and small precast work	511	720	1206	10.50

Bar reinforcement

Cross-sectional area and mass

Nominal sizes (m)	Cross-sectional area (mm^2)	Mass per metre run (kg)
6*	28.3	0.222
8	50.3	0.395
10	78.5	0.616
12	113.1	0.888
16	201.1	1.579
20	314.2	2.466
25	490.9	3.854
32	804.2	6.313
40	1256.6	9.864
50*	1963.5	15.413

Where a bar larger than 40 mm is to be used the recommended size is 50 mm. Where a bar smaller than 8 mm is to be used the recommended size is 6 mm.

MEMORANDA FOR EACH TRADE

Fabric reinforcement

Preferred range of designated fabric types and stock sheet sizes

Fabric reference	Longitudinal wires			Cross wires			
	Nominal wire size (mm)	Pitch (mm)	Area (mm^2/m)	Nominal wire size (mm)	Pitch (mm)	Area (mm^2/m)	Mass (kg/m^2)
Square mesh							
A393	10	200	393	10	200	393	6.16
A252	8	200	252	8	200	252	3.95
A193	7	200	193	7	200	193	3.02
A142	6	200	142	6	200	142	2.22
A98	5	200	98	5	200	98	1.54
Structural mesh							
B1131	12	100	1131	8	200	252	10.90
B785	10	100	785	8	200	252	8.14
B503	8	100	503	8	200	252	5.93
B385	7	100	385	7	200	193	4.53
B283	6	100	283	7	200	193	3.73
B196	5	100	196	7	200	193	3.05
Long mesh							
C785	10	100	785	6	400	70.8	6.72
C636	9	100	636	6	400	70.8	5.55
C503	8	100	503	5	400	49.0	4.34
C385	7	100	385	5	400	49.0	3.41
C283	6	100	283	5	400	49.0	2.61
Wrapping mesh							
D98	5	200	98	5	200	98	1.54
D49	2.5	100	49	2.5	100	49	0.77

Stock sheet size 4.8 m × 2.4 m, Area 11.52 m^2

Average weight kg/m^3 of steelwork reinforcement in concrete for various building elements

Substructure	kg/m^3 concrete		
Pile caps	110–150	Plate slab	150–220
Tie beams	130–170	Cant slab	145–210
Ground beams	230–330	Ribbed floors	130–200
Bases	125–180	Topping to block floor	30–40
Footings	100–150	Columns	210–310
Retaining walls	150–210	Beams	250–350
Raft	60–70	Stairs	130–170
Slabs – one way	120–200	Walls – normal	40–100
Slabs – two way	110–220	Walls – wind	70–125

Note: For exposed elements add the following %:
Walls 50%, Beams 100%, Columns 15%

MEMORANDA FOR EACH TRADE

BRICKWORK AND BLOCKWORK

Number of bricks required for various types of work per m^2 of walling

Description	**Brick size**	
	215 × 102.5 × 50 mm	**215 × 102.5 × 65 mm**
Half brick thick		
Stretcher bond	74	59
English bond	108	86
English garden wall bond	90	72
Flemish bond	96	79
Flemish garden wall bond	83	66
One brick thick and cavity wall of two half brick skins		
Stretcher bond	148	119

Quantities of bricks and mortar required per m^2 of walling

	Unit	**No of bricks required**	**Mortar required (cubic metres)**		
Standard bricks			**No frogs**	**Single frogs**	**Double frogs**
Brick size 215 × 102.5 × 50 mm					
half brick wall (103 mm)	m^2	72	0.022	0.027	0.032
2 × half brick cavity wall (270 mm)	m^2	144	0.044	0.054	0.064
one brick wall (215 mm)	m^2	144	0.052	0.064	0.076
one and a half brick wall (322 mm)	m^2	216	0.073	0.091	0.108
Mass brickwork	m^3	576	0.347	0.413	0.480
Brick size 215 × 102.5 × 65 mm					
half brick wall (103 mm)	m^2	58	0.019	0.022	0.026
2 × half brick cavity wall (270 mm)	m^2	116	0.038	0.045	0.055
one brick wall (215 mm)	m^2	116	0.046	0.055	0.064
one and a half brick wall (322 mm)	m^2	174	0.063	0.074	0.088
Mass brickwork	m^3	464	0.307	0.360	0.413
Metric modular bricks			**Perforated**		
Brick size 200 × 100 × 75 mm					
90 mm thick	m^2	67	0.016	0.019	
190 mm thick	m^2	133	0.042	0.048	
290 mm thick	m^2	200	0.068	0.078	
Brick size 200 × 100 × 100 mm					
90 mm thick	m^2	50	0.013	0.016	
190 mm thick	m^2	100	0.036	0.041	
290 mm thick	m^2	150	0.059	0.067	
Brick size 300 × 100 × 75 mm					
90 mm thick	m^2	33	-	0.015	
300 × 100 × 100 mm					
90 mm thick	m^2	44	0.015	0.018	

Note: Assuming 10 mm thick joints.

MEMORANDA FOR EACH TRADE

Mortar required per m^2 blockwork (9.88 blocks/m^2)

Wall thickness	75	90	100	125	140	190	215
Mortar m^3/m^2	0.005	0.006	0.007	0.008	0.009	0.013	0.014

Standard available block sizes

Block	**Length × height Co-ordinating size**	**Work size**	**Thicknesses**
A	400 × 100	390 × 90	(75, 90, 100,140 & 190 mm
	400 × 200	440 × 190	(
	450 × 225	440 × 215	(75, 90, 100140, 190, & 215 mm
B	400 × 100	390 × 90	(75, 90, 100
	400 × 200	390 × 190	(140 & 190 mm
	450 × 200	440 × 190	(
	450 × 225	440 × 215	(75, 90, 100
	450 × 300	440 × 290	(140, 190, & 215 mm
	600 × 200	590 × 190	(
	600 × 225	590 × 215	(
C	400 × 200	390 × 190	(
	450 × 200	440 × 190	(
	450 × 225	440 × 215	(60 & 75 mm
	450 × 300	440 × 290	(
	600 × 200	590 × 190	(
	600 × 225	590 × 215	(

ROOFING

Total roof loadings for various types of tiles/slates

		Roof load (slope) kg/m^2		
		Slate/Tile	**Roofing underlay and battens[2]**	**Total dead load kg/m**
Asbestos cement slate (600 × 300)		21.50	3.14	24.64
Clay tile	interlocking	67.00	5.50	72.50
	plain	43.50	2.87	46.37
Concrete tile	interlocking	47.20	2.69	49.89
	plain	78.20	5.50	83.70
Natural slate (18" × 10")		35.40	3.40	38.80
			Roof load (plan) kg/m^2	
Asbestos cement slate (600 × 300)		28.45	76.50	104.95
Clay tile	interlocking	53.54	76.50	130.04
	plain	83.71	76.50	60.21
Concrete tile	interlocking	57.60	76.50	134.10
	plain	96.64	76.50	173.14

MEMORANDA FOR EACH TRADE

ROOFING – cont

Tiling data

Product		Lap (mm)	Gauge of battens	No. slates per m^2	Battens (m/m^2)	Weight as laid (kg/m^2)
CEMENT SLATES						
Eternit slates (Duracem)	600 × 300 mm	100	250	13.4	4.00	19.50
		90	255	13.1	3.92	19.20
		80	260	12.9	3.85	19.00
		70	265	12.7	3.77	18.60
	600 × 350 mm	100	250	11.5	4.00	19.50
		90	255	11.2	3.92	19.20
	500 × 250 mm	100	200	20.0	5.00	20.00
		90	205	19.5	4.88	19.50
		80	210	19.1	4.76	19.00
		70	215	18.6	4.65	18.60
	400 × 200 mm	90	155	32.3	6.45	20.80
		80	160	31.3	6.25	20.20
		70	165	30.3	6.06	19.60
CONCRETE TILES/SLATES						
Redland Roofing						
Stonewold slate	430 × 380 mm	75	355	8.2	2.82	51.20
Double Roman tile	418 × 330 mm	75	355	8.2	2.91	45.50
Grovebury pantile	418 × 332 mm	75	343	9.7	2.91	47.90
Norfolk pantile	381 × 227 mm	75	306	16.3	3.26	44.01
		100	281	17.8	3.56	48.06
Renown inter-locking tile	418 × 330 mm	75	343	9.7	2.91	46.40
'49' tile	381 × 227 mm	75	306	16.3	3.26	44.80
		100	281	17.8	3.56	48.95
Plain, vertical tiling	265 × 165 mm	35	115	52.7	8.70	62.20
Marley Roofing						
Bold roll tile	420 × 330 mm	75	344	9.7	2.90	47.00
		100	-	10.5	3.20	51.00
Modern roof tile	420 × 330 mm	75	338	10.2	3.00	54.00
		100	-	11.0	3.20	58.00
Ludlow major	420 × 330 mm	75	338	10.2	3.00	45.00
		100	-	11.0	3.20	49.00
Ludlow plus	387 × 229 mm	75	305	16.1	3.30	47.00
		100	-	17.5	3.60	51.00
Mendip tile	420 × 330 mm	75	338	10.2	3.00	47.00
		100	-	11.0	3.20	51.00
Wessex	413 × 330 mm	75	338	10.2	3.00	54.00
		100	-	11.0	3.20	58.00
Plain tile	267 × 165 mm	65	100	60.0	10.00	76.00
		75	95	64.0	10.50	81.00
		85	90	68.0	11.30	86.00
Plain vertical tiles (feature)	267 × 165 mm	35	110	53.0	8.70	67.00
		34	115	56.0	9.10	71.00

MEMORANDA FOR EACH TRADE

Slate nails, quantity per kilogram

	Type			
Length	**Plain wire**	**Galvanized wire**	**Copper nail**	**Zinc nail**
28.5 mm	325	305	325	415
34.4 mm	286	256	254	292
50.8 mm	242	224	194	200

Metal sheet coverings

Thicknesses and weights of sheet metal coverings

Lead to BS 1178

BS Code No	3	4	5	6	7	8
Colour code	Green	Blue	Red	Black	White	Orange
Thickness (mm)	1.25	1.80	2.24	2.50	3.15	3.55
kg/m^2	14.18	20.41	25.40	30.05	35.72	40.26

Copper to BS 2870

Thickness (mm)		0.60	0.70
Bay width			
Roll (mm)		500	650
Seam (mm)		525	600
Standard width to form bay	600	750	
Normal length of sheet	1.80	1.80	

Zinc to BS 849

Zinc Gauge (Nr)	9	10	11	12	13	14	15	16
Thickness (mm)	0.43	0.48	0.56	0.64	0.71	0.79	0.91	1.04
Density kg/m^2	3.1	3.2	3.8	4.3	4.8	5.3	6.2	7.0

Aluminium to BS 4868

Thickness (mm)	0.5	0.6	0.7	0.8	0.9	1.0	1.2
Density kg/m^2	12.8	15.4	17.9	20.5	23.0	25.6	30.7

MEMORANDA FOR EACH TRADE

ROOFING – cont

Type of felt	**Nominal mass per unit area (kg/10m)**	**Nominal mass per unit area of fibre base (g/m^2)**	**Nominal length of roll (m)**
Class 1			
1B fine granule surfaced bitumen	14 18 25	220 330 470	10 or 20 10 or 20 10
1E mineral surfaced bitumen	38	470	10
1F reinforced bitumen	15	160 (fibre) 110 (hessian)	15
1F reinforced bitumen, aluminium faced	13	160 (fibre) 110 (hessian)	15
Class 2			
2B fine granule surfaced bitumen asbestos	18	500	10 or 20
2E mineral surfaced bitumen asbestos	38	600	10
Class 3			
3B fine granule surfaced bitumen glass fibre	18	60	20
3E mineral surfaced bitumen glass fibre	28	60	10
3E venting base layer bitumen glass fibre	32	60*	10
3H venting base layer bitumen glass fibre	17	60*	20

* Excluding effect of perforations

MEMORANDA FOR EACH TRADE

WOODWORK

Conversion tables (for timber only)

Inches	Millimetres	Feet	Metres
1	25	1	0.300
2	50	2	0.600
3	75	3	0.900
4	100	4	1.200
5	125	5	1.500
6	150	6	1.800
7	175	7	2.100
8	200	8	2.400
9	225	9	2.700
10	250	10	3.000
11	275	11	3.300
12	300	12	3.600
13	325	13	3.900
14	350	14	4.200
15	375	15	4.500
16	400	16	4.800
17	425	17	5.100
18	450	18	5.400
19	475	19	5.700
20	500	20	6.000
21	525	21	6.300
22	550	22	6.600
23	575	23	6.900
24	600	24	7.200

Planed softwood

The finished end section size of planed timber is usually 3/16" less than the original size from which it is produced. This however varies slightly depending upon availability of material and origin of the species used.

Standards (timber) to cubic metres and cubic metres to standards (timber)

Cubic metres	Cubic metres standards	Standards
4.672	1	0.214
9.344	2	0.428
14.017	3	0.642
18.689	4	0.856
23.361	5	1.070
28.033	6	1.284
32.706	7	1.498
37.378	8	1.712
42.050	9	1.926
46.722	10	2.140
93.445	20	4.281
140.167	30	6.421
186.890	40	8.561
233.612	50	10.702
280.335	60	12.842
327.057	70	14.982
373.779	80	17.122

MEMORANDA FOR EACH TRADE

WOODWORK – cont

1 cu metre = 35.3148 cu ft = 0.21403 std

1 cu ft = 0.028317 cu metres

1 std = 4.67227 cu metres

Basic sizes of sawn softwood available (cross sectional areas)

Thickness (mm)	**Width (mm)**								
	75	100	125	150	175	200	225	250	300
16	X	X	X	X					
19	X	X	X	X					
22	X	X	X	X					
25	X	X	X	X	X	X	X	X	X
32	X	X	X	X	X	X	X	X	X
36	X	X	X	X					
38	X	X	X	X	X	X	X		
44	X	X	X	X	X	X	X	X	X
47*	X	X	X	X	X	X	X	X	X
50	X	X	X	X	X	X	X	X	X
63	X	X	X	X	X	X	X		
75	X	X	X	X	X	X	X	X	
100		X		X		X		X	X
150				X		X			X
200						X			
250								X	
300									X

* This range of widths for 47 mm thickness will usually be found to be available in construction quality only.

Note: The smaller sizes below 100 mm thick and 250 mm width are normally but not exclusively of European origin. Sizes beyond this are usually of North and South American origin.

MEMORANDA FOR EACH TRADE

Basic lengths of sawn softwood available (metres)

1.80	2.10	3.00	4.20	5.10	6.00	7.20
	2.40	3.30	4.50	5.40	6.30	
	2.70	3.60	4.80	5.70	6.60	
		3.90			6.90	

Note: Lengths of 6.00 m and over will generally only be available from North American species and may have to be recut from larger sizes.

Reductions from basic size to finished size by planning of two opposed faces

		Reductions from basic sizes for timber			
Purpose		**15–35 mm**	**36–100 mm**	**101–150 mm**	**over 150 mm**
a)	Constructional timber	3 mm	3 mm	5 mm	6 mm
b)	Matching interlocking boards	4 mm	4 mm	6 mm	6 mm
c)	Wood trim not specified in BS 584	5 mm	7 mm	7 mm	9 mm
d)	Joinery and cabinet work	7 mm	9 mm	11 mm	13 mm

Note: The reduction of width or depth is overall the extreme size and is exclusive of any reduction of the face by the machining of a tongue or lap joints.

Maximum spans for various roof trusses

Maximum permissible spans for rafters for Fink trussed rafters

Basic size (mm)	**Actual size (mm)**	**Pitch (degrees)**								
		15 (m)	**17.5 (m)**	**20 (m)**	**22.5 (m)**	**25 (m)**	**27.5 (m)**	**30 (m)**	**32.5 (m)**	**35 (m)**
38 × 75	35 × 72	6.03	6.16	6.29	6.41	6.51	6.60	6.70	6.80	6.90
38 × 100	35 × 97	7.48	7.67	7.83	7.97	8.10	8.22	8.34	8.47	8.61
38 × 125	35 × 120	8.80	9.00	9.20	9.37	9.54	9.68	9.82	9.98	10.16
44 × 75	41 × 72	6.45	6.59	6.71	6.83	6.93	7.03	7.14	7.24	7.35
44 × 100	41 × 97	8.05	8.23	8.40	8.55	8.68	8.81	8.93	9.09	9.22
44 × 125	41 × 120	9.38	9.60	9.81	9.99	10.15	10.31	10.45	10.64	10.81
50 × 75	47 × 72	6.87	7.01	7.13	7.25	7.35	7.45	7.53	7.67	7.78
50 × 100	47 × 97	8.62	8.80	8.97	9.12	9.25	9.38	9.50	9.66	9.80
50 × 125	47 × 120	10.01	10.24	10.44	10.62	10.77	10.94	11.00	11.00	11.00

MEMORANDA FOR EACH TRADE

WOODWORK – cont

Sizes of internal and external doorsets

Description	**Internal**		**External**	
	Size (mm)	**Permissible deviation**	**Size (mm)**	**Permissible deviation**
Coordinating dimension: height of door leaf height sets	2100		2100	
Coordinating dimension: height of ceiling height set	2300 2350 2400 2700 3000		2300 2350 2400 2700 3000	
Coordinating dimension: width of all door sets S = Single leaf set D = Double leaf set	600 S 700 S 800 S&D 900 S&D 1000 S&D 1200 D 1500 D 1800 D 2100 D		900 S 1000 S 1200 D 1800 D 2100 D	
Work size: height of door leaf height set	2090	± 2.0	2095	± 2.0
Work size: height of ceiling height set	2285) 2335) 2385) 2685) 2985)	± 2.0	2295) 2345) 2395) 2695) 2995)	± 2.0
Work size: width of all door sets S = Single leaf set D = Double leaf set	590 S) 690 S) 790 S&D) 890 S&D) 990 S&D) 1190 D) 1490 D) 1790 D) 2090 D)	± 2.0	895 S) 995 S) 1195 D) 1495 D) 1795 D) 2095 D)	± 2.0
Width of door leaf in single leaf sets	526 F) 626 F)		806 F&P) 906 F&P)	± 1.5
F = Flush leaf P = Panel leaf	726 F&P) 826 F&P) 926 F&P)	± 1.5		

MEMORANDA FOR EACH TRADE

Description	Internal		External	
	Size (mm)	Permissible deviation	Size (mm)	Permissible deviation
Width of door leaf in double leaf sets F = Flush leaf P = Panel leaf	362 F) 412 F) 426 F) 562 F&P) 712 F&P) 826 F&P) 1012 F&P)	± 1.5	552 F&P) 702 F&P) 852 F&P) 1002 F&P)	± 1.5
Door leaf height for all door sets	2040	± 1.5	1994	± 1.5

STRUCTURAL STEELWORK

Tables showing the mass and surface area per metre run for various steel members

Size (mm)	Mass (kg/m)	Surface area per m run (m^2)
Universal beams		
914 × 419	388	3.404
	343	3.382
914 × 305	289	2.988
	253	2.967
	224	2.948
	201	2.932
838 × 292	226	2.791
	194	2.767
	176	2.754
762 × 267	197	2.530
	173	2.512
	147	2.493
686 × 254	170	2.333
	152	2.320
	140	2.310
	125	2.298
610 × 305	238	2.421
	179	2.381
	149	2.361
610 × 229	140	2.088
	125	2.075
	113	2.064
	101	2.053
533 × 210	122	1.872
	109	1.860
	101	1.853
	92	1.844
	82	1.833

MEMORANDA FOR EACH TRADE

STRUCTURAL STEELWORK – cont

Tables showing the mass and surface area per metre run for various steel members

Size (mm)	Mass (kg/m)	Surface area per m run (m^2)
Universal beams – cont		
457 × 191	98	1.650
	89	1.641
	82	1.633
	74	1.625
	67	1.617
457 × 152	82	1.493
	74	1.484
	67	1.474
	60	1.487
	52	1.476
406 × 178	74	1.493
	67	1.484
	60	1.476
	54	1.468
406 × 140	46	1.332
	39	1.320
356 × 171	67	1.371
	57	1.358
	51	1.351
	45	1.343
356 × 127	39	1.169
	33	1.160
305 × 165	54	1.245
	46	1.235
	40	1.227
305 × 127	48	1.079
	42	1.069
	37	1.062
305 × 102	33	1.006
	28	0.997
	25	0.988
254 × 146	43	1.069
	37	1.060
	31	1.050
254 × 102	28	0.900
	25	0.893
	22	0.887
203 × 133	30	0.912
	25	0.904

MEMORANDA FOR EACH TRADE

Tables showing the mass and surface area per metre run for various steel members

Size (mm)	Mass (kg/m)	Surface area per m run (m^2)
Universal columns		
356 × 406	634	2.525
	551	2.475
	467	2.425
	393	2.379
	340	2.346
	287	2.312
	235	2.279
356 × 368	202	2.187
	177	2.170
	153	2.154
	129	2.137
305 × 305	283	1.938
	240	1.905
	198	1.872
	158	1.839
	137	1.822
	118	1.806
	97	1.789
254 × 254	167	1.576
	132	1.543
	107	1.519
	89	1.502
	73	1.485
203 × 203	86	1.236
	71	1.218
	60	1.204
	52	1.194
	46	1.187
152 × 152	37	0.912
	30	0.900
	23	0.889
Joists		
254 × 203	81.85	1.193
254 × 114	37.20	0.882
203 × 152	52.09	0.911
152 × 127	37.20	0.722
127 × 114	29.76	0.620
127 × 114	26.79	0.635
114 × 114	26.79	0.600
102 × 102	23.07	0.528
89 × 89	19.35	0.460
76 × 76	12.65	0.403

MEMORANDA FOR EACH TRADE

STRUCTURAL STEELWORK – cont

Tables showing the mass and surface area per metre run for various steel members

Circular hollow sections – outside dia (mm)	Mass (kg/m)	Surface area per m run (m^2)	Thickness (mm)
21.30	1.43	0.067	3.20
26.90	1.87	0.085	3.20
33.70	1.99	0.106	2.60
	2.41	0.106	3.20
	2.93	0.106	4.00
42.40	2.55	0.133	2.60
	3.09	0.133	3.20
	3.79	0.133	4.00
48.30	3.56	0.152	3.20
	4.37	0.152	4.00
	5.34	0.152	5.00
60.30	4.51	0.189	3.20
	5.55	0.189	4.00
	6.82	0.189	5.00
76.10	5.75	0.239	3.20
	7.11	0.239	4.00
	8.77	0.239	5.00
88.90	6.76	0.279	3.20
	8.38	0.279	4.00
	10.30	0.279	5.00
114.30	9.83	0.359	3.60
	13.50	0.359	5.00
	16.80	0.359	6.30
139.70	16.60	0.439	5.00
	20.70	0.439	6.30
	26.00	0.439	8.00
	32.00	0.439	10.00
168.30	20.10	0.529	5.00
	25.20	0.529	6.30
	31.60	0.529	8.00
	39.00	0.529	10.00
193.70	23.30	0.609	5.00
	29.10	0.609	6.30
	36.60	0.609	8.00
	45.30	0.609	10.00
	55.90	0.609	12.50
	70.10	0.609	16.00

MEMORANDA FOR EACH TRADE

Tables showing the mass and surface area per metre run for various steel members – cont

Circular hollow sections – outside dia (mm)	Mass (kg/m)	Surface area per m run (m^2)	Thickness (mm)
219.10	33.10	0.688	6.30
	41.60	0.688	8.00
	51.60	0.688	10.00
	63.70	0.688	12.50
	80.10	0.688	16.00
	98.20	0.688	20.00
273.00	41.40	0.858	6.30
	52.30	0.858	8.00
	64.90	0.858	10.00
	80.30	0.858	12.50
	101.00	0.858	16.00
	125.00	0.858	20.00
	153.00	0.858	25.00
323.90	62.30	1.020	8.00
	77.40	1.020	10.00
	96.00	1.020	12.50
	121.00	1.020	16.00
	150.00	1.020	20.00
	184.00	1.020	25.00
406.40	97.80	1.280	10.00
	121.00	1.280	12.50
	154.00	1.280	16.00
	191.00	1.280	20.00
	235.00	1.280	25.00
	295.00	1.280	32.00
457.00	110.00	1.440	10.00
	137.00	1.440	12.50
	174.00	1.440	16.00
	216.00	1.440	20.00
	266.00	1.440	25.00
	335.00	1.440	32.00
	411.00	1.440	40.00
Square hollow sections			
20 × 20	1.12	0.076	2.00
	1.35	0.074	2.50
30 × 30	2.14	0.114	2.50
	2.51	0.113	3.00
40 × 40	2.92	0.155	2.50
	3.45	0.154	3.00
	4.46	0.151	4.00

MEMORANDA FOR EACH TRADE

STRUCTURAL STEELWORKS – cont

Tables showing the mass and surface area per metre run for various steel members – cont

Size (mm)	Mass (kg/m)	Surface area per m run (m^2)	Thickness (mm)
Square hollow sections – cont			
50 × 50	4.66	0.193	3.20
	5.72	0.191	4.00
	6.97	0.189	5.00
60 × 60	5.67	0.233	3.20
	6.97	0.231	4.00
	8.54	0.229	5.00
70 × 70	7.46	0.272	3.60
	10.10	0.269	5.00
80 × 80	8.59	0.312	3.60
	11.70	0.309	5.00
	14.40	0.306	6.30
90 × 90	9.72	0.352	3.60
	13.30	0.349	5.00
	16.40	0.346	6.30
100 × 100	12.00	0.391	4.00
	14.80	0.389	5.00
	18.40	0.386	6.30
	22.90	0.383	8.00
	27.90	0.379	10.00
120 × 120	18.00	0.469	5.00
	22.30	0.466	6.30
	27.90	0.463	8.00
	34.20	0.459	10.00
150 × 150	22.70	0.589	5.00
	28.30	0.586	6.30
	35.40	0.583	8.00
	43.60	0.579	10.00
	53.40	0.573	12.50
	66.40	0.566	16.00
180 × 180	34.20	0.706	6.30
	43.00	0.703	8.00
	53.00	0.699	10.00
	65.20	0.693	12.50
	81.40	0.686	16.00

MEMORANDA FOR EACH TRADE

Tables showing the mass and surface area per metre run for various steel members – cont

Size (mm)	Mass (kg/m)	Surface area per m run (m^2)	Thickness (mm)
Square hollow sections – cont			
200 × 200	38.20	0.786	6.30
	48.00	0.783	8.00
	59.30	0.779	10.00
	73.00	0.773	12.50
	91.50	0.766	16.00
250 × 250	48.10	0.986	6.30
	60.50	0.983	8.00
	75.00	0.979	10.00
	92.60	0.973	12.50
	117.00	0.966	16.00
300 × 300	90.70	1.180	10.00
	112.00	1.170	12.50
	142.00	1.170	16.00
350 × 350	106.00	1.380	10.00
	132.00	1.370	12.50
	167.00	1.370	16.00
400 × 400	122.00	1.580	10.00
	152.00	1.570	12.50
Rectangular hollow sections			
50 × 30	2.92	0.155	2.50
	3.66	0.153	3.20
60 × 40	4.66	0.193	3.20
	5.72	0.191	4.00
80 × 40	5.67	0.232	3.20
	6.97	0.231	4.00
90 × 50	7.46	0.272	3.60
	10.10	0.269	5.00
100 × 50	6.75	0.294	3.00
	7.18	0.293	3.20
	8.86	0.291	4.00
100 × 60	8.59	0.312	3.60
	11.70	0.309	5.00
	14.40	0.306	6.30
120 × 60	9.72	0.352	3.60
	13.30	0.349	5.00
	16.40	0.346	6.30

MEMORANDA FOR EACH TRADE

STRUCTURAL STEELWORKS – cont

Tables showing the mass and surface area per metre run for various steel members – cont

Size (mm)	Mass (kg/m)	Surface area per m run (m^2)	Thickness (mm)
Rectangular hollow sections – cont			
120 × 80	14.80	0.389	5.00
	18.40	0.386	6.30
	22.90	0.383	8.00
	27.90	0.379	10.00
150 × 100	18.70	0.489	5.00
	23.30	0.486	6.30
	29.10	0.483	8.00
	35.70	0.479	10.00
160 × 80	18.00	0.469	5.00
	22.30	0.466	6.30
	27.90	0.463	8.00
	34.20	0.459	10.00
200 × 100	22.70	0.589	5.00
	28.30	0.586	6.30
	35.40	0.583	8.00
	43.60	0.579	10.00
250 × 150	38.20	0.786	6.30
	48.00	0.783	8.00
	59.30	0.779	10.00
	73.00	0.773	12.50
	91.50	0.766	16.00
300 × 200	48.10	0.986	6.30
	60.50	0.983	8.00
	75.00	0.979	10.00
	92.60	0.973	12.50
	117.00	0.966	16.00
400 × 200	90.70	1.180	10.00
	112.00	1.170	12.50
	142.00	1.170	16.00
450 × 250	106.00	1.380	10.00
	132.00	1.370	12.50
	167.00	1.370	16.00

MEMORANDA FOR EACH TRADE

Tables showing the mass and surface area per metre run for various steel members – cont

Size (mm)	Mass (kg/m)	Surface area per m run (m^2)
Channels		
432 × 102	65.54	1.217
381 × 102	55.10	1.118
305 × 102	46.18	0.966
305 × 89	41.69	0.920
254 × 89	35.74	0.820
254 × 76	28.29	0.774
229 × 89	32.76	0.770
229 × 76	26.06	0.725
203 × 89	29.78	0.720
203 × 76	23.82	0.675
178 × 89	26.81	0.671
178 × 76	20.84	0.625
152 × 89	23.84	0.621
152 × 76	17.88	0.575
127 × 64	14.90	0.476

Angles – sum of leg lengths	Thickness (mm)	Mass (kg/m)	Surface area per m run (m^2)
50	3	1.11	0.10
	4	1.45	0.10
	5	1.77	0.10
80	4	2.42	0.16
	5	2.97	0.16
	6	3.52	0.16
90	4	2.74	0.18
	5	3.38	0.18
	6	4.00	0.18
100	5	3.77	0.20
	6	4.47	0.20
	8	5.82	0.20
115	5	4.35	0.23
	6	5.16	0.23
	8	6.75	0.23

MEMORANDA FOR EACH TRADE

STRUCTURAL STEELWORK – cont

Tables showing the mass and surface area per metre run for various steel members – cont

Angles – sum of leg lengths	Thickness (mm)	Mass (kg/m)	Surface area per m run (m^2)
120	5	4.57	0.24
	6	5.42	0.24
	8	7.09	0.24
	10	8.69	0.24
125	6	5.65	0.25
	8	7.39	0.25
200	8	12.20	0.40
	10	15.00	0.40
	12	17.80	0.40
	15	21.90	0.40
225	10	17.00	0.45
	12	20.20	0.45
	15	24.80	0.45
240	8	14.70	0.48
	10	18.20	0.48
	12	21.60	0.48
	15	26.60	0.48
300	10	23.00	0.60
	12	27.30	0.60
	15	33.80	0.60
	18	40.10	0.60
350	12	32.00	0.70
	15	39.60	0.70
	18	47.10	0.70
400	16	48.50	0.80
	18	54.20	0.80
	20	59.90	0.80
	24	71.10	0.80

MEMORANDA FOR EACH TRADE

PLUMBING AND MECHANICAL INSTALLATIONS

Dimensions and weights of tubes

Outside diameter (mm)	Internal diameter (mm)	Weight per m (kg)	Internal diameter (mm)	Weight per m (kg)	Internal diameter (mm)	Weight per m (kg)
Copper to EN 1057:1996						
		Table X		Table Y		Table Z
6	4.80	0.0911	4.40	0.1170	5.00	0.0774
8	6.80	0.1246	6.40	0.1617	7.00	0.1054
10	8.80	0.1580	8.40	0.2064	9.00	0.1334
12	10.80	0.1914	10.40	0.2511	11.00	0.1612
15	13.60	0.2796	13.00	0.3923	14.00	0.2031
18	16.40	0.3852	16.00	0.4760	16.80	0.2918
22	20.22	0.5308	19.62	0.6974	20.82	0.3589
28	26.22	0.6814	25.62	0.8985	26.82	0.4594
35	32.63	1.1334	32.03	1.4085	33.63	0.6701
42	39.63	1.3675	39.03	1.6996	40.43	0.9216
54	51.63	1.7691	50.03	2.9052	52.23	1.3343
76.1	73.22	3.1287	72.22	4.1437	73.82	2.5131
108	105.12	4.4666	103.12	7.3745	105.72	3.5834
133	130.38	5.5151	–	–	130.38	5.5151
159	155.38	8.7795	–	–	156.38	6.6056

MEMORANDA FOR EACH TRADE

PLUMBING AND MECHANICAL INSTALLATIONS – cont

Dimensions and weights of tubes – cont

Nominal size (mm)	Outside diameter max (mm)	min (mm)	Wall thickness (mm)	Weight (kg/m)	Weight screwed and socketted (kg/m)
Steel pipes to BS 1387					
Light gauge					
6	10.1	9.7	1.80	0.361	0.364
8	13.6	13.2	1.80	0.517	0.521
10	17.1	16.7	1.80	0.674	0.680
15	21.4	21.0	2.00	0.952	0.961
20	26.9	26.4	2.35	1.410	1.420
25	33.8	33.2	2.65	2.010	2.030
32	42.5	41.9	2.65	2.580	2.610
40	48.4	47.8	2.90	3.250	3.290
50	60.2	59.6	2.90	4.110	4.180
65	76.0	75.2	3.25	5.800	5.920
80	88.7	87.9	3.25	6.810	6.980
100	113.9	113.0	3.65	9.890	10.200
Medium gauge					
6	10.4	9.8	2.00	0.407	0.410
8	13.9	13.3	2.35	0.650	0.654
10	17.4	16.8	2.35	0.852	0.858
15	21.7	21.1	2.65	1.220	1.230
20	27.2	26.6	2.65	1.580	1.590
25	34.2	33.4	3.25	2.440	2.460
32	42.9	42.1	3.25	3.140	3.170
40	48.8	48.0	3.25	3.610	3.650
50	60.8	59.8	3.65	5.100	5.170
65	76.6	75.4	3.65	6.510	6.630

MEMORANDA FOR EACH TRADE

Dimensions and weights of tubes – cont

Nominal size (mm)	Outside diameter max (mm)	Outside diameter min (mm)	Wall thickness (mm)	Weight (kg/m)	Weight screwed and socketted (kg/m)
Medium gauge – cont					
80	89.5	88.1	4.05	8.470	8.640
100	114.9	113.3	4.50	12.100	12.400
125	140.6	138.7	4.85	16.200	16.700
150	166.1	164.1	4.85	19.200	19.800
Heavy gauge					
6	10.4	9.8	2.65	0.493	0.496
8	13.9	13.3	2.90	0.769	0.773
10	17.4	16.8	2.90	1.020	1.030
15	21.7	21.1	3.25	1.450	1.460
20	27.2	26.6	3.25	1.900	1.910
25	34.2	33.4	4.05	2.970	2.990
32	42.9	42.1	4.05	3.840	3.870
40	48.8	48.0	4.05	4.430	4.470
50	60.8	59.8	4.50	6.170	6.240
65	76.6	75.4	4.50	7.900	8.020
80	89.5	88.1	4.85	10.100	10.300
100	114.9	113.3	5.40	14.400	14.700
125	140.6	138.7	5.40	17.800	18.300
150	166.1	164.1	5.40	21.200	21.800
Stainless steel pipes to BS 4127					
8	8.045	7.940	0.60	0.1120	
10	10.045	9.940	0.60	0.1419	
12	12.045	11.940	0.60	0.1718	
15	15.045	14.940	0.60	0.2174	
18	18.045	17.940	0.70	0.3046	
22	22.055	21.950	0.70	0.3748	
28	28.055	27.950	0.80	0.5469	

MEMORANDA FOR EACH TRADE

PLUMBING AND MECHANICAL INSTALLATIONS – cont

Maximum distances between pipe supports

Pipe material onto distances	BS nominal pipe size		Pipes fitted vertically	Pipes fitted horizontally
	inch	mm	support distances in metres	low gradients support in metres
Copper	0.50	15.0	1.90	1.3
	0.75	22.0	2.50	1.9
	1.00	28.0	2.50	1.9
	1.25	35.0	2.80	2.5
	1.50	42.0	2.80	2.5
	2.00	54.0	3.90	2.5
	2.50	67.0	3.90	2.8
	3.00	76.1	3.90	2.8
	4.00	108.0	3.90	2.8
	5.00	133.0	3.90	2.8
	6.00	159.0	3.90	2.8
muPVC	1.25	32.0	1.20	0.5
	1.50	40.0	1.20	0.5
	2.00	50.0	1.20	0.6
Polypropylene	1.25	32.0	1.20	0.5
	1.50	40.0	1.20	0.5
PVC	–	82.4	1.20	0.5
	–	110.0	1.80	0.9
	–	160.0	1.80	1.2

Litres of water storage required per person in various types of building

Type of building	Storage per person (litres)
Houses and flats	90
Hostels	90
Hotels	135
Nurse's home and medical quarters	115
Offices with canteens	45
Offices without canteens	35
Restaurants, per meal served	7
Boarding school	90
Day schools	30

MEMORANDA FOR EACH TRADE

Cold water plumbing – thickness of insulation required against frost

Bore of tube	Pipework within buildings declared thermal conductivity (W/m °C)		
	Up to 0.040	0.041 to 0.055	0.056 to 0.070
(mm)	Minimum thickness of insulation (mm)		
15	32	50	75
20	32	50	75
25	32	50	75
32	32	50	75
40	32	50	75
50	25	32	50
65	25	32	50
80	25	32	50
100	19	25	38

Cisterns

Capacities and dimensions of galvanized mild steel cisterns from BS 417

Capacity (litres)	BS type	Dimensions (mm) length	width	depth
18	SCM 45	457	305	305
36	SCM 70	610	305	371
54	SCM 90	610	406	371
68	SCM 110	610	432	432
86	SCM 135	610	457	482
114	SCM 180	686	508	508
159	SCM 230	736	559	559
191	SCM 270	762	584	610
227	SCM 320	914	610	584
264	SCM 360	914	660	610
327	SCM 450/1	1220	610	610
336	SCM 450/2	965	686	686
423	SCM 570	965	762	787
491	SCM 680	1090	864	736
709	SCM 910	1170	889	889

Capacities of cold water polypropylene storage cisterns from BS 4213

Capacity (litres)	BS type	Maximum height (mm)
18	PC 4	310
36	PC 8	380
68	PC 15	430
91	PC 20	510
114	PC 25	530
182	PC 40	610
227	PC 50	660
273	PC 60	660
318	PC 70	660
455	PC 100	760

MEMORANDA FOR EACH TRADE

HEATING AND HOT WATER INSTALLATIONS

Storage capacity and recommended power of hot water storage boilers

Type of building		**Storage at 65°C (litres per person)**	**Boiler power to 65°C (kW per person)**
Flats and dwellings			
(a)	Low rent properties	25	0.5
(b)	Medium rent properties	30	0.7
(c)	High rent properties	45	1.2
Nurses homes		45	0.9
Hostels		30	0.7
Hotels			
(a)	Top quality – upmarket	45	1.2
(b)	Average quality – low market	35	0.9
Colleges and schools			
(a)	Live-in accommodation	25	0.7
(b)	Public comprehensive	5	0.1
Factories		5	0.1
Hospitals			
(a)	General	30	1.5
(b)	Infectious	45	1.5
(c)	Infirmaries	25	0.6
(d)	Infirmaries (inc. laundry facilities)	30	0.9
(e)	Maternity	30	2.1
(f)	Mental	25	0.7
Offices		5	0.1
Sports pavilions		35	0.3

Thickness of thermal insulation for heating installations

	Declared thermal conductivity			
Size of tube (mm)	**Up to 0.025**	**0.026 to 040**	**0.041 to 055**	**0.056 to 0.070**
LTHW Systems	**Minimum thickness of insulation**			
15	25	25	38	38
20	25	32	38	38
25	25	38	38	38
32	32	38	38	50
40	32	38	38	50
50	38	38	50	50

MEMORANDA FOR EACH TRADE

Size of tube (mm)	Minimum thickness of insulation Up to 0.025	0.026 to 040	0.041 to 055	0.056 to 0.070
LTHW Systems				
65	38	50	50	50
80	38	50	50	50
100	38	50	50	63
125	38	50	50	63
150	50	50	63	63
200	50	50	63	63
250	50	63	63	63
300	50	63	63	63
Flat surfaces	50	63	63	63
MTHW Systems and condensate	**Declared thermal conductivity**			
15	25	38	38	38
20	32	38	38	50
25	38	38	38	50
32	38	50	50	50
40	38	50	50	50
50	38	50	50	50
65	38	50	50	50
80	50	50	50	63
100	50	63	63	63
125	50	63	63	63
150	50	63	63	63
200	50	63	63	63
250	50	63	63	75
300	63	63	63	75
Flat surfaces	63	63	63	75
HTHW Systems and steam				
15	38	50	50	50
20	38	50	50	50
25	38	50	50	50
32	50	50	50	63
40	50	50	50	63
50	50	50	75	75
65	50	63	75	75
80	50	63	75	75
100	63	63	75	100
125	63	63	100	100
150	63	63	100	100
200	63	63	100	100
250	63	75	100	100
300	63	75	100	100
Flat surfaces	63	75	100	100

MEMORANDA FOR EACH TRADE

HEATING AND HOT WATER INSTALLATIONS – cont

Capacities and dimensions of copper indirect cylinders (coil type) from BS 1566

Capacity (litres)	BS type	External diameter (mm)	External height over dome (mm)
96	0	300	1600
72	1	350	900
96	2	400	900
114	3	400	1050
84	4	450	675
95	5	450	750
106	6	450	825
117	7	450	900
140	8	450	1050
162	9	450	1200
206	9 E	450	1500
190	10	500	1200
245	11	500	1500
280	12	600	1200
360	13	600	1500
440	14	600	1800
		Internal diameter (mm)	**Height (mm)**
109	BSG 1M	457	762
136	BSG 2M	457	914
159	BSG 3M	457	1067
227	BSG 4M	508	1270
273	BSG 5M	508	1473
364	BSG 6M	610	1372
455	BSG 7M	610	1753
123	BSG 8M	457	838

MEMORANDA FOR EACH TRADE

VENTILATION AND AIR CONDITIONING

Typical fresh air supply factors in typical situations

Building type	**Litres of fresh air per second per person**	**Litres of fresh air per second per m²**
floor area		
General offices	5–8	1.30
Board rooms	6.00	
Private offices	5–12	1.20–2.00
Dept. stores	5–8	3.00
Factories	20–30	0.80
Garages	–	8.00
Bars	12–18	–
Dance halls	8–12	–
Hotel rooms	8–12	1.70
Schools	14	–
Assembly halls	14	–
Drawing offices	16	–

Note: As a global figure for fresh air allow per 1000 m^2 1.20 m^3/second.

Typical air-changes per hour in typical situations

Building type	**Air changes per hour**
Residences	1–2
Churches	1–2
Storage buildings	1–2
Libraries	3–4
Book stacks	1–2
Banks	5–6
Offices	4–6
Assembly halls	5–10
Laboratories	4–6
Internal bathrooms	5–6
Laboratories – internal	6–8
Restaurants/cafes	10–15
Canteens	8–12
Small kitchens	20–40
Large kitchens	10–20
Boiler houses	15–30

MEMORANDA FOR EACH TRADE

GLAZING

Float and polished plate glass

Nominal thickness (mm)	Tolerance on thickness (mm)	Approximate weight (kg/m^2)	Normal maximum size (mm)
3	+ 0.2	7.50	2140 × 1220
4	+ 0.2	10.00	2760 × 1220
5	+ 0.2	12.50	3180 × 2100
6	+ 0.2	15.00	4600 × 3180
10	+ 0.3	25.00)	
12	+ 0.3	30.00)	6000 × 3300
15	+ 0.5	37.50	3050 × 3000
19	+ 1.0	47.50)	
25	+ 1.0	63.50)	3000 × 2900

Clear sheet glass

2 *	+ 0.2	5.00	1920 × 1220
3	+ 0.3	7.50	2130 × 1320
4	+ 0.3	10.00	2760 × 1220
5 *	+ 0.3	12.50)	
6 *	+ 0.3	15.00)	2130 × 2400

Cast glass

3	+ 0.4		
	− 0.2	6.00)	
4	+ 0.5	7.50)	2140 × 1280
5	+ 0.5	9.50	2140 × 1320
6	+ 0.5	11.50)	
10	+ 0.8	21.50)	3700 × 1280

Wired glass

(Cast wired glass)

6	+ 0.3	–)	
	- 0.7	)	3700 × 1840
7	+ 0.7	–)	

(Polished wire glass)

6	+ 1.0	–	330 × 1830

* The 5 mm and 6 mm thickness are known as *thick drawn sheet*. Although 2 mm sheet glass is available it is not recommended for general glazing purposes.

MEMORANDA FOR EACH TRADE

DRAINAGE

Width required for trenches for various diameters of pipes

Pipe diameter (mm)	Trench n.e. 1.50 m deep	Trench over 1.50 m deep
n.e. 100 mm	450 mm	600 mm
100–150 mm	500 mm	650 mm
150–225 mm	600 mm	750 mm
225–300 mm	650 mm	800 mm
300–400 mm	750 mm	900 mm
400–450 mm	900 mm	1050 mm
450–600 mm	1100 mm	1300 mm

Weights and dimensions of typically sized uPVC pipes

Nominal size Standard pipes	Mean outside diameter (mm) min	max	Wall thickness	Weight kg per metre
82.40	82.40	82.70	3.20	1.20
110.00	110.00	110.40	3.20	1.60
160.00	160.00	160.60	4.10	3.00
200.00	200.00	200.60	4.90	4.60
250.00	250.00	250.70	6.10	7.20
Perforated pipes				
Heavy grade as above				
Thin wall				
82.40	82.40	82.70	1.70	-
110.00	110.00	110.40	2.20	-
160.00	160.00	160.60	3.20	-

Vitrified clay pipes

Product	Nominal diameter (mm)	Effective pipe length (mm)	Limits of bore load min	max	Crushing strength per metre length (kN/m)	Weight kg/pipe (/m)
Supersleve	100	1600	96	105	35.00	15.63 (9.77)
Hepsleve	150	1600	146	158	22.00 (normal)	36.50 (22.81)
Hepseal	150	1500	146	158	22.00	37.04 (24.69)
	225	1750	221	235	28.00	95.24 (54.42)
	300	2500	295	313	34.00	196.08 (78.43)
	400	2500	394	414	44.00	357.14 (142.86)

MEMORANDA FOR EACH TRADE

DRAINAGE – cont

Vitrified clay pipes – cont

Product	Nominal diameter (mm)	Effective pipe length (mm)	Limits of bore load min	Limits of bore load max	Crushing strength per metre length (kN/m)	Weight kg/pipe (/m)
Supersleve	100	1600	96	105	35.00	15.63 (9.77)
Hepseal	450	2500	444	464	44.00	500.00 (200.00)
	500	2500	494	514	48.00	555.56 (222.22)
	600	3000	591	615	70.00	847.46 (282.47)
	700	3000	689	719	81.00	1111.11 (370.37)
	800	3000	788	822	86.00	1351.35 (450.35)
	1000	3000	985	1027	120.00	2000.00 (666.67)
Hepline	100	1250	95	107	22.00	15.15 (12.12)
	150	1500	145	160	22.00	32.79 (21.86)
	225	1850	219	239	28.00	74.07 (40.04)
	300	1850	292	317	34.00	105.28 (56.90)
Hepduct	90	1500	–	–	28.00	12.05 (8.03)
(Conduit) 150	100	1600	–	–	28.00	14.29 (8.93)
	125	1250	–	–	22.00	21.28 (17.02)
	150	1250	–	–	22.00	28.57 (22.86
	225	1850	–	–	28.00	64.52 (34.88)
	300	1850	–	–	34.00	111.11 (60.06)

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