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# SPON'S

## ARCHITECTS' AND BUILDERS' PRICE BOOK 2010

**EDITED BY DAVIS LANGDON**

Davis Langdon 

TENDER INDEX 509

**135TH EDITION**



Spon Press

**Spon's  
Architects'  
and Builders'  
Price Book**

**2010**



# Spon's Architects' and Builders' Price Book

*Edited by*  
DAVIS LANGDON LLP

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# Preface to the One Hundred and Thirty Fifth Edition

## **Recent Construction Activity Trends**

Financial markets and economic events over the past year have taken their toll on the UK construction industry. In particular, the credit crunch, the reversal in investor confidence and the increased risk aversion have all hit the sector.

Parts of the UK construction industry have contracted sharply, from which recovery will take some time. There are some sectors however which will hold up over the next few years, particularly those which involve government investment programmes and also within the rail sector.

Construction material price inflation continues to ease, but they are still outpacing inflation in the wider UK economy. The building cost index showed an annual increase in the fourth quarter 2008 of 7.3%, although it has fallen in the first quarter 2009. This is in sharp contrast to tender prices which have shown a fall of 8.5% from their peak in the second quarter of 2008 to first quarter 2009.

As workload reduces during 2009 the market will progressively harden and there is likely to be a steady drop in prices with more aggressive commercial adjustments being built into tenders. Profit and overhead levels have already been slashed.

## **Prices**

The price level of Spon's A&B 2010 has been indexed at 509, a reduction of 12.24% over the index of 580 in the 2009 edition. 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. However, construction costs are still falling and are expected to continue to fall throughout 2009 and 2010.

The largest reductions to materials have occurred in categories involving steel and non-ferrous metals with double digit percentage drops since July 2008. Generally materials prices rose 6.9% over the year to January 2009 but have fallen 2.8% in the first three months of 2009.

Over the last 3 months of 2008 average earnings in construction were 1% lower than a year before. The start of the year brought in wage increases to national standard rates of 5% for plumbers and 4.5% for electricians as part of previously agreed deals. General building operatives seem likely to be stuck at their current wage levels

As workload continues to constrict in 2010 another year of falling prices seems probable and prices are forecast to fall by a further 4–6%.

## **This Edition**

### **Future measurement changes**

Last week 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 2010 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 +13%.

**Value Added Tax**

Since 1989 most building work, refurbishment and alterations, have been subject to VAT, this book allows for VAT at 17½ wherever appropriate. For the remainder of 2009 the standard VAT rate is 15% so adjustments will be required wherever VAT has been included in any prices. See Part 1, Value Added Tax, for further details.

**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, legislation, taxes, levies, and sustainability.

**Part 2: Approximate Estimating**

This section contains the Building Cost and Tender Price Index, information on regional price variations, prices per functional unit and square metre for various types of buildings, building cost models, approximate estimates, cost limits and allowances for 'public sector' building work and a procedure for valuing property for insurance purposes.

**Parts 3 & 4: Prices for Measured Work**

These sections contain Prices for Measured Work – Major Works, and Prices for Measured Work – Minor Works. 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 authorised wage agreements applicable to the Building and associated industries.

**Part 7: Daywork**

This section contains Daywork and Prime Cost.

**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, a list of useful Trade Associations and web-sites with useful costs.

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 ESTIMATES (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 preliminary cost. These rates include Preliminaries (the Contractors' costs) but make no allowance for the cost of External Works or VAT.

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 Model or Approximate Estimating sections. This should produce a more accurate estimate of cost than 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.

## **MEASURED WORKS (PARTS 3 & 4)**

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. All such prices used may need adjustment for size, site constraints, local conditions location and time, etc., and users are referred to page 62 for an example of how to adjust an estimate for some of these factors. 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 depend on the distance from the supplier, 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. As stated later, these prices are mainly at "list" prices before deduction of quantity discounts, and therefore require 'discount' adjustment before they can be substituted in place of "PC" figures given for Measured Work items.

### **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 buildup is provided on page 161. Large regular or continuous areas of work are cheaper to install than smaller 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	<b>Total Rate £</b>
100 mm Thermalite Turbo block	7.20	0.46	12.04	8.94	m <sup>2</sup>	<b>20.98</b>
100 mm Toplite standard block	6.40					

Calculation: £8.94/1.075 (O&P) =  
 £8.32-£7.20 (PC) = £1.12  
 Take residue £1.12 + £6.40 (new PC) x  
 1.075 (O&P) = £8.08 (revised material £)

Therefore, 100 mm Toplite block price =	6.40	0.46	12.04	8.08	m <sup>2</sup>	<b>20.12</b>
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### 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 and profit on built-up labour rates and material prices in the Minor Works section. For non-analysed sub-contractor prices, a 2½% 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 +13%.

**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.



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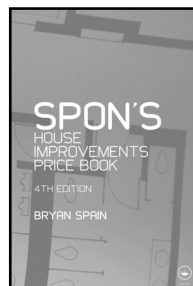
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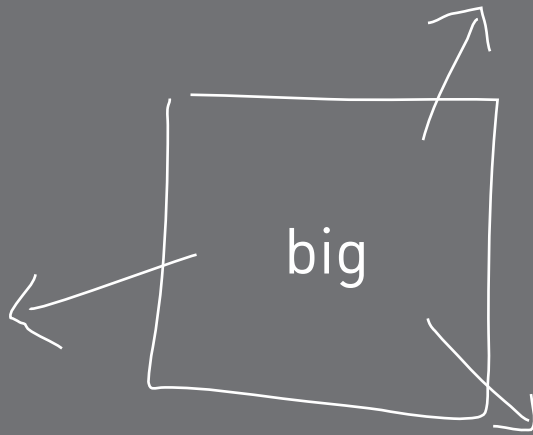
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PART 1

# General

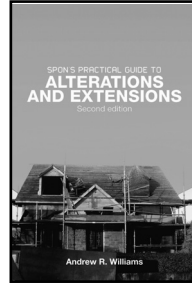
This part of the book contains the following sections:

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Value Added Tax,	page 13
The Aggregates Levy,	page 21
Land Remediation,	page 25
The Landfill Tax,	page 33
Sustainability,	page 35
Property Insurance,	page 53

## Spon's Practical Guide to Alterations & Extensions

*Second Edition*

**Andrew R. Williams**



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The procedures, the problems and pitfalls of extending or altering property are discussed in this practical guide which is written for those at the beginning of their career in building, or who want to be updated on the new regulations now in force.

Fully updated, this edition incorporates the 2005 Amendments to approved Document L1B on the conservation of fuel and power. Developments in Computer Aided Design and structural calculations are discussed. This practical guide to altering or extending property is invaluable to those who are trying to ensure that the processes involved are carried out efficiently and cost-effectively.

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# Revisions to Part L of the Building Regulations

The Government's CLG (Department for Communities and Local Government) has a well publicised road map for improving the requirements of Part L, in stages up to 2016.

The first milestone will be changes to Part L in 2010 when new dwellings have to be 25% more efficient than those complying with the current Part L. Designers and builders will continue to demonstrate compliance by calculating the total carbon emissions of the building. This method avoids the need for prescriptive performance levels, such as U-values, and enables positive benefits such as solar gain to be taken into account.

In 2006, immediately following the last change to Part L, the following road map for dwellings was published.

<b>Date</b>	<b>2010</b>	<b>2013</b>	<b>2016</b>
Energy/Carbon improvement compared to Part L 2006	25%	44%	100%
Code for Sustainable Homes Level	3	4	(i.e. zero carbon) 6

For non-dwellings, CLG's targets are not yet set in concrete, but their latest thinking is to adopt the same improvement levels as for dwellings in 2010 and 2013, but delay the zero carbon standards until 2019.

This does not mean that every component of a building will have to improve by, for example 25% in 2010. The requirements for new buildings are based on total energy performance.

The 25% target is significant because it will be an aggregate for all new non-domestic buildings – some buildings will be allowed to achieve less than a 25% cut while others will be expected to exceed the target.

## Five key changes to Part L

1. The introduction of a fuel based target emissions rate (TER)
2. Amendments to SAP
3. Introduction of measures to ensure compliance
4. New rules for existing buildings
5. Other changes

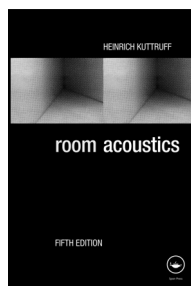
The draft 2010 regulations await approval from ministers at the Department for Communities and Local Government. The target date is April 2010, but if that target is missed, the date will be October 2010.



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### Contents

List of Symbols

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2. Reflection and Scattering
3. The Sound Field in a Closed Space (Wave Theory)
4. Geometrical Room Acoustics
5. Reverberation and Steady State Energy Density
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# 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 utilised 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. Electrical systems (including lighting systems) and cold water, gas and sewerage systems provided mainly –
  - a. to meet the particular requirements of the qualifying activity, or
  - b. to serve particular plant or machinery used for the purposes of the qualifying activity.
3. Space or water heating systems; powered systems of ventilation, air cooling or air purification; and any floor or ceiling comprised in such systems.
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, sanitary ware and similar equipment; and furniture and furnishings.
6. Lifts, hoists, escalators and moving walkways.
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.

List C is modified from April 2008 by the omission of “Electrical systems (including lighting systems) and cold water from item 2, the omission of item 3, and the omission of “Lifts, hoists, escalators and moving walkways” and their replacement by “Hoists” in item 6.

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 (see paragraph below about temporary reintroduction of first year allowances in 2009-10). For every £100 of qualifying expenditure £20 is claimable in year 1, £16 in year 2 and so on until either all the allowances have been claimed or the asset is sold.

Allowances were given at the rate of 25% before April 2008.

### **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
- 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 given being that allowances are already given on the additional inner skin because it is part of the air-conditioning system.

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

The new 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.

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

### **Long Life Assets**

The 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 the 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 by the Special Commissioners for the first time in December 2007 in the case of JD Wetherspoon. The three key areas of expenditure considered were 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; and incidental building alterations of which enclosing walls to toilets and kitchens did not qualify but toilet cubicles and drainage did qualify along with the related sanitary fittings and kitchen equipment.*

## Annual Investment Allowance

The first year allowances previously available to small and medium sized enterprises have been withdrawn from April 2008.

They have been replaced with a new allowance available to all businesses of any size that allows a deduction for the whole of the first £50,000 of qualifying expenditure on plant and machinery.

## First Year Allowances

Temporary first year allowances have been reintroduced for businesses investing in plant and machinery between April 2009 and April 2010. It will be available to any size of business at the rate of 40%. The new allowance will apply to ordinary property businesses but not to integral features or 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](http://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 14 technologies and 55 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

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
- Efficient membrane filtration systems

The list of qualifying technologies will be extended to include uninterruptible power supplies and 2 new sub-technologies in 2009, whilst 3 existing sub-technologies will be removed.

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, with a phased withdrawal beginning 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 twenty-five 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  $\frac{3}{4}$  of that amount in 2008–09,  $\frac{1}{2}$  in 2009–10,  $\frac{1}{4}$  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 twenty-five 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 twenty 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 before 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 4 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 authorised 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 4 rooms, excluding kitchen and bathroom. None 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 5 years.



An initial allowance of 100 per cent is available or, alternatively, a lower amount may be claimed, in which case the balance may be claimed at a rate of 25 per cent per annum in subsequent years. The allowances may be recovered if the flat is sold or ceases to be let within 7 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 per cent 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](http://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 15% (until 31 December 2009)
- 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 15% 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 that which X Ltd will have paid (e.g. payments for consultants

and certain preliminary services) will be reclaimable. For reasons detailed below the builder 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. However in some cases VAT on land, buildings and certain construction services purchased for both business and non-business use can be recovered in full by applying what is known as the “Lennartz” mechanism to reclaim the VAT relating to the non-business use and account for VAT on the non business use over a maximum period of 10 years. Legislation regulating the use of the “Lennartz” mechanism was eventually introduced on 1 November 2007.

### **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 £68,000 for 2009–10. 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 £68,000.

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 the 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 organisations.

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 15%, 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 15%, 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.
5. 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 annex 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 registered social landlord within the meaning of Part I of the Housing Act 1996;
2. A registered housing association within the meaning of the Housing Associations Act 1985 (Scottish registered housing associations); or
3. 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](http://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 of 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 co-ordinate 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**

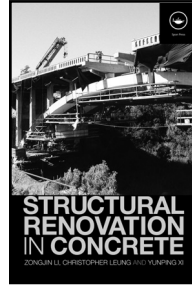
Liquidated damages are outside of the scope of VAT as compensation. The employer should not reduce the VAT amount due on a payment under a building contract on account of a deduction of damages. In contrast an agreed reduction in the contract price will reduce the VAT amount.

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.



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Zongjin Li, Christopher Leung  
and Yunping Xi



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# 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.

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

**The Aggregates Levy**

- 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
  - Barites
  - 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 m<sup>3</sup> and the total quantity involved less than 1,000 m<sup>3</sup>):

<b>Importing fill material:</b>	<b>£/m<sup>3</sup></b>	<b>£/tonne</b>
Cost of 'new' aggregates delivered to site	31.23	17.35
Addition for Aggregates Tax	<u>3.51</u>	<u>1.95</u>
Total cost of importing fill materials	<u>34.74</u>	<u>19.30</u>
<b>Disposing of site material:</b>	<b>£/m<sup>3</sup></b>	<b>£/tonne</b>
Cost of removing materials from site materials	<u>21.52</u>	<u>11.95</u>
<b>Crushing site materials:</b>	<b>£/m<sup>3</sup></b>	<b>£/tonne</b>
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	<u>2.00</u>	<u>1.11</u>
Total cost of crushing site materials	<u>33.00</u>	<u>18.33</u>

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<sup>3</sup>. 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<sup>3</sup>.

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.

<b>Specimen Unit rates</b>	<b>Unit</b>	<b>£</b>
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 <sup>3</sup>	3.00
Transportation of material from temporary stockpiles to the crushing plant	m <sup>3</sup>	2.40
Breaking up material on site using impact breakers		
mass concrete	m <sup>3</sup>	14.00
reinforced concrete	m <sup>3</sup>	16.00
brickwork	m <sup>3</sup>	6.00
Crushing material on site		
mass concrete not exceeding 1000m <sup>3</sup>	m <sup>3</sup>	13.00
mass concrete 1000–5000m <sup>3</sup>	m <sup>3</sup>	12.00
mass concrete over 5000m <sup>3</sup>	m <sup>3</sup>	11.00
reinforced concrete not exceeding 1000m <sup>3</sup>	m <sup>3</sup>	15.00
reinforced concrete 1000–5000m <sup>3</sup>	m <sup>3</sup>	14.00
reinforced concrete over 5000m <sup>3</sup>	m <sup>3</sup>	13.00
brickwork not exceeding 1000m <sup>3</sup>	m <sup>3</sup>	12.00
brickwork 1000–5000m <sup>3</sup>	m <sup>3</sup>	11.00
brickwork over 5000m <sup>3</sup>	m <sup>3</sup>	10.00
Screening material on site	m <sup>3</sup>	2.00

More detailed information can be found on the HMRC website ([www.hmrc.gov.uk](http://www.hmrc.gov.uk)) in Notice AGL 1 Aggregates Levy published in August 2004.

# 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 emphasised 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 Environmental 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 3 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 stakeholders 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 stabilised. 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:



- Bio-remediation – for removal of oily, organic contaminants through natural digestion by micro-organisms. 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
- Stabilisation – cement or lime, is used to physically or chemically bound oily or metal contaminants to prevent leaching or migration. Stabilisation 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 oxidation – 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 maximise 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 micro-organisms
- Stabilisation/solidification – a cement stabilisation unit capable of immobilising 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 2009 (excluding General Items, testing, landfill tax and backfilling)

Remediation technique	Unit	Rate (£/unit)
Removal – non-hazardous	disposed material (m <sup>3</sup> )	50–80
Removal – hazardous	disposed material (m <sup>3</sup> )	75–200

Note: excluding any pre-treatment of material

Clean cover	surface area of site (m <sup>2</sup> )	25–50
On-site encapsulation	encapsulated material (m <sup>3</sup> )	30–95
Bio-remediation	treated material (tonne)	15–50
Soil washing	treated material (tonne)	50–80
Thermal treatment	treated material (tonne)	300–1,000

Many other on-site techniques deal with the removal of the contaminant from the soil particles and not the whole-sale 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 £1.05 per litre (at April 2009 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 m <sup>3</sup> ) (£/m <sup>3</sup> )	Disposal Volume (3000–10,000 m <sup>3</sup> ) (£/m <sup>3</sup> )	Disposal Volume (more than 10,000 m <sup>3</sup> ) (£/m <sup>3</sup> )
General items and site organisation 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
<b>Total (£/m<sup>3</sup>)</b>	<b>113–207</b>	<b>74–142</b>	<b>54–116</b>
<i>Allowance for site abnormalities</i>	<i>0–10 +</i>	<i>0–15 +</i>	<i>0–10 +</i>

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

Item	Disposal Volume (less than 3000 m <sup>3</sup> ) (£/m <sup>3</sup> )	Disposal Volume (3000–10,000 m <sup>3</sup> ) (£/m <sup>3</sup> )	Disposal Volume (more than 10,000 m <sup>3</sup> ) (£/m <sup>3</sup> )
General items and site organisation 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
<b>Total (£/m<sup>3</sup>)</b>	<b>188–433</b>	<b>147–367</b>	<b>127–342</b>
<i>Allowance for site abnormalities</i>	<i>0–10 +</i>	<i>0–15 +</i>	<i>0–10 +</i>

The strict health and safety requirements of remediation can push up the overall costs of site organisation 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 organisation increase disproportionately 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 £1.65 to £3.00 per mile. Short journeys to tips, which involve proportionally longer standing times, typically incur higher mileage rates, up to £8.50 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 summarises typical tipping charges for 2008, exclusive of landfill tax:

Typical 2009 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 2009 to £40 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).

The government stated in the 2008 Budget that the standard rate of tax will increase by £8 per tonne in subsequent years to a rate of £48 per tonne by 2011. Thereafter, further increases will no doubt occur.

### 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.

### **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 harm, or any pollution of controlled waters, by reason of which the land is in a contaminated state; or
- Restoring the land or waters to their former state

### **Definitions**

Contaminated land is defined as land that, because of substances on or under it, is in such a condition that:

- Harm is or may possibly be caused; or
- Controlled waters are or likely to be polluted

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.

Harm is defined as meaning:

- Harm to the health of living organisms
- Interference with the ecological systems of which any living organisms form part
- Offence to the senses of human beings
- Damage to property

Pollution of controlled waters is defined as the entry into such waters of any poisonous, noxious or polluting matter or any solid waste matter. Nuclear sites are specifically excluded.

### **Conditions**

In order to become qualifying, the expenditure must be in land that was in a contaminated state when it was acquired. The land must not have been contaminated by the company, or by a connected company.

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# 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 2009:

£2.50 per tonne	Inactive or inert wastes. Included are soil, stones, brick, plain and reinforced concrete, plaster and glass.
£40 per tonne	All other taxable wastes. 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 2013 when the rate will be £72 per tonne. The lower rate for "inactive or inert wastes" will be frozen at £2.50 per tonne to 2010/11.

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 2010 net rate	£17.96 per m <sup>3</sup>
	Tax, 2 t per m <sup>3</sup> (un-bulked) @ £2.50	<u>£ 5.00 per m<sup>3</sup></u>
	Spon's rate including tax	£22.96 per m <sup>3</sup>
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.

# Sustainability

The purpose of this section is to set sustainability into context for the construction industry by describing its evolution, some of the drivers, key issues and the technologies available, together with indicative costs, which enable us to better address this increasingly important issue in the built environment.

## BACKGROUND

Over the past two decades governments around the world have begun to recognise that the rate of environmental degradation and current practices of economic development are having significant impacts on the planet and its people and are posing significant challenges to the growth potential of future generations. Bringing this to the fore in 1987, the Brundtland Commission published its report *“Our Common Future”*, which alerted the world to the urgency of making progress towards economic development that could be sustained without depleting natural resources or harming the environment and defined the concept as:

*“Development that meets the needs of the present without compromising the ability of future generations to meet their own needs”*

The report highlighted and described the three fundamental components of sustainable development, namely environmental protection, economic growth and social equity.

Building on the Brundtland Report, the Rio Earth Summit in 1992 represented a significant step in moving the sustainability forward, with international agreements made on climate change and biodiversity. A key outcome of the Summit was Agenda 21 – a framework for tackling social, economic and environmental problems. More importantly though, Agenda 21 required each country to draw up a national strategy for sustainable development, detailing their approach and how it would be delivered.

One of the most significant recent environmental agreements is probably the Kyoto Protocol. It is an international agreement setting targets for industrialised countries to cut their greenhouse gas emissions. The Kyoto Protocol was agreed in 1997, and followed from principles set out in 1992. It finally came into effect in 2005. One hundred and fifty countries have now signed the agreement. However, the USA – the world's biggest producer of greenhouse gases has not yet signed.

Under the protocol, industrialised countries have been set legally binding individual targets to cut their greenhouse gas emissions by the period 2008–2012. The European Union, which consisted of only 15 countries at the time of signing, has been set a reduction target of 8 per cent average across the European Union when compared with 1990 levels.

The UK's own target is 12.5 per cent. Developing countries, including India, China and Brazil, have not been set reduction targets.

The UK looks set to achieve its target, although most of the reductions have been achieved through switching from coal-fired to gas-fired power stations. Carbon dioxide emissions from other sources in the UK continue to rise, however, and it is now considered unlikely the nation will achieve a more ambitious 20 per cent cut which it has volunteered to reach.



## LEGISLATION, STRATEGY AND POLICY

### Legislation

At a national level in the UK, legislation relating to environmental issues has been in existence for many years. The construction industry will be familiar with issues relating to environmental pollution covered by Acts of Parliament such as:

- The Control of Pollution Act, 1974
- Water Resources Act 1991
- The Environmental Protection Act, 1990 (as amended by the Environment Act 1995)

Since joining the European Union, the UK has been subject to European Union Directives and Regulations on which much UK environmental law is based. The UK legislation process often starts with the issue of a consultation paper (by the government or the environment agencies). The paper explains the proposed legislation, summarises EU legal provisions and gives the public and others an opportunity to comment on the proposal.

Under UK law, Acts form what is known as Primary Legislation. Secondary Legislation is often referred to as Statutory Instruments and made under authority contained in Acts of the UK Parliament. They may consist of Orders, Regulations and Rules. Many of the European Directives are enacted in UK law through such statutory instruments and include:

#### **The Building Regulations, 2000 (made under the Building Act, 1984)**

The Building Regulations have become very central to the delivery of more sustainable buildings, particularly through Part L which considers energy efficiency and as such is considered key to mitigating the impact of climate change. Part L is currently under revision in order to meet with the requirements of the EU Directive on the energy performance of buildings (EPBD). The Building Regulations were revised in 2002 and again in April 2006. Future revisions are due in 2010 and 2013 and will progressively tighten requirements in line with the Directive. The EPBD has also brought about the recent introduction of energy performance certification for buildings.

#### **Sustainable and Secure Buildings Act 2004**

The Sustainable and Secure Buildings Acts gives new powers under the Building Act 1984 to improve the sustainability of buildings, including furthering the conservation of fuel and power.

#### **Waste Management Licensing Regulations 1994 (as amended 1995 and made under the Environment Protection Act 1990 and modified by the Environment Act 1995)**

The regulations require that organisations involved in disposing or treating waste must be licensed by the Environment Agency. In most cases, where project site activities only involve the storing of waste which has been produced on that site and this is regularly removed from site, the requirement for licensing will not apply. A waste management licence may be required if, however, certain activities are being undertaken on site.

#### **Contaminated Land (England) Regulations 2000 (made under the Environment Protection Act 1990 and amended by the Environment Act 1995)**

This includes land which is actually contaminated, but also land where certain activities have taken place which are likely to have resulted in contamination, for example specified industrial processes. Where land is designated as contaminated, the responsible person (the "Appropriate" person) will be notified and a remediation notice may be served which will require that the land is remediated to a specified standard.

In parallel to these legislative drivers, the response to Agenda 21 and other international agreements has seen the UK government developed its strategy "*A Better Quality of Life*" and more recently "*Securing the Future*" which outlines its vision of sustainable development based around four broad objectives:

- Social progress that recognises the needs of everyone
- Effective protection of the environment
- Prudent use of natural resources
- Maintenance of high and stable levels of economic growth and employment

### **The Climate Change Bill**

The Climate Change Bill was introduced in Parliament on 14 November 2007 and became law on 26 November 2008. The Bill provides a clear, credible, long-term framework for the UK to achieve its goals of reducing carbon dioxide emissions, and will ensure that steps are taken towards adapting to the impacts of climate change.

### **Strategy and policy**

In response to the challenge of sustainability, in 2000 the government published its strategy for sustainable construction, *"Building a Better Quality of Life"*, which suggested key themes for action for the construction industry, and in 2006 the *"Sustainable Construction Strategy Report"*, highlighted progress and sector initiatives developed to help deliver the strategy.

Linking into these important strategy documents is the UK Energy Strategy, set out in a White Paper in May 2007, which sets out the key targets for CO<sub>2</sub> reduction, many of which are directly relevant to sustainable design and construction, these include:

- 60% CO<sub>2</sub> reduction by 2050
- 20% CO<sub>2</sub> reduction by 2010
- 10% of UK energy supply from renewables by 2010
- 10% Good Quality Combined Heat and Power by 2010

See [www.theccc.org.uk](http://www.theccc.org.uk) for more information.

The 2008 budget targets opportunities for achieving zero carbon in new non domestic buildings. It is theoretically possible to reduce carbon emissions from energy use down to zero in the majority of new non-domestic buildings, as long as onsite, near-site and offsite renewable solutions are employed. However, the practicalities of achieving this for all new buildings will provide both a technological and financial challenge. All new buildings should be zero carbon by 2019.

Planning policy guidance notes (PPGs) and their replacements Planning Policy Statements (PPSs) are prepared by the government after public consultation to explain statutory provisions and provide guidance to local authorities and others on planning policy and the operation of the planning system.

They also explain the relationship between planning policies and other policies which have an important bearing on issues of development and land use.

Local authorities must take their contents into account in preparing their development plans. The guidance may also be relevant to decisions on individual planning applications and appeals.

All PPS' are relevant to construction projects to a lesser or greater degree, but those most pertinent to the sustainability agenda are listed below:

### ***Planning Policy Statement 1: Delivering Sustainable Development***

This places sustainable development at the core of the planning system and also establishes policy relating to Sustainable Design and Construction.

### ***PPS10 Planning for Sustainable Waste Management***

This Planning Policy Statement replaces Planning Policy Guidance Note 10 (Planning and Waste Management) published in 1999 and forms part of the national waste management plan for the UK. They may also be material to decisions on individual planning applications. These policies complement other national planning policies and should be read in conjunction with Government policies for sustainable waste management.

### ***Planning Policy Statement 22: Renewable Energy***

This sets out the Government's policies for renewable energy, which planning authorities should give regard to when preparing local development frameworks (LDF's) and supporting documents, and when considering planning decisions.

### ***PPS23 Planning and Pollution Control***

They are also material to decisions on individual planning applications. Where these policies are not reflected adequately in local development documents, or taken into account in relevant development control decisions.

### ***PPS25 Development and Flood Risk***

Planning Policy Statement 25 (PPS25) sets out Government policy on development and flood risk. Its aims are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk. Where new development is, exceptionally, necessary in such areas, policy aims to make it safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk overall.

### ***Regional Spatial Strategies, Local Development Frameworks & Supplementary Planning Guidance***

The Planning and Compulsory Purchase Act, 2004 set out a two tier planning structure consisting of Regional Spatial Strategies (RSS) and Local Development Frameworks (LDF). The RSS sets out policies relating to the development and use of land for each English region. Importantly the RSS has a statutory duty to contribute to the achievement of sustainable development. In London the RSS is known as the London Plan and notably calls for CO<sub>2</sub> emissions from the total energy needs (heat, cooling and power) of the development to be reduced with at least 10% onsite generation of renewable energy.

Local Authorities set out their own policies on specific issues relevant to sustainable design and construction, such as waste, water and CO<sub>2</sub> emissions in their LDF's and supplementary planning guidance.

Importantly although Planning Policy Statements and Supplementary Planning guidance have no legal standing, compliance or non-compliance against the guidance is a material consideration in granting planning permission and therefore can be used as grounds for refusal.

### ***The Code for Sustainable Homes***

On the 27 February 2008 the Government confirmed that from 1 May 2008 it would be mandatory for all new homes to have a rating against the Code. The new regulations for providing for mandatory ratings does not apply to properties (individual or as part of an ongoing development) where the initial notice, full plans or Building Notice have been received by the relevant Local Authority Building Control body prior to 1 May 2008.

The new requirement to have a **rating** against the Code **does not** make it mandatory to build a Code home or to have each new home assessed against the Code. It does however mean that all buyers of new homes should be given clear information about the sustainability of the new home.

## KEY ISSUES

When looking at sustainability in the built environment there are a number of key issues which need to be considered when designing and building new assets or refurbishing existing ones. These span issues relating to social, environmental and economic aspects of sustainability. However, in the context of the physical material resources that are involved in the manifestation of a building project it is possible to characterise the environmental resources into five broad themes:

- Energy/CO<sub>2</sub>
- Materials
- Resource efficiency
- Water
- Ecology and Biodiversity

The sustainability of buildings can be assessed using several methodologies that are now available in the market place. In the UK this is predominantly BREEAM, which is available in several variants for different building types.

Within each of these themes are a number of measures, activities and technologies which can be utilised to reduce impact and/or increase sustainability performance of an asset. The following table illustrates some of these.

	Energy/CO <sub>2</sub>	Materials	Resource efficiency	Water
<b>Activity, measure &amp; technology</b>	<ul style="list-style-type: none"> <li>• Maximise heat recovery</li> <li>• Prevent heat losses</li> <li>• Solar gain</li> <li>• Use low energy consumption technologies</li> <li>• Use local micro generation for heating &amp; power from renewable sources</li> <li>• Maximise air tightness</li> </ul>	<ul style="list-style-type: none"> <li>• Life cycle analysis</li> <li>• Use of sustainable timber</li> <li>• Low embodied carbon materials</li> <li>• Use of non-toxic materials</li> <li>• Sustainability 'chain of custody' for all materials sought</li> <li>• Use of high recycled content materials</li> </ul>	<ul style="list-style-type: none"> <li>• Recycled content analysis</li> <li>• Site waste management planning</li> <li>• Pre-demolition audits</li> <li>• Maximise secondary &amp; recycled materials potential</li> <li>• Designing out waste</li> <li>• Use of standardisation, pre-fabrication and modularisation</li> </ul>	<ul style="list-style-type: none"> <li>• Use of efficient fixtures and fittings</li> <li>• Use of recycling and retention systems</li> <li>• Use of natural attenuation systems i.e. SUDS (sustainable urban drainage systems)</li> </ul>

Furthermore, other aspects of environmental sustainability should consider impacts such as:

- Land use
- Archaeology
- Noise and Vibration
- Air Quality

All major construction projects have a significant impact on the economy and also on society and these impacts should not be disregarded. These impacts can be both negative and positive in nature. A balanced view of sustainability should ensure that these impacts are evaluated and where there is opportunity to provide additional value and benefits these should be realised wherever possible. It is no longer simply a matter of ensuring that contractors are for example, members of Considerate Contractor type schemes, but that opportunities to train and skill people are identified and implemented. Furthermore, despite what can be very complex supply chains, it is

important to begin the process of questioning the ethical as well as environmental considerations of materials and products used in the construction process.

## **SUSTAINABLE CONSTRUCTION**

One of the first questions that should be asked with regard to sustainable construction is whether the building or infrastructure is necessary. For large projects that fall within the scope of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 this question is addressed through the “do minimum” analysis. For projects that fall outside this scope it would be considered best practice to make a similar assessment. Sustainable construction should consider land use, and in the case of building related projects it is important to design with the building fabric in mind such that operational impacts are reduced.

Considerations such as building orientation, should take priority over technologies as façade design, lighting, heating and cooling strategies. Even the most sustainably designed buildings may not operate at their optimum if not properly managed. In this respect there is an ever increasing clamour for intelligent buildings. Whether, intelligent or not, a robust handover process with clear operational and maintenance guidance is essential, and so too appropriate monitoring and measurement and post occupancy evaluation. Although the use of management measures and activities is a vital element of increasing sustainability performance it is often difficult to apportion market values to them, making cost appraisals difficult.

Costs associated with the building fabric and any necessary land mitigation is more easily apportioned, although some sites and design options can ensure that these are kept to a minimum. Costs associated with renewable energy technologies are typically the most significant, and therefore, this section will look at the varying sustainable technologies available on the market, their sector applicability and indicative costs.

The costs of energy generating technologies in this section are expressed on the basis of units of energy output rather than the physical dimensions of the system. For example, photovoltaic cells cost on the basis of kWh output as well as £/m<sup>2</sup>. The reasons for this are that systems should be sized relative to their planned contribution to energy loads, and that this will vary in accordance with site factors such as orientation etc. Furthermore, as most renewable energy systems are designed to provide only a portion of the peak load, it is not practical to establish overall £/m<sup>2</sup> benchmarks for renewable technologies. When using the guide prices in this section of the price book, it is recommended that energy outputs are clearly stated in the accompanying assumptions and commentary.

The key factors affecting the selection of a renewable technology are the physical and site constraints, affordability, effectiveness of the systems, and in the case of biomass, availability of a fuel supply chain. Scalability of systems and the requirement for back-up supply sources are particular challenges, as is the pay back period for many technologies.

## **WIND**

In a suitable location, building-integrated wind energy can be an effective source of renewable power generation. Wind turbines are the most widespread wind technology and they convert the force of the wind into electrical energy using rotating blades (mounted horizontally or vertically) that drive a generator to create electricity. They can be connected to the national grid for electricity export, used directly for electricity consumption or used to charge batteries for on-site use. Turbines can range from small domestic turbines producing hundreds of watts of energy to large offshore turbines with a capacity of 5MW and a blade diameter of 10m.

To operate efficiently, micro wind turbines need a clear and uninterrupted source of wind above 5–6 m/s and although the UK has a very good wind resource, wind flow is a critical factor in successful energy generation. In urban locations the wind profile will be significantly affected by buildings and trees which create turbulence. To offset this, turbines for urban areas should be specified with caution and where deemed viable erected with the maximum mast height available.

### Factors to consider in the adoption of wind turbines

- Wind is free and unlimited
- Low cost, relative to output
- No motive power required once installed
- Most of the good wind is in under populated areas such as NW Scotland
- Long operating life and low maintenance requirements
- Problems with visual impact and operational noise
- Requires a long-term wind survey and planning consent
- Substantial pylon structures required
- Vulnerability to changes to neighbouring development that could disrupt wind flow
- Recent concerns regarding light flicker through rotating blades and potential to trigger epileptic seizure

The micro turbine market is well-served by a number of UK suppliers and specialist installers. The main market is residential, agricultural and light industrial. A few turbines have been fitted to commercial buildings, mainly rooftop installations and electrically integrated. Energy export is technically possible if the site load pattern is suitable, but otherwise the only cost benefit will be the value of each unit of electricity generated. Micro turbines may also be installed on 'folding masts' and simple foundations. Overall project costs, ignoring planning issues costs and project management, are indicated in Figure 1.

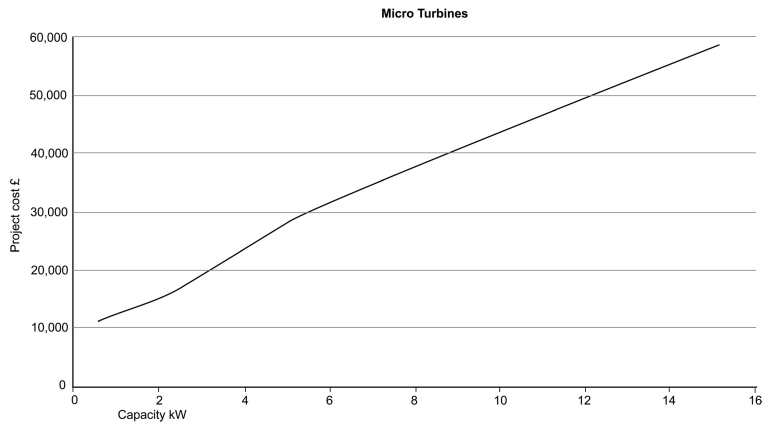


Figure 1 Indicative project costs for micro turbines

### Small Turbines

The market for wind turbines in the 10 kW to 100 kW range is currently very 'thin', there being very few suppliers having equipment for sale in this range, and apparently little demand. One reason for this could be that installations larger than 15 kW rating require the use of a crane which adds to the cost. Other factors could be larger foundations and taller masts, which may be more difficult in terms of planning.

The BRE report *Micro-Wind Turbines in Urban Environments, an Assessment*<sup>1</sup>, 2007, indicates that there is little experience of the operation of such turbines mounted on domestic buildings in urban environments therefore little objective data about their actual performance in terms of power generation, service life and maintenance requirements. This has led to concerns that, in some environments, the installation of micro-wind turbines on housing could increase carbon emissions rather than reduce them.

In addition to the initial embodied carbon and efficiency of the turbine, the payback period is highly sensitive to relatively small changes in one or more of a large number of variable factors, in particular:

- the local wind conditions
- the size of conurbation and the position within the urban terrain
- the type of building on which the turbine is mounted and the mounting position
- the proximity of the surrounding buildings
- the transport associated with installation and maintenance
- the maintenance regime
- the expected service life of the turbine

### Large Turbines

There is considerable potential at suitable industrial or brownfield sites and a number of installations have been successfully completed. This type of site will often have good access, be remote from residential areas and have substantial electrical demand. In many circumstances it is no more difficult to obtain planning permission for a 50m mast than it is for a 20m one, but a larger, higher turbine will often get better wind above local obstructions. Very few manufacturers offer turbines in the 100–300 kW range, but a market exists in second-hand machines from Europe and these are very much in demand for their potential to reduce capital cost and improve payback. Overall project costs, ignoring planning issues costs and project management, are indicated in Figure 2.

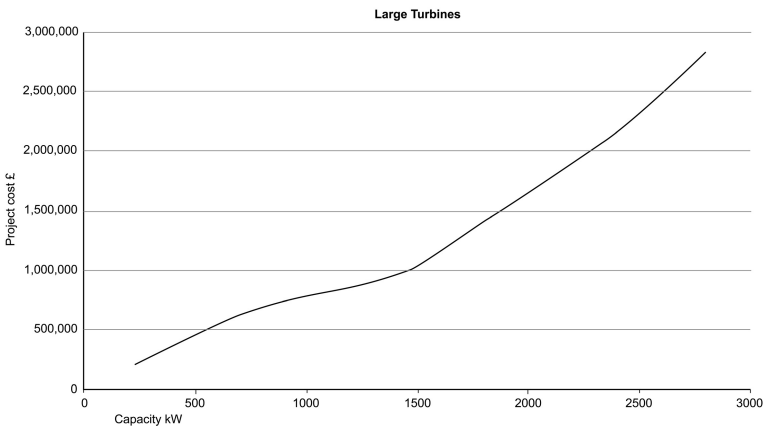


Figure 2 Indicative project costs for large turbines, in optimum conditions

## Costs

Indicative costs:

### Typical 2000 kW turbine project – Breakdown of costs

	<b>Cost (£)</b>	<b>Cost (£/kW)</b>
Complete turbine	1,407,000	700
Transportation	56,000	
Foundation	62,000	
Civil works e.g. access roads	34,000*	
Electrical network	45,000*	
Electrical hook-up	51,000*	
<b>Total capital cost</b>	<b>1,655,000</b>	<b>900</b>
Allowances for warranties & maintenance	£31,000 p.a.	£15.00/kW p.a.

Exclusions: Professional and statutory fees, funding and VAT.

\* Allowances are based on an analysis of BERR indicative cost models.

Distance between turbines can affect cable lengths and routing of the cables. In determining the density and spacing of turbines, the costs and losses of the electrical transmission need to be balanced against the aerodynamic losses caused by wakes of closely spaced turbines.

## SOLAR PHOTOVOLTAIC CELLS (PV)

Solar photovoltaic's (PV's), sometimes called solar cells generate direct current electrical energy when exposed to light. Solar cells are constructed from semi-conducting materials, such as silicone that absorb solar radiation; upon absorption electrons are displaced within the material, thus starting a flow of current through an external connected circuit, converting solar energy into electrical power. These cells are grouped together to form 'PV modules' that in turn are arranged in 'solar arrays', which are referred to as solar panels.

Although PV's do not face the economy of scale issues of wind technologies, there is a constraint on PV output related to available roof area with a suitable aspect and pitch and the inherent conversion efficiency of the PV. Even for the most efficient monocrystalline panels, 8m<sup>2</sup> of PV's are required to generate just 1kW – an output that will typically contribute about a fifth of annual household electricity consumption.

Other aspects affecting the use of PV's include the location and orientation of the panels, shading, temperature control, framing, control systems and inverter efficiency. In addition, once in use, panel cleaning and performance monitoring are essential to ensure the system is operating efficiently. It also has to be taken into account that PV's have a typical lifespan of 25 years so achieving full payback is not guaranteed in a fluctuating energy market.

In utilising PV's it has been found that using them as a direct replacement for an element of a building is currently the best approach – often termed 'building integrated PV's'. This has implications on cost, as the life cycle might be less than the cladding cost. For building integrated PV's specific feasibility and life cycle costing studies should be carried out. An example of this might be using them as roofing or shading elements on south-facing roofs or as an architectural feature integrated within glazing. As result PV's are now available in an increasingly wide variety of forms, such as:

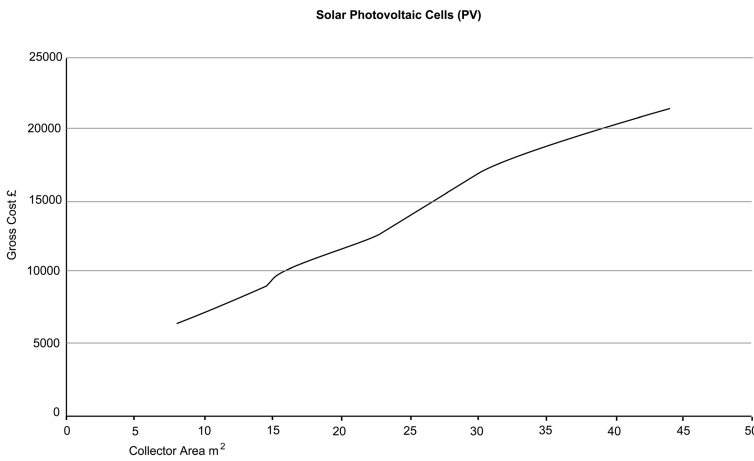
- Façade cladding
- Roof tiles
- Roof slates
- Standing seam and single ply roofing
- Freestanding arrays
- Development of Building Integrated PV, which provides glazing function in addition to power generation



**Factors to consider in the adoption of Solar Photovoltaic cells**

- Free energy once the system is installed
- Scalable system based on modular panels
- Potential for substitution of other cladding or roofing materials
- Complementary with wind power
- High initial cost and extended payback
- Must be integrated into the new-build construction programme
- Power generation is not synchronised with peak demand which necessitates export to the National Grid at unattractive unit price. [There is currently a campaign to provide an attractive “feed-in” tariff to stimulate the uptake of PV as practiced in a number of EU member countries]
- Potential for underperformance, so in-use monitoring required

Figure 3 Solar Photovoltaic Cells Cost per m<sup>2</sup> area



**Investment and Returns**

Technology	Collector Area (m <sup>2</sup> )	Energy Yield per year (kWh)	Net Cost (£)
0.97 kWp Crystalline	8	776	6,000
1.6 kWp Crystalline	14	1,280	8,000
1.94 kWp Crystalline	16	1,552	10,000
2.6 kWp Crystalline	22	2,080	12,000
2.9 kWp Crystalline	25	2,320	13,000
3.9 kWp Crystalline	32	3,120	17,000
4.9 kWp Crystalline	44	3,920	20,000

Energy yields assume a good location for solar i.e. south facing with minimal obstruction and for wind, exposed area with no tall trees or buildings with an average or above UK wind speed (5m/s).

**BIOMASS AND CHP SYSTEMS**

Biomass heating and combined heat and power (CHP) systems have become a major component of the low-carbon strategy for many projects, as they can provide a large renewable energy component at a relatively low initial cost. Work by the Carbon Trust has demonstrated that both large and small biomass systems were viable even before recent increases in gas and fuel oil prices. These proposals are not without risk, however. Although the technology is well established, few schemes are in operation in the UK and long-term success depends more on the effectiveness of the local supply chain than the quality of the design and installation. Both biomass and

CHP is available for both large and small scale use. Biomass can be used independently for producing heat or as a fuel source to power CHP.

Further confidence is required with regard to reliability in the so-called micro CHP market, whilst both large and small scale require a heat and energy consumer which can cause difficulties when there is no heating requirement. Attempts to overcome this imbalance have led to the advocacy of Combined Cooling Heat and Power (also known as Tri-generation), where heat can be turned into a chilled water supply by use of absorption chillers. Typically large scale CHP can be used effectively in developments where there is a high heat requirement and in this context leisure centres and hospitals are often quoted as suitable.

Due to the mechanical complexity of biomass systems, and the need for storage there is a cost premium for the boiler system, but studies have demonstrated financial viability, particularly in locations which do not have access to mains gas supplies, as alternatives such as fuel oil and LPG are very expensive. The major constraint on the adoption of biomass is the reliable availability of local fuel materials and the practicalities of transporting biomass within urban locations.

Biomass fuels can be waste, residue or energy crops grown specifically for use as wood, or oil fuel. The fuel is transported to the site and stored in a suitable area. Fuel is then delivered by conveyor or pumping systems to the boiler. It is burned to produce hot water in the same way as a coal or oil-fired boilers. It is defined as a 'low carbon' solution rather than zero carbon. Emissions such as NO<sub>x</sub> and SO<sub>x</sub> have a much greater impact than CO<sub>2</sub>

#### Factors to consider in choosing biomass, biomass CHP and CHP

- Biomass heat output can be controlled but not instantaneously
- Solid biomass used for heat output cannot be throttled back as much as for gas or liquid fuel systems
- Solid biomass feedstock is bulky and needs mechanised feed and extensive storage facilities
- Returns on CHP and electricity generating systems depend heavily on government incentives and under present arrangements large CHP systems provide the best returns
- Heat only systems are very responsive to changes in fuel prices, with small scale heat-only plants producing the best returns because typically the cost of the displaced fuel is more expensive
- Small scale electricity and large scale heat-only systems produce very poor returns
- Biomass is considered as a 'low carbon' solution
- High conversion efficiency of solid biomass to heat energy if based on pellets
- Biomass production has the potential to support local energy industries in rural areas and is arguably more suited to these areas in its use
- Availability of local fuel supply determines carbon output and running costs
- May require secondary heat source for low-season water heating
- Potential smoke and fumes may increasingly become a concern as uptake of biomass increases

It is more appropriate for policy to encourage 'off-grid' domestic and industrial users to take first call on the expanding biomass resource rather than commercial schemes. Data shows that 50% of the market potential for industrial applications of CHP could utilise 100% of the UK's available Biomass resource. Given the issues that city centre biomass schemes face in connection with storage, transport, emissions and supply chain management, these might be better addressed by industrial users or their energy suppliers in low-cost locations rather than by developers in prime city centre sites.

#### Costs

Indicative costs:

System	Indicative Load kW	Capital Cost (£/kWh)
Gas fired boilers	50	90
	40	50
Biomass fired boilers	50	500
	500	250
Biomass fired CHP	1,000	450

Allowance for stand-alone boiler house and fuel store £30,000–60,000 for 50kWh system. Indicative costs exclude flues and plant room installation.

<b>Fuel Costs</b>	<b>Capital Cost (p/kWh)</b>
Wood chip	1.5 to 2.5
Wood pellet	3.0 to 4.5
Fuel oil	4.0 to 5.0
Natural gas	2.5 to 3.0
Bottled LPG	6.5 to 7.0

## **HEAT AND COOLING PUMPS**

In the challenge to reduce building related carbon emissions, heat pumps represent a potentially attractive solution. The principal argument for the wider adoption of heat pumps is their operational efficiency and reliability. Whilst they are more expensive to run than conventional heating and cooling systems, on a pound for pound basis, heat pumps provide a similar level of energy output than other low energy/renewable systems such as small scale wind or solar water heating, but are less vulnerable to weather related performance variation. However, as heat pumps use electrical power, they have higher operating costs and contribute less to the reduction of carbon emissions. Several variants are available: closed or open loop, horizontal or vertical. The system can also be used to provide cooling. However, a system's overall output depends on specific ground and aquifer conditions.

Ground source heating is a 'low carbon' solution, as electricity is required to run pumps and compressors.

However, the pump power conversion rate is typically around 3:1 with potential for a well balanced highly performing system to produce 4:1 or 5:1, making it an effective low carbon system. Ground source heating is best suited to steady background heating loads such as under floor heating and as it cannot be modulated, should be sized to the base load of a building only. Supplementary heating is required for hot water and peak loads, although some of this load could be met with complementary technologies such as solar.

### **Factors to consider in the adoption of heat pumps**

- Initial costs of the heat pump and its infrastructure
- Site constraints affecting the location of the heat sink circuits
- Renewables targets – schemes which are required to invest in low carbon technologies in line with Local Authority targets such as the 'Merton Rule' are likely to adopt explicitly 100% on-site renewable systems such as PVs or biomass boilers
- The absence of a critical mass of expertise in design, specification and installation – particularly for larger systems. Design standards cannot be transferred from one territory to another due to differences in climate and geology
- Lack of independent long term warranties and insurance schemes

### **Costs**

The table summarises the capital costs of ground source heat pumps and equivalent boiler and chiller systems at a range of scales. The 4kWh system would provide most of the needs of a domestic house, whereas the 400 kWh systems would serve around 5,000 m<sup>2</sup> of net office space in heating mode, or 3,000m<sup>2</sup> in cooling. The costs exclude the wider plant room installation, which is common between the two systems.

The table sets out alternative sources of heating and cooling. The heat pump can provide cooling and can be installed with either a horizontal or vertical network. It illustrates that the cost gap between heat pump systems and conventional installations increases significantly as the size of the installation grows. This reflects the nearly direct relationship between the size of the load and the cost of the energy collector network. Costs can be reduced by integrating the collector network into other aspects of the development such as thermal piles or a car park sub-base. Tapping into an aquifer using an open system will also reduce the potential size of the collector network.

	<b>Small (4 kWh) (£)</b>	<b>Medium (50 kWh) (£)</b>	<b>Large (400 kWh) (£)</b>
Condensing boiler and flue	1,200	4,200	17,000
Air cooled chiller	1,000	6,000	50,000
Heat pump	3,500–4,500	30,000–40,000	140,000–170,000
Horizontal 'slinky' collector	3,000–4,000	40,000–50,000	360,000–390,000
Vertical borehole collector	2,000 – 3,000	50,000 – 70,000	360,000 – 390,000

Costs exclude distribution pipework from the collection network to the heat pump and plant room installations. Main contractor's preliminaries and overhead and profit are also excluded.

## **WATER MANAGEMENT SYSTEMS**

Water is our most important utility, yet security of supply is almost taken for granted and investment in infrastructure is significantly behind the required rate of replacement, resulting in a significant waste in water through the distribution network. Although the water utilities have increased the rate of replacement of water supply infrastructure, the relatively low cost of water in the UK, capped capital investment and absence of compulsory metering means that there is little incentive for individual developers or occupiers to reduce water consumption.

### **Water consumption**

Practical measures to manage water consumption include metering, low-consumption sanitary fittings and controls, sustainable urban drainage systems (SUDS), rainwater harvesting and greywater recycling. Because of the ready availability of low-cost, high-quality water in the UK, management of water consumption has not demanded the same attention as other sustainability initiatives. For housing development in low-rainfall areas, water management is increasingly finding its way onto the planning agenda.

### **Rainwater Harvesting Systems**

A rainwater harvesting system will collect water via a pipework collection system, typically from roofs but can also include pavings, filter and store it in a collection tank which will typically be located below ground.

The recycled water can be used to flush WCs and urinals, for cleaning and irrigation purposes. Tank size will be dictated by the fact that the water can only be stored for 10–12 days. Mains water systems will still be required to give continuity of supply during periods of low rainfall and drought. This system is most efficient in low rise buildings, compared to city centre blocks and tall buildings.

### **Grey Water Recycling Systems**

An independent waste water collection pipework system collects the water from basins, baths, showers etc., and directs it to a common storage tank which will typically be located below ground. The waste water will be filtered and disinfected to kill bacteria.

On demand the treated water can be pumped back to cisterns for flushing WCs and urinals and also for irrigation purposes. The water can only be stored for 2–3 days dictating tank size and avoiding, where possible, long runs of distribution pipework.

Filtering and treatment are the key issues for greywater systems, particularly in communal systems. The treatments have to be able to cope with worst-case scenarios, such as accidental faecal contamination, and will use chemicals such as bromine, chlorine or ozone or, in some cases, systems based on ultraviolet light. As all systems are designed on a fail-safe basis, it is essential to have effective monitoring systems and easy access for cleaning and maintenance if the full benefit of a greywater system is to be gained.

### Reed Bed Drainage

A reed bed drainage system is a highly efficient and cost effective way of removing contaminants from mixed waste water sources, although they are generally used for 'polishing' of water and therefore not suitable for primary treatment. Running costs are low, particularly after the initial growing period. They provide a surface water run-off buffering capacity, especially when combined with balancing ponds and have an increased amenity and biodiversity value, particularly within urban areas.

Reed bed systems are designed bespoke to meet site specific demands and the size of the bed will vary accordingly. Subject to buffering capacity for a 100 year storm event the bed size may need to be increased or a balancing tank installed.

### Cistern Reductions

New appliances can be specified to have the minimum flush capacity or dual flush capacities to ensure that water consumption is kept to a minimum. The existing building stock is a far greater challenge and one simple and cost effective solution to reduce the flush capacity of existing WC cisterns is the Hippo Bag or Save-a-Flush solution that involves placing a bag into the cistern that displaces 1 litre of water.

### Reduced Water Urinals

There are a growing number of urinals available that consume either no or minimal quantities of water by using special liquid air seals to contain odours. Water is still required periodically for cleaning but the saving is significant needing only 2 litres per week for cleaning compared to a typical urinal installation that will use 7.5 litres per hour.

### Costs

#### Indicative costs for water efficient taps

System Specification	Indicative Cost (£)
Sensor tap, battery operated (per unit)	255–310
Water-free urinal (per unit)	310–360
Aerated tap (per unit)	300–1000

#### Indicative costs for rainwater and grey water harvesting

System Specification	Indicative Cost (£)
Rainwater recycling, 1 below-ground tank, 12,000 litres, grp with masonry and concrete surround, cover and frame	11,000
Rainwater harvesting, 1 subterranean tank, 35,000 litres, 1 header tank, concrete surround, access hatches, controls, complete	47,000
Rainwater harvesting, 1 subterranean tank, 110,000 litres, 2 header tanks, concrete surround, access hatches, controls, complete	100,000
Grey water recycling, overall indicative cost for commercial scale installation, complete	47,000

## Drainage Solutions

The following are indicative costs for commercial schemes located in south-east England, current in third quarter 2009.

<b>Infiltration Systems</b>	<b>Indicative Cost (£)</b>
Standard pavings, 150 mm thick sub-base (Not SUDS, given as comparison only)	40–50 /m <sup>2</sup>
Permeable pavings, 250 mm crushed rock sub-base, disposal of spoil on-site	45–55 /m <sup>2</sup>
Permeable pavings, 350 mm crushed rock sub-base, disposal of spoil off-site	60–65 /m <sup>2</sup>
Land drainage, perforated pipes in trenches, granular fill	35–55 /m
Soakaways, crushed rock soakaway, cover and cover slab, geotextile membrane and granular surround, excavation and disposal of soil off-site	175–315 m <sup>2</sup>
Swales; excavation and formation of swale channel to fall, 1m wide by 750 average deep; geo-textile membrane; vegetation	85–115 /m
<b>Retention systems</b>	
Geo-cellular storage system; 500 thick storage blocks, perforated land drains in granular surround; sub-base; impermeable membrane; excavation and disposal of spoil off site (surface costs excluded)	115–160 /m <sup>2</sup>
Vortex Control Valves: Supply cost of valve and chamber ring only	230 /nr
Vortex Control Valves: Total cost of valve and inspection chamber	2300–3100 /nr
<b>Control systems</b>	
Bypass separator – approx 7,000 litre capacity	10,250–11,500 /nr
Full retention separator – approx 7,000 litre capacity	17,000 /nr

## Sustainable Urban Drainage Systems

Several of the drainage systems listed in the table above qualify as part of a sustainable drainage solution (SUDS). The principle of SUDS is to mimic natural drainage as closely as possible on sites that have been developed. Fundamentally this is done by providing more porous surfaces and water retention areas, the latter often featuring as an amenity feature. The system can be used to reduce flow from hard impermeable surfaces and in so doing reduce flood risk and through the use of the permeable substrate or vegetation be used as a filtering mechanism for water.

## GREEN ROOFS

Green roofs are flat or gently pitched roofs overlaid with a growing medium and plants, creating a habitat on what would otherwise be a plain surface. They are sometimes called living roofs or vegetated roof structures. Green roofs are one of the most tangible elements of a sustainability strategy, being visible, natural and distinctive. In many occasions, green roofs are more expensive, subject the building to a heavier load and require regular maintenance. They are 'green' when 1) they are part of a sustainable drainage system collecting rainwater; 2) they contain plant types that form habitats for species; or 3) there is a sufficient extent of vegetation to mitigate the effects of the 'urban heat island'.

A green roof system will typically comprise a multi-layer composition including insulation boarding, underlay, waterproof membrane, root protection layer, drainage layer, filter mat, growing medium and the vegetation itself. The final appearance of the roof will vary significantly by season and may require a degree of on-going irrigation if site specific factors dictate south facing slopes, high winds or low rainfall. Green roofs can vary considerably in terms of their function from sedum and brown roofs with a minimal amount of plant bearing substrate to those capable of supporting mature shrubs. The design needs to consider local biodiversity needs, and costs will vary significantly dependent on the chosen option. It should be noted that green roofs are compatible with renewable energy technology such as solar thermal or PV provided that this is considered during design.

The sandwich construction, for which there are a wide range of options, is designed to give the maximum water retention for the minimum amount of weight; this is an important consideration as the structure will have to be considered and up-rated to meet the additional load. A typical system will retain approximately 25 litres per m<sup>2</sup> of

water which will make a significant contribution to the 20% minimum requirement in Planning Policy Statement 25 for reducing run-off rates.

In addition to providing an attractive, roof-level habitat, living roofs can also contribute to the management of surface water run-off, the mitigation of local air pollutants and the extension of the useful life of the roof membrane. Their contribution to the attenuation of rainwater runoff also contributes to the potential to downsize other "hard" drainage elements within a building.

The following costs are for green roofs with areas ranging from 100 to 1000 m<sup>2</sup>. The rates include the specialist contractor's costs, but exclude allowances for main contractors' preliminaries and overheads and profit. Costs are current in April 2009 based on an average UK location. Rates are based on the surface area of the green roof.

### Costs

#### Green Roofs

	<b>Indicative Cost £/m<sup>2</sup></b>
Sedum blanket only	40-45
Sedum blanket with drainage layer and filter fleece	55-75
Sedum blanket on filter fleece and drainage layers, capping layer, and vapour barrier	90-130
Extra for insulation	55-65
Extra for waterproof membrane and vapour barrier	35-55
250 thick growing medium on drainage board, root membranes and insulation; turf	100-115
225 thick growing medium on filter fleece and LDPE drainage core; plug and hydroseed planting	60-70

### OPERATIONAL AND EMBODIED ENERGY/CARBON

#### Operational Energy

Operational energy can be significant in certain building types, leading to high operational costs and high carbon emissions. Zero and low carbon technologies help reduce the carbon emissions by substituting carbon intensive sources of energy (electricity and gas) with clean energy (such as wind or solar). However priority should be given to reducing operational energy in the first instance, leading to immediate reduction in operational (and life cycle) cost and carbon emissions. Measure to reduce operational energy can centre around the design and orientation of the building, specification for insulation and air tightness, passive or naturally ventilated solutions, energy efficient lighting, heating, cooling and appliances. With operational energy reduced, any zero carbon technologies will then contribute a higher proportion of the energy load required.

#### Costs

The results of the following table, based on the individual contribution of each reduction measure gives an indication that significant carbon reductions can be made using existing technologies such as lighting control or static cooling, whilst retaining the ability to provide air conditioned space. The aggregate cost of these proposals, inclusive of contractor's on-costs, is likely to be no more than a 5% addition to overall capital costs.

At Davis Langdon we have undertaken extensive research which has been widely published in leading industry publications and journals. The sections on technologies and their costs are based on articles previously published by Davis Langdon in Building Magazine and Building Services Magazine. For further details on our research please see our website [www.davislangdon.com](http://www.davislangdon.com).

#### Embodied Energy

Embodied energy is a significant part of the lifecycle impact of buildings. Every building is a complex combination of many processed materials, each of which contributes to the building's total embodied energy. Renovation and maintenance also add to the embodied energy over a building's life.

Embodied energy can be the equivalent of many years of operational energy. The single most important factor in reducing the impact of embodied energy is to design long life, durable and adaptable buildings. Typical life expectancy of residential buildings, particularly traditional detached, semi-detached and terraced property, is such that embodied energy plays a less significant part than in city centre commercial buildings which are subject to significant refurbishment cycles and have relatively short life spans. Ultimately, both embodied and operational energy need to be considered such that overall energy and carbon intensity can be minimised over the life of the building.

Embodied energy is also expressed as embodied carbon, which reflects the carbon and equivalent emissions resulting from energy use during the life of materials. The embodied carbon emissions of a building are from:

The CO<sub>2</sub> and equivalent gases (methane, nitrous oxides, etc.) produced during the manufacture of materials and products

- Transport to and assembly on site
- Maintenance and replacement
- Disposal and decomposition

### **Factors to consider in reducing embodied energy in buildings**

- Using less materials for a certain functional unit (e.g. minimum materials for a specific roof span)
- Using materials with inherently low embodied energy for a certain functional unit (e.g. wool insulation instead of foam insulation). The Green Guide to Specifications rates various building materials and components by environmental impact including embodied energy
- Using recycled materials or material products with high recycled content (caution should be given towards recycled materials with long transport routes). Specific guides from WRAP are available listing the available products with high recycled content
- Minimising waste material on site and recycling as much as possible of the residual waste
- Sourcing building materials from local suppliers, reducing transport emissions
- Recycling demolition material at disposal
- Avoiding or minimizing, where possible, highly manufactured components

Currently, there are no regulations or public policies that call for the reduction of embodied energy or carbon. New EU regulations which require the energy rating and labelling of buildings cover operational energy only. Hence the embodied energy is still low on the sustainability agenda. Recently various tools are becoming available in the construction industry for measuring and mitigating embodied energy, which is driving developers and project teams to utilise them for measuring the carbon impact of developments, although this does not necessarily lead to commitment to mitigation solutions.

## **IMPLEMENTATION – TAXATION AND GRANTS**

### **Taxation**

Many of the technologies discussed within this section attract 100% First Year Tax Allowances called Enhanced Capital Allowances (ECA's), deductible against taxable profit in the year of investment. Along with energy performance, increased tax allowances can be a significant driver for clients to include such technologies within their buildings.

Whilst Capital Allowances are not available to developers seeking to sell the building on completion, or to non-taxpayers, the inclusion of ECA compliant equipment will improve a building's asset rating under the Energy Performance of Buildings Directive discussed earlier in this section. For this reason alone, ECA compliant equipment is likely to become even more important to everybody with an interest in commercial property.

For further information on the Enhanced Capital Allowances scheme and a list of the current technologies attracting these improved tax allowances visit [www.eca.gov.uk](http://www.eca.gov.uk).



**Grants**

Regional Development Agencies, local authorities and government organisations, as well as various energy suppliers provide incentives in the form of grants to projects that help to achieve local, regional, national and EU priorities to reduce carbon emissions and reduce waste. Funding is often available to improve energy efficiency of buildings, improve waste management, encourage recycling and promote research and development into new and innovative technologies.

The Department for Business Enterprise and Regulatory Reform is providing grants of up to £1 million until March 2009 to public sector organisations under Phase 2 of the Low Carbon Buildings Programme. This programme awards grants of 50% of eligible costs towards purchasing and installing technologies such as biomass boilers, solar PV or ground source heat pumps [www.lowcarbonbuildingsphase2.org.uk](http://www.lowcarbonbuildingsphase2.org.uk).

Grant programmes are constantly changing, so it is advisable to contact a grants advisor at an early stage to see whether your project might be eligible for funding.

# 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.

## 1 PRESENT COST

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

- (a) where the actual building cost is known this may be updated by reference to tender price changes
- (b) by reference to average published prices per square metre of floor area. 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
- (c) by professional valuation
- (d) 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.

## 2 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 59–63 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	Cost Index	Tender Index
2005	641	465
2006	682	491
2007	718	525
2008	759	534
2009	778 (F)	487 (F)
2010	794 (F)	453 (F)
2011	819 (F)	448 (F)
2012	850 (F)	464 (F)

## 3 FEES

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

#### 4 VALUE ADDED TAX (VAT)

To the total of 1 to 3 above must be added Value Added Tax. 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.

#### 5 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.

##### Present Cost

Known cost at mid 1976		£200,000
	Predicted tender index fourth quarter 2009 = 473	
	Tender index fourth quarter 1976 = 100	
	Increase in tender index = 373%	
	applied to known cost	<u>£746,000</u>
	Present cost (excluding any allowance for demolition) =	£946,000

##### Allowance for inflation

Present cost at day one of policy		£946,000
	Predicted tender index fourth quarter 2010 = 446	
	Predicted tender index fourth quarter 2009 = 473	
	Decrease in tender index = 5.71%	
	applied to present cost = say	<u>£54,000</u>
	Anticipated cost at expiry of policy =	£892,000

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 allowance must be made.

	Predicted tender index fourth quarter 2011 = 452	
	Predicted tender index fourth quarter 2010 = 446	
	Increase in tender index = 1.35%	
	applied to cost at expiry of policy = say	£12,000
	Anticipated cost at tender date =	£904,000

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

	Predicted cost index fourth quarter 2012 = 864	
	Predicted cost index fourth quarter 2011 = 831	
	Increase in tender index = 3.97%	£35,888
This is the total increase at the end of the one year period		
The amount applicable to the contract would be about half	say	<u>£17,950</u>
	Estimated cost of reinstatement	£921,950

**SUMMARY OF EXAMPLE**

Estimated cost of reinstatement	=	£921,950
Add professional fees at, say 14%	=	£129,100
	s/t	£1,051,050
Add for VAT, currently at 17.5% say*		<u>£184,000</u>
<b>Total insurance cover required</b>		<b><u>£1,235,050</u></b>

\* The rate of VAT currently 15%, but is due to return to 17.5% on 1 January 2010

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# Approximate Estimating

This part of the book contains the following sections:

Building Costs and Tender Price Indices, page 59

Building Prices per Functional Unit, page 65

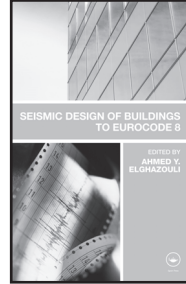
Building Prices per Square Metre, page 69

Building Cost Models, page 77

Approximate Estimates, page 129

## Seismic Design of Buildings to EC8

Ahmed Elghazouli



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The book stems from practical short courses on seismic design, run jointly by the Society for Earthquake and Civil Engineering Dynamics (SECED) and Imperial College London.

### Contents

1. Introduction (Philippe Bisch)
2. Seismic Hazard and Earthquake Actions (Julian Bommer and Peter Stafford)
3. Structural Analysis (Martin Williams)
4. Basic Seismic Design Principles for Buildings (Edmund Booth and Zygmunt Lubkowski)
5. Concrete Structures (Andy Campbell and Mario Lopes)
6. Steel Structures (Ahmed Elghazouli and Miguel Castro)
7. Composite Steel/Concrete Structures (Ahmed Elghazouli and Miguel Castro)
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# Building Costs and Tender Price Indices

The tables which follow show the changes in building costs and tender prices since 1990. 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 builder in the course of his business, the principal ones being those for labour and materials. "Tender Price" is the price for which a builder offers to erect a building.

## Building costs

This table reflects the fluctuations since 1985 in wages and materials costs to the builder. 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 revalued for each variation in labour costs, whilst the changes in the costs of materials have been based upon the indices prepared by the Department for Business, Enterprise & Regulatory Reform (DBERR). 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
2007	703	707	730	730	718
2008	733	742	781	780	759
2009	773 (P)	771 (F)	783 (F)	783 (F)	778 (F)
2010	786 (F)	788 (F)	801 (F)	800 (F)	794 (F)
2011	804 (F)	810 (F)	829 (F)	831 (F)	819 (F)
2012	835 (F)	839 (F)	862 (F)	864 (F)	850 (F)

**Note:** P = Provisional F = Forecast



## Tender Prices

Tender prices are similar to "building costs" but also takes into account market considerations such as the availability of labour and materials, and 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).

### 1976 = 100 (commencing from 1990)

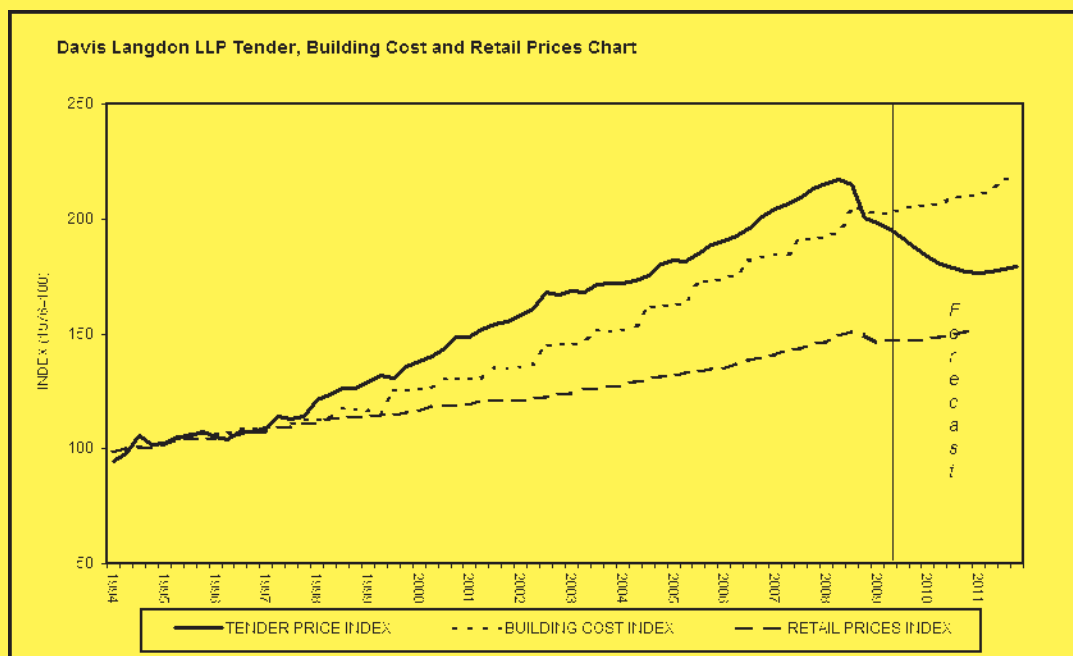
Year	First quarter	Second quarter	Third quarter	Fourth quarter	Annual average
1990	320	315	312	290	309
1991	272	262	261	254	262
1992	250	248	241	233	243
1993	227	242	233	239	235
1994	239	247	266	256	252
1995	258	265	266	270	265
1996	265	262	270	270	267
1997	275	287	284	287	283
1998	305	312	318	318	313
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 (P)	492 (F)	483 (F)	473 (F)	487 (F)
2010	463 (F)	455 (F)	450 (F)	446 (F)	453 (F)
2011	444 (F)	446 (F)	449 (F)	452 (F)	448 (F)
2012	456 (F)	462 (F)	467 (F)	470 (F)	464 (F)

**Note:** P = Provisional F = Forecast

As the market conditions continues to deteriorate, a sharp decline in new orders and output for the year 2009 and a moderate decline in 2010 is expected. Sectors expected to suffer most over the next two years are private housing, private industrial and private commercial. Over the same period, in particular the public non housing and infrastructure sectors are expected to do better as long as the promised public funding is available.

It is expected that prices in Greater London will be hit more than most regions. Tender prices in Greater London in the year 2009 are expected to fall by 9% and a further 7% in the year 2010. Prices elsewhere are expected to fall between 5%–8% in the year 2009 and 4%–6% in the year 2010. It is expected that prices will bottom out in the first quarter of 2011.

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



## 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 reflect price levels for second quarter of 2009 in Outer London. Regional variations for certain inner London boroughs can be up to 13% higher while prices in the North and Yorkshire and Humberside can be as much as 18% lower. Broad regional adjustment factors 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 2008 prices in Greater London fell by about 6%, whilst in other regions prices fell by 5% to 8%. *Spon's Updates* and the *Tender Price 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 2009. The table shows the forecast second quarter 2009 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 the book are at a Tender Price Index level of 509 for Outer London).

**Measured Work Location Factors**

Region	Forecast second quarter 2009 tender price index	Percentage adjustment to <i>Major Works</i> section
Outer London	492	-3
Inner London	536	+5
East Anglia	403	-21
East Midlands	384	-25
Northern	408	-20
Northern Ireland	290	-43
North West	384	-25
Scotland	448	-12
South East	448	-12
South West	423	-17
Wales	423	-17
West Midlands	394	-23
Yorkshire and Humberside	403	-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 2010*, to a price level that reflects the forecast Outer London market conditions for competitive tenders in the second quarter 2009:

A Value of items priced using <i>Spon's A&amp;B 2010</i> i.e. Tender Price Index 509	£ 1,718,000
B Adjustment to reduce value of A to forecast price level for second quarter 2009 i.e. Forecast Tender Price Index 492 (492 – 509)/509 x 100 = say -3.34%	<u>-57,379</u>
	1,606,621
C Value of items priced using competitive quotations that reflect the market conditions in the second quarter 2009	<u>825,000</u>
	2,485,621
D Allowance for preliminaries say = +13%	323,131
E Total value of estimate at second quarter 2009 price levels	<u>2,808,750</u>

Alternatively, for a similar estimate in Scotland:

A Value of items priced using <i>Spon's A&amp;B 2009</i> i.e. Tender Price Index 509	£ 1,718,000
B Adjustment to reduce value of A to forecast price level for second quarter 2009 for Scotland (from regional variation table) i.e. Tender Price Index 361 (448 – 509)/509 x 100 = 11.98%, say	<u>205,890</u>
	1,512,110
C Value of items priced using competitive quotations that reflect the market conditions in the second quarter 2009	<u>825,000</u>
	2,337,110
D Allowance for preliminaries say = +13%	303,824
E Total value of estimate at second quarter 2009 price levels	<u>2,640,934</u>

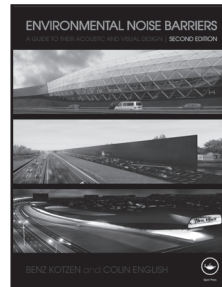
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# Building Prices per Functional Unit

Prices given under this heading are average prices, on a fluctuating basis, for typical buildings based on a tender price level index of 463 (1976 = 100). Prices includes for Preliminaries at 16%, 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
<b>Utilities, civil engineering facilities (Uniclass D1)</b>		
Car Parking		
surface level	20 to 22 m <sup>2</sup> /car	£850 to £1,450 /car
ground level (under buildings)	22 to 24 m <sup>2</sup> /car	£1,900 to £3,200 /car
multi storey	24 to 28 m <sup>2</sup> /car	£8,300 to £14,000 /car
semi basement	27 to 30 m <sup>2</sup> /car	£10,600 to £13,800 /car
basement	28 to 32 m <sup>2</sup> /car	£20,000 to £38,000 /car
<b>Administrative, commercial protective service facilities (Uniclass D3)</b>		
Office – air conditioned		
low density cellular	15 to 20 m <sup>2</sup> /person	£20,000 to £24,000 /person
high density open plan	10 to 15 m <sup>2</sup> /person	£16,500 to £28,800 /person

**Health and welfare facilities (Uniclass D4)**

## Hospitals

district general	65 to 85 m <sup>2</sup> /bed	£80,000 to £135,000 /bed
teaching	120 + m <sup>2</sup> /bed	£110,000 to £150,000 /bed
private	75 to 100 m <sup>2</sup> /bed	£90,000 to £180,000 /bed

## Nursing Homes

residential home	40 to 60 m <sup>2</sup> /bedroom	£29,000 to £68,000 /bedroom
nursing homes	40 to 80 m <sup>2</sup> /bedroom	£39,000 to £105,000 /bedroom

**Recreational facilities (Uniclass D5)**

## Football Stadia

basic stand	-	£640 to £720 /seat
stand plus basic facilities	-	£800 to £1,100 /seat
stand plus extensive facilities	-	£1,100 to £1,400 /seat
national stadia plus extensive facilities	-	£2,750 to £4,550 /seat

## Theatres

theatre refurbishment	-	£7,850 to £15,000 /seat
workshop (fewer than 500 seats)	-	£8,100 to £12,800 /seat
more than 500 seats	-	£18,500 to £27,000 /seat

## Sports Halls

indoor tennis courts	-	£210,000 to £300,000 per court
indoor bowling greens	-	£105,000 to £160,000 per rink
squash courts	-	£70,000 to £95,000 per court

**Educational, scientific, information facilities (Uniclass D7)**

## Schools

nursery	3 to 5 m <sup>2</sup> /child	£2,950 to £7,200 /child
secondary	6 to 10 m <sup>2</sup> /child	£8,100 to £17,600 /child
boarding	10 to 12 m <sup>2</sup> /child	£9,200 to £16,600 /child
special	18 to 20 m <sup>2</sup> /child	£14,400 to £23,200 /child

**Residential facilities (Uniclass D8)**

## Housing (private developer)

terraced; two bedroom	55 to 65 m <sup>2</sup> /gifa	£30,400 to £53,500 /house
semi-detached; three bedroom	70 to 90 m <sup>2</sup> /gifa	£45,000 to £79,000 /house
detached; four bedroom	90 to 100 m <sup>2</sup> /gifa	£73,000 to £130,000 /house
low rise flats; two bedroom	55 to 65 m <sup>2</sup> /gifa	£39,000 to £59,000 /flat
medium rise flat; two room	55 to 65 m <sup>2</sup> /gifa	£43,000 to £65,000 /flat

## Hotels

luxury city-centre hotel, multi-storey, conference and wet leisure facilities	70 to 120 m <sup>2</sup> /bedroom	£150,000 to £300,000 /bedroom
business town centre provincial hotel four to six storeys, conference and wet leisure facilities	70 to 100 m <sup>2</sup> /bedroom	£80,000 to £130,000 /bedroom
mid range provincial hotel two to three storeys, conference and leisure facilities	50 to 60 m <sup>2</sup> /bedroom	£65,000 to £110,000 /bedroom

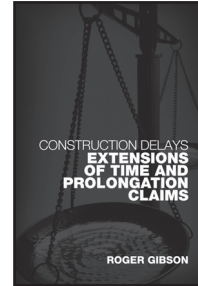
city centre aparthotel four to seven storeys, apartments with self-catering facilities	50 to 60 m <sup>2</sup> /bedroom	£54,000 to £110,000 /bedroom
budget city-centre hotel four to six storeys, dining bar and facilities	35 to 45 m <sup>2</sup> /bedroom	£26,500 to £56,000 /bedroom
mid-range provincial hotel two to three storeys, bedroom extension	33 to 40 m <sup>2</sup> /bedroom	£42,500 to £64,500 /bedroom
two to three storey lodge, excluding dining facilities	28 to 35 m <sup>2</sup> /bedroom	£29,500 to £46,500 /bedroom
budget roadside hotel	28 to 35 m <sup>2</sup> /bedroom	£25,500 to £37,500 /bedroom
Hotel furniture fittings and equipment		
budget hotel		£3,700 to £7,400 /bedroom
mid-range hotel		£13,000 to £19,000 /bedroom
luxury hotel		£30,500 to £74,000 /bedroom
Students Residences		
large turnkey budget schemes (200 + units), simple design, open site; en suite accommodation	18 to 20 m <sup>2</sup> /bedroom	£17,500 to £27,500 /bedroom
smaller schemes (40 to 100 units) with mid range specifications, some with en suite bathroom and kitchen facilities	19 to 24 m <sup>2</sup> /bedroom	£23,000 to £37,500 /bedroom
smaller high quality courtyard schemes of collegiate style in restricted city centre sites	24 to 28 m <sup>2</sup> /bedroom	£37,500 to £63,000 /bedroom



## Construction Delays

Extensions of Time and Prolongation Claims

**Roger Gibson**



Providing guidance on delay analysis, the author gives readers the information and practical details to be considered in formulating and resolving extension of time submissions and time-related prolongation claims. Useful guidance and recommended good practice is given on all the common delay analysis techniques. Worked examples of extension of time submissions and time-related prolongation claims are included.

### Selected Contents:

1. Introduction
2. Programmes & Record Keeping
3. Contracts and Case Law
4. The 'Thorny Issues'
5. Extensions of Time
6. Prolongation Claims Summary

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# 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 463 (1976 = 100). Prices allow for Preliminaries at 13%, 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 floor area of all storeys, measured between external walls and without deduction for internal walls, columns, stairwells, lift wells and the like.

As in previous editions 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.

In many instances normal commercial pressures together with a limited range of available specifications ensure that a single rate is sufficient to indicate the prevailing average price. However, where such restrictions do not apply a range has been given; 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 "*Approximate Estimates*" and "*Cost Models*" sections. As elsewhere in this edition, prices do not include VAT.

	£ per square metre excluding VAT	
<b>Utilities, civil engineer (Uniclass D1)</b>		
Surface car parking	55.00	to 85.00
Surface car parking; landscaped	65.00	to 105.00
Multi storey carp parks		
grade & upper level	180.00	to 240.00
flat slab	290.00	to 480.00
Underground car parks		
partially underground under buildings; naturally ventilated	390.00	to 460.00
completely underground under buildings	670.00	to 820.00
completely underground with landscaped roof	820.00	to 980.00
Railway stations	1600.00	to 2550.00
Bus and coach stations	1800.00	to 2550.00
Bus garages	780.00	to 860.00
Petrol stations	1060.00	to 2060.00
vehicle showrooms with workshops, garages etc..		
up to 2,000m <sup>2</sup>	850.00	to 1150.00
over 2,000m <sup>2</sup>	800.00	to 1030.00
Vehicle showrooms without workshops, garages etc.		
up to 2,000m <sup>2</sup>	1010.00	to 1120.00
Vehicle repair and maintenance buildings		
up to 500m <sup>2</sup>	1350.00	to 1700.00
over 500m <sup>2</sup> up to 2000m <sup>2</sup>	815.00	to 1250.00
car wash buildings	690.00	to 1110.00
Garages, domestic	430.00	to 870.00
Airport facilities (excluding aprons)		
airport terminals	2350.00	to 3300.00
airport piers/satellites	1800.00	to 4030.00
Airport campus facilities		
cargo handling bases	530.00	to 880.00
distribution centres	270.00	to 530.00
hangars (type C and D aircraft)	1140.00	to 1340.00
TV, radio and video studios	1020.00	to 2020.00
telephone exchanges	820.00	to 1250.00
telephone engineering centres	680.00	to 770.00
branch post offices	860.00	to 1160.00
postal delivery offices/sorting offices	870.00	to 1190.00
mortuaries	1560.00	to 2160.00
substations	1160.00	to 1750.00
<b>Industrial facilities (Uniclass D2)</b>		
B1 Light industrial/offices buildings		
economical shell, and core with heating only	470.00	to 820.00
medium shell and core with heating and ventilation	720.00	to 1080.00
high quality shell and core with air conditioning	960.00	to 1750.00
developers Category A fit out	390.00	to 670.00
tenants Category B fit out	180.00	to 510.00
Agricultural storage buildings	410.00	to 700.00
Factories		
for letting (incoming services only)	290.00	to 410.00
for letting (including lighting, power and heating)	390.00	to 520.00
nursery units (including lighting, power and heating)	470.00	to 700.00
workshops	450.00	to 870.00
maintenance/motor transport workshops	530.00	to 920.00
owner occupation for light industrial use	550.00	to 700.00
owner occupation for heavy industrial use	910.00	to 1060.00
Factory/office buildings high technology production		
for letting (shell and core only)	510.00	to 700.00
for owner occupation (controlled environment fully finished)	110.00	to 1470.00

	£ per square metre excluding VAT	
Laboratory workshops and offices	990.00	to 1250.00
High technology laboratory workshop centres, air conditioned	2320.00	to 2970.00
Warehouse and distribution centres		
high bay (10–15m high) for owner occupation (no heating) up to 10,000m <sup>2</sup>	260.00	to 330.00
high bay (10–15m high) for owner occupation (no heating) up to 10,000m <sup>2</sup> to 20,000m <sup>2</sup>	190.00	to 260.00
high bay (16–24m high) for owner occupation (no heating) over 10,000m <sup>2</sup> to 20,000m <sup>2</sup>	280.00	to 370.00
high bay (16–24m high) for owner occupation (no heating) over 20,000m <sup>2</sup>	210.00	to 330.00
Fit out cold stores, refrigerated stores inside warehouse	400.00	to 760.00
Industrial buildings Shell with heating to office areas only		
500–1,000m <sup>2</sup>	290.00	to 670.00
1,000–2,000m <sup>2</sup>	220.00	to 600.00
greater than 2,000m <sup>2</sup>	290.00	to 600.00
Unit including services to production area		
500–1,000m <sup>2</sup>	510.00	to 800.00
1,000–2,000m <sup>2</sup>	460.00	to 740.00
greater than 2,000m <sup>2</sup>	460.00	to 740.00
<b>Administrative commercial (Uniclass D3)</b>		
Embassies	1610.00	to 2320.00
County courts	1430.00	to 1780.00
Magistrates courts	1090.00	to 1380.00
Civic offices		
non air conditioned	1090.00	to 1380.00
fully air conditioned	1370.00	to 1610.00
Probation/registrars offices	790.00	to 1140.00
Offices for letting		
low rise, air conditioned, high quality speculative	1100.00	to 1390.00
medium rise, air conditioned, high quality speculative, 8–20 storeys	1350.00	to 1840.00
city fringe deep-plan speculative office tower, air conditioned	1750.00	to 2120.00
Offices for owner occupation		
low rise, air conditioned	1200.00	to 1470.00
medium rise, air conditioned	1630.00	to 1920.00
high rise, air conditioned	1840.00	to 2310.00
Offices – City and West End		
high quality, speculative 8–20 storeys, air conditioned	1730.00	to 2200.00
high rise, air conditioned, iconic speculative towers	2550.00	to 3350.00
Business park offices		
functional non air conditioned less than 2,000m <sup>2</sup>	800.00	to 1000.00
functional non air conditioned more than 2,000m <sup>2</sup>	750.00	to 950.00
medium quality non air conditioned less than 2,000m <sup>2</sup>	950.00	to 1150.00
medium quality non air conditioned more than 2,000m <sup>2</sup>	900.00	to 1100.00
medium quality air conditioned less than 2,000m <sup>2</sup>	1050.00	to 1250.00
medium quality air conditioned more than 2,000m <sup>2</sup>	1000.00	to 1200.00
good quality – naturally ventilated to meet BCO specification (exposed soffits, solar shading) less than 2,000m <sup>2</sup>	910.00	to 1250.00
good quality – naturally ventilated to meet BCO specification (exposed soffits, solar shading) more than 2,000m <sup>2</sup>	870.00	to 1200.00
high quality air conditioned less than 2,000m <sup>2</sup>	1200.00	to 1450.00
high quality air conditioned more than 2,000m <sup>2</sup>	1150.00	to 1400.00
Large trading floors in medium sized offices	820.00	to 1100.00
Two storey ancillary office accommodation to warehouses/factories	820.00	to 100.00
Fitting out offices (nia) City and West End		
basic fitting out including carpets, decorations, partitions and services	300.00	to 320.00
good quality fitting out including carpets, decorations, partitions and services	380.00	to 480.00
high quality fitting out including carpets, decorations, partitions, ceilings, furniture, air conditioning and electrical services	580.00	to 870.00
Out-of-town (South East)		
basic fitting out including carpets, decorations, partitions and services	230.00	to 300.00

	£ per square metre excluding VAT	
<b>Administrative commercial (Uniclass D3) – cont'd</b>		
good quality fitting out including carpets, decorations, partitions and services	280.00	to 380.00
high quality fitting out including carpets, decorations, partitions, ceilings, furniture, air conditioning and electrical services	520.00	to 870.00
Meeting Areas	620.00	to 870.00
Reception areas	910.00	to 1150.00
Conference suites – city and west end (nia)	2360.00	to 2600.00
Conference suites – out-of-town (nia)	1890.00	to 2350.00
Sub-equipment room – city and west end	1440.00	to 1840.00
Sub-equipment room – out-of-town (nia)	1440.00	to 1840.00
Back of house / storage – city/west end (nia)	510.00	to 620.00
Back of house / storage – out-of-town (nia)	270.00	to 390.00
Kitchen – city / west end (nia)	2360.00	to 2830.00
Kitchen – out-of-town (nia)	2120.00	to 2730.00
Restaurants – city and west end (nia)	1100.00	to 1870.00
Restaurants – out-of-town (nia)	1060.00	to 1870.00
Office refurbishment (including developers finish - gifa; central London		
minor refurbishment	260.00	to 710.00
medium refurbishment	710.00	to 1290.00
major refurbishment	1270.00	to 1850.00
Banks		
local	1270.00	to 1580.00
city centre / head office	1820.00	to 2340.00
Building Society branches		
refurbishment	650.00	to 1120.00
Shop shells		
small	550.00	to 700.00
large, including department stores and supermarkets	470.00	to 670.00
Fitting out shell for small shop (including shop fittings)		
simple store	530.00	to 650.00
fashion store	1010.00	to 1250.00
Fitting out shell for department store or supermarket	1050.00	to 2250.00
Retail Warehouses		
shell	350.00	to 510.00
fitting out, including all display and refrigeration units, check outs and IT systems	240.00	to 280.00
Supermarkets		
shell	380.00	to 660.00
supermarket fit-out	850.00	to 1130.00
hypemarket fit-out	620.00	to 820.00
Shopping Centres Malls, including fit-out		
comfort cooled	2800.00	to 3800.00
air conditioned	3360.00	to 4920.00
food court	3360.00	to 3830.00
factory outlet centre – enclosed	2260.00	to 3650.00
factory outlet centre – open	410.00	to 770.00
anchor tenants; capped off services	750.00	to 1130.00
medium / small units; capped off services	750.00	to 1030.00
centre management	1700.00	to 2450.00
enclosed surface level service yard	1250.00	to 1540.00
landlords back of house and service corridors	1250.00	to 1540.00
Refurbishment		
mall; limited scope	840.00	to 1300.00
mall; comprehensive	1200.00	to 1830.00
<b>Medical health welfare (Uniclass D4)</b>		
Ambulance stations	720.00	to 1090.00
Ambulance control centres	1010.00	to 1870.00
Fire stations	1090.00	to 1530.00

	£ per square metre excluding VAT	
Police stations	1100.00	to 1580.00
Prisons	1250.00	to 1830.00
District hospitals	1160.00	to 1580.00
refurbishment	530.00	to 1090.00
Hospice	1230.00	to 1510.00
Private hospitals	1140.00	to 1730.00
Pharmacies	1150.00	to 1440.00
Hospital laboratories	1440.00	to 2100.00
Ward blocks	1090.00	to 1370.00
refurbishment	510.00	to 820.00
Geriatric units	1110.00	to 1510.00
Psychiatric units	1110.00	to 1390.00
Psycho-geriatric units	1060.00	to 1550.00
Maternity units	1110.00	to 1510.00
Operating theatres	1190.00	to 1850.00
Outpatients / casualty units	1210.00	to 1610.00
Hospital teaching centres	920.00	to 1290.00
Health centres	1100.00	to 1150.00
Welfare centres	1160.00	to 1380.00
Day centres	1000.00	to 1380.00
Group practice surgeries	890.00	to 1120.00
Homes for the mentally handicapped	920.00	to 1290.00
Homes for the physically handicapped	1140.00	to 1400.00
Geriatric day hospital	1000.00	to 1300.00
Accommodation for the elderly		
residential homes	710.00	to 1140.00
nursing homes	980.00	to 1350.00
Children's homes	820.00	to 1300.00
Homes for the aged	860.00	to 1140.00
refurbishment	330.00	to 810.00
Observation and assessment units	680.00	to 1300.00
Primary Health Care		
doctors surgery – basic	880.00	to 1180.00
doctors surgery / medical centre	1140.00	to 1440.00
Hospitals		
diagnostic and treatment centres	2350.00	to 2850.00
acute services hospitals	2050.00	to 2950.00
radiotherapy and oology units	2150.00	to 3050.00
community hospitals	1890.00	to 2350.00
trauma unit	1840.00	to 2070.00
<b>Recreational facilities (Uniclass D5)</b>		
Public houses	980.00	to 1350.00
Dining blocks and canteens	960.00	to 1350.00
Restaurants	1140.00	to 1610.00
Community centres	810.00	to 1150.00
General purpose halls	810.00	to 1250.00
Visitors' centres	1090.00	to 1870.00
Youth clubs	760.00	to 1120.00
Arts and drama centres	1120.00	to 1270.00
Galleries		
international standard art gallery	2560.00	to 3510.00
national standard art gallery	2070.00	to 2560.00
independent commercial art gallery	1110.00	to 1440.00
Arts and drama centre	1090.00	to 1270.00
Theatres, including seating and stage equipment		
large – over 500 seats	3000.00	to 4000.00
studio / workshop – less than 500 seats	1800.00	to 2800.00
refurbishment	1380.00	to 2310.00

	£ per square metre excluding VAT	
<b>Recreational facilities (Uniclass D5) – cont'd</b>		
Concert halls, including seats and stage equipment	2020.00	to 3290.00
Cinema		
shell	630.00	to 820.00
multiplex; shell only	1150.00	to 2110.00
fitting out, including all equipment, air conditioned	690.00	to 1270.00
Exhibition centres	1250.00	to 1680.00
Swimming pools		
international standard	3000.00	to 4000.00
local authority standard	1800.00	to 2800.00
school standard	1010.00	to 1140.00
leisure pools, including wave making equipment	2420.00	to 3080.00
Ice rinks	1120.00	to 1330.00
Rifle ranges	880.00	to 1110.00
Leisure centres		
dry	1200.00	to 1700.00
extension to hotels; shell and fitout, including pool	1680.00	to 2350.00
wet and dry	1800.00	to 2500.00
Sports halls including changing rooms	630.00	to 1120.00
School gymnasiums	760.00	to 890.00
Squash courts	760.00	to 1120.00
Indoor bowls halls	470.00	to 900.00
Bowls pavilions	760.00	to 920.00
Health and Fitness Clubs	1060.00	to 1730.00
Sports pavilions	790.00	to 1210.00
changing only	960.00	to 1300.00
social and changing	910.00	to 1390.00
Clubhouses	810.00	to 1090.00
Golf clubhouses	770.00	to 1350.00
<b>Religious facilities (Uniclass D6)</b>		
Temples, mosques, synagogues	1170.00	to 1390.00
Churches	980.00	to 1400.00
Mission halls, meeting houses	1140.00	to 1510.00
Convents	1070.00	to 1650.00
Crematoria	1430.00	to 1760.00
<b>Education scientific (Uniclass D7)</b>		
Nursery schools	980.00	to 1440.00
Primary / junior schools	1650.00	to 2250.00
Secondary / middle schools	1500.00	to 2050.00
Secondary Schools and Further Education College buildings		
classrooms	870.00	to 1100.00
laboratories	880.00	to 1340.00
craft design and technology	880.00	to 1340.00
music	820.00	to 1680.00
Extensions to schools		
classrooms	960.00	to 1350.00
laboratories	1210.00	to 1330.00
Sixth form colleges	1900.00	to 2300.00
Special schools	810.00	to 1150.00
Training colleges	780.00	to 1170.00
Management training centres	1090.00	to 1470.00
Universities		
arts buildings	980.00	to 1210.00
science buildings	1090.00	to 1540.00
College / University Libraries	910.00	to 1300.00

	£ per square metre excluding VAT	
Laboratories and offices, low level servicing	1510.00	to 2810.00
Computer buildings	1290.00	to 1930.00
Museums and Art Galleries		
national standard museum	4000.00	to 6000.00
national standard independent specialist museum, excluding fit out	3000.00	to 4000.00
regional, including full air conditioning	2500.00	to 3500.00
local, including full air conditioning	2000.00	to 2500.00
conversion of existing warehouse to regional standard museum	1060.00	to 1610.00
conversion of existing warehouse to local standard museum	910.00	to 1370.00
Learning resource centre		
economical	880.00	to 1340.00
high quality	1180.00	to 1630.00
Libraries		
branch	910.00	to 1230.00
city centre	1350.00	to 1790.00
collegiate; including fittings	2110.00	to 2690.00
Conference centres	1530.00	to 2080.00
<b>Residential facilities (Uniclass D8)</b>		
Local Authority and Housing Association schemes		
Bungalows		
semi detached	720.00	to 860.00
terraced	610.00	to 770.00
Two storey housing		
detached	800.00	to 900.00
semi detached	750.00	to 860.00
terraced	650.00	to 850.00
Three storey housing		
semi detached	630.00	to 880.00
terraced	560.00	to 820.00
Apartments / flats		
low rise	850.00	to 1000.00
medium rise	950.00	to 1150.00
Sheltered housing with wardens accommodation	720.00	to 1040.00
Private Developments		
single detached houses	820.00	to 1270.00
two and three storey houses	720.00	to 1780.00
high quality apartments in residential tower - Inner London	2200.00	to 3000.00
Apartments / flats generally		
standard quality; 3 – 5 storeys	820.00	to 1100.00
warehouse conversion to apartments	920.00	to 1380.00
Hotels (including fittings, furniture and equipment)		
luxury city-centre with conference and wet leisure facilities	2100.00	to 2900.00
business town centre with conference and wet leisure facilities	1500.00	to 2300.00
mid-range with conference and leisure facilities	1290.00	to 1680.00
budget city-centre with dining and bar facilities	1200.00	to 1500.00
budget roadside excluding dining facilities	870.00	to 1200.00
Hotel accommodation facilities (excluding fittings, furniture and equipment)		
bedroom areas	720.00	to 1050.00
front of house and reception	970.00	to 1280.00
restaurant areas	1080.00	to 1610.00
bar areas	940.00	to 1470.00
function rooms / conference facilities	810.00	to 1470.00
Students residences		
large budget schemes with en-suite accommodation	920.00	to 1380.00
smaller schemes (40 – 100 units) with mid range specifications	1200.00	to 1570.00
smaller high quality courtyard schemes, college style	1570.00	to 2260.00

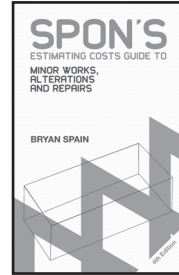


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# Building Cost Models

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

During this 17 year period, over seventy-five 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 12 of the most common building types. All models have been updated to reflect 1st Quarter 2010 tendered rates (current forecast tender index = 463). 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.

Please note that this index is different to the main book index of 501 and you should use the tender price indices to adjust a Cost Model total building cost to the date required.

Readers may refer to the *Approximate Estimates* section of this book to make adjustments to the models for alternative locations and specifications.

## DISTRIBUTION CENTRE COST MODEL

This cost model features a detailed cost breakdown of a new build high bay distribution centre with a 15m haunch height. The costs are based on a generic solution with a gross internal floor area of 70,000m<sup>2</sup>, which includes 5% office and ancillary accommodation (3,500m<sup>2</sup>). 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 m<sup>2</sup>
- Office Shell: Net internal floor area = 3,500 m<sup>2</sup>
- Warehouse: Net internal floor area = 70,000 m<sup>2</sup>

Model location is based on UK average  
(TPI = 463, LF = 0.93)

*This updated cost model is copyright of Davis Langdon LLP, originally published in Building on 06-Aug-04*

Warehouse Shell	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
<b>Substructure</b>				<b>3,251,000</b>	<b>45.34</b>
▪ 225mm reinforced concrete ground slab; laser levelled; surface hardener; subbase; perimeter ground beam; lift pits	70,000	m <sup>2</sup>	40		
▪ In situ concrete pad foundations and ground beams	260	nr	1,100		
▪ Allowance for foundations and retaining walls to dock levellers	100	nr	1,650		
<b>Frame</b>				<b>2,800,000</b>	<b>39.05</b>
▪ Steel propped portal frame, cold rolled purlin sections, surface treatment, including decorations	70,000	m <sup>2</sup>	40		
<b>Roof</b>				<b>2,675,000</b>	<b>37.31</b>
▪ Composite roof panels; powder coated galvanised steel	70,000	m <sup>2</sup>	24		
▪ Extra over for 10% rooflights	7,000	m <sup>2</sup>	28		
▪ Roof drainage generally; syphonic system	70,000	m <sup>2</sup>	5		
▪ Eaves/valley gutter; galvanised steel; insulation; stop ends	3,100	m <sup>2</sup>	120		
▪ Allowance for mansafe system, hatches and access ladders	1	item	70,000		
<b>External Walls, Windows and Doors</b>				<b>672,800</b>	<b>9.38</b>
▪ Wall cladding system, composite panels and built-up cladding systems; mineral fibre insulation; polyester powder coating	17,750	m <sup>2</sup>	33		
▪ Allowance for personnel escape doors	25	m <sup>2</sup>	800		
▪ Cladding and details to inside face of parapet walls	1,150	m <sup>2</sup>	40		
▪ Level access doors; insulated sectional overhead dock doors	10	nr	2,100		
<b>Dock Leveller Installations</b>				<b>880,000</b>	<b>12.27</b>
▪ Insulated sectional overhead dock doors	100	nr	1,400		
▪ Dock leveller; precast concrete dock pits; wheel guides	100	nr	5,400		
▪ Dock shelter; heavy duty scissors retracting frame	100	nr	1,500		
▪ Protection, bollards to door tracks; heavy duty rubber dock buffers	1	item	30,000		
▪ Traffic control lights	100	nr	200		
<b>Services Installations</b>				<b>202,000</b>	<b>2.82</b>
▪ Water installations; hot and cold water services		item	30,000		
▪ Mechanical installations; gas and water connections		item	20,000		
▪ Electrical installation; general sub-mains and distribution		item	70,000		

## DISTRIBUTION CENTRE COST MODEL

▪ Electrical installation; to dock levellers and access doors		item	75,000		
▪ Allowance for lightning protection		item	7,000		
<b>Preliminaries and Contingency</b>				<b>1,100,200</b>	<b>15.34</b>
▪ Overheads and profit, site establishment and supervision @		8.5%			
▪ Contingency @		2%			
<b>Construction cost (Warehouse shell only, rate based on GIFA)</b>				<b>11,581,000</b>	<b>161.51</b>

Office Shell and Fit-Out	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
<b>Substructure</b>				<b>70,000</b>	<b>20.00</b>
▪ Extra for foundations to offices; in situ concrete pad foundations; ground beams; lift pit (upper floor footprint)	1,750	m <sup>2</sup>	40		
<b>Frame, Upper Floors and Stairs</b>				<b>266,300</b>	<b>76.09</b>
▪ Steel frame, universal sections; surface treatment, fire protection and decoration	3,500	m <sup>2</sup>	40		
▪ Upper floors; 200mm thick precast concrete plank and structural screed	1,750	m <sup>2</sup>	35		
▪ Allowance for fire stopping to perimeter		item	15,000		
▪ Precast concrete stairs, mild steel balustrades and handrails; polyester powder coated	2	nr	25,000		
<b>External Walls, Windows and Doors</b>				<b>364,600</b>	<b>104.17</b>
▪ Extra over wall cladding for double glazed ribbon windows	750	m <sup>2</sup>	340		
▪ Extra over wall cladding for louvres		item	65,000		
▪ Allowance for glazed screen		item	25,000		
▪ Glazed entrance doors; to match glazed screen (per leaf)	14	nr	1,400		
<b>Internal Partitions and Doors</b>				<b>42,000</b>	<b>12.00</b>
▪ 140mm thick blockwork; head restraint; fire stopping	700	m <sup>2</sup>	50		
▪ Doors; ironmongery (cost per leaf)	14	nr	500		
<b>Finishes</b>				<b>247,900</b>	<b>70.83</b>
▪ Allowance for wall finishes generally, emulsion paint and ceramic tile (allowance based on floor area)	3,500	m <sup>2</sup>	11		
▪ Raised floor to office areas only; 150 cavity; fire barriers	3,200	m <sup>2</sup>	30		
▪ Ceramic tiles to reception and WCs	650	m <sup>2</sup>	40		
▪ Vinyl sheet and skirtings to corridor areas	750	m <sup>2</sup>	33		
▪ Suspended ceiling; mineral fibre tile in exposed lay in grid	3,500	m <sup>2</sup>	17		
▪ Extra for moisture resistant tiles	300	m <sup>2</sup>	9		
<b>Fittings</b>				<b>547,000</b>	<b>156.29</b>
▪ Allowance for open plan office fit-out to category B	3,500	m <sup>2</sup>	140		
▪ Allowance for kitchen fittings		item	8,600		
▪ Allowance for reception fittings and features		item	38,600		
▪ Allowance for matwells and frames		item	5,100		
▪ Allowance for WC fittings		item	4,700		
<b>Services Installations</b>				<b>814,300</b>	<b>232.66</b>
▪ Sanitary fittings generally	75	nr	390		
▪ Hot and cold water services. Disposal installations		item	52,000		
▪ Low temperature hot water heating	3,500	m <sup>2</sup>	25		
▪ Mechanical ventilation and comfort cooling	3,500	m <sup>2</sup>	100		

## DISTRIBUTION CENTRE COST MODEL

Office Shell and Fit-Out	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
<ul style="list-style-type: none"> <li>▪ Allowance for toilet and Lift Motor Room ventilation</li> <li>▪ Gas and Electrical installation</li> <li>▪ Lighting and emergency lighting and small power</li> <li>▪ Lift installation; 8 person electro-hydraulic</li> <li>▪ Allowance for builder's work in connection say</li> </ul>	3,500	item	24,000	<b>246,900</b>	<b>70.54</b>
		item	90,000		
		m <sup>2</sup>	35		
		item	20,000		
		5%	775,250		
<b>Preliminaries and Contingency</b>					
<ul style="list-style-type: none"> <li>▪ Overheads and profit, site establishment and supervision @</li> <li>▪ Contingency @</li> </ul>		8.5%			
		2%			
<b>Construction cost (Office shell and fit-out only, rate based on Office NIA)</b>				<b>2,599,000</b>	<b>742.58</b>

Warehouse Fit-Out	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
<b>Fixtures and Fittings</b>				<b>305,000</b>	<b>4.25</b>
<ul style="list-style-type: none"> <li>▪ Allowance for general fixtures and fittings</li> <li>▪ Protection; secondary steelwork, armco barriers, bollards</li> <li>▪ Allowance for internal and external signage</li> <li>▪ Allowance for jockey wheel strips and wheel stops</li> </ul>		item	110,000	<b>4,788,000</b>	<b>66.78</b>
		item	77,000		
		item	43,000		
		item	75,000		
<b>Services and Communication Installations</b>					
<ul style="list-style-type: none"> <li>▪ Gas fired heating to warehouse areas; high level nozzle system</li> <li>▪ Roof smoke ventilation system</li> <li>▪ Increased incoming power supply</li> <li>▪ Mains power to mechanical installations; high level lighting</li> <li>▪ Electrical installations; standby generator</li> <li>▪ Roof level sprinklers and storage tanks (category 3)</li> <li>▪ Communications; fire detection and alarm; CCTV; PA</li> <li>▪ Allowance for builder's work in connection</li> </ul>	68,200	m <sup>2</sup>	8	<b>687,000</b>	<b>9.58</b>
	68,200	m <sup>2</sup>	6		
		item	200,000		
	68,200	m <sup>2</sup>	30		
		item	230,000		
	68,200	m <sup>2</sup>	12		
	68,200	m <sup>2</sup>	7		
		item	75,000		
<b>Preliminaries and Contingency</b>					
<ul style="list-style-type: none"> <li>▪ Overheads and profit, site establishment and supervision @</li> <li>▪ Contingency @</li> </ul>		8.5%			
		5%			
<b>Construction cost (Warehouse fit-out only, rate based on GIFA)</b>				<b>5,780,000</b>	<b>80.61</b>

External Works	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
<b>Site Works</b>				<b>3,818,600</b>	<b>53.26</b>
<ul style="list-style-type: none"> <li>▪ Allowance for site preparation</li> <li>▪ Excavation to form ramp to dock levellers</li> <li>▪ Heavy duty access road and service yard</li> <li>▪ Extra for ramped vehicle access</li> <li>▪ Car parking; tarmacadam on subbase</li> <li>▪ Paved areas for pedestrian and maintenance access</li> <li>▪ Allowance for soft landscaping, including reuse of topsoil</li> <li>▪ Boundary fencing; 2.4m high; gates and entrance barriers</li> <li>▪ Signage</li> </ul>	175,000	m <sup>2</sup>	4	<b>3,818,600</b>	<b>53.26</b>
		item	50,000		
	41,700	m <sup>2</sup>	30		
		item	50,000		
	29,500	m <sup>2</sup>	25		
	3,800	m <sup>2</sup>	25		
	30,000	m <sup>2</sup>	7		
	1,900	m	65		
		item	48,000		

## DISTRIBUTION CENTRE COST MODEL

External Works	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
<b>Site Works</b>				<b>3,818,600</b>	<b>53.26</b>
▪ Allowance for site preparation	175,000	m <sup>2</sup>	4		
▪ Excavation to form ramp to dock levellers		item	50,000		
▪ Heavy duty access road and service yard	41,700	m <sup>2</sup>	30		
▪ Extra for ramped vehicle access		item	50,000		
▪ Car parking; tarmacadam on subbase	29,500	m <sup>2</sup>	25		
▪ Paved areas for pedestrian and maintenance access	3,800	m <sup>2</sup>	25		
▪ Allowance for soft landscaping, including reuse of topsoil	30,000	m <sup>2</sup>	7		
▪ Boundary fencing; 2.4m high; gates and entrance barriers	1,900	m	65		
▪ Signage		item	48,000		
▪ Hardstanding drainage	77,000	m <sup>2</sup>	7		
<b>External Services</b>				<b>660,000</b>	<b>9.21</b>
▪ Gas, water, electricity and telecommunications connections		item	170,000		
▪ External lighting installations including BWIC		item	210,000		
▪ Fire hydrant main; 12 nr hydrants		item	140,000		
▪ Allowance for builders works in connection with utilities		item	140,000		
<b>Ancillary Buildings</b>				<b>907,000</b>	<b>12.65</b>
▪ Vehicle wash; steam clean facility; fuel pump and canopy		item	430,000		
▪ Sprinkler tank base and housing		item	47,000		
▪ Gatehouse; transport office; axle weigher; cycle storage		item	430,000		
<b>Preliminaries and Contingency</b>				<b>565,400</b>	<b>7.89</b>
▪ Overheads and profit, site establishment and supervision @		8.5%			
▪ Contingency @		2%			
<b>Construction cost (External works only, rate based on GIFA)</b>				<b>5,951,000</b>	<b>83.01</b>
<b>TOTAL DISTRIBUTION CENTRE CONSTRUCTION COST (rate based on GIFA)</b>				<b>25,911,000</b>	<b>361.38</b>

## SMALL INDUSTRIAL UNIT

A single storey new building with a gross internal floor area of 900m<sup>2</sup>, 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 150m<sup>2</sup> to 360m<sup>2</sup>

▪ Gross internal floor area = 900 m<sup>2</sup>

Model location is South East England  
(TPI = 463, LF = 1.00)

*This updated cost model is copyright of Davis Langdon LLP and was originally published in Building on 08-Mar-08*

Small Industrial Unit	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
<b>Substructure</b>				<b>110,450</b>	<b>122.72</b>
▪ Excavation and disposal off site	190	m <sup>3</sup>	25		
▪ Reinforced concrete ground slab, including ground beams and column bases	900	m <sup>2</sup>	95		
▪ Power floated and hardener	900	m <sup>2</sup>	10		
▪ Strip foundations for party walls	80	m	140		
<b>Frame and Upper Floors</b>				<b>65,100</b>	<b>72.33</b>
▪ Steel propped portal frame, cold rolled purlins, surface treatments (@ 40kg/m <sup>2</sup> )	36	tonne	1,375		
▪ Intumescent paint fire protection to steelwork		item	13,500		
▪ Allowance for miscellaneous works, protecting columns		item	2,100		
<b>Roof</b>				<b>59,550</b>	<b>66.17</b>
▪ Built up aluminium roof cladding with 180 thick insulation, including all labours	950	m <sup>2</sup>	43		
▪ Extra over for Rooflights (10% of total)	95	m <sup>2</sup>	60		
▪ Mansafe system	80	m	80		
▪ Rainwater drainage, aluminium gutters and downpipes	120	m	55		
<b>External Wall, Windows and Doors</b>				<b>120,090</b>	<b>133.43</b>
▪ Built up aluminium wall cladding with 130 thick insulation	520	m <sup>2</sup>	48		
▪ 2.5m high inner leaf of 140 thick fairface blockwork	380	m <sup>2</sup>	36		
▪ 3000 x 4600 high steel sectional overhead doors	5	nr	4,060		
▪ Aluminium single entrance doors	5	nr	1,230		
▪ Coated aluminium double glazed window system	150	m <sup>2</sup>	330		
▪ Polycarbonate Canopy Entrance – approx 1500 x 1000	5	nr	1,100		
<b>Internal Walls and Partitions and Doors</b>				<b>34,700</b>	<b>38.56</b>
▪ 2 hour fire resistant blockwork party walls	450	m <sup>2</sup>	60		
▪ Fireproofing between blockwork and roof		item	2,100		
▪ Metal stud partitions	50	m <sup>2</sup>	50		
▪ Laminated faced internal doorset with softwood frames and ironmongery	5	nr	620		
<b>Wall Finishes</b>				<b>4,720</b>	<b>5.24</b>
▪ Emulsion paint to blockwork wall surfaces generally	1,370	m <sup>2</sup>	3		
▪ Ceramic wall tiles splashbacks to WC area		item	610		
<b>Floor Finishes</b>				<b>825</b>	<b>0.92</b>
▪ Screed and non slip vinyl sheeting to WC areas	15	m <sup>2</sup>	55		
<b>Ceiling Finishes</b>				<b>570</b>	<b>0.63</b>
▪ Moisture resistant plasterboard to WC with ceiling grid and paint finish	15	m <sup>2</sup>	38		

## SMALL INDUSTRIAL UNIT

Small Industrial Unit	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
<b>Sanitary Appliances</b>				<b>5,675</b>	<b>6.31</b>
▪ Disabled WC Suite including all sanitary and fittings	5	nr	1,135		
<b>Disposal Installations</b>				<b>1,800</b>	<b>2.00</b>
▪ Waste, soil and vent installation; uPVC pipework and fittings	900	m <sup>2</sup>	2		
<b>Hot and Cold Water Installations</b>				<b>3,300</b>	<b>3.67</b>
▪ Hot and cold water supplies to WC's	5	nr	660		
<b>Electrical Installations</b>				<b>32,550</b>	<b>36.17</b>
▪ Small power, basic and emergency lighting	900	m <sup>2</sup>	21		
▪ Supply to WC for ventilation, heater etc.	5	nr	1,510		
▪ External lighting generally item		item	6,100		
<b>Incoming Services</b>				<b>15,100</b>	<b>16.78</b>
▪ Allowance for incoming, electrical, gas and water services		item	15,100		
<b>Protective Installations</b>				<b>900</b>	<b>1.00</b>
▪ Lightning protection		item	900		
<b>Communication Installations</b>				<b>9,000</b>	<b>10.00</b>
▪ Fire and intruder alarm	900	m <sup>2</sup>	10	9,000	
<b>Builders Work in Connection</b>				<b>670</b>	<b>0.74</b>
▪ Forming holes and chases etc. @		1%			
<b>Preliminaries and Contingency</b>				<b>83,680</b>	<b>92.98</b>
▪ Overheads; profit, site establishment and site supervision @		13%			
▪ Contingency @		5%			
<b>Construction cost (small industrial unit only, rate based on GIFA)</b>				<b>548,680</b>	<b>609.65</b>



## 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 m<sup>2</sup>. 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 enhancements are excluded.

- Offices: Gross internal floor area = 21,300 m<sup>2</sup>
  - Offices: Net internal floor area = 14,600 m<sup>2</sup>
- Model location is the City of London  
(TPI = 463, LF = 1.03)

*This updated cost model is copyright of Davis Langdon LLP and was originally published in Building on 10-Dec-04*

Shell and Core Works	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
<b>Substructure</b>				<b>2,996,600</b>	<b>140.69</b>
▪ Break out existing slabs, piles, obstructions and allowance for probing/testing; dewatering		item	450,000		
▪ Foundations; bored piles with under-ream; ground beams; pile caps	1,940	m <sup>2</sup>	350		
▪ Piling platform; mini piles and other works to boundary walls		item	190,000		
▪ RC basement slab 300mm thick, including waterproofing, excavation and disposal	1,940	m <sup>2</sup>	180		
▪ RC mat slab 1200mm thick, including waterproofing, excavation and disposal	200	m <sup>2</sup>	460		
▪ Reinforced concrete retaining walls 300mm thick	600	m <sup>2</sup>	300		
▪ Reinforced concrete ground floor slab 130mm thick on profiled metal sheet decking	1,760	m <sup>2</sup>	65		
▪ Allowance for car park ramp, slab thickenings to stair foundations, lift/escalator pits, drainage channels, concrete transfer walls etc.		item	350,000		
▪ Allowance for crane base including base piles		item	32,000		
▪ Attendance on archaeologists and movement monitoring		item	110,000		
▪ Below slab drainage; other items and sundries		item	450,000		
<b>Frame and Upper Floors</b>				<b>5,723,300</b>	<b>268.70</b>
▪ Structural steel frame including fittings	1,350	tonne	1,550		
▪ Extra for built up beams	360	tonne	250		
▪ Secondary steelwork, based on an extra 5kg/m <sup>2</sup>	100	tonne	2,100		
▪ Extra for concrete encased beams at ground floor		item	61,000		
▪ Fire protection to steel frame (90mins intumescent paint)	1,350	tonne	650		
▪ Reinforced concrete core walls average	3,300	m <sup>2</sup>	280		
▪ Allowance for other structures (e.g. within plant rooms etc.)		item	110,000		
▪ Allowance for expansion joints and other sundries		item	51,000		
▪ Lightweight reinforced concrete 130mm thick on profiled steel decking; upstands plinths; walkways etc.	17,430	m <sup>2</sup>	75		
<b>Roof</b>				<b>487,200</b>	<b>22.87</b>
▪ Profiled steel decking with 200mm lightweight concrete inc mesh reinforcement; Insulation and acoustics to soffit	1,760	m <sup>2</sup>	220		
▪ Proprietary roof; paving slabs; upstands / plinths, hatches/ladders, safety hooks and latchways		item	100,000		

## CENTRAL LONDON OFFICES

Shell and Core Works	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
<b>Stairs</b>				<b>569,000</b>	<b>26.71</b>
▪ Steel pan staircases; concrete infills to stair treads; painted mild steel balustrades and handrails (basement to roof; 26 flights)	2	nr	200,000		
▪ Ditto, basement to ground: 2 flights	2	nr	17,000		
▪ Feature entrance stairs		item	80,000		
▪ Allowance for stairs/cat ladders and safety rails to plant rooms		item	55,000		
<b>External Walls</b>				<b>8,350,300</b>	<b>392.03</b>
▪ Feature wall at ground level		item	510,000		
▪ Internally-ventilated double wall façade: unitised system incorporating double-glazed outer skin	8,600	m <sup>2</sup>	775		
▪ Stainless steel screening to plant enclosures	400	m <sup>2</sup>	460		
▪ Glass entrance canopies; cantilevered from building	250	m <sup>2</sup>	1,000		
▪ Allowance for stainless steel detailing, articulations, etc.		item	500,000		
▪ Extra for louvres		item	25,300		
▪ Blockwork walls at roof level, including wind posts	60	m <sup>2</sup>	100		
▪ Allowance for visual mock-ups and performance tests		item	210,000		
<b>External Windows and Doors</b>				<b>211,100</b>	<b>9.91</b>
▪ Single and double doors, including disabled pass doors		item	53,000		
▪ Extra over cladding for revolving doors	2	nr	41,500		
▪ Extra over screen enclosures for single and double doors		item	11,100		
▪ Steel roller shutter to loading bay and car park	2	nr	16,000		
▪ Metal doors in service areas		item	32,000		
<b>Internal Walls and Partitions</b>				<b>1,628,500</b>	<b>76.46</b>
▪ In situ concrete walls in basement, etc..	540	m <sup>2</sup>	150		
▪ Fairfaced blockwork walls at basement, ground and roof levels	3,500	m <sup>2</sup>	80		
▪ Curved blockwork entrance feature wall	300	m <sup>2</sup>	170		
▪ Drylined core walls	6,950	m <sup>2</sup>	80		
▪ Extra for double thickness drylined core walls	1,000	m <sup>2</sup>	80		
▪ Other walls/partitions to plant areas, additional walls		item	160,000		
▪ Glazed screen to shopfronts	70	m <sup>2</sup>	800		
▪ Veneer faced wc cubicles / doors; access panelling	90	nr	4,050		
<b>Internal Doors</b>				<b>379,500</b>	<b>17.82</b>
▪ Single timber doors	140	nr	1,500		
▪ Double timber doors	30	nr	2,550		
▪ Proflex riser doors	35	nr	1,200		
▪ Other doors: plantrooms; additional access door hatches		item	51,000		
<b>Wall Finishes</b>				<b>1,041,800</b>	<b>48.91</b>
▪ Stone cladding to main entrance lobby	880	m <sup>2</sup>	350		
▪ Back-lit glass panelling on steel frame in main entrance lobby	150	m <sup>2</sup>	1,000		
▪ Paint to fair face block walls	2,150	m <sup>2</sup>	5		
▪ Plaster and paint to blockwork / concrete	3,820	m <sup>2</sup>	15		
▪ Skim coat and paint to drylined walls	1,700	m <sup>2</sup>	8		
▪ Stone cladding to toilets	450	m <sup>2</sup>	280		
▪ Granite cladding to lift lobbies	800	m <sup>2</sup>	380		

## CENTRAL LONDON OFFICES

Shell and Core Works	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
▪ Lift architraves		item	71,000		
<b>Floor Finishes</b>				<b>782,900</b>	<b>36.76</b>
▪ Granite/stone tiles to main entrance lobby and lift lobbies	1,250	m <sup>2</sup>	350		
▪ Stone tiles to toilets including, waterproofing, screed; skirtings	440	m <sup>2</sup>	250		
▪ Lightweight screed to circulation and core areas	1,280	m <sup>2</sup>	30		
▪ Sealant/hardener to car park, loading bay and plant rooms	1,140	m <sup>2</sup>	80		
▪ Vinyl flooring to security areas		item	8,100		
▪ Entrance mats and matwells		item	42,000		
▪ Allowance for white lining to carpark and loading bay		item	25,300		
▪ Allowance for other floor finishes		item	30,400		
<b>Ceiling Finishes</b>				<b>509,800</b>	<b>23.93</b>
▪ GRG feature ceiling to main entrance lobby	870	m <sup>2</sup>	300		
▪ Feature drylined ceiling to lift lobbies	380	m <sup>2</sup>	140		
▪ Metal tile suspended ceilings to toilets	440	m <sup>2</sup>	75		
▪ Painted plasterboard on metal framing to corridors etc..	840	m <sup>2</sup>	50		
▪ Insulation to car park/loading bay soffits	1,030	m <sup>2</sup>	20		
▪ Access panels, bulkheads; detailing; sundry ceiling finishes		item	100,000		
<b>Fittings / Fitting Out (excludes loose furniture)</b>				<b>576,900</b>	<b>27.08</b>
▪ Main entrance reception desk and security desks		item	86,000		
▪ Stone vanity tops in toilets for basins/taps with mirrors behind	70	m	1,750		
▪ Soap dispensers/tanks, roll holders, paper towels etc.	90	nr	500		
▪ Extra for fittings to disabled toilets	10	nr	1,500		
▪ Rubbish compactor		item	28,400		
▪ Column guards, bollards/crash rails to loading bay/ car park, cycle racks, traffic management, statutory signage		item	280,000		
<b>Sanitary Appliances</b>				<b>89,000</b>	<b>4.18</b>
▪ WCs, basins, cleaners sinks, urinals (average rate per point)	200	nr	400		
▪ Extra for disabled toilets	10	nr	900		
<b>Disposal Installations</b>				<b>301,900</b>	<b>14.17</b>
▪ Rainwater disposal system	21,300	m <sup>2</sup>	4		
▪ Soil waste and vent installation	21,300	m <sup>2</sup>	9		
▪ Extra for drainage to retail areas		item	10,100		
▪ Condensate drainage	21,300	m <sup>2</sup>	1		
<b>Water Installations</b>				<b>367,400</b>	<b>17.25</b>
▪ Cold water services: incoming, storage, pumps, distribution	21,300	m <sup>2</sup>	10		
▪ Hot water heaters and distribution	21,300	m <sup>2</sup>	5		
▪ Water services for vending area	21,300	m <sup>2</sup>	1		
▪ Supply to retail areas		item	22,300		
<b>Space Heating and Air Treatment</b>				<b>1,879,100</b>	<b>88.22</b>
▪ Gas installation		item	25,300		
▪ Boilers		item	71,000		
▪ Air handling units	21,300	m <sup>2</sup>	10		

## CENTRAL LONDON OFFICES

Shell and Core Works	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
▪ Chillers	21,300	m <sup>2</sup>	15		
▪ LTHW heating installation including pumps and boiler flues	21,300	m <sup>2</sup>	25		
▪ Air conditioning installation including fans and ductwork	21,300	m <sup>2</sup>	15		
▪ CHW installation including pumps and riser pipework	21,300	m <sup>2</sup>	18		
<b>Ventilation Installation</b>				<b>642,100</b>	<b>30.15</b>
▪ Toilet and smoke extract ventilation	1,300	m <sup>2</sup>	10		
▪ Ventilation to plant room, lift motor rooms, refuse area, etc..		item	50,000		
▪ Car park and basement ventilation	21,300	m <sup>2</sup>	10		
▪ Stair and lobby pressurisation	21,300	m <sup>2</sup>	8		
<b>Electrical Installation</b>				<b>1,650,900</b>	<b>77.51</b>
▪ HV Switchgear and transformer	21,300	m <sup>2</sup>	10		
▪ LV distribution; busbars	21,300	m <sup>2</sup>	25		
▪ Power to mechanical plant	21,300	m <sup>2</sup>	4		
▪ Small power installation	21,300	m <sup>2</sup>	4		
▪ Lighting, emergency lighting, including basement and car park	21,300	m <sup>2</sup>	16		
▪ Earthing and bonding	21,300	m <sup>2</sup>	1		
▪ Enhanced lighting in lobby and other areas		item	55,000		
▪ External building lighting		item	170,000		
▪ Standby power installation, including oil system		item	150,000		
<b>Lifts</b>				<b>1,560,000</b>	<b>73.24</b>
▪ Passenger lifts, 21 person serving 10 floors	6	nr	180,000		
▪ Goods lift serving 10 floors	1	nr	200,000		
▪ Car park lift	1	nr	55,000		
▪ Fire fighting lift	1	nr	150,000		
▪ Enhanced lift car finishes	6	nr	12,500		
<b>Protective Installations</b>				<b>409,000</b>	<b>19.20</b>
▪ Sprinkler Installations; tanks, pumps, risers etc..	21,300	m <sup>2</sup>	15		
▪ Dry riser installation	21,300	m <sup>2</sup>	3		
▪ Lightning protection	21,300	m <sup>2</sup>	1		
<b>Communication Installations</b>				<b>468,300</b>	<b>21.99</b>
▪ Fire alarm installations	21,300	m <sup>2</sup>	15		
▪ Containment for BMS, security, data, etc.	21,300	m <sup>2</sup>	3		
▪ Landlord security provisions	21,300	m <sup>2</sup>	3		
▪ Disabled alarms		item	27,400		
<b>Special Installations</b>				<b>683,800</b>	<b>32.10</b>
▪ Building management system	21,300	m <sup>2</sup>	15		
▪ Allowance for façade cleaning equipment		item	360,000		
<b>Builders Work</b>				<b>345,400</b>	<b>16.22</b>
▪ Builder's work in connection with services installations, including machine bases,	21,300	m <sup>2</sup>	16		
<b>Preliminaries and Contingency</b>				<b>7,565,200</b>	<b>355.17</b>
▪ Contractor's overheads and profit, site establishment and supervision @		18%			
▪ Contingency @		5%			
<b>Construction cost (Shell and core works only, rate based on GIFA)</b>				<b>39,218,000</b>	<b>1,841.27</b>

## CENTRAL LONDON OFFICES

Shell and Core Works	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
<b>Category A Works</b>					
<b>Wall Finishes</b>				<b>186,000</b>	<b>8.73</b>
▪ Emulsion paint finish to office side of core walls	1,770	m <sup>2</sup>	5		
▪ Column casings, including paint, sub-frame, etc.	1,180	m <sup>2</sup>	150		
<b>Floor Finishes</b>				<b>598,600</b>	<b>28.10</b>
▪ Dust sealer to concrete slabs	14,600	m <sup>2</sup>	1		
▪ Medium grade fully accessible raised floor, metal faced pycore; 150 nominal depth; including fire barriers	14,600	m <sup>2</sup>	40		
<b>Ceiling Finishes</b>				<b>730,000</b>	<b>34.27</b>
▪ Concealed grid metal tray suspended ceiling to office areas; acoustic quilt and fire breaks	14,600	m <sup>2</sup>	50		
<b>Fittings / Fitting Out</b>				<b>14,600</b>	<b>0.69</b>
▪ Statutory signage	14,600	m <sup>2</sup>	1		
<b>Space Heating and Air Treatment</b>				<b>2,950,700</b>	<b>138.53</b>
▪ Four pipe fancoil units	14,600	m <sup>2</sup>	35		
▪ Distribution ductwork, grilles etc.	14,600	m <sup>2</sup>	80		
▪ CHW installation; insulation	14,600	m <sup>2</sup>	41		
▪ LTHW installation; insulation	14,600	m <sup>2</sup>	35		
▪ Condensate installation; insulation	14,600	m <sup>2</sup>	11		
<b>Electrical Installations</b>				<b>1,362,200</b>	<b>63.95</b>
▪ Lighting and emergency lighting installation	14,600	m <sup>2</sup>	70		
▪ Distribution boards	14,600	m <sup>2</sup>	5		
▪ Earthing and bonding	14,600	m <sup>2</sup>	2		
▪ Lighting control	14,600	m <sup>2</sup>	10		
▪ Small power to fan coil units	14,600	m <sup>2</sup>	6		
<b>Protective Installations</b>				<b>438,000</b>	<b>20.56</b>
▪ Sprinkler protection to offices	14,600	m <sup>2</sup>	30		
<b>Communications Installations</b>				<b>258,400</b>	<b>12.13</b>
▪ Fire alarm installation	14,600	m <sup>2</sup>	18		
<b>Special Installations</b>				<b>365,000</b>	<b>17.14</b>
▪ Building management system	14,600	m <sup>2</sup>	25		
<b>Builders Work in Connection</b>				<b>89,100</b>	<b>4.18</b>
▪ Builders work in connection with Category A services	14,600	m <sup>2</sup>	6		
<b>Preliminaries and Contingency</b>				<b>1,671,400</b>	<b>78.47</b>
▪ Contractor's overheads and profit, site establishment and supervision @		18%			
▪ Contingency @		5%			
<b>Construction cost (Category A only, rate based on GIFA)</b>				<b>8,664,000</b>	<b>406.75</b>

**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 m<sup>2</sup>
  - Retail shell and core: Gross internal floor area 14,000 m<sup>2</sup>
  - Car park: Gross internal floor area = 6,500 m<sup>2</sup>
- Model location is for major city in South-East England (TPI = 463, LF = 0.90)

*This updated cost model is copyright of Davis Langdon LLP and was originally published in Building on 09-Dec-05*

Apartment building	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
<b>Frame and Upper Floors</b>				<b>4,182,000</b>	<b>214.46</b>
▪ In situ concrete podium slabs; (columns in retail shell)	4,700	m <sup>2</sup>	160		
▪ In situ reinforced concrete floor slabs and columns, 250mm thick slabs, allowance for forming openings	19,500	m <sup>2</sup>	140		
▪ Extra for transfer structure		item	200,000		
▪ Balconies; bolt on frame, decking and balustrades	100	nr	5,000		
<b>Roof</b>				<b>1,201,300</b>	<b>61.61</b>
▪ Flat roof coverings to roof and podium, single ply membrane, insulation, ballast; drainage	5,330	m <sup>2</sup>	110		
▪ Extra for green roof to podium areas	1,500	m <sup>2</sup>	150		
▪ Access equipment, latchways, access hatch, balustrade		item	150,000		
▪ Access equipment; roof cleaning cradle		item	240,000		
<b>Stairs</b>				<b>478,500</b>	<b>24.54</b>
▪ Concrete stairs, stainless steel balustrades, carpet	60	m <sup>2</sup>	7,800		
▪ Roof access stairs	3	nr	3,500		
<b>External Walls, Windows and Doors</b>				<b>4,543,400</b>	<b>232.99</b>
▪ Entrance screens and doors at ground floor level	320	m <sup>2</sup>	530		
▪ Curtain walling; glazing; polyester powder coated aluminium spandrel panels; double-glazed units; sliding doors	7,350	m <sup>2</sup>	400		
▪ Brickwork and reconstituted stone on precast concrete backing walls; sealed double-glazed windows	3,100	m <sup>2</sup>	330		
▪ Allowance for solar shading		item	220,000		
▪ Extra for glazed balustrade in lieu of balconies	180	m <sup>2</sup>	480		
▪ Acoustic plant screens	360	m <sup>2</sup>	290		
<b>Internal Walls, Partitions and Doors</b>				<b>3,212,900</b>	<b>164.76</b>
▪ Core walls, in situ concrete, 250 thick	5,330	m <sup>2</sup>	160		
▪ Party walls to apartments and corridors	9,760	m <sup>2</sup>	60		
▪ Internal partitions to apartments; acoustic ceiling	14,910	m <sup>2</sup>	50		
▪ Apartment entrance doorsets	300	nr	850		
▪ Core area doorsets	120	nr	600		
▪ Apartment internal doors	1,080	nr	650		
<b>Wall Finishes</b>				<b>1,131,400</b>	<b>58.02</b>
▪ Plaster and emulsion paint	19,500	m <sup>2</sup>	18		
▪ Skim coat and emulsion paint	36,500	m <sup>2</sup>	7		
▪ Ceramic tiling to bathrooms and kitchen splashbacks	5,500	m <sup>2</sup>	60		

## MIXED USE CITY CENTRE SCHEME

Apartment building	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
Allowance for additional wall finishes		item	210,000		
<b>Floor Finishes</b>				<b>890,400</b>	<b>45.66</b>
▪ Acoustic floor, ply on battens	15,500	m <sup>2</sup>	20		
▪ Natural wood with skirtings to match; market units	4,800	m <sup>2</sup>	40		
▪ Carpet, underlay, skirtings; affordable units	2,400	m <sup>2</sup>	25		
▪ Ceramic tiling in bathrooms and kitchens; market units	2,200	m <sup>2</sup>	60		
▪ Vinyl sheet in bathrooms and kitchens; affordable units	1,100	m <sup>2</sup>	30		
▪ Common areas; carpet on sand cement screed; skirtings	3,800	m <sup>2</sup>	43		
<b>Ceiling Finishes</b>				<b>797,500</b>	<b>40.90</b>
▪ Ceiling finishes; plasterboard and emulsion paint	19,200	m <sup>2</sup>	30		
▪ Allowance for access panels in ceilings	300	nr	575		
▪ Allowance for enhanced finishes to entrance areas		item	49,000		
<b>Fittings and Furnishings</b>				<b>1,224,000</b>	<b>62.77</b>
▪ Fully fitted quality kitchen to open market units	200	nr	4,000		
▪ Additional fittings to kitchens to 2 bed apartments	64	nr	1,000		
▪ Allowance for kitchen fittings and units to RSL specification	100	nr	2,000		
▪ Allowance for bathroom accessories	300	nr	200		
▪ Reception area fittings; mailboxes; signage; matwells		item	100,000		
<b>Mechanical and Public Health Installations</b>				<b>3,518,100</b>	<b>180.42</b>
▪ Sanitary fittings to open market units; electric shower	200	nr	1,500		
▪ Extra for second ensuite bathroom	64	nr	1,800		
▪ Sanitary fittings to affordable units; electric shower	100	nr	1,400		
▪ Cleaners sinks, electric water heating; disposal	21	nr	1,200		
▪ Rainwater disposal	19,500	m <sup>2</sup>	8		
▪ Above ground drainage	1,500	nr	200		
▪ Cold water supply to landlord's areas		item	80,000		
▪ Hot and cold water supply to apartments	300	nr	3,100		
▪ Electric heating installation; complete	300	nr	1,700		
▪ Mechanical ventilation installation; open market flats only	200	nr	1,500		
▪ Kitchen and bathroom ventilation	300	nr	700		
▪ Ventilation to plant rooms; smoke extract to staircases		item	180,000		
▪ Allowance for dry riser installation	12	nr	15,000		
▪ Building Management System	19,500	m <sup>2</sup>	5		
<b>Electrical Installations</b>				<b>2,317,700</b>	<b>118.86</b>
▪ Allowance for LV distribution	19,500	m <sup>2</sup>	5		
▪ Small power, and lighting to landlord's areas	4,800	m <sup>2</sup>	60		
▪ Lighting to open market apartments	200	nr	1,500		
▪ Lighting to affordable apartments	100	nr	500		
▪ Small power to apartments; generally	300	m <sup>2</sup>	1,000		
▪ Power supply to lifts		item	80,000		
▪ Containment generally	19,500	m <sup>2</sup>	10		
▪ Earthing; bonding and lightning protection		item	105,000		
▪ Fire alarm installation		item	240,000		
▪ Communications; TV and radio, Satellite TV, telephone	300	nr	600		

MIXED USE CITY CENTRE SCHEME

Apartment building	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
▪ Security: open market flats; video entry, intruder alarm	200	nr	1,200	<b>1,350,000</b>	<b>69.23</b>
▪ Security: open market flats; audio entry phone	100	nr	200		
▪ Access control in landlord's areas	45	nr	2,000		
▪ CCTV; landlord's areas and external monitoring	15	nr	4,400		
▪ Emergency communication systems	30	nr	2,400		
<b>Lift Installation</b>					
▪ 17 person fire fighting lifts serving 7 stops	3	nr	130,000	<b>383,800</b>	<b>19.68</b>
▪ 17 person fire fighting lifts serving 15 stops	6	nr	160,000		
<b>Builders Work in Connection</b>					
▪ Forming holes and chases; firestopping @		5%		<b>5,434,200</b>	<b>278.68</b>
▪ Extra for additional builders work in retail units		item	24,500		
<b>Preliminaries and Contingency</b>					
▪ Overheads; profit; site establishment and supervision @		13%			
▪ Contingency @		3%			
<b>Construction cost (Apartment building only, rate based on GIFA)</b>				<b>30,665,000</b>	<b>1,572.58</b>

Retail Unit Shell and Core	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
<b>Frame, Upper Floors and Stairs</b>				<b>3,004,500</b>	<b>214.61</b>
▪ In situ reinforced concrete frame;	14,000	m <sup>2</sup>	75	<b>2,353,000</b>	<b>168.07</b>
▪ In situ concrete upper floor slabs; 325 thick	9,300	m <sup>2</sup>	185		
▪ Precast concrete stairs, steel balustrades and handrails	36	nr	6,500		
<b>External Walls, Windows and Doors</b>					
▪ Unitised curtain walling; full height sealed double-glazing	3,180	m <sup>2</sup>	510	<b>644,900</b>	<b>46.06</b>
▪ Feature solar shading to first floor retail elevations	2,830	m <sup>2</sup>	165		
▪ Temporary shopfronts	2,830	m <sup>2</sup>	80		
▪ Allowance for soffit cladding	180	m <sup>2</sup>	210		
<b>Internal Walls, Partitions and Doors</b>					
▪ Core walls, in situ concrete, 250 thick	900	m <sup>2</sup>	160	<b>61,900</b>	<b>4.42</b>
▪ 140 thick blockwork; 5m high	3,680	m <sup>2</sup>	80		
▪ Allowance for plasterboard linings		item	52,000		
▪ Single leaf steel doorsets; fire-rated; ironmongery	30	nr	1,200		
▪ Double leaf steel doorsets; fire-rated; ironmongery	50	nr	1,650		
▪ Allowance for riser doors etc.		item	36,000		
<b>Finishes</b>					
▪ Wall finishes; emulsion paint finish where required		item	33,000	<b>58,000</b>	<b>4.14</b>
▪ Plant rooms and back of house areas only; floor sealer	850	m <sup>2</sup>	12		
▪ Ceiling finishes; sealant or emulsion as required		item	19,000		
<b>Fittings and Furniture</b>					
▪ Allowance for statutory signage to landlord's areas		item	20,000	<b>630,000</b>	<b>45.00</b>
▪ Bump rails; barriers; edge strips and back of house fittings		item	38,000		
<b>Mechanical and Public Health Installations</b>					
▪ Cleaners sinks, electric water heating; local disposal	9	nr	1,300	<b>630,000</b>	<b>45.00</b>
▪ Cold water supply; booster pumps		item	9,500		
▪ Rainwater disposal	14,000	m <sup>2</sup>	10		
▪ Above ground drainage		item	20,000		



## MIXED USE CITY CENTRE SCHEME

Retail Unit Shell and Core	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
▪ Supply and extract to plant rooms and HV/LV rooms only		item	15,000		
▪ Sprinkler installation; shut off valves in retail units; full installation in back of house		item	200,000		
▪ Allowance for dry riser installation		item	70,000		
▪ Building Management System	14,000	m <sup>2</sup>	12		
<b>Electrical Installations</b>				<b>799,600</b>	<b>57.11</b>
▪ Allowance for LV distribution	14,000	m <sup>2</sup>	5		
▪ Small power to landlord's areas	650	m <sup>2</sup>	5		
▪ Lighting and emergency lighting to landlord's areas	650	m <sup>2</sup>	70		
▪ Power supply to mechanical plant and lifts	14,000	m <sup>2</sup>	5		
▪ Containment generally	14,000	m <sup>2</sup>	12		
▪ Earthing and bonding	14,000	m <sup>2</sup>	4		
▪ Lightning protection		item	50,000		
▪ Fire alarm installation; panels; detectors and sounders to landlord's areas; public address and voice alarm system		item	95,000		
▪ Access control in landlord's areas	15	nr	2,500		
▪ CCTV installation; landlord's areas and external monitoring	42	nr	5,000		
<b>Lift Installation</b>				<b>810,000</b>	<b>57.86</b>
▪ Lift installation; 26 person goods lifts serving 3 stops	6	nr	135,000		
<b>Builders Work in Connection</b>				<b>112,000</b>	<b>8.00</b>
▪ Forming holes and chases; firestopping @		5%			
<b>Preliminaries and Contingency</b>				<b>1,824,100</b>	<b>130.29</b>
▪ Overheads; profit; site establishment and supervision @		13%			
▪ Contingency @		3%			
<b>Construction cost (Retail unit shell and core only, rate based on GIFA)</b>				<b>10,298,000</b>	<b>735.56</b>

Basement Car-park	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
<b>Substructure</b>				<b>3,500,200</b>	<b>538.49</b>
▪ Excavation for basement including disposal, obstructions	40,600	m <sup>3</sup>	17		
▪ Oversite slab; tensile anchors, waterbars, reinforcement	6,500	m <sup>2</sup>	180		
▪ Below slab drainage; gullies and petrol interceptor	6,500	m <sup>2</sup>	10		
▪ Sheet piling and concrete retaining wall to perimeter	2,700	m <sup>2</sup>	350		
▪ Piled foundations (including pile caps) for buildings above	6,500	m <sup>2</sup>	65		
▪ Raised concrete walls to edges of suspended slabs		item	100,000		
▪ Allowance for sundry concrete works; lift pits etc.		item	125,000		
<b>Frame and Stairs</b>				<b>1,837,600</b>	<b>282.71</b>
▪ In situ concrete columns; members of varying sizes	6,500	m <sup>2</sup>	60		
▪ Allowance for walls, upstands and movement joints		item	90,000		
▪ In situ concrete grade level suspended slab; post tensioned beams; precast infill with structural topping	6,500	m <sup>2</sup>	200		
▪ Steps and stairs including finishes, handrails and balusters	18	nr	3,200		
<b>Internal Walls, Partitions and Doors</b>				<b>316,500</b>	<b>48.69</b>

## MIXED USE CITY CENTRE SCHEME

Basement Car-park	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
▪ 100mm Blockwork liner wall	1,800	m <sup>2</sup>	67		
▪ Blockwork internal walls; average 5.3m high	2,200	m <sup>2</sup>	75		
▪ 1 hour fire rated timber doorsets (average rate per leaf)	15	nr	725		
▪ Steel blast doors to substations (pair)	8	nr	2,500		
<b>Finishes</b>				<b>154,400</b>	<b>23.75</b>
▪ Paint finish to blockwork and concrete walls	7,570	m <sup>2</sup>	5		
▪ Epoxy paint to floor	6,500	m <sup>2</sup>	10		
▪ Extra over for sealing to plant room floors	450	m <sup>2</sup>	10		
▪ Allowance for car/ lorry markings and other finishes		item	9,800		
▪ Paint to soffits of slab; car park only	4,300	m <sup>2</sup>	6		
▪ Allowance for additional finishes		item	14,700		
<b>Fixtures and Fittings</b>				<b>68,200</b>	<b>10.49</b>
▪ Allowance for bump rails, etc. to landlord areas	575	m <sup>2</sup>	4		
▪ Allow for architectural metalwork generally		item	18,000		
▪ Allowance for car park barriers	2	nr	17,000		
▪ Allowance for statutory signage		item	14,000		
<b>Mechanical and Public Health Installations</b>				<b>739,000</b>	<b>113.69</b>
▪ Drainage installations, including gullies in plant rooms	6,500	m <sup>2</sup>	10		
▪ Cold water system; landlord's wash down only		item	9,000		
▪ Car park extract system including impulse fans		item	100,000		
▪ Allowance for additional exhaust ventilation		item	26,300		
▪ Basement smoke extract installation	6,500	m <sup>2</sup>	30		
▪ Localised plantroom, refuse store, lift shaft and transformer room ventilation		item	44,000		
▪ Heating / ventilation to security room		item	13,000		
▪ Sprinkler installation, ordinary hazard, leak detection	6,500	m <sup>2</sup>	15		
▪ Allowance for sprinkler tanks and zone valves		item	78,000		
▪ BMS/ Controls	6,500	m <sup>2</sup>	18		
<b>Electrical Installations</b>				<b>700,200</b>	<b>107.72</b>
▪ LV and sub mains distribution	6,500	m <sup>2</sup>	21		
▪ Lighting and emergency lighting	6,500	m <sup>2</sup>	24		
▪ Small power installation	6,500	m <sup>2</sup>	3		
▪ Power supply to mechanical plant and lifts	6,500	m <sup>2</sup>	3		
▪ Containment generally	6,500	m <sup>2</sup>	10		
▪ Earthing and bonding	6,500	m <sup>2</sup>	3		
▪ Lightning protection	6,500	m <sup>2</sup>	3		
▪ Fire alarm installation to landlord's areas; L3 system; public address and voice alarm system	6,500	m <sup>2</sup>	20		
▪ Access control and intruder alarm	15	nr	1,950		
▪ Emergency communication systems; fire telephones and disabled refuge alarm	10	nr	2,350		
▪ CCTV; 10 nr cameras and control room installation		item	78,000		
▪ Gate entry intercom system	2	nr	3,900		
<b>Lift Installation</b>				<b>21,400</b>	<b>3.29</b>
▪ Goods lift		item	21,400		
<b>Builders Work in Connection</b>				<b>73,000</b>	<b>11.23</b>
▪ Forming holes; chases; firestopping, plant room louvres @		5%			
<b>Preliminaries and Contingency</b>				<b>1,458,500</b>	<b>224.38</b>

## MIXED USE CITY CENTRE SCHEME

<b>Basement Car-park</b>	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
<ul style="list-style-type: none"> <li>▪ Overheads and profit, site establishment and supervision @</li> <li>▪ Contingency @</li> </ul>		14%			
		5%			
<b>Construction cost (Basement car-park only, rate based on GIFA)</b>				<b>8,869,000</b>	<b>1,364.44</b>

**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 centralised 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 m<sup>2</sup>
  - Supermarket extension: gross internal floor area = 7,590 m<sup>2</sup>
  - Supermarket refurbishment: sales floor area = 1,250 m<sup>2</sup>
- Model location is Outer London  
(TPI = 463, LF = 0.97)

*This updated cost model is copyright of Davis Langdon LLP and was originally published in Building on 13-Jun-03*

Supermarket Shell	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
<b>Substructure</b>				<b>696,000</b>	<b>92.43</b>
▪ Pad foundations and ground beams	6,960	m <sup>2</sup>	30		
▪ Reinforced concrete ground floor slab; powerfloat finish; floor ducts to checkout areas only	6,960	m <sup>2</sup>	70		
<b>Frame and Upper Floors</b>				<b>532,100</b>	<b>70.66</b>
▪ Steel propped portal frame, cold rolled purlin sections	286	tonne	1,450		
▪ Fire casing to columns and beams under first floor	570	m <sup>2</sup>	35		
▪ Structural steel frame to form first floor	50	tonne	1,150		
▪ Holorib decking and in situ concrete topping to first floor	570	m <sup>2</sup>	70		
<b>Roof</b>				<b>853,900</b>	<b>113.40</b>
▪ Standing seam aluminium roof, curved, inner liner tray	5,500	m <sup>2</sup>	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	1,640	m <sup>2</sup>	85		
▪ Rainwater goods, including syphonic drainage		item	35,000		
▪ Allowance for mansafe system and hatches to flat roof		item	20,000		
▪ Profiled metal pvf2 coated cladding to form canopy	210	m <sup>2</sup>	400		
<b>Stairs</b>				<b>26,000</b>	<b>3.45</b>
▪ Reinforced concrete stairs; steel balustrade and handrails	2	nr	13,000		
<b>External Walls, Windows and Doors</b>				<b>274,700</b>	<b>36.48</b>
▪ Profiled galvanised steel built-up cladding system	890	m <sup>2</sup>	45		
▪ Feature cladding band to store front and restaurant	675	m <sup>2</sup>	25		
▪ Allowance for louvres, flashings and detailing	65	m <sup>2</sup>	950		
▪ Allowance for column casings		item	12,000		
▪ Polyester powder coated aluminium shopfronts	300	m <sup>2</sup>	390		
▪ Aluminium windows; sealed double glazed units	25	m <sup>2</sup>	320		
▪ Softwood framed, metal lined external doorsets, ironmongery	17	nr	900		
▪ Allowance for shutters to loading bay doors		item	3,700		
<b>Disposal Installations</b>				<b>174,000</b>	<b>23.11</b>
▪ Below slab drainage, manholes etc..	6,960	m <sup>2</sup>	25		
<b>Protective Installations</b>				<b>5,500</b>	<b>0.73</b>
▪ Lightning protection		item	5,500		

## SUPERMARKET

Supermarket Shell	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
<b>Preliminaries and Contingency</b>				<b>403,500</b>	<b>53.59</b>
▪ Contractors site establishment and supervision @		6%			
▪ Contractors overheads and profit @		4%			
▪ Contingency @		5%			
<b>Construction cost (Supermarket shell only, rate based on GIFA)</b>				<b>2,966,000</b>	<b>393.85</b>

Supermarket Fit-Out	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
<b>Internal Walls and Partitions and Doors</b>				<b>269,300</b>	<b>35.76</b>
▪ Internal metal stud partitions, including sundry metalwork	2,160	m <sup>2</sup>	58		
▪ Fire protection / stopping	2,160	m <sup>2</sup>	25		
▪ Carpentry and joinery, internal doors and trucking doors		item	60,000		
▪ Security and fire shutters generally		item	30,000		
<b>Internal Finishes</b>				<b>393,000</b>	<b>52.19</b>
▪ Terrazzo flooring to sales area	5,100	m <sup>2</sup>	40		
▪ Checkout duct covers		item	32,000		
▪ Allowance for aluminium access covers and frames		item	7,000		
▪ White wall tiles to bakery, including epoxy grout	440	m <sup>2</sup>	35		
▪ Ceramic floor tiles to bakery, prep areas, serveries and WC's, including epoxy grout, skirtings, angles, etc.	540	m <sup>2</sup>	50		
▪ Vinyl sheet flooring to back-up areas, including DPM	425	m <sup>2</sup>	50		
▪ Allowance for other miscellaneous wall / floor finishes		item	32,000		
▪ Suspended ceilings to domestic areas and customer WC's	465	m <sup>2</sup>	48		
▪ Allowance for in situ finishes, including screeding, etc.		item	32,000		
<b>Furniture and Fittings</b>				<b>1,757,300</b>	<b>233.37</b>
▪ Internal signage		item	25,000		
▪ Trolley protection rails		item	27,000		
▪ ATM / cash office		item	40,000		
▪ Specialist joinery to create front brand wall		item	26,000		
▪ Shopfitting to Pharmacy		item	40,000		
▪ Gondolas to sales floor generally	4,645	m <sup>2</sup>	50		
▪ Servery, plant and equipment to bakery		item	340,000		
▪ Shopfitting to specialist areas including hot food, deli, meat and fish, salad bar, etc.		item	180,000		
▪ Checkouts (not including service desk and kiosk)	30	nr	4,000		
▪ Miscellaneous shopfitting / specialist items, etc.		item	200,000		
▪ Fitting out to customer restaurant (excluding catering equipment)	300	m <sup>2</sup>	1,150		
▪ Fitting out to staff WCs		item	20,000		
▪ Fitting out to staff dining room		item	60,000		
▪ Fit out to staff offices / meeting room / training room		item	21,000		
▪ Racking to bulk stock areas		item	70,000		
▪ Compactor		item	11,000		
<b>Water Installations and Services Equipment</b>				<b>1,044,200</b>	<b>138.67</b>
▪ Plumbing and water installation		item	40,000		

## SUPERMARKET

Supermarket Fit-Out	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
▪ Refrigeration distribution installation complete; including pipework and installation		item	210,000		
▪ Refrigeration plant, including packs and condensers		item	190,000		
▪ Refrigeration cabinets to shopfloor, including mixture of full height glass door cabinets, open top cabinets, etc.	4,645	m <sup>2</sup>	115		
▪ Packaged cold stores including controls, etc.		item	70,000		
<b>Space Heating and Air Treatment</b>				<b>639,500</b>	<b>84.93</b>
▪ Ventilation ductwork including insulation, grilles, diffusers, etc.	7,530	m <sup>2</sup>	35		
▪ Air treatment plant, air handling units and central boiler plant	7,530	m <sup>2</sup>	30		
▪ Pipework to heating system		item	125,000		
▪ Allowance for special attenuation		item	25,000		
<b>Electrical Installations</b>				<b>692,700</b>	<b>91.99</b>
▪ Mains and sub-mains	7,530	m <sup>2</sup>	14		
▪ Trays and trunking	7,530	m <sup>2</sup>	8		
▪ Small power	7,530	m <sup>2</sup>	13		
▪ General lighting to sales floor (800-1,000 lux)	4,645	m <sup>2</sup>	35		
▪ Allowance for feature lighting to sales floor	4,645	m <sup>2</sup>	15		
▪ Back of house lighting	2,885	m <sup>2</sup>	18		
▪ Power to services installations; containment		item	35,000		
▪ Works to specific departments / customer restaurant		item	110,000		
<b>Lift Installations</b>				<b>125,000</b>	<b>16.60</b>
▪ 8 person goods lifts to first floor	2	nr	37,000		
▪ Scissor lift to service yard		item	25,000		
▪ Dock levellers / shelters	2	nr	13,000		
<b>Protective and Communications Installations</b>				<b>413,800</b>	<b>54.95</b>
▪ Allowance for sprinkler installation	7,530	m <sup>2</sup>	30		
▪ Earthing and bonding		item	7,000		
▪ Fire alarm installation	7,530	nr	8		
▪ Public address system	7,530	m <sup>2</sup>	1		
▪ Telephone installation		item	7,000		
▪ Structured cabling		item	25,000		
▪ Allowance for CCTV installation	19	nr	1,900		
▪ Security tagging		item	45,000		
<b>Special Installations</b>				<b>360,000</b>	<b>47.81</b>
▪ BMS / controls		item	100,000		
▪ Catering equipment to customer restaurant (115 covers)		item	260,000		
<b>Builders Work</b>				<b>197,000</b>	<b>26.16</b>
▪ Builders work in connection with services @		6%			
<b>Preliminaries and Contingency</b>				<b>796,900</b>	<b>105.83</b>
▪ Contractors site establishment and supervision @		6%			
▪ Contractors overheads and profit @		3%			
▪ Contingency @		4%			
<b>Construction cost (Supermarket fit-out only, rate based on GIFA)</b>				<b>6,689,000</b>	<b>888.26</b>

## SUPERMARKET

Supermarket – External Works	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
<b>Site Works</b>				<b>851,000</b>	<b>113.01</b>
▪ Allowance for site preparation	22,000	m <sup>2</sup>	10		
▪ Tarmac surfacing to car park and access road	13,000	m <sup>2</sup>	21		
▪ Concrete surfacing to service yard	1,200	m <sup>2</sup>	37		
▪ Paving to front of store	800	m <sup>2</sup>	42		
▪ Signage and street furniture		item	53,000		
▪ Trolley bays		item	5,000		
▪ Allowance for soft landscaping, including topsoiling		item	148,000		
▪ Boundary fencing		item	74,000		
<b>Drainage and External Services</b>				<b>475,000</b>	<b>63.08</b>
▪ Allowance for drainage and sewer connections	22,000	m <sup>2</sup>	6		
▪ BWIC underground services		item	64,000		
▪ External lighting installations including BWIC	15,000	m <sup>2</sup>	8		
▪ Allowance for utilities supplies, directs and diversions		item	159,000		
<b>Minor Building Works</b>				<b>1,232,000</b>	<b>163.61</b>
▪ Stand alone substation/pump house; complete		item	16,000		
▪ 6 pump PFS, including car wash and jet wash		item	476,000		
▪ Allowance for 1,000ft <sup>2</sup> kiosk		item	476,000		
▪ Section 106 / 278 works		item	264,000		
<b>Preliminaries and Contingency</b>				<b>396,000</b>	<b>52.59</b>
▪ Overheads, site establishment and supervision @		10%			
▪ Contingency @		5%			
<b>Construction cost (External Works only, rate based on GIFA)</b>				<b>2,954,000</b>	<b>392.29</b>
<b>TOTAL SUPERMARKET CONSTRUCTION COST (rate based on GIFA)</b>				<b>12,609,000</b>	<b>1,674.40</b>

Supermarket – Extension	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
<b>Works to Existing</b>				<b>227,000</b>	<b>29.91</b>
▪ Repairs and alterations to existing shell, redecoration		item	227,000		
<b>Extension to Shell</b>				<b>1,318,000</b>	<b>.65</b>
▪ 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	m <sup>2</sup>	725		
▪ Ditto to non-entrance side extension	1,115	m <sup>2</sup>	1,000		
<b>Fitting Out</b>				<b>2,764,700</b>	<b>364.26</b>
▪ Part refurbishment / part new shopfitting to existing sales area and new shopfitting to extended area including M&E	4,365	m <sup>2</sup>	575		
▪ Allowance for changes to back-up areas		item	185,000		
▪ Internal finishes, branding and signage	4,365	m <sup>2</sup>	16		
<b>External Works</b>				<b>296,000</b>	<b>39.00</b>
▪ External works, groundworks, foul and surface water drainage, services diversions, fencing, and street furniture		item	296,000		
<b>Preliminaries and Contingency</b>				<b>859,300</b>	<b>113.21</b>
▪ Overheads, site establishment and supervision @		13%			
▪ Contingency @		5%			
<b>Construction cost (Extension only, rate based on GIFA)</b>				<b>5,465,000</b>	<b>720.03</b>

## SUPERMARKET

Supermarket – Refurbishment	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
<b>Remedial Works / Finishes</b>				<b>1,085,300</b>	<b>868.24</b>
▪ Removal of existing contaminated ceiling and replacement with metal tile suspended ceiling; to sales floor	1,250	m <sup>2</sup>	135		
▪ Repair and make good existing sales area floor finishes	1,250	m <sup>2</sup>	90		
▪ Additional lighting to sales floor		item	48,000		
▪ Refrigeration plant / infrastructure costs		item	164,000		
▪ Upgrade / remedial works to M & E services		item	407,000		
▪ Internal finishes, branding and signage		item	63,000		
▪ Alteration works to existing customer entrance		item	53,000		
▪ Changes to back-up areas		item	69,000		
<b>Fitting Out</b>				<b>528,300</b>	<b>422.64</b>
▪ Refurbishment of store including new and reused shopfittings; associated M&E works	1,250	m <sup>2</sup>	325		
▪ Allowance for new checkouts		item	69,000		
▪ New staff restaurant and other back of house works		item	53,000		
<b>External Works</b>				<b>26,000</b>	<b>20.80</b>
▪ Allowance for limited external works		item	26,000		
<b>Preliminaries and Contingency</b>				<b>439,400</b>	<b>351.52</b>
▪ Additional cost of nightworks and 24hr working		item	53,000		
▪ Allowance for special attendance		item	42,000		
▪ Contractors, site establishment and supervision @		10%			
▪ Overheads and profit @		4.5%			
▪ Contingency @		5%			
<b>Construction cost (Refurbishment only, rate based on sales floor area)</b>				<b>2,079,000</b>	<b>1,663.20</b>



## 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 area of tiers = 8,435 m<sup>2</sup>      Model location is Outer London  
(TPI = 463, LF = 1.00)

*This updated cost model is copyright of Davis Langdon LLP and was originally published in Building on 28-Oct-05*

Health Centre	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
<b>Substructure</b>				<b>899,300</b>	<b>106.62</b>
▪ 450mm diameter reinforced concrete piling	1,955	m <sup>2</sup>	160		
▪ Excavating basement; disposal off site; breaking out obstructions; dewatering	1,900	m <sup>3</sup>	50		
▪ Reinforced concrete slab to basement area (565m <sup>2</sup> ) and ground floor with vapour barrier, insulation; underslab ducts and drainage	1,955	m <sup>2</sup>	160		
▪ Extra for formation of lift pits		item	16,700		
▪ Reinforced concrete retaining walls to basement area, including temporary sheet piling; blockwork lining wall	450	m <sup>2</sup>	360		
<b>Frame and Upper Floors</b>				<b>1,434,000</b>	<b>170.01</b>
▪ Reinforced concrete frame, 7.2 x 7.2m grid; 200mm thick flat slab; in situ concrete shear walls	8,435	m <sup>2</sup>	170		
<b>Roof</b>				<b>213,800</b>	<b>25.35</b>
▪ Inverted roof coverings, polymeric roof coverings, insulation; flashings and copings	1,955	m <sup>2</sup>	80		
▪ Mansafe system		item	15,300		
▪ Extra for polycarbonate rooflights; 800 diameter; flashings	15	nr	1,100		
▪ Allowance for entrance canopies		item	25,600		
<b>Stairs</b>				<b>346,700</b>	<b>41.10</b>
▪ Precast reinforced concrete stair cases; including fins smooth finish to exposed surfaces	6	nr	9,900		
▪ Balustrades; 1.1m average high; glazed with profiled timber handrails; average rate used	665	m	390		
▪ Profiled timber handrails	150	m	120		
▪ Miscellaneous metalwork; cat ladders; open mesh flooring in risers etc.		item	9,900		
<b>External Walls, Windows and Doors</b>				<b>1,523,900</b>	<b>180.66</b>
▪ Multi-coloured curtain walling; double-glazed units; composite cladding panels; secondary steel and internal liner panel	2,520	m <sup>2</sup>	320		
▪ Coloured render system on mesh, insulation, dpm and metsec backing wall.	1,260	m	210		
▪ Aluminium framed windows	95	m <sup>2</sup>	350		
▪ Perforated clay tile rain screen cladding complete including vertical and horizontal support rails	1,300	m <sup>2</sup>	190		
▪ Entrance door unit; aluminium framed glazed doors; automatic operation	2	nr	15,800		

## HEALTH CENTRE

Health Centre	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
▪ External doors; aluminium framed; polyester coated; to match windows	10	nr	3,050		
▪ Free standing screens to roof plant; louvre panels as required	650	m	170		
<b>Internal Walls and Partitions</b>				<b>595,800</b>	<b>70.63</b>
▪ Concrete blockwork; head restraints, movement joints	2,000	m <sup>2</sup>	44		
▪ Plasterboard partitions; 2 layers of 12.5mm wall board; including 25mm insulation and skim coat finish	7,350	m <sup>2</sup>	55		
▪ Internal glazed screens; blinds	225	m <sup>2</sup>	460		
<b>Internal Doors</b>				<b>415,500</b>	<b>49.26</b>
▪ Flush doors; beech veneer; fire rated; solid core; veneered frame; vision panel and ironmongery	325	nr	825		
▪ Glazed doors and screens; fire-rated; frames, fittings and ironmongery	22	nr	2,950		
▪ Riser cupboard doors; beech veneer; fire rated, fittings and ironmongery	66	nr	1,250		
<b>Wall Finishes</b>				<b>173,000</b>	<b>20.51</b>
▪ Emulsion paint to wall surfaces generally	17,250	m <sup>2</sup>	3		
▪ Ceramic wall tiling 150 x 150mm	900	m <sup>2</sup>	50		
▪ Single layer plasterboard dry lining 12.5mm thick	5,150	m <sup>2</sup>	15		
<b>Floor Finishes</b>				<b>486,500</b>	<b>57.68</b>
▪ Screed; latex self levelling screed 15 to 25mm thick	8,435	m <sup>2</sup>	12		
▪ Ceramic floor tiling 600 x 600mm to ground floor atrium	435	m <sup>2</sup>	100		
▪ Non slip vinyl sheet flooring; skirtings	315	m <sup>2</sup>	35		
▪ Linoleum sheet; skirtings	1,100	m <sup>2</sup>	40		
▪ Carpet; softwood skirtings	5,500	m <sup>2</sup>	41		
▪ Carpet and nosing to stair cases	4	m <sup>2</sup>	10,800		
▪ Allowance for entrance barrier matting		item	19,700		
<b>Ceiling Finishes</b>				<b>270,300</b>	<b>32.05</b>
▪ Suspended ceilings; 600 x 600mm clip in metal tiles	4,170	m <sup>2</sup>	39		
▪ Plasterboard MF suspended ceilings and bulkheads	1,280	m <sup>2</sup>	46		
▪ Plaster to soffit of reinforced concrete slabs	1,900	m <sup>2</sup>	16		
▪ Painting to plasterboard ceilings and bulkheads	3,180	m <sup>2</sup>	6		
<b>Furniture and Fittings</b>				<b>557,800</b>	<b>66.13</b>
<i>Supply and install Group 1 medical equipment (fixed furniture); fit only Group 2 and 3 medical equipment (loose furniture)</i>					
▪ Reception area, desks and fixed furniture	13	nr	7,900		
▪ Café, servery counter and fixed furniture	2	nr	8,900		
▪ Waiting area	13	nr	1,300		
▪ Consulting room	60	nr	1,600		
▪ Treatment room	18	nr	1,100		
▪ Podiatry	3	nr	3,050		
▪ Dentistry	4	nr	24,600		
▪ Audiology	2	nr	29,600		
▪ Family Room	12	nr	300		
▪ Office room	34	nr	200		
▪ Classroom	4	nr	875		
▪ Meeting room	14	nr	60		
▪ WC	27	nr	390		

## HEALTH CENTRE

Health Centre	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
▪ Records/store	12	nr	500		
▪ Utility Room	9	nr	1,950		
▪ Allowance for additional fittings and furniture		item	89,000		
<b>Sanitary Fittings and Disposal Installations</b>					<b>31.23</b>
▪ Sanitary fittings generally	200	nr	825		
▪ Waste, soil and vent pipework	200	nr	330		
▪ Extra for lift sump pumps		item	7,100		
▪ Rainwater installation	8,435	m <sup>2</sup>	3		
<b>Water Installations</b>				<b>329,600</b>	<b>39.08</b>
▪ Cold water plant room installation; storage and booster unit	8,435	m <sup>2</sup>	6		
▪ Hot water plant room installation; gas fired water heaters, pumps etc.	8,435	m <sup>2</sup>	11		
▪ Hot and cold water distribution pipework, insulation	8,435	m <sup>2</sup>	18		
▪ Allowance for water treatment		item	39,400		
<b>Space Heating and Air Treatment</b>				<b>1,516,900</b>	<b>179.83</b>
▪ Chilled water plant room installation; air cooled chiller; pumps, pipework distribution in plant rooms and risers		item	210,000		
▪ LTHW plant room installation; boiler and flue; pumps, pipework distribution in plant rooms and risers		item	78,000		
▪ Air Handling units; total combined capacity 10 m <sup>3</sup> /s; duct mounted heating and cooling batteries		item	82,000		
▪ Chilled water distribution; pipework; valves; insulation, trace heating	3,900	m <sup>2</sup>	55		
▪ LTHW heating; LST panels and trench heaters; pipework; valves; insulation	8,435	m <sup>2</sup>	31		
▪ Air curtains and door heaters; generally		item	10,800		
▪ Supply and extract ductwork installation serving active chilled beams	3,900	m <sup>2</sup>	42		
▪ Extra for enhanced attenuation measures in ductwork		item	15,800		
▪ Active chilled beam installation	3,900	m <sup>2</sup>	60		
▪ Thermal insulation to ductwork	8,435	m <sup>2</sup>	18		
▪ Allowance for packaged cooling systems to IT rooms		item	9,900		
▪ Allowance for dedicated ventilation systems (7nr systems)		item	20,700		
▪ Dirty extract system	8,435	m <sup>2</sup>	8		
<b>Electrical and Gas Installations</b>				<b>936,600</b>	<b>111.04</b>
▪ Incoming supply and Main LV panel		item	47,300		
▪ Submains distribution, busbars in risers, distribution boards and isolators; including electrical supplies to main plant	8,435	m <sup>2</sup>	20		
▪ Lighting: standard luminaires, wiring, containment, accessories	8,435	m <sup>2</sup>	37		
▪ Allowance for emergency lighting	8,435	m <sup>2</sup>	6		
▪ Allowance for external lighting		item	27,600		
▪ General small power, including cabling, trunking and socket outlets	8,435	m <sup>2</sup>	34		
▪ Allowance for standby power and UPS		item	33,500		

**HEALTH CENTRE**

<b>Health Centre</b>	<b>Quantity</b>	<b>Unit</b>	<b>Rate</b>	<b>Total (£)</b>	<b>Cost (£/m<sup>2</sup>)</b>
<ul style="list-style-type: none"> <li>Incoming gas supply, including steel pipework, valves etc.</li> </ul>		item	10,800		
<b>Lift Installations</b>				<b>134,000</b>	<b>15.89</b>
<ul style="list-style-type: none"> <li>Electric traction lift; 10 person; serving 4nr floors</li> </ul>	2	nr	29,600		
<ul style="list-style-type: none"> <li>Electric traction lift; 10 person; serving 6nr floors</li> </ul>	2	nr	37,400		
<b>Protective, Communications and Special Installations</b>				<b>1,010,000</b>	<b>119.74</b>
<ul style="list-style-type: none"> <li>Lightning protection; earthing installations:</li> </ul>		item	20,300		
<ul style="list-style-type: none"> <li>Data and telephone pathway and cable infrastructure</li> </ul>	8,435	m <sup>2</sup>	31		
<ul style="list-style-type: none"> <li>Fire detection and alarm system</li> </ul>	8,435	m <sup>2</sup>	12		
<ul style="list-style-type: none"> <li>Security system; access control and intruder detection; wiring and equipment</li> </ul>	8,434	m <sup>2</sup>	14		
<ul style="list-style-type: none"> <li>Building management and automatic control systems</li> </ul>	8,435	m <sup>2</sup>	41		
<ul style="list-style-type: none"> <li>CCTV system</li> </ul>		item	30,500		
<ul style="list-style-type: none"> <li>Patient call system; LED signboards</li> </ul>		item	70,000		
<ul style="list-style-type: none"> <li>Public Address system</li> </ul>		item	9,900		
<ul style="list-style-type: none"> <li>Induction loop system</li> </ul>		item	18,700		
<ul style="list-style-type: none"> <li>Video/display monitor system in public areas</li> </ul>		item	13,800		
<ul style="list-style-type: none"> <li>Gas scavenging systems to dental rooms</li> </ul>		item	10,800		
<ul style="list-style-type: none"> <li>Compressor and vacuum installation to dental rooms</li> </ul>		item	12,800		
<b>Builders Work</b>				<b>104,800</b>	<b>12.42</b>
<ul style="list-style-type: none"> <li>Builder's work in connection with services @</li> </ul>		2.5%			
<b>Preliminaries and Contingency</b>				<b>2,486,100</b>	<b>294.74</b>
<ul style="list-style-type: none"> <li>Testing and commissioning of building services installations</li> </ul>		item	69,000		
<ul style="list-style-type: none"> <li>Contractors preliminaries, overheads and profit @</li> </ul>		13%			
<ul style="list-style-type: none"> <li>Contractors contingency @</li> </ul>		3%			
<b>Construction cost (Health centre only, rate based on GIFA)</b>				<b>13,698,000</b>	<b>1,623.97</b>

## PRIMARY CARE CENTRE

A single storey, new build, primary care centre for between 3 and 7 GP's, consisting of six consulting rooms, three nurse rooms, two treatment rooms (one clean and one 'dirty'), a health visitor room, a general purpose room and administration space providing a total of 510m<sup>2</sup> of accommodation

▪ Gross internal floor area = 510 m<sup>2</sup>

Model location is Outer London  
(TPI = 463, LF = 1.00)

*This updated cost model is copyright of Davis Langdon LLP and was originally published in Building on 08-Mar-08*

Primary Care Centre	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
<b>Substructure</b>				<b>57,650</b>	<b>113.04</b>
▪ Excavation & disposal	140	m <sup>2</sup>	25		
▪ Strip foundation with cavity masonry wall	150	m	140		
▪ 150mm thick ground floor slab with thickenings	510	m <sup>2</sup>	65		
<b>Roof</b>				<b>90,410</b>	<b>177.27</b>
▪ Precast concrete planks	510	m <sup>2</sup>	56		
▪ Single ply membrane, including insulation and labours	510	m <sup>2</sup>	102		
▪ Allowance for roof inlets		Item	2,650		
▪ Aluminium rainwater down pipes	30	m	70		
▪ Sunpipes	8	nr	635		
<b>External Walls</b>				<b>32,400</b>	<b>63.53</b>
▪ Brick cavity wall, facing brick outer skin with cavity, insulation, 140mm inner blockwork leaf	240	m <sup>2</sup>	135		
<b>Windows and External Doors</b>				<b>51,680</b>	<b>101.33</b>
▪ Aluminium double glazed windows	60	m <sup>2</sup>	360		
▪ Single aluminium doors	3	nr	1,490		
▪ Double aluminium framed glazed doors and screens to entrance	22	m <sup>2</sup>	540		
▪ Single steel door to plant room	1	nr	930		
▪ Fixed metal grilles to windows		Item	5,100		
▪ Electrically operated roller shutter to glazed entrance screens, including controls	22	m <sup>2</sup>	350		
<b>Internal Walls and Partitions</b>				<b>17,110</b>	<b>33.55</b>
▪ 100 Blockwork	470	m <sup>2</sup>	32		
▪ Stud partition		Item	470		
▪ Security counter grille to reception desk		Item	1,600		
<b>Internal Doors</b>				<b>28,350</b>	<b>55.59</b>
▪ Internal doors, wood veneer, stainless steel ironmongery	20	nr	890		
▪ Internal doors & screen, inner door to lobby	5	m <sup>2</sup>	530		
▪ Wrot softwood storage cupboard door, stainless steel ironmongery	3	nr	470		
▪ Fire rated doors, stainless steel ironmongery	5	nr	1,000		
▪ Double internal fire rated doors, stainless steel ironmongery	1	nr	1,490		
<b>Wall Finishes</b>				<b>17,760</b>	<b>34.82</b>
▪ Plaster and emulsion paint to wall surfaces generally	900	m <sup>2</sup>	16		
▪ Ceramic wall tiling 150 x 150mm	60	m <sup>2</sup>	56		
<b>Floor Finishes</b>				<b>26,715</b>	<b>52.38</b>
▪ Screed	510	m <sup>2</sup>	19		
▪ Carpet tiles to reception area, staff areas	145	m <sup>2</sup>	24		

**PRIMARY CARE CENTRE**

<b>Primary Care Centre</b>	<b>Quantity</b>	<b>Unit</b>	<b>Rate</b>	<b>Total (£)</b>	<b>Cost (£/m<sup>2</sup>)</b>
▪ Vinyl to WC areas & practical areas, including skirtings	320	m <sup>2</sup>	32		
▪ Heavy duty vinyl to entrance area, dirty areas	40	m <sup>2</sup>	42		
▪ Entrance matting with aluminium matwell	5	m <sup>2</sup>	325		
<b>Ceiling Finishes</b>				<b>16,150</b>	<b>31.67</b>
▪ Mineral fibre suspended ceilings	80	m <sup>2</sup>	28		
▪ Plasterboard ceiling, plaster skim and emulsion paint finish	405	m <sup>2</sup>	32		
▪ Moisture resistance plasterboard ceiling, plaster skim and emulsion paint finish	25	m <sup>2</sup>	38		
<b>Fittings and Fixtures</b>				<b>33,200</b>	<b>65.10</b>
<i>Supply and install Group 1 medical equipment (fixed furniture); fit only Group 2 and 3 medical equipment (loose furniture)</i>					
▪ Reception area, desks and fixed furniture		Item	7,800		
▪ Waiting room		Item	4,980		
▪ Consulting rooms	6	nr	1,660		
▪ Treatment rooms	2	nr	1,140		
▪ Nurse rooms, including health visitor	4	nr	1,140		
▪ Records store	1	nr	500		
▪ Admin rooms	2	nr	630		
▪ Multi purpose / interview rooms	2	nr	930		
<b>Sanitary Fittings and Disposal Installations</b>				<b>15,220</b>	<b>29.84</b>
▪ WCs	6	nr	320		
▪ Hand basins	6	nr	200		
▪ Medical handwash basins	12	nr	540		
▪ Disabled toilet, including WC, wash hand basin, grab rails and other fittings	2	nr	1,200		
▪ Cleaners sink, 510 x 380	2	nr	750		
▪ Baby changing unit	1	nr	420		
▪ Sink & slop hopper	1	nr	1,300		
<b>Disposal Installations</b>				<b>7,140</b>	<b>14.00</b>
▪ Waste, soil and vent installation; uPVC pipework and fittings	510	m <sup>2</sup>	14		
<b>Water Installations</b>				<b>13,300</b>	<b>26.08</b>
▪ Cold water system	28	nr	250		
▪ Hot water system	21	nr	300		
<b>Space Heating and Air Treatment</b>				<b>56,100</b>	<b>110.00</b>
▪ Space heating, all costs associated with the supply & installation of the heating system, temperature control and distribution pipework	510	m <sup>2</sup>	110		
<b>Ventilation Installations</b>				<b>21,100</b>	<b>41.37</b>
▪ Extract ventilation to clean areas		item	12,900		
▪ Extract ventilation to dirty areas		item	5,600		
▪ Extract ventilation to toilet areas		item	2,600		
<b>Gas Installations</b>				<b>1,530</b>	<b>3.00</b>
▪ Gas Installations, all costs associated with the supply and installation of gas	510	m <sup>2</sup>	3		
<b>Electrical Installations</b>				<b>48,450</b>	<b>95.00</b>
▪ Mains and sub - mains installation	510	m <sup>2</sup>	21		
▪ Small power installation	510	m <sup>2</sup>	32		
▪ Lighting and general luminaires; emergency lighting	510	m <sup>2</sup>	42		
<b>Protective Installations</b>				<b>2,100</b>	<b>4.12</b>

## PRIMARY CARE CENTRE

Primary Care Centre	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
▪ Lightning protection; earthing installations:		item	2,100	<b>25,800</b>	<b>50.59</b>
<b>Communications Installations</b>					
▪ Fire alarm installation; smoke detectors; call points	510	m <sup>2</sup>	16		
▪ Telephone and data wireways; internal telephone system	510	m <sup>2</sup>	6		
▪ Patient call and induction loop systems		Item	5,100		
▪ Security installation; intruder detection, panic buttons, disabled toilet alarm, CCTV	510	m <sup>2</sup>	18		
<b>Specialist Installations</b>				<b>4,900</b>	<b>9.61</b>
▪ BMS system		item	4,900		
<b>Builders Work</b>				<b>4,900</b>	<b>9.61</b>
▪ Builder's work in connection with services @		2.5%			
<b>Preliminaries and Contingency</b>				<b>103,035</b>	<b>202.03</b>
▪ Contractors preliminaries, overheads and profit @		13%			
▪ Contractors contingency @		5%			
<b>Construction cost (Primary care centre only, rate based on GIFA)</b>				<b>5,000</b>	<b>1,323.53</b>

**50m SWIMMING POOL WITH DRY SPORTS FACILITY COST MODEL**

The cost model is based on a regional 50m pool with spectator seating for 350 people. The two storey development includes a creche, 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 = 8,600m<sup>2</sup>

Model location is South-East England  
(TPI = 463, LF = 0.97)

*This updated cost model is copyright of Davis Langdon LLP and was originally published in Building Magazine on 24-Feb-06*

<b>Swimming Pool</b>	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
<b>Substructure</b>				<b>1,396,200</b>	<b>162.35</b>
▪ Excavate and fill site generally to an average depth of 500mm; disposal, allowance for breaking out	5,900	m <sup>2</sup>	19		
▪ Ground bearing slabs; reduced levels; blinding; waterproofing, hardcore; reinforcement and lift pits	5,900	m <sup>2</sup>	85		
▪ Extra over for forming 300mm reinforced concrete pool tank walls and moveable floor boom pits; waterproofing, formwork	400	m <sup>2</sup>	190		
▪ Allowance for formation of dry ducts to pool perimeter	120	m <sup>2</sup>	775		
▪ Piling; 600mm CFA piles; 15m deep; testing	5,900	m <sup>2</sup>	70		
▪ Excavation and installation of column bases and pile caps; including reinforced concrete; blinding; formwork etc.	5,900	m <sup>2</sup>	34		
<b>Frame and Upper Floors</b>				<b>940,000</b>	<b>109.30</b>
▪ In situ upper floor slabs; including profile structural metal decking; concrete; reinforcement; power float finish	2,700	m <sup>2</sup>	110		
▪ Precast concrete seating units; supply and erection	300	m <sup>2</sup>	190		
▪ Portalised frame to sports hall; structural steel hollow sections, columns, trusses and bracing; intumescent paint	45	tonne	2,400		
▪ Hollow section columns supporting Glulam roof beams to pool; intumescent paint	30	tonne	2,200		
▪ Main Frame to all other areas; structural steel universal columns, beams, rakers and bracing; intumescent paint	160	tonne	1,700		
▪ Concrete shear and core walls; concrete; reinforcement	1,000	m <sup>2</sup>	140		
<b>Roof</b>				<b>1,475,700</b>	<b>171.59</b>
▪ Glulam beams to pool	400	m	775		
▪ Steel frame to other areas; universal beams; fireproofing	185	tonne	1,700		
▪ Aluminium standing seam construction; including structural liner tray, waterproofing, insulation and roof covering	6,000	m <sup>2</sup>	100		
▪ Extra over allowance for rooflights to swimming pool	250	m <sup>2</sup>	475		
▪ Roof drainage; rainwater installations generally	6,000	m <sup>2</sup>	10		
▪ Roof latchway system	500	m	100		
▪ Glazed entrance canopy; planar glazing; architectural steelwork		item	24,200		



## 50m SWIMMING POOL WITH DRY SPORTS FACILITY COST MODEL

Swimming Pool	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
<b>Stairs</b>				<b>120,500</b>	<b>14.01</b>
▪ Feature staircase; precast concrete steps; carborundum strips; architectural metalwork; glazed balustrade	1	nr	48,000		
▪ Public access staircase; precast concrete units; carborundum strips; stainless steel handrail	2	nr	24,200		
▪ Back of house access staircase; precast concrete units; carborundum strips; galvanized steel handrail	1	nr	19,300		
▪ Roof access cat ladders	2	nr	2,400		
<b>External Walls, Windows and Doors</b>				<b>1,024,200</b>	<b>119.09</b>
▪ Render finished cavity wall; STO render; blockwork; insulation	1,500	m <sup>2</sup>	140		
▪ Aluminium framed double glazed curtain walling	1,200	m <sup>2</sup>	390		
▪ Metal flat panel cladding system; secondary steelwork; insulation; internal blockwork	800	m <sup>2</sup>	240		
▪ Extra over for louvres	100	m <sup>2</sup>	340		
▪ Brise soleil system	400	m <sup>2</sup>	240		
▪ Main entrance; single pane laminated glazed screen; ironmongery	1	nr	9,700		
▪ Escape doors; double escape doors and frames; ironmongery	10	nr	1,450		
<b>Internal Walls and Partitions</b>				<b>500,500</b>	<b>58.20</b>
▪ Blockwork walls; firestopping; head restraints	3,500	m <sup>2</sup>	50		
▪ Internal partitions; plasterboard; insulation; studwork	3,000	m <sup>2</sup>	39		
▪ Glazed screens	400	m <sup>2</sup>	340		
▪ Changing cubicles	50	nr	725		
▪ WC cubicles	50	nr	725		
<b>Internal Doors</b>				<b>130,300</b>	<b>15.15</b>
▪ Single doors and framework; ironmongery	100	nr	775		
▪ Double doors and framework; ironmongery	20	nr	1,450		
▪ Riser cupboard doors; fire rated	50	nr	475		
<b>Wall Finishes</b>				<b>287,300</b>	<b>33.41</b>
▪ Plaster and paint	5,000	m <sup>2</sup>	19		
▪ Ceramic tiling (including pool tank walls)	2,500	m <sup>2</sup>	75		
▪ Paint finish on concrete walls	1,000	m <sup>2</sup>	5		
<b>Floor Finishes</b>				<b>618,100</b>	<b>71.87</b>
▪ Vinyl sheeting to dry change and kitchen; skirtings	600	m <sup>2</sup>	34		
▪ Carpet tile; skirtings	3,000	m <sup>2</sup>	34		
▪ Anti dust sealant to plant and stores	1,200	m <sup>2</sup>	10		
▪ Timber sprung floor to sports hall, fitness suite and multi purpose studio; floor battens	1,200	m <sup>2</sup>	75		
▪ Tiled ceramic flooring to pool area and wet change (including pool tank floor); skirtings	2,200	m <sup>2</sup>	75		
▪ Terrazo stone flooring to reception; skirtings	400	m <sup>2</sup>	140		
▪ Levelling screed	8,600	m <sup>2</sup>	19		
▪ Allowance for entrance matwell		item	9,700		
<b>Ceiling Finishes</b>				<b>408,600</b>	<b>47.51</b>
▪ Timberboard slat on moisture resistant plasterboard backing to pool hall; timber, plasterboard; hangers	1,520	m <sup>2</sup>	100		
▪ Extra for works around rooflights		item	29,000		
▪ Suspended ceilings; plasterboard; acoustic treatment, paint finish; perimeter trims; hangers	4,200	m <sup>2</sup>	43		

## 50m SWIMMING POOL WITH DRY SPORTS FACILITY COST MODEL

Swimming Pool	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
▪ Moisture resistant suspended ceilings to wet change and kitchen; plasterboard; paint finish; perimeter trims; hangers	750	m <sup>2</sup>	55		
▪ Paint finish on slab soffit	1,200	m <sup>2</sup>	5		
<b>Furniture and Fittings</b>				<b>1,237,900</b>	<b>143.94</b>
▪ Pool seating	350	nr	29		
▪ Moveable floors including 2nr booms to pool	1	nr	630,000		
▪ Disabled hydraulic access platform	1	nr	48,000		
▪ Springboards	4	nr	4,800		
▪ Main reception desk	1	nr	48,000		
▪ Sundry reception desks	2	nr	9,700		
▪ Climbing wall	1	nr	100,000		
▪ Lockers	300	nr	290		
▪ Balustrades and safety barriers	150	m	475		
▪ Handrails	100	m	240		
▪ Bleacher seating	250	nr	240		
▪ Entrance turnstiles	2	nr	14,500		
▪ Signage		item	24,200		
▪ Allowance for mirrors		item	14,500		
▪ Access ladders to pool		item	24,200		
▪ Changing room benches		item	29,000		
<b>Sanitary Fittings and Disposal Installations</b>				<b>356,100</b>	<b>41.41</b>
▪ Sanitaryware generally	300	nr	475		
▪ Below slab foul drainage; area based on building footprint	5,900	m <sup>2</sup>	10		
▪ Rainwater disposal; rainwater outlets; gratings; downpipes	8,600	m <sup>2</sup>	3		
▪ Soil and waste disposal; foul water and sanitary appliances	8,600	m <sup>2</sup>	10		
▪ Enhanced drainage to pool		item	48,000		
<b>Hot and Cold Water Installations</b>				<b>215,200</b>	<b>25.02</b>
▪ Water supply; mains connection; booster set; storage tanks		item	100,000		
▪ Cold water service; distribution to toilets and changing	8,600	m <sup>2</sup>	6		
▪ Hot water services; local electric heating, service to toilets and changing	8,600	m <sup>2</sup>	5		
▪ Allowance for cold water drinking points	10	nr	2,400		
<b>Space Heating and Air Treatment</b>				<b>1,043,400</b>	<b>121.33</b>
▪ Boiler installation; flues; pumps; valves; pipework distribution	8,600	m <sup>2</sup>	19		
▪ Hot water generators; heat exchangers; buffer vessels	8,600	m <sup>2</sup>	5		
▪ Space heating; LTHW; pipework distribution; radiators	8,600	m <sup>2</sup>	19		
▪ Under floor heating to changing and reception areas	1,500	m <sup>2</sup>	29		
▪ Localised DX cooling to fitness suite and admin areas	1,000	m <sup>2</sup>	160		
▪ Ventilation installation ; supply and extract installation	4,200	m <sup>2</sup>	39		
▪ Specialist ventilation installation to changing, pools, WCs, kitchen, café and plant areas; air handling and distribution	4,400	m <sup>2</sup>	70		

## 50m SWIMMING POOL WITH DRY SPORTS FACILITY COST MODEL

Swimming Pool	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
<b>Electrical and Gas Installations</b>				<b>1,109,500</b>	<b>129.01</b>
▪ HV/LV mains connection; switchgear; mains switchboard	8,600	m <sup>2</sup>	10		
▪ Submains cabling; containment; switchgear; and distribution	8,600	m <sup>2</sup>	19		
▪ Small power	8,600	m <sup>2</sup>	15		
▪ Power to mechanical services and lifts	8,600	m <sup>2</sup>	5		
▪ Lighting installation and luminaires	8,600	m <sup>2</sup>	39		
▪ Emergency lighting; exit signs; luminaires	8,600	m <sup>2</sup>	5		
▪ Light switching; control system; presence detectors	8,600	m <sup>2</sup>	5		
▪ Diesel standby generator		item	140,000		
▪ Scene lighting control and external feature lighting		item	100,000		
▪ Gas installation to boilers and kitchen		item	38,700		
<b>Lift Installations</b>				<b>158,000</b>	<b>18.37</b>
▪ 13 person lift 1nr	1	nr	100,000		
▪ Goods lift 1nr	1	nr	58,000		
<b>Protective, Communications and Special Installations</b>				<b>1,428,900</b>	<b>166.15</b>
▪ Wet riser installation	8,600	m <sup>2</sup>	5		
▪ Lightning protection	8,600	m <sup>2</sup>	2		
▪ Handheld firefighting appliance		item	4,800		
▪ Fire alarm and smoke detector installation	8,600	m <sup>2</sup>	10		
▪ Voice alarms	8,600	m <sup>2</sup>	5		
▪ Public address system	8,600	m <sup>2</sup>	5		
▪ Telephone and data containment	8,600	m <sup>2</sup>	5		
▪ Data back-bone wiring	8,600	m <sup>2</sup>	5		
▪ Telephone back-bone wiring	8,600	m <sup>2</sup>	6		
▪ CCTV installation; wiring, containment; equipment	8,600	m <sup>2</sup>	15		
▪ Access control security system; intruder alarm	8,600	m <sup>2</sup>	10		
▪ Induction loops to changing, seating, first aid, sports hall, reception and gym	3,000	m <sup>2</sup>	34		
▪ Television and FM radio aerial system; satellite system		item	4,800		
▪ Disabled toilet alarm system		item	9,700		
▪ Building Management System	8,600	m <sup>2</sup>	19		
▪ Pool water treatment; UV treatment		item	580,000		
<b>Builders Work</b>				<b>240,000</b>	<b>27.91</b>
▪ Pads, bases, holes, chases, mortices, supports, walkways painting pipework		item	240,000		
<b>Preliminaries and Contingency</b>				<b>2,992,600</b>	<b>347.98</b>
▪ Contractors preliminaries, overheads and profit @		15.0%			
▪ Contingency and design reserve @ say		7.5%			
<b>Construction cost (Swimming pool and dry sports only, rate based on GIFA)</b>				<b>15,683,000</b>	<b>1,823.60</b>

**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 area of tiers = 35,800 m<sup>2</sup>      Model location is South-East England (TPI = 463, LF = 0.97)

*This updated cost model is copyright of Davis Langdon LLP and was originally published in Building on 11-Jun-04*

<b>Regional Stadium</b>	<b>Quantity</b>	<b>Unit</b>	<b>Rate</b>	<b>Total (£)</b>	<b>Cost (£/m<sup>2</sup>)</b>
<b>Substructure</b>				<b>2,745,000</b>	<b>76.68</b>
• Excavate and fill site generally to an average depth of 500mm; disposal; allowance for breaking out	20,000	m <sup>2</sup>	18		
• Ground bearing slabs; blinding; DPM; hardcore; concrete slab with mesh reinforcement; ground beams and lift pits	10,600	m <sup>2</sup>	75		
• Piling and pile caps: 600 mm diameter piles; 15m deep; complete	10,600	m <sup>2</sup>	85		
• Column bases; including reinforced concrete; blinding; reinforcement; formwork; etc..	10,600	m <sup>2</sup>	65		
<b>Frame and Upper Floors</b>				<b>7,286,000</b>	<b>203.52</b>
• Main frame, structural steel columns, beams and bracing	1,800	t	2,200		
• Intumescent paint / fireboard and architectural finishes	18,000	m <sup>2</sup>	20		
• In situ upper floor slabs to concourse areas; waffle construction with perimeter beam strips	14,000	m <sup>2</sup>	85		
• Precast concrete seating units; stainless steel locating pins; waterproofing	11,100	m <sup>2</sup>	160		
<b>Roof</b>				<b>5,130,400</b>	<b>143.31</b>
• Structural steel main roof structure; high performance paint system	1,080	t	2,700		
• Roof access cat ladders	2	nr	1,800		
• Roof access stairs	2	nr	3,500		
• Latchway systems and walkways	680	m	135		
• Safety balustrades / handrails	560	m	240		
• Roof cladding system to main bowl; aluminium standing seam roofing; clear sections and overhangs	15,800	m <sup>2</sup>	110		
• Roof drainage: rainwater installations generally	15,800	m <sup>2</sup>	12		
• Camera Gantries and canopies		item	50,000		
<b>Stairs</b>				<b>960,000</b>	<b>26.82</b>
• Reinforced in situ concrete stairs, landings and ramps, with power float finish and non-slip inserts to nosings	1,000	nr	275		
• Precast concrete step units; bolted to precast concrete seating units; forming gangway steps		item	45,000		
• Stair balustrades and handrails	2,000	m	320		
<b>External Walls</b>				<b>1,680,000</b>	<b>46.93</b>
• Facing quality blockwork cavity wall to external elevations and bowl elevations	3,100	m <sup>2</sup>	120		
• Aluminium profiled sheet cladding system including secondary steelwork and insulation	3,300	m	220		

## REGIONAL STADIUM

Regional Stadium	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
▪ Extra over for double glazed aluminium framed, faceted cladding system to walls; structural mullions	250	m <sup>2</sup>	275	<b>228,000</b>	<b>6.37</b>
▪ Extra over sheet cladding for openable single glazed units in metal frames	250	m <sup>2</sup>	325		
▪ Glazing and glazed doors to executive boxes	450	m <sup>2</sup>	450		
▪ Galvanised steel weld mesh; 8m x 4m panels	1,700	m <sup>2</sup>	135		
<b>Windows and External Doors</b>				<b>228,000</b>	<b>6.37</b>
▪ Main entrances: laminated glazed screens and doors	30	nr	4,000	<b>1,771,500</b>	<b>49.48</b>
▪ Escape doors; double escape doors	20	nr	4,000		
▪ Shutters; allowance for: power operated security shutters		item	28,000		
<b>Internal Walls and Partitions</b>				<b>1,771,500</b>	<b>49.48</b>
▪ In situ concrete walls; 200mm thick to lift and stair core walls	1,500	m <sup>2</sup>	180	<b>500,000</b>	<b>13.97</b>
▪ In situ concrete parapets to seating area	700	m <sup>2</sup>	180		
▪ In situ concrete walls; 200mm thick to vomitories	40	nr	3,900		
▪ Blockwork division walls	15,000	m <sup>2</sup>	60		
▪ Proprietary vandal resistant metal faced toilet cubicles	300	nr	500		
▪ Glazed screens generally	150	m <sup>2</sup>	350		
▪ Front screens and privacy panels to executive suites	26	nr	4,500		
<b>Internal Doors</b>					
▪ Single doors and framesets; fire resisting; ironmongery	200	nr	950	<b>685,500</b>	<b>19.15</b>
▪ Double doors and framesets; fire resisting; ironmongery	100	nr	1,450		
▪ Fire shutters to concession/bar fronts	20	nr	6,600		
▪ Rolling shutters generally	10	nr	3,300		
<b>Wall Finishes</b>				<b>685,500</b>	<b>19.15</b>
▪ Render and tiling	4,000	m <sup>2</sup>	70	<b>537,500</b>	<b>15.01</b>
▪ Plaster and paint	14,400	m <sup>2</sup>	15		
▪ Plaster and decorative coverings	100	m <sup>2</sup>	95		
▪ Paint finish on concrete or block walls	36,000	m <sup>2</sup>	5		
<b>Floor Finishes</b>				<b>537,500</b>	<b>15.01</b>
▪ Vinyl sheeting/tiling; levelling screed; skirtings	3,500	m <sup>2</sup>	35	<b>913,800</b>	<b>25.53</b>
▪ Contract grade carpet, levelling screed; skirtings	4,500	m <sup>2</sup>	40		
▪ Stone/ high quality ceramic tile; levelling screed; skirtings	500	m <sup>2</sup>	110		
▪ Paint and epoxy finish to concrete slabs; skirtings	16,000	m <sup>2</sup>	8		
▪ Tiled ceramic flooring, levelling screed; skirtings	800	m <sup>2</sup>	65		
<b>Ceiling Finishes</b>					
▪ Suspended ceilings; mineral fibre	5,100	m <sup>2</sup>	45	<b>1,621,300</b>	<b>45.29</b>
▪ Plasterboard ceilings; skim coat and decorations	3,300	m <sup>2</sup>	35		
▪ Spray insulation	16,250	m <sup>2</sup>	35		
<b>Furniture and Fittings</b>				<b>1,621,300</b>	<b>45.29</b>
▪ Padded upholstered seats; fixed units	21,000	nr	35	<b>120,000</b>	
▪ Padded upholstered seats; club seats	4,000	nr	40		
▪ Safety rails and barriers; to fixed seating bowl	1,750	m <sup>2</sup>	200		
▪ Security and crowd control gates; generally	150	m <sup>2</sup>	775		
▪ Turnstiles	40	nr	3,500		
▪ Allowance for signs; generally		item	120,000		

REGIONAL STADIUM

Regional Stadium	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
<b>Sanitary Fittings and Disposal Installations</b>				<b>873,300</b>	<b>24.39</b>
▪ Sanitary fittings generally	850	nr	425		
▪ Below slab foul drainage; complete system,	10,600	m <sup>2</sup>	25		
▪ Sanitary fittings; IPS; concession areas, locker rooms etc..	24,700	m <sup>2</sup>	10		
<b>Water Installations</b>				<b>594,000</b>	<b>16.59</b>
▪ Water supply; mains connection; booster set; storage tanks		item	100,000		
▪ Hot and cold water services	24,700	m <sup>2</sup>	20		
<b>Space Heating and Air Treatment</b>				<b>2,119,100</b>	<b>59.19</b>
▪ Space heating; boilers, flues, pumps and pressurisation sets; plant room and riser distribution	24,700	m <sup>2</sup>	20		
▪ Space heating; LTHW heating to public areas generally	10,600	m <sup>2</sup>	25		
▪ Localised cooling to hospitality areas; DX units		item	180,000		
▪ Air treatment and ventilation installations	10,600	m <sup>2</sup>	75		
▪ Extract installations; extract fans and ductwork to kitchens, toilets etc.	2,500	m <sup>2</sup>	75		
▪ Smoke Extract Installations:	24,700	m <sup>2</sup>	8		
<b>Electrical and Gas Installations</b>				<b>3,358,600</b>	<b>93.82</b>
▪ Mains connection; high voltage switchgear / transformers / connections; mains switchboard and busbars	24,700	m <sup>2</sup>	10		
▪ Sub mains distribution; switchboards; mains cabling	24,700	m <sup>2</sup>	6		
▪ Small power installation	24,700	m <sup>2</sup>	17		
▪ Lighting and luminaires	24,700	m <sup>2</sup>	50		
▪ Emergency lighting	24,700	m <sup>2</sup>	10		
▪ Under Roof Lighting	15,800	m <sup>2</sup>	10		
▪ Seating Bowl Lighting	11,100	m <sup>2</sup>	15		
▪ Containment installations	24,700	m <sup>2</sup>	10		
▪ Power supply to mechanical plant		item	60,000		
▪ Illuminated signs		item	60,000		
▪ Allowance for external "feature" lighting		item	200,000		
▪ Diesel standby generator		item	130,000		
▪ Gas installation to boilers and kitchen		item	40,000		
<b>Lift Installations</b>				<b>250,000</b>	<b>6.98</b>
▪ 13 Person Lifts	2	nr	85,000		
▪ Goods Lifts	1	nr	80,000		
<b>Protective, Communications and Special Installations</b>				<b>3,354,600</b>	<b>93.70</b>
▪ Hose Reel Installations		item	30,000		
▪ Dry Riser Installations		item	35,000		
▪ Lightning protection; earthing installations:		item	100,000		
▪ Public address and voice alarm system; main bowl PA	24,700	m <sup>2</sup>	20		
▪ Fire alarm system	24,700	m <sup>2</sup>	14		
▪ CCTV / security installations	24,700	m <sup>2</sup>	14		
▪ Allowance for card access and intruder alarm installations		item	60,000		
▪ Floodlighting installation		item	500,000		
▪ Playing surface; Fully heated pitch complete with drainage, irrigation, service ducts etc.		item	950,000		
▪ BMS installation complete	24,700	m <sup>2</sup>	20		
<b>Builders Work</b>				<b>190,000</b>	<b>5.31</b>

## REGIONAL STADIUM

<b>Regional Stadium</b>	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
<ul style="list-style-type: none"> <li>▪ Builder's work in connection with services @</li> </ul>		item	190,000	<b>5,911,400</b>	<b>165.12</b>
<b>Preliminaries and Contingency</b>					
▪ Commissioning management		item	60,000		
▪ Management costs, site establishment and supervision @ say		10%			
▪ Contractors overheads and profit @		3%			
▪ Contingency @		5%			
<b>Construction cost (Regional stadium only, rate based on GIFA)</b>				<b>40,710,000</b>	<b>1,137.16</b>

**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 = 310 m<sup>2</sup>

Model location is South East England  
(TPI = 463, LF = 1.00)

*This updated cost model is copyright of Davis Langdon LLP and was originally published in Building on 07-Mar-08*

<b>Three classroom extension</b>	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
<b>Substructure</b>				<b>36,950</b>	<b>119.19</b>
▪ Excavation & disposal	140	m <sup>3</sup>	30		
▪ Concrete strip foundations, masonry work below DPC; blockwork and facing brickwork	90	m	140		
▪ Reinforced in situ concrete ground slab, including service trench; vapour barrier; hardcore, excavation and disposal	310	m <sup>2</sup>	65		
<b>Roof</b>				<b>50,910</b>	<b>164.23</b>
▪ Softwood roof trusses	380	m <sup>2</sup>	42		
▪ Board insulation to roof	310	m <sup>2</sup>	18		
▪ Cement slate roofing including all eaves, ridge tiles and labours; measured on plan	380	m <sup>2</sup>	52		
▪ Aluminium rainwater down pipes	40	m	75		
▪ Aluminium gutters	90	m	65		
▪ Fire barriers	40	m	19		
<b>External Walls</b>				<b>29,700</b>	<b>95.81</b>
▪ Brick cavity wall, facing brick outer skin with cavity, 140mm inner blockwork leaf	220	m <sup>2</sup>	135		
<b>Windows and External Doors</b>				<b>30,580</b>	<b>98.65</b>
▪ Proprietary aluminium framed, double glazed windows, doors and solid aluminium faced panels; powder coated finish	55	m <sup>2</sup>	380		
▪ Double door steel security doors, including all ironmongery	1	nr	1,580		
▪ Double door aluminium framed glazed doors and screens to paved areas, including all ironmongery	15	m <sup>2</sup>	540		
<b>Internal Walls and Partitions</b>				<b>12,910</b>	<b>41.65</b>
▪ Partitions; 100/140 blockwork	285	m <sup>2</sup>	38		
▪ WC Cubicle partitions; laminated plastics, including all ironmongery	4	nr	520		
<b>Internal Doors</b>				<b>10,130</b>	<b>32.68</b>
▪ Internal fire doors, Georgian wired glass vision panel, stainless steel ironmongery to classrooms	5	nr	930		
▪ Double fire door, Georgian wired glass, stainless steel ironmongery to corridor	1	nr	1,300		
▪ Wrot softwood storage cupboard door, stainless steel ironmongery	5	nr	470		
▪ Non fire rated doors, stainless steel ironmongery to WC	3	nr	610		
<b>Wall Finishes</b>				<b>15,300</b>	<b>49.35</b>
▪ Plaster and 1 mist coat, 3 coats of emulsion paint	760	m <sup>2</sup>	17		
▪ Ceramic wall tiles, full height in toilets and selected classroom areas	40	m <sup>2</sup>	55		
<b>Floor Finishes</b>				<b>16,300</b>	<b>52.58</b>



## PRIMARY SCHOOL EXTENSION

	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
<b>Three classroom extension</b>					
▪ Screed cement screed	310	m <sup>2</sup>	19		
▪ Carpet tiles	150	m <sup>2</sup>	23		
▪ Safety vinyl to WC areas & practical areas, including skirtings	90	m <sup>2</sup>	38		
▪ Heavy duty vinyl to circulation areas, including skirtings	68	m <sup>2</sup>	42		
▪ Entrance matting with aluminium matwell	2	m <sup>2</sup>	325		
<b>Ceiling Finishes</b>				<b>10,100</b>	<b>32.58</b>
▪ Plasterboard ceiling, plaster skim and emulsion paint finish	280	m <sup>2</sup>	32		
▪ Moisture resistance plasterboard ceiling, plaster skim and emulsion paint finish	30	m <sup>2</sup>	38		
<b>Furniture and Fittings</b>				<b>19,940</b>	<b>64.32</b>
▪ Storage trays containers	3	nr	2,490		
▪ Storage units – allowance of 1 double cupboard per classroom	3	nr	520		
▪ Worktops, including cut out for sink, 3000x600	3	nr	130		
▪ Coat hooks, fixed to masonry	100	nr	28		
▪ Pinboards, 1000 x 2000	6	nr	75		
▪ Pinboards, 1000 x 1200	2	nr	52		
▪ Whiteboards : Interactive	3	nr	1,500		
▪ Whiteboards : Magnetic	3	nr	100		
▪ Signage	1	ltem	2,070		
▪ Mirrors 640 x 460	7	nr	42		
<b>Sanitary Fittings</b>				<b>6,590</b>	<b>21.26</b>
▪ WC's	6	nr	320		
▪ Urinals, including side panel	2	nr	210		
▪ Hand basins	8	nr	200		
▪ Disabled toilet, including WC, wash hand basin, grab rails and other fittings	1	nr	1,210		
▪ Single stainless steel sinks to classrooms, 1200 x 600	3	nr	230		
▪ Cleaners sink, 510 x 380	1	nr	750		
<b>Disposal Installations</b>				<b>5,580</b>	<b>18.00</b>
▪ Waste, soil and vent installation; uPVC pipework and fittings	310	m <sup>2</sup>	18		
<b>Water Installations</b>				<b>9,150</b>	<b>29.52</b>
▪ Cold water points	21	nr	250		
▪ Hot water points	13	nr	300		
<b>Space Heating and Air Treatment</b>				<b>34,100</b>	<b>110.00</b>
▪ Space heating, all costs associated with the supply & installation of the heating system, temperature control and distribution pipework	310	m <sup>2</sup>	110		
<b>Ventilation Installations</b>				<b>5,200</b>	<b>16.77</b>
▪ Ventilation extraction to toilet areas		item	5,200		
<b>Electrical and Gas Installations</b>				<b>35,340</b>	<b>114.00</b>
▪ Mains and sub–mains installation	310	m <sup>2</sup>	21		
▪ Small power installation	310	m <sup>2</sup>	32		
▪ Lighting and general luminaires; emergency lighting	310	m <sup>2</sup>	55		
▪ Gas installations, all costs associated with the supply and installation of gas	310	m <sup>2</sup>	6.00		
<b>Protective, Communications and Special Installations</b>				<b>13,900</b>	<b>44.84</b>

## PRIMARY SCHOOL EXTENSION

Three classroom extension	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
▪ Lightning protection		item	1,100		
▪ Fire alarm installation; smoke detectors; call points		item	4,200		
▪ Telephone and data wireways; internal telephone system		item	2,300		
▪ Security installation; intruder detection, CCTV to existing control unit etc.		item	6,300		
<b>Builders Work</b>				<b>5,600</b>	<b>18.06</b>
▪ Forming holes, chases etc.		item	5,600		
<b>Preliminaries and Contingency</b>				<b>62,720</b>	<b>202.32</b>
▪ Management costs; site establishment; site supervision @		13%			
▪ Contractors contingency @		5%			
<b>Construction cost (Primary school extension, rate based on GIFA)</b>				<b>411,000</b>	<b>1,325.81</b>

### 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 m<sup>2</sup>
  - Open Market Apartments: Net internal floor area = 3,660 m<sup>2</sup>
  - Affordable Apartments: Net internal floor area = 1,930 m<sup>2</sup>
  - Car-Park: Gross internal floor area = 1,750 m<sup>2</sup>
- Model location is Outer London  
(TPI = 463, LF = 1.00)

*This updated cost model is copyright of Davis Langdon LLP and was published in Building on 13-Feb-04*

Apartment Shell and Core	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
<b>Substructure</b>				<b>622,600</b>	<b>88.94</b>
▪ Substructure, piled foundations, pile caps, ground slab	1,000	m <sup>2</sup>	575		
▪ Allowance for drainage	1,000	nr	37		
▪ Allowance for lift pits etc.	2	nr	5,300		
<b>Frame and Upper Floors</b>				<b>1,408,500</b>	<b>201.21</b>
▪ In situ reinforced concrete frame and upper floors	6,650	m <sup>2</sup>	160		
▪ Balconies, primary and secondary frame, decking, balustrading	65	nr	5,300		
<b>Roof</b>				<b>128,800</b>	<b>18.40</b>
▪ Flat roof coverings, single ply membrane, insulation, ballast; allowance for details to upstands	1,000	m <sup>2</sup>	80		
▪ Extra for roof terraces and paving to terraces	350	m <sup>2</sup>	48		
▪ Allowance for roof drainage, roof sundries	1,000	m <sup>2</sup>	16		
▪ Roof access equipment, lathways, cat ladder, access hatch, safety balustrade		item	16,000		
<b>Stairs</b>				<b>154,000</b>	<b>22.00</b>
▪ RC concrete stairs, mild steel balustrades and handrails	14	m <sup>2</sup>	7,500		
▪ Extra over for enhanced finishes to entrance level staircases	2	m <sup>2</sup>	5,300		
▪ Balustrade and parapet to terraces; polyester powder coated	120	m	320		
<b>External Walls, Windows and Doors</b>				<b>1,990,300</b>	<b>284.33</b>
▪ Unitised curtain walling; powder coated insulated aluminium spandrel panels; double-glazed tilt and turn windows	4,000	m <sup>2</sup>	480		
▪ Extra for doors to balconies, ironmongery	65	nr	850		
▪ Entrance doors, aluminium framed glazed door and screen	1	nr	10,700		
▪ External fire escape doors, metal, polyester powder coated	2	nr	2,150		
<b>Internal Walls and Partitions</b>				<b>315,700</b>	<b>45.10</b>
▪ Core walls, in situ concrete, 225 thick	420	m <sup>2</sup>	110		
▪ Party walls to apartments and corridors; dense concrete block; head restraint, fire stopping	4,900	m <sup>2</sup>	55		
<b>Internal Doors</b>				<b>143,500</b>	<b>20.50</b>
▪ Fire doors to cores and corridors; hardwood architraves / frames, including basic ironmongery	60	nr	800		
▪ Fire doors to risers; hardwood architraves / frames, including basic ironmongery	20	nr	525		

## APARTMENTS

Apartment Shell and Core	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
<ul style="list-style-type: none"> <li>Apartment entrance doors; solid core doors, hardwood architraves / frames, including basic quality ironmongery</li> </ul>	100	nr	850		
<b>Wall Finishes</b>				<b>97,700</b>	<b>13.96</b>
<ul style="list-style-type: none"> <li>Plasterboard to concrete and blockwork, with specialist painted finish; entrance hall</li> </ul>	500	nr	55		
<ul style="list-style-type: none"> <li>Plasterboard to concrete and blockwork, with emulsion paint finish; lift lobbies and corridors</li> </ul>	2,600	nr	27		
<b>Floor Finishes</b>				<b>102,100</b>	<b>14.59</b>
<ul style="list-style-type: none"> <li>Feature ceramic floor tiles, sand cement screed; entrance hall</li> </ul>	50	m <sup>2</sup>	130		
<ul style="list-style-type: none"> <li>Heavy duty carpet, sand cement screed; corridors</li> </ul>	1,050	m <sup>2</sup>	65		
<ul style="list-style-type: none"> <li>Ceramic tile, sand cement screed; lift lobbies</li> </ul>	170	m <sup>2</sup>	110		
<ul style="list-style-type: none"> <li>Skirtings, surface fixed skirting, painted MDF</li> </ul>	810	m	11		
<b>Ceiling Finishes</b>				<b>44,500</b>	<b>6.36</b>
<ul style="list-style-type: none"> <li>Painted plasterboard with feature bulkheads; reception</li> </ul>	50	m <sup>2</sup>	110		
<ul style="list-style-type: none"> <li>Painted plasterboard on battens; lift lobbies and corridors</li> </ul>	1,220	m <sup>2</sup>	32		
<b>Furniture and Fittings</b>				<b>16,000</b>	<b>2.29</b>
<ul style="list-style-type: none"> <li>Allowance for reception area fittings; mailboxes, signage</li> </ul>		item	16,000		
<b>Sanitary Fittings and Disposal Installations</b>				<b>111,700</b>	<b>15.96</b>
<ul style="list-style-type: none"> <li>Allowance for cleaners sinks</li> </ul>	14	nr	525		
<ul style="list-style-type: none"> <li>Rainwater disposal</li> </ul>	7,000	m <sup>2</sup>	3		
<ul style="list-style-type: none"> <li>Soil, waste and overflow installations; stacks and connections to below ground drainage</li> </ul>	7,000	m <sup>2</sup>	12		
<b>Water Installations</b>				<b>134,100</b>	<b>19.16</b>
<ul style="list-style-type: none"> <li>Cold water storage tanks, booster pumps, mains distribution pipework, trace heating, water softener/conditioner etc..</li> </ul>	7,000	m <sup>2</sup>	16		
<ul style="list-style-type: none"> <li>Hot and cold water services to landlord's areas, including local water storage heaters</li> </ul>	1,220	m <sup>2</sup>	18		
<b>Space Heating and Ventilation</b>				<b>169,600</b>	<b>24.23</b>
<ul style="list-style-type: none"> <li>Electric panel heaters; landlord's areas</li> </ul>	1,220	m <sup>2</sup>	3		
<ul style="list-style-type: none"> <li>Central extract system for bathrooms; ductwork, extract fans</li> </ul>	7,000	m <sup>2</sup>	21		
<ul style="list-style-type: none"> <li>Reception area air treatment</li> </ul>		item	8,000		
<ul style="list-style-type: none"> <li>Supply and extract; plantroom areas</li> </ul>		item	10,700		
<b>Electrical Installations</b>				<b>189,500</b>	<b>27.07</b>
<ul style="list-style-type: none"> <li>Mains switchgear, cabling, containment and landlord's distribution boards</li> </ul>	7,000	m <sup>2</sup>	11		
<ul style="list-style-type: none"> <li>Small power; landlord's areas</li> </ul>	1,220	m <sup>2</sup>	6		
<ul style="list-style-type: none"> <li>Power supply to mechanical services</li> </ul>	7,000	m <sup>2</sup>	5		
<ul style="list-style-type: none"> <li>Lighting and emergency lighting to landlord's areas</li> </ul>	1,220	m <sup>2</sup>	32		
<ul style="list-style-type: none"> <li>Feature lighting to entrances</li> </ul>		item	16,000		
<ul style="list-style-type: none"> <li>Earthing and bonding</li> </ul>	7,000	m <sup>2</sup>	2		
<b>Lift Installation</b>				<b>192,000</b>	<b>27.43</b>
<ul style="list-style-type: none"> <li>Lift installation; 13 person fire fighting lifts serving 7 storeys</li> </ul>	2	nr	96,000		

## APARTMENTS

Apartment Shell and Core	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
<b>Protective, Communications and Special Installations</b>				<b>215,900</b>	<b>30.84</b>
▪ Allowance for dry riser inlets	1,220	m <sup>2</sup>	32		
▪ Lightning protection	7,000	m <sup>2</sup>	2		
▪ Fire alarm system to landlord's areas	1,220	m <sup>2</sup>	37		
▪ Telephone containment only	7,000	m <sup>2</sup>	4		
▪ TV/Satellite system; central aerial and distribution	7,000	m <sup>2</sup>	4		
▪ Localised controls for cold water system	7,000	m <sup>2</sup>	4		
▪ CCTV and access control to perimeter		item	26,700		
<b>Builders Work</b>				<b>50,600</b>	<b>7.23</b>
▪ Forming holes and chases; firestopping @		5%			
<b>Preliminaries and Contingency</b>				<b>1,358,900</b>	<b>194.13</b>
▪ Testing and commissioning of building services @		2.5%			
▪ Contractor's overheads and profit, site establishment and supervision @		16%			
▪ Contingency @		5%			
<b>Construction cost (Apartment shell and core only, rate based on GIFA)</b>				<b>7,446,000</b>	<b>1063.73</b>

Open Market Apartment Fit-Out	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
<b>Internal Walls and Partitions and Doors</b>				<b>420,600</b>	<b>114.92</b>
▪ Metal stud partitions; 1 layer wall board each side; insulation; skim coat	4,575	m <sup>2</sup>	55		
▪ Flush doors; non fire rated; single leaf; solid core hardwood veneered; softwood frames; decorations; ironmongery	260	nr	650		
<b>Wall Finishes</b>				<b>284,000</b>	<b>77.60</b>
▪ Plasterboard dry lining; MF framing; to external façade; emulsion paint finish	650	m <sup>2</sup>	48		
▪ Plasterboard; to concrete and blockwork walls; emulsion paint	3,730	m <sup>2</sup>	27		
▪ Ceramic tiles to kitchens	290	m <sup>2</sup>	90		
▪ Ceramic tiles to bathrooms	1,400	m <sup>2</sup>	90		
<b>Floor Finishes</b>				<b>326,300</b>	<b>89.15</b>
▪ Suspended floor construction; ply on timber battens	3,080	m <sup>2</sup>	27		
▪ Edge fixed carpet; PC sum £20/m <sup>2</sup> ; underlay	3,080	m <sup>2</sup>	37		
▪ Screed; ceramic tiling; to kitchens and bathrooms	730	m <sup>2</sup>	110		
▪ Skirtings; surface fixed skirting, painted MDF	3,700	m	11		
▪ Skirting; ceramic to match tiling	580	m	16		
<b>Ceiling Finishes</b>				<b>123,700</b>	<b>33.80</b>
▪ Plasterboard suspended ceiling on battens; painting	3,660	m <sup>2</sup>	30		
▪ Feature bulkhead to junction with external wall	420	m	16		
▪ Plasterboard bulkhead for bathroom extract ductwork	65	nr	110		
<b>Furniture and Fittings</b>				<b>577,200</b>	<b>157.70</b>
▪ Fully fitted kitchen to developer's specification with quality laminate worktops; appliances	65	nr	5,300		
▪ Additional fittings to kitchens to 2 bed apartments	30	nr	2,150		
▪ Built-in furniture to bedrooms; MDF, softwood frame and doors	95	nr	700		
▪ Allowance for built-in cloak, meter and airing cupboards	95	nr	320		

## APARTMENTS

Open Market Apartment Fit-Out	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )		
▪ Bathroom furniture, cistern enclosure; shelving	95	nr	430	<b>323,900</b>	<b>88.50</b>		
▪ Bathroom accessories, mirrors etc.	95	nr	320				
<b>Sanitary Fittings and Disposal Installations</b>							
▪ Fully fitted bathroom; WC, bidet, washhand basin, pressed steel bath with power shower and screen	65	nr	2,750	<b>187,100</b>	<b>51.12</b>		
▪ Fully fitted en-suite shower room; WC, washhand basin, power shower, tray and screen; including all fixtures and fittings	30	nr	2,300				
▪ Kitchen sink; including all fixtures and fittings	65	nr	340				
▪ Soil waste and vent installation within apartments; connections to stacks	545	nr	85				
▪ Allowance for overflow pipework	3,660	nr	2				
<b>Water Installations</b>							
▪ Cold water supply; connection, meter	65	nr	170				
▪ Cold water distribution within apartments; final connections with sanitary fittings and appliances	545	nr	120				
▪ Domestic electric water heaters	65	nr	525				
▪ Hot water distribution within apartments; final connections with sanitary fittings and appliances	450	nr	170				
<b>Space Heating, Air Treatment and Ventilation</b>				<b>204,600</b>	<b>55.90</b>		
▪ Electrical panel heaters; local thermostatic control; power supply measured separately	320	nr	230				
▪ Electric heated towel rails	95	nr	410				
▪ Kitchen and bathroom extract, centralised bathroom system; localised kitchen extract with vent to façade, extract fans	160	nr	575				
<b>Electrical Installation</b>				<b>243,400</b>	<b>66.50</b>		
▪ Mains and sub-mains; connection; LV distribution boards to apartments; meters	65	nr	410				
▪ Small power distribution; sockets and fused connection points; wiring	1,685	nr	34				
▪ Cooker point; wiring	65	nr	105				
▪ Lighting; pendants, ceiling roses and bulkhead connections, wiring; to general areas	520	nr	29				
▪ Lighting; low energy fluorescent and low voltage fittings, wiring; to kitchens and bathrooms	580	nr	105				
▪ Shaving outlet; wiring	95	nr	75				
▪ Lighting; 5 amp lighting sockets; wiring	390	nr	34				
▪ Lighting distribution; switches and wiring	640	nr	32				
▪ Extra for; kitchen pelmet lighting	65	nr	190				
▪ Extra for; bathroom mirror lighting	95	nr	130				
▪ Allowance for earthing and bonding	65	nr	170				
<b>Communication Installation</b>				<b>120,300</b>	<b>32.87</b>		
▪ Fire alarm; combined detector/sounder; mains supply	130	nr	230				
▪ Phone points and wiring; 2 nr points	65	nr	120				
▪ TV sockets and wiring; 2 nr sockets	65	nr	120				
▪ Video entry phone system	65	nr	1,150				
<b>Builders Work</b>				<b>54,000</b>	<b>14.75</b>		
▪ Forming holes and chases; firestopping @		5%					
<b>Preliminaries and Contingency</b>				<b>658,900</b>	<b>180.03</b>		

## APARTMENTS

Open Market Apartment Fit-Out	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
<ul style="list-style-type: none"> <li>▪ Testing and commissioning of building services @</li> <li>▪ Contractor's overheads and profit, site establishment and supervision @</li> <li>▪ Contingency @</li> </ul>		2.5%			
		16%			
		5%			
<b>Construction cost (Open market apartment fit-out only, rate based on NIA area)</b>				<b>3,524,000</b>	<b>962.84</b>

Affordable Market Apartment Fit-Out	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
<b>Internal Walls and Partitions and Doors</b>				<b>189,000</b>	<b>97.93</b>
<ul style="list-style-type: none"> <li>▪ Metal stud partitions; 1 layer wall board each side; insulation; skim coat</li> <li>▪ Flush doors; non fire rated; single leaf; solid core hardwood veneered; softwood frames; decorations; ironmongery</li> </ul>	2,100	m <sup>2</sup>	55		
	140	nr	525		
<b>Wall Finishes</b>				<b>116,800</b>	<b>60.52</b>
<ul style="list-style-type: none"> <li>▪ Plasterboard dry lining; MF framing; to external façade; emulsion paint finish</li> <li>▪ Plasterboard; to concrete and blockwork walls; emulsion paint</li> <li>▪ Ceramic tiles to kitchens</li> <li>▪ Ceramic tiles to bathrooms</li> </ul>	380	m <sup>2</sup>	48		
	2,510	m <sup>2</sup>	27		
	70	m <sup>2</sup>	75		
	340	m <sup>2</sup>	75		
<b>Floor Finishes</b>				<b>123,300</b>	<b>63.89</b>
<ul style="list-style-type: none"> <li>▪ Suspended floor construction; ply on timber battens</li> <li>▪ Edge fixed carpet; PC sum £20/m<sup>2</sup>; underlay</li> <li>▪ Sand cement screed; ceramic tiling; to kitchens and bathrooms</li> <li>▪ Skirtings; surface fixed skirting, painted MDF</li> <li>▪ Skirting; ceramic to match tiling</li> </ul>	1,450	m <sup>2</sup>	27		
	1,450	m <sup>2</sup>	27		
	455	m <sup>2</sup>	55		
	1,410	m	11		
	460	m	11		
<b>Ceiling Finishes</b>				<b>57,200</b>	<b>29.64</b>
<ul style="list-style-type: none"> <li>▪ Plasterboard suspended ceiling on battens; painting</li> </ul>	1,905	m <sup>2</sup>	30		
<b>Furniture and Fittings</b>				<b>147,500</b>	<b>76.42</b>
<ul style="list-style-type: none"> <li>▪ Kitchen fittings to housing association specifications</li> <li>▪ Additional fittings to kitchens to 2 bed apartments</li> <li>▪ Allowance for built-in furniture to bedrooms; MDF, softwood frame and doors</li> <li>▪ Allowance for built-in cloak, meter and airing cupboards</li> <li>▪ Allowance for bathroom furniture, cistern enclosure; shelving</li> <li>▪ Allowance for bathroom accessories, mirrors etc.</li> </ul>	35	nr	2,650		
	15	nr	525		
	50	nr	525		
	35	nr	270		
	35	nr	160		
	35	nr	160		
<b>Sanitary Fittings and Disposal Installations</b>				<b>81,100</b>	<b>42.02</b>
<ul style="list-style-type: none"> <li>▪ Fully fitted bathroom; WC, bidet, washhand basin, pressed steel bath with power shower and screen; including all fixtures and fittings</li> <li>▪ Kitchen sink; including all fixtures and fittings</li> <li>▪ Soil waste and vent installation within apartments; connections to stacks</li> <li>▪ Allowance for overflow pipework</li> </ul>	35	nr	1,400		
	35	nr	290		
	210	nr	85		
	1,930	nr	2		
<b>Water Installations</b>				<b>83,500</b>	<b>43.26</b>
<ul style="list-style-type: none"> <li>▪ Cold water supply; connection, meter</li> </ul>	35	nr	170		

## APARTMENTS

Affordable Market Apartment Fit-Out	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
▪ Cold water distribution within apartments; final connections with sanitary fittings and appliances	245	nr	120	89,500	46.37
▪ Domestic electric water heaters	35	nr	525		
▪ Hot water distribution within apartments; final connections with sanitary fittings and appliances	175	nr	170		
<b>Space Heating, Air Treatment and Ventilation</b>				73,300	37.98
▪ Electrical panel heaters; local thermostatic control; power supply measured separately	170	nr	230	73,300	37.98
▪ Electric heated towel rails; power supply measured separately	35	nr	290		
▪ Kitchen and bathroom extract, centralised bathroom system; localised kitchen extract with vent to façade, extract fans	70	nr	575		
<b>Electrical Installation</b>				18,200	9.43
▪ Mains and sub-mains; connection; LV distribution boards to apartments; meters	35	nr	410	18,200	9.43
▪ Small power distribution; sockets and fused connection points; wiring	905	nr	34		
▪ Cooker point; wiring	35	nr	105		
▪ Lighting; pendants, ceiling roses and bulkhead connections, wiring; to general areas	280	nr	29		
▪ Shaving outlet; wiring	35	nr	75		
▪ Lighting; 5 amp lighting sockets; wiring	245	nr	32		
▪ Allowance for earthing and bonding	35	nr	170		
<b>Communication Installation</b>					
▪ Fire alarm; combined detector/sounder, mains supply	35	nr	230	17,300	8.96
▪ Phone points and wiring; 2 nr points	35	nr	65		
▪ TV sockets and wiring; 2 nr sockets	35	nr	65		
▪ Audio entry phone system	35	nr	160		
<b>Builders Work</b>				229,000	118.65
▪ Forming holes and chases; firestopping @ say 5%		5%		229,000	118.65
<b>Preliminaries and Contingency</b>					
▪ Testing and commissioning of building services @ say 2.5%		2.5%			
▪ Contractor's overheads and profit, site establishment and supervision @		16%			
▪ Contingency @		5%			
<b>Construction cost (Affordable market apartment fit-out only, rate based on NIA)</b>				<b>1,225,700</b>	<b>635.07</b>

Semi-Basement Car-Park	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
<b>Substructure</b>				417,400	238.51
▪ Concrete retaining wall; temporary propping	510	m <sup>2</sup>	240	417,400	238.51
▪ Excavation and disposal, including dewatering	5,250	m <sup>2</sup>	51		
▪ Tie in slab edge to retaining wall	170	m	160		
<b>Frame and Upper Floors</b>				426,000	243.43
▪ Reinforced in situ concrete columns and suspended slab to ground floor	1,750	m <sup>2</sup>	190	426,000	243.43
▪ Extra for vehicle ramp		item	42,700		
▪ Allowance for louvres for natural ventilation	175	m <sup>2</sup>	290		
<b>Stairs</b>				17,000	9.71



## APARTMENTS

<b>Semi-Basement Car-Park</b>	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
<ul style="list-style-type: none"> <li>▪ In situ concrete stairs and half landings; mild steel, polyester coated handrails and balustrades; finishes</li> </ul>	2	nr	8,500	<b>13,300</b>	<b>7.60</b>
<b>Internal Walls and Partitions</b>					
<ul style="list-style-type: none"> <li>▪ Blockwork partitions; facework; 215 average thickness; emulsion paint finish</li> </ul>	60	m <sup>2</sup>	55		
<ul style="list-style-type: none"> <li>▪ Reinforced concrete core walls; emulsion paint finish</li> </ul>	100	m <sup>2</sup>	100		
<b>Internal Doors</b>				<b>9,000</b>	<b>5.14</b>
<ul style="list-style-type: none"> <li>▪ Flush doors; fire rated; double leaf; solid core ply faced; softwood frames; decorations; ironmongery; complete</li> </ul>	2	nr	1,050		
<ul style="list-style-type: none"> <li>▪ Flush doors; fire rated; single leaf; solid core ply faced; softwood frames; decorations; ironmongery; complete</li> </ul>	4	nr	850		
<ul style="list-style-type: none"> <li>▪ Fire shutters; 120 minutes fire resistance; frame and sub-frame; electric operation</li> </ul>	2	nr	1,750		
<b>Finishes</b>				<b>51,100</b>	<b>29.20</b>
<ul style="list-style-type: none"> <li>▪ Emulsion paint to concrete and blockwork</li> </ul>	320	m <sup>2</sup>	3		
<ul style="list-style-type: none"> <li>▪ Allowance for painted floor finish, with car parking demarcation</li> </ul>	1,750	m <sup>2</sup>	8		
<ul style="list-style-type: none"> <li>▪ Allowance for insulation to underside of building footprint</li> </ul>	1,000	m <sup>2</sup>	37		
<b>Fittings</b>				<b>21,300</b>	<b>12.17</b>
<ul style="list-style-type: none"> <li>▪ Car park barriers and operating system</li> </ul>		item	16,000		
<ul style="list-style-type: none"> <li>▪ Protective bollards; kerbs; barriers; column guards etc.</li> </ul>		item	5,300		
<b>Electrical Installations</b>				<b>55,300</b>	<b>31.60</b>
<ul style="list-style-type: none"> <li>▪ Mains and sub - mains installation</li> </ul>	1,750	m <sup>2</sup>	5		
<ul style="list-style-type: none"> <li>▪ Lighting and luminaires to car park areas</li> </ul>	1,750	m <sup>2</sup>	21		
<ul style="list-style-type: none"> <li>▪ Emergency lighting and luminaires</li> </ul>	1,750	m <sup>2</sup>	5		
<b>Protective and Communications Installations</b>				<b>83,500</b>	<b>47.71</b>
<ul style="list-style-type: none"> <li>▪ Sprinkler installation; ordinary hazard group 1</li> </ul>	1,750	m <sup>2</sup>	37		
<ul style="list-style-type: none"> <li>▪ Fire, smoke detection and alarm system</li> </ul>	1,750	m <sup>2</sup>	11		
<b>Builders Work</b>				<b>4,200</b>	<b>2.40</b>
<ul style="list-style-type: none"> <li>▪ Forming holes and chases; firestopping @</li> </ul>		3%			
<b>Preliminaries and Contingency</b>				<b>243,900</b>	<b>139.37</b>
<ul style="list-style-type: none"> <li>▪ Testing and commissioning of building services @</li> </ul>		2.5%			
<ul style="list-style-type: none"> <li>▪ Overheads and profit, site establishment and supervision @</li> </ul>		16%			
<ul style="list-style-type: none"> <li>▪ Contingency @</li> </ul>		5%			
<b>Construction cost (Semi-basement car-park only, rate based on GIFA)</b>				<b>1,342,000</b>	<b>766.84</b>

**HOTEL**

This cost model is for a new build business hotel located in an urban locations in Manchester. The hotel floor area is 8,400m<sup>2</sup> and utilises 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 = 8,400 m<sup>2</sup>

Model location is Outer London  
(TPI = 463, LF = 1.00)

*This updated cost model is copyright of Davis Langdon LLP and was originally published in Building on 01-Dec-06*

Hotel	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
<b>Substructure</b>				<b>663,000</b>	<b>78.93</b>
▪ Excavation, ground beams, filling to levels, lift pits, ground slab	1,500	m <sup>2</sup>	290		
▪ Rotary bored piles	1,500	m <sup>3</sup>	120		
▪ Underslab drainage	1,500	m <sup>2</sup>	32		
<b>Frame and Upper Floors</b>				<b>1,406,000</b>	<b>167.38</b>
▪ In situ concrete frame and flat slab acting as transfer structure; 400 thick slab	1,100	M <sup>2</sup>	170		
▪ Precast concrete floor slab, cross walls and stairs (quantity based on floor slab area); self finish quality to cross walls	5,300	m <sup>2</sup>	230		
<b>Roof</b>				<b>446,700</b>	<b>53.18</b>
▪ Precast concrete roof slab	1,500	m <sup>2</sup>	140		
▪ Extra for forming upstands and copings		item	13,900		
▪ Single ply roof membrane; insulation; rainwater outlets	1,500	m <sup>2</sup>	110		
▪ Roof plant room; louvre screens and cladding	100	m <sup>2</sup>	360		
▪ Mansafe system		item	7,900		
▪ Allowance for roof level ancillaries; walkways, plant bases etc..		item	13,900		
<b>Stairs</b>				<b>141,300</b>	<b>16.82</b>
▪ In situ concrete; ground to first floor (other stairs included in frame and upper floors package)	3	nr	8,300		
▪ Handrails and balustrades; stainless steel	21	m	3,350		
▪ Floor and soffit finishes to stairs; nosings		item	46,000		
<b>External Walls, Windows and Doors</b>				<b>1,375,900</b>	<b>163.80</b>
▪ Precast concrete wall panels; insulation and self-coloured render	2,850	m <sup>2</sup>	260		
▪ Extra for coated aluminium-framed double glazed windows to guest room floors	670	m <sup>2</sup>	280		
▪ Full height glazed window wall; ground floor elevations	500	m <sup>2</sup>	475		
▪ Extra over above for double doorsets	9	nr	2,200		
▪ Extra for glazed entrance lobby		item	90,000		
▪ Allowance for additional masonry works		item	100,000		
<b>Internal Walls and Partitions</b>				<b>251,500</b>	<b>29.94</b>
▪ Blockwork; 100 and 140 thick	1,800	m <sup>2</sup>	37		
▪ Acoustic metal stud partitions	2,500	m <sup>2</sup>	45		
▪ Hardwood glazed partitions; fire rated glazing	135	m <sup>2</sup>	475		
▪ WC cubicles	10	nr	825		
<b>Internal Doors</b>				<b>436,300</b>	<b>51.94</b>

## HOTEL

Hotel	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
<ul style="list-style-type: none"> <li>▪ <i>(Bathroom doors included in pod costs)</i></li> <li>▪ Hardwood doors and frames; vision panels; stainless steel ironmongery</li> </ul>	80	nr	1,000	<b>403,300</b>	<b>48.01</b>
<ul style="list-style-type: none"> <li>▪ Bedroom doors; card access control; ironmongery</li> <li>▪ Melamine faced doors and hardwood frames; ironmongery; back of house areas</li> </ul>	200	nr	1,250		
<ul style="list-style-type: none"> <li>▪ Riser access doors; ironmongery</li> </ul>	50	nr	825		
<ul style="list-style-type: none"> <li>▪ Riser access doors; ironmongery</li> </ul>	100	nr	650		
<b>Wall Finishes</b>					
<ul style="list-style-type: none"> <li>▪ <i>(Finishes to bathroom interiors included in bathroom pod costs; some bedroom finishes included in FF&amp;E)</i></li> <li>▪ Drylining to bathroom pod</li> <li>▪ Specialist finish to public areas; decorative panels</li> <li>▪ Applied finish to bedrooms and corridors; vinyl</li> <li>▪ Whiterock cladding to kitchen areas</li> <li>▪ Ceramic tiling</li> <li>▪ Timber window boards</li> <li>▪ Corridor corner guards</li> </ul>	1,800	m <sup>2</sup>	32	<b>413,900</b>	<b>49.27</b>
	400	m <sup>2</sup>	190		
	10,500	m <sup>2</sup>	19		
	200	m <sup>2</sup>	55		
	200	m <sup>2</sup>	55		
	400	m	28		
		item	37,000		
<b>Floor Finishes</b>					
<ul style="list-style-type: none"> <li>▪ <i>(Finishes to bathrooms included in bathroom pod cost)</i></li> <li>▪ Guest room flooring; edge fixed carpet</li> <li>▪ Screeds generally</li> <li>▪ Wood flooring – front of house</li> <li>▪ Ceramic tiling</li> <li>▪ Specialist flooring</li> <li>▪ Allowance for skirtings and joints generally</li> <li>▪ Entrance matting</li> </ul>	6,400	m <sup>2</sup>	19	<b>210,200</b>	<b>25.02</b>
	7,500	m <sup>2</sup>	11		
	750	m <sup>2</sup>	140		
	100	m <sup>2</sup>	90		
	225	m <sup>2</sup>	120		
		item	62,000		
		item	6,000		
<b>Ceiling Finishes</b>					
<ul style="list-style-type: none"> <li>▪ <i>(Finishes to bathrooms included in bathroom pod cost)</i></li> <li>▪ Plasterboard ceiling and bulkheads</li> <li>▪ Extra for acoustic treatment in public areas</li> <li>▪ Allowance for feature ceilings in front of house areas</li> </ul>	6,400	m <sup>2</sup>	28	<b>210,200</b>	<b>25.02</b>
	900	m <sup>2</sup>	19		
		item	13,900		
<b>Furniture and Fittings</b>					
<ul style="list-style-type: none"> <li>▪ <i>(Furniture and fittings to front of house and guestrooms generally included in FF&amp;E budget)</i></li> </ul>					
<b>Sanitary Fittings</b>					
<ul style="list-style-type: none"> <li>▪ <i>(Sanitary ware to guestrooms in bathroom pod cost)</i></li> <li>▪ Sanitary ware and fittings to front and back of house only</li> </ul>		item	23,200	<b>23,200</b>	<b>2.76</b>
<b>Services Equipment</b>					
<ul style="list-style-type: none"> <li>▪ Installation of kitchen and servery complete; including catering equipment</li> </ul>		item	460,000	<b>460,000</b>	<b>54.76</b>
<b>Disposal Installations</b>					
<ul style="list-style-type: none"> <li>▪ Waste, soil and vent pipework to guestrooms; stub connections to pods</li> <li>▪ Rainwater installation</li> </ul>	200	nr	210	<b>51,300</b>	<b>6.11</b>
		item	9,300		
<b>Hot and Cold Water Installations</b>					
<ul style="list-style-type: none"> <li>▪ Hot and cold water installation; incoming main, storage, distribution; valves and accessories in front and back of house; stub connections to pods only</li> </ul>	8,400	m <sup>2</sup>	23	<b>193,200</b>	<b>23.00</b>
<b>Space Heating, Air Treatment and Ventilation</b>					
				<b>917,900</b>	<b>109.27</b>

## HOTEL

Hotel	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
▪ Air conditioning to public areas; main plant; ductwork, pipework, insulation, terminal units, grilles and diffusers	1,000	m <sup>2</sup>	110		
▪ Extract ventilation and heating/cooling to guest rooms; main plant; ductwork, pipework, insulation, wall mounted units	200	nr	2,850		
▪ Extra for supplementary supply ventilation to inboard guest rooms	30	nr	750		
▪ Staircase pressurisation		item	79,000		
▪ Toilet extract ventilation; public areas only		item	7,400		
▪ Supplementary supply and extract ventilation to front and back of house areas; dedicated systems serving restaurant, meeting rooms, lobby etc.		item	83,000		
▪ Kitchen supply and extract		item	46,000		
<b>Electrical and Gas Installations</b>				<b>1,232,100</b>	<b>146.68</b>
▪ <i>(Lighting to guestroom bathrooms included in bathroom pods, decorative lighting included in FF&amp;E)</i>					
▪ Mains and sub-mains distribution	8,400	m <sup>2</sup>	19		
▪ Lighting installation to front and back of house; luminaires; emergency lighting	1,500	m <sup>2</sup>	90		
▪ Small power to front and back of house	1,500	m <sup>2</sup>	19		
▪ Lighting installation to guestrooms; luminaires; emergency lighting	6,400	m <sup>2</sup>	75		
▪ Small power to guestrooms	6,400	m <sup>2</sup>	37		
Fix only allowance for connecting lighting & appliances included in FF&E	200	nr	475		
Electrical supplies to mechanical plant, including guestroom ventilation units		item	37,000		
▪ External building lighting		item	32,400		
▪ Incoming gas supply, including steel pipework, valves etc.		item	27,800		
<b>Lift Installations</b>				<b>227,200</b>	<b>27.05</b>
▪ Public lifts	2	nr	79,000		
▪ Service lift	1	nr	46,000		
▪ Platform lift	1	nr	23,200		
<b>Protective Installations</b>				<b>32,700</b>	<b>3.89</b>
▪ Lightning protection		item	7,400		
▪ Dry Riser		item	9,300		
▪ Earthing and bonding	8,400	m <sup>2</sup>	2		
<b>Communication Installations</b>				<b>285,700</b>	<b>34.01</b>
▪ Fire alarm and smoke detection	8,400	m <sup>2</sup>	14		
▪ Disabled WC alarm system		item	7,400		
▪ Allowance for containment		item	18,500		
▪ Telephone and data cabling		item	51,000		
▪ Audio and TV distribution network		item	46,000		
▪ Security and CCTV systems		item	46,000		
<b>Specialist Installations</b>				<b>1,036,800</b>	<b>123.43</b>
▪ Bathroom pods including protection, sealing duct, door handles and locks	200	nr	4,600		
▪ BMS Controls; Installations and PC	8,400	m <sup>2</sup>	14		
<b>Builders Work</b>				<b>32,400</b>	<b>3.86</b>

## HOTEL

Hotel	Quantity	Unit	Rate	Total (£)	Cost (£/m <sup>2</sup> )
<ul style="list-style-type: none"> <li>▪ Builder's work in connection with services @</li> </ul>		item	32,400	<b>2,224,400</b>	<b>264.81</b>
<b>Preliminaries and Contingency</b>					
<ul style="list-style-type: none"> <li>▪ Testing and commissioning of building services installations</li> </ul>		item	18,500		
<ul style="list-style-type: none"> <li>▪ Management costs, site establishment and site supervision. Contractor's preliminaries, overheads and profit @</li> </ul>		13%			
<ul style="list-style-type: none"> <li>▪ Design reserve @</li> </ul>		3%			
<b>Construction cost (Hotel only, rate based on GIFA)</b>				<b>12,465,000</b>	<b>1,483.92</b>
<b>FF&amp;E Items</b>				<b>2,236,000</b>	<b>266.19</b>
<ul style="list-style-type: none"> <li>▪ Front-of-house and back-of-house items</li> </ul>	8,400	m <sup>2</sup>	90		
<ul style="list-style-type: none"> <li>▪ Guestroom fitout, casework, fixed and loose furniture, lighting fittings and appliances</li> </ul>	200	nr	7,400		

# Approximate Estimates

Estimating by means of priced approximate quantities is always more accurate than by using overall 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 500 (1976 = 100), slightly lower than the Measured Works section which are at a price level of 509. They include overheads and profit but do not include for preliminaries, details of which are given in Part 3, and which in the current tendering climate amount to approximately 13% 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 m<sup>2</sup> refer to appropriate unit areas (rather than gross floor areas).

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

## APPROXIMATE ESTIMATING

Item	Unit	Range £	
<b>1 SUBSTRUCTURE</b>			
Ground floor area (unless otherwise described)			
<b>Strip or base foundations</b>			
Foundations in good ground; reinforced concrete bed: for up to two storey development			
shallow foundations up to 1200mm deep	m <sup>2</sup>	63.00	to 130.00
deep foundations up to 2400mm deep	m <sup>2</sup>	105.00	to 185.00
extra for each additional storey	m <sup>2</sup>	22.00	to 29.00
<b>Raft foundations</b>			
Raft on poor ground for development up to two storey high	m <sup>2</sup>	84.00	to 225.00
extra for each additional storey	m <sup>2</sup>	22.00	to 29.00
<b>Piled foundations</b>			
Foundation in poor ground; reinforced concrete slab; for one storey commercial development			
short bore piles to columns only	m <sup>2</sup>	100.00	to 160.00
short bore piles	m <sup>2</sup>	135.00	to 190.00
fully piled	m <sup>2</sup>	180.00	to 270.00
<b>Basements</b>			
Basement floor/wall area (as appropriate) Basement (excluding bulk excavation costs) Reinforced concrete basement floors			
non-waterproofed	m <sup>2</sup>	68.00	to 89.00
waterproofed	m <sup>2</sup>	89.00	to 125.00
Reinforced concrete basement walls			
non-waterproofed	m <sup>2</sup>	200.00	to 265.00
waterproofed	m <sup>2</sup>	230.00	to 305.00
sheet piled	m <sup>2</sup>	435.00	to 600.00
Diaphragm walling	m <sup>2</sup>	455.00	to 535.00
extra for each additional basement level	%	20.00	to 25.00
<b>Underpinning</b>			
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/mm <sup>2</sup> to 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 1.00m below ground level with common bricks PC £240.00/1000, depth of underpinning			
900 mm high, one brick wall	m <sup>2</sup>	305.00	to 370.00
1500 mm high, one brick wall	m <sup>2</sup>	435.00	to 530.00
extra for excavating commencing			
2.00 m below ground level	m <sup>2</sup>	56.00	to 77.00
3.00 m below ground level	m <sup>2</sup>	110.00	to 150.00
4.00 m below ground level	m <sup>2</sup>	150.00	to 205.00
<b>Trench fill foundations</b>			
Machine excavation, disposal, plain in situ concrete 20.00N/mm <sup>2</sup> to 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			
600mm x 1000mm deep	m	95.00	to 110.00
600mm x 1500mm deep	m	125.00	to 150.00

## APPROXIMATE ESTIMATING

Item	Unit	Range £	
extra over for three courses of facing bricks to outer skin			
PC £350.00/1000	m	2.20	2.55
PC £500.00/1000	m	6.40	7.45
<b>Strip foundations</b>			
Excavate trench 600mm wide, partial backfill, partial disposal, earthwork support (risk item), compact base of trench, plain in situ concrete 20.00 N/mm <sup>2</sup> to 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			
600mm x 1000mm deep	m	110.00	125.00
600mm x 1500mm deep	m	120.00	165.00
extra over for three courses of facing bricks to outer skin			
PC £350.00/1000	m	2.20	2.75
PC £500.00/1000	m	6.40	7.45
<b>Column bases</b>			
Excavate pit in firm ground by machine, partial backfill, partial disposal, support, compact base of pit, plain in situ concrete 20.00 N/mm <sup>2</sup> to 20mm aggregate (1:2:4), formwork			
Machine excavation, base size			
up to 600mm x 600mm x 300mm; 1000mm deep pit	m <sup>3</sup>	625.00	730.00
up to 900mm x 900mm x 450mm; 1250mm deep pit	m <sup>3</sup>	440.00	515.00
up to 1500mm x 1500mm x 600mm; 1500mm deep pit	m <sup>3</sup>	325.00	380.00
up to 2700mm x 2700mm x 1000mm; 1500mm deep pit	m <sup>3</sup>	200.00	235.00
extra for			
reinforcement at 50 kg/m <sup>3</sup> concrete, base size	m <sup>3</sup>	50.00	61.00
reinforcement at 75 kg/m <sup>3</sup> concrete, base size	m <sup>3</sup>	75.00	92.00
reinforcement at 100 kg/m <sup>3</sup> concrete, base size	m <sup>3</sup>	100.00	125.00
<b>Concrete Piles</b>			
Total length of pile Supply and install concrete Continuous Flight Auger (CFA) piles; set up at each location; cart away spoil			
450 mm reinforced concrete CFA piles	m	41.00	56.00
600 mm diameter reinforced concrete CFA piles	m	70.00	90.00
mobilisation and de-mobilisation of CFA piling rig	item	7500.00	10000.00
<b>Steel Piling</b>			
Gross total area of sheets Interlocking steel sheet piling to excavation perimeter; Corus LX or similar; extraction on completion	m <sup>2</sup>	140.00	165.00
<b>Concrete Ground Beams</b>			
Reinforced in situ concrete ground beams; bar reinforcement; formwork			
300 mm x 300 mm, reinforcement at 180kg/m <sup>3</sup>	m	46.00	58.00
450 mm x 450 mm, reinforcement at 200 kg/m <sup>3</sup>	m	100.00	125.00
450mm x 600 mm, reinforcement at 270 kg/m <sup>3</sup>	m	150.00	190.00
<b>Pile caps</b>			
Excavate pit in firm ground by machine, partial backfill partial disposal, earthwork support, compact base of pit, cut off top of pile and prepare reinforcement, reinforced in situ concrete 25.00 N/mm <sup>2</sup> to 20 mm aggregate (1:2:4), formwork Reinforcement at 50 kg/m <sup>3</sup> concrete, cap size			
up to 900 mm x 900 mm x 1000 mm; one pile	m <sup>3</sup>	455.00	535.00
up to 2100 mm x 2100 mm x 1000 mm; two to three piles	m <sup>3</sup>	295.00	345.00
up to 2700 mm x 2700 mm x 1500 mm; four piles	m <sup>3</sup>	265.00	310.00



## APPROXIMATE ESTIMATING

Item	Unit	Range £	
<b>1 SUBSTRUCTURE – cont'd</b>			
<b>Pile caps – cont'd</b>			
extra for			
reinforcement at 75 kg/m <sup>3</sup> concrete, cap size	m <sup>3</sup>	25.00	to 31.00
reinforcement at 100 kg/m <sup>3</sup> concrete, cap size	m <sup>3</sup>	50.00	to 64.00
additional cost of alternative strength concrete			
30.00 N/mm <sup>2</sup>	m <sup>2</sup>	1.55	to 2.00
40.00 N/mm <sup>2</sup>	m <sup>2</sup>	3.50	to 4.45
<b>Ground slabs</b>			
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/mm <sup>2</sup> to 20 mm aggregate (1:2:4) 150 mm thick concrete slab with 1 layer of A195 fabric reinforcement	m <sup>2</sup>	59.00	to 74.00
200 mm thick concrete slab with 1 layer of A252 fabric reinforcement	m <sup>2</sup>	65.00	to 82.00
250 mm thick concrete slab with 1 layer of A393 fabric reinforcement	m <sup>2</sup>	72.00	to 90.00
extra for every additional 50mm thick concrete	m <sup>2</sup>	6.00	to 7.55
add to the foregoing prices for high yield steel bar reinforcement B.S. 4449 straight or bent, at a rate of:-			
25kg/m <sup>3</sup>	m <sup>3</sup>	25.00	to 31.00
50 kg/m <sup>3</sup>	m <sup>3</sup>	50.00	to 61.00
75 kg/m <sup>3</sup>	m <sup>3</sup>	75.00	to 92.00
100 kg/m <sup>3</sup>	m <sup>3</sup>	100.00	to 125.00
additional cost of alternative strength concrete			
30.00 N/mm <sup>2</sup>	m <sup>3</sup>	1.50	to 1.90
40.00 N/mm <sup>2</sup>	m <sup>3</sup>	3.45	to 4.30
<b>Warehouse Ground Slab</b>			
Steel fibre reinforced floor slab placed using large pour construction techniques providing a finish floor flatness complying with FM2 special +/- 15mm from datum. Excavation, sub-base and damp proof membrane not included Nominal 200mm 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	m <sup>2</sup>	26.50	to 33.00
<b>Temporary Works</b>			
Formation of temporary roads to building perimeter comprising of geotextile membrane and 300mm MOT type 1	m <sup>2</sup>	8.90	to 11.80
Installation of wheel wash facility	nr	2600.00	to 3300.00
<b>2A FRAME AND 2B UPPER FLOORS</b>			
<b>Comparative Frame and Upper Floors</b>			
Upper floor area (unless otherwise described)			
<b>Reinforced concrete floors and concrete frame</b>			
Suspended slab; no coverings or finishes			
up to six storeys	m <sup>2</sup>	125.00	to 165.00
seven to twelve storeys	m <sup>2</sup>	155.00	to 200.00
thirteen to eighteen storeys	m <sup>2</sup>	245.00	to 315.00
<b>Reinforced concrete floors and steel frame</b>			
Suspended slab; permanent steel shuttering; protected steel frame; no coverings or finishes			
up to six storeys	m <sup>2</sup>	120.00	to 145.00
seven to twelve storeys	m <sup>2</sup>	125.00	to 150.00
thirteen to eighteen storeys	m <sup>2</sup>	155.00	to 225.00

## APPROXIMATE ESTIMATING

Item	Unit	Range £	
<b>Post-tensioned concrete upper floors</b>			
Reinforced post-tensioned suspended concrete slab 150 to 225mm thick, 40 N/mm <sup>2</sup> , reinforcement 60 kg/m <sup>3</sup> , formwork	m <sup>2</sup>	95.00	to 115.00
<b>Precast concrete floors</b>			
Suspended slab; 75 mm thick screed; no coverings or finishes			
6.00 m span; 5.00 kN/m <sup>2</sup> loading	m <sup>2</sup>	51.00	to 72.00
7.50 m span; 5.00 kN/m <sup>2</sup> loading	m <sup>2</sup>	53.00	to 79.00
6.00 m span; 8.50 kN/m <sup>2</sup> loading	m <sup>2</sup>	68.00	to 76.00
7.50 m span; 8.50 kN/m <sup>2</sup> loading	m <sup>2</sup>	69.00	to 79.00
6.00 m span; 12.50 kN/m <sup>2</sup> loading	m <sup>2</sup>	75.00	to 84.00
<b>Precast concrete floors; steel frame</b>			
Suspended slabs; unprotected steel frame; no coverings or finishes up to three storeys	m <sup>2</sup>	95.00	to 175.00
Suspended slabs; protected steel frame; no coverings or finishes up to six storeys	m <sup>2</sup>	150.00	to 215.00
seven to twelve storeys	m <sup>2</sup>	180.00	to 285.00
<b>Softwood floors</b>			
Joisted floor; plasterboard ceiling; skim; emulsion; t&g chipboard, sheet vinyl flooring and painted softwood skirtings	m <sup>2</sup>	45.00	to 77.00
<b>Reinforced concrete frame</b>			
Generally all formwork assumes four uses Reinforced in situ concrete columns, bar reinforcement, formwork Reinforcement rate 180 kg/m <sup>3</sup> , column size			
225 mm x 225 mm	m	55.00	to 65.00
300 mm x 600 mm	m	140.00	to 160.00
450 mm x 900 mm	m	245.00	to 290.00
Reinforcement rate 240 kg/m <sup>3</sup> , column size			
225 mm x 225 mm	m	57.00	to 68.00
300 mm x 600 mm	m	145.00	to 170.00
450 mm x 900 mm	m	275.00	to 325.00
In-situ concrete casing to steel column, formwork, column size			
225 mm x 225 mm	m	44.50	to 52.00
300 mm x 600 mm	m	105.00	to 120.00
450 mm x 900 mm	m	170.00	to 200.00
Reinforced in situ concrete beams, bar reinforcement, formwork Reinforcement rate 200 kg/m <sup>3</sup> , beam size			
225 mm x 450 mm	m	84.00	to 95.00
300 mm x 600 mm	m	130.00	to 145.00
450 mm x 600 mm	m	165.00	to 195.00
600 mm x 600 mm	m	205.00	to 240.00
Reinforcement rate 240 kg/m <sup>3</sup> , beam size			
225 mm x 450 mm	m	88.00	to 105.00
300 mm x 600 mm	m	140.00	to 160.00
450 mm x 600 mm	m	180.00	to 210.00
600 mm x 600 mm	m	220.00	to 255.00
In situ concrete casing to steel beams, formwork, beam size			
225 mm x 450 mm	m	62.00	to 72.00
300 mm x 600 mm	m	88.00	to 105.00
450 mm x 600 mm	m	110.00	to 125.00
600 mm x 600 mm	m	130.00	to 145.00
<b>Steel Frame</b>			
Fabricated steelwork erected on site with bolted connections, primed universal beams; grade S275	tonne	1400.00	to 1550.00
universal beams; grade S355	tonne	1450.00	to 1600.00
universal columns; grade S275	tonne	1400.00	to 1600.00
universal columns; grade S355	tonne	1500.00	to 1675.00

## APPROXIMATE ESTIMATING

Item	Unit	Range £	
<b>2A FRAME AND 2B UPPER FLOORS – cont'd</b>			
<b>Steel Frame – cont'd</b>			
composite beams	tonne	1800.00	to 2100.00
lattice beams	tonne	1675.00	to 1975.00
rectangular section columns; grade S355	tonne	1875.00	to 2075.00
composite columns	tonne	1725.00	to 2050.00
roof trusses	tonne	1725.00	to 2050.00
smaller sections	tonne	1400.00	to 1600.00
hollow section circular, square, rectangular	tonne	1875.00	to 2075.00
extra for			
galvanising	tonne	150.00	to 250.00
400 mm Ø x 12 mm thick cells in beams	tonne	240.00	to 290.00
<b>Other floor and frame construction/extras</b>			
Space deck on steel frame, unprotected	m <sup>2</sup>	285.00	to 330.00
Exposed steel frame for tent/mast structures	m <sup>2</sup>	170.00	to 400.00
Columns and beams to 18.00 m high bay warehouse unprotected	m <sup>2</sup>	115.00	to 225.00
Columns and beams to mansard protected	m <sup>2</sup>	125.00	to 150.00
Feature columns and beams to glazed atrium roof unprotected	m <sup>2</sup>	125.00	to 200.00
Reinforced concrete cantilevered balcony	nr	2175.00	to 2900.00
Reinforced concrete cantilevered walkways	m <sup>2</sup>	155.00	to 195.00
Reinforced concrete walkways and supporting frame	m <sup>2</sup>	180.00	to 265.00
Reinforced concrete core with steel umbrella frame, twelve to twenty four storeys	m <sup>2</sup>	365.00	to 500.00
extra for			
wrought formwork	m <sup>2</sup>	4.35	to 11.30
sound reducing quilt in screed	m <sup>2</sup>	4.70	to 7.85
insulation to avoid cold bridging	m <sup>2</sup>	4.70	to 11.00
<b>Comparative steel finishes</b>			
primer only	m <sup>2</sup>	1.55	to 2.35
grit blast and one coat zinc chromate primer	m <sup>2</sup>	1.60	to 2.65
touch up primer and one coat of two pack epoxy zinc phosphate primer	m <sup>2</sup>	2.35	to 3.00
<b>Fire Protection</b>			
Gross surface area Sprayed mineral fibre			
60 minute protection	m <sup>2</sup>	9.00	to 14.10
90 minute protection	m <sup>2</sup>	17.10	to 20.50
Sprayed vermiculite cement			
60 minute protection	m <sup>2</sup>	10.30	to 15.20
90 minute protection	m <sup>2</sup>	13.90	to 20.50
Supply and fit fire resistant boarding to steel columns and beams; noggins, brackets angles, intumescent paste. Beamclad or similar Board area			
60 minute protection	m <sup>2</sup>	33.00	to 50.00
60 minute protection	m <sup>2</sup>	48.00	to 65.00
Intumescent fire protection coating / decoration to exposed steelwork Gross surface area			
30 minute protection; on site application	m <sup>2</sup>	4.45	to 13.30
30 minute protection; on site application	tonne	160.00	to 310.00
60 minute protection; on site application	m <sup>2</sup>	7.05	to 14.20
60 minute protection; on site application	tonne	180.00	to 310.00
60 minute protection; off site application	m <sup>2</sup>	13.30	to 22.00
60 minute protection; off site application	tonne	265.00	to 445.00
90 minute protection; off site application	m <sup>2</sup>	35.50	to 71.00
90 minute protection; off site application	tonne	445.00	to 705.00

## APPROXIMATE ESTIMATING

Item	Unit	Range £	
<b>2C ROOF</b>			
Roof plan area (unless otherwise described)			
<b>Timber</b>			
Timber roof trusses; insulation; roof coverings; PVC rainwater goods; plasterboard; skim and emulsion to ceilings			
concrete interlocking tile coverings	m <sup>2</sup>	100.00	to 155.00
clay pan tile coverings	m <sup>2</sup>	110.00	to 170.00
plain clay tile coverings	m <sup>2</sup>	130.00	to 195.00
natural slate coverings	m <sup>2</sup>	145.00	to 205.00
composite slate coverings	m <sup>2</sup>	115.00	to 180.00
reconstructed stone coverings	m <sup>2</sup>	115.00	to 210.00
Timber dormer roof trusses; 100 mm thick insulation; roof coverings; PVC rainwater goods; plasterboard; skim and emulsion to ceilings			
concrete interlocking tile coverings	m <sup>2</sup>	135.00	to 205.00
clay pantile coverings	m <sup>2</sup>	145.00	to 210.00
plain clay tile coverings	m <sup>2</sup>	165.00	to 230.00
natural slate coverings	m <sup>2</sup>	180.00	to 240.00
composite slate coverings	m <sup>2</sup>	145.00	to 220.00
reconstructed stone coverings	m <sup>2</sup>	145.00	to 255.00
extra for			
end of terrace semi/detached configuration	m <sup>2</sup>	35.00	to 39.50
hipped roof configuration	m <sup>2</sup>	35.00	to 45.50
<b>Steel</b>			
Steel roof trusses and beams; thermal and acoustic insulation			
aluminium profiled composite cladding	m <sup>2</sup>	220.00	to 290.00
copper roofing or boarding	m <sup>2</sup>	245.00	to 300.00
<b>Flat roof decking and finishes</b>			
Galvanised steel roof decking; insulation; three layer felt roofing and chippings; 0.70 mm thick steel decking			
	m <sup>2</sup>	56.00	to 78.00
Aluminium roof decking; three layer felt roofing and chippings; 0.90 mm thick aluminium decking			
	m <sup>2</sup>	67.00	to 87.00
<b>Softwood trussed pitched roofs</b>			
Structure only comprising 75 mm x 50 mm Fink roof trusses at 600 mm centres (measured on plan)			
	m <sup>2</sup>	25.00	to 33.00
Structure only comprising 100 mm x 38 mm Fink roof trusses at 600 mm centres (measured on plan)			
	m <sup>2</sup>	27.50	to 36.50
Structure only for "Mansard" roof comprising 100 mm x 50 mm roof trusses at 600 mm centres; 70° pitch			
	m <sup>2</sup>	27.50	to 39.00
extra for			
forming dormers	m <sup>2</sup>	510.00	to 715.00
<b>Concrete flat roofs</b>			
Reinforced concrete suspended slab; no coverings or finishes			
	m <sup>2</sup>	110.00	to 130.00
Reinforced concrete slabs; on "Holorib" permanent steel shuttering; protected steel frame; no coverings or finishes			
	m <sup>2</sup>	155.00	to 265.00
<b>Softwood flat roofs</b>			
Structure only comprising roof joists; 100 mm x 50 mm wall plates; herringbone strutting; no coverings or finishes			
	m <sup>2</sup>	39.00	to 55.00
<b>Roof claddings</b>			
Fibre cement sheet profiled cladding			
"Profile 6"; single skin; natural grey finish	m <sup>2</sup>	19.50	to 24.00
"P61 Insulated System"; natural grey finish; metal inner lining panel	m <sup>2</sup>	34.50	to 45.50

## APPROXIMATE ESTIMATING

Item	Unit	Range £	
<b>2C ROOF – cont'd</b>			
<b>Roof claddings – cont'd</b>			
extra for			
coloured fibre cement sheeting	m <sup>2</sup>	3.30	to 3.75
single skin GRP translucent roof sheets	m <sup>2</sup>	37.50	to 54.00
double skin GRP translucent roof sheets	m <sup>2</sup>	48.00	to 80.00
PVF2 coated galvanised steel trapezoidal profile cladding on steel purlins			
single skin trapezoidal	m <sup>2</sup>	19.00	to 26.50
built up system; insulation; metal inner lining panel	m <sup>2</sup>	39.00	to 45.50
composite insulated roofing system; 80mm overall panel thickness	m <sup>2</sup>	56.00	to 65.00
standing seam joints composite insulated roofing system; 80mm overall panel thickness	m <sup>2</sup>	92.00	to 110.00
Copper roofing with standing seam joints; 80mm insulation breather membrane or vapour barrier	m <sup>2</sup>	88.00	to 120.00
<b>Rooflights/patent glazing and glazed roofs</b>			
<b>Rooflights</b>			
individual polycarbonate rooflights; rectangular	m <sup>2</sup>	295.00	to 445.00
individual polycarbonate rooflights; circular	m <sup>2</sup>	410.00	to 810.00
feature/ventilating	m <sup>2</sup>	255.00	to 470.00
'Velux' style rooflights to traditional roof construction (tiles\slates)	m <sup>2</sup>	470.00	to 810.00
<b>Patent glazing; including flashings, standard aluminium Georgian wired</b>			
single glazed	m <sup>2</sup>	310.00	to 410.00
double glazed	m <sup>2</sup>	360.00	to 485.00
<b>Glazed roof; purpose made polyester powder coated aluminium;</b>			
double glazed low emissivity glass	m <sup>2</sup>	275.00	to 410.00
feature; to covered walkways	m <sup>2</sup>	300.00	to 485.00
<b>Screeds/Decks to receive roof coverings</b>			
50 mm thick cement and sand screed	m <sup>2</sup>	10.50	to 12.50
75 mm thick lightweight bituminous screed and vapour barrier	m <sup>2</sup>	19.00	to 22.50
18 mm thick external quality plywood boarding	m <sup>2</sup>	19.50	to 23.50
<b>Comparative tiling and slating finishes/perimeter treatments (including underfelt, battening, eaves courses and ridges)</b>			
Concrete troughed or bold roll interlocking tiles; sloping	m <sup>2</sup>	25.50	to 40.50
Tudor clay pantiles; sloping	m <sup>2</sup>	28.50	to 45.00
Natural red pantiles; sloping	m <sup>2</sup>	33.50	to 51.00
Blue composition (cement fibre) slates; sloping	m <sup>2</sup>	34.50	to 42.00
Machine made clay plain tiles; sloping	m <sup>2</sup>	52.00	to 62.00
Welsh natural slates; sloping	m <sup>2</sup>	75.00	to 160.00
Spanish slates; sloping	m <sup>2</sup>	60.00	to 81.00
Man made slates; sloping	m <sup>2</sup>	54.00	to 75.00
Reconstructed stone slates; random slates; sloping	m <sup>2</sup>	36.50	to 68.00
Handmade sandfaced plain tiles; sloping	m <sup>2</sup>	75.00	to 95.00
<b>Eaves to sloping roof; 200 mm x 25 mm painted softwood fascia; 6 mm thick "Masterboard" soffit lining 225 mm wide</b>			
100mm uPVC gutter	m	23.50	to 31.50
150mm uPVC gutter	m	29.50	to 39.00
100mm cast iron gutter; decorated	m	40.00	to 47.50
150mm cast iron gutter; decorated	m	48.50	to 56.00
<b>Rainwater pipes; fixed to backgrounds; including offsets and shoes</b>			
68mm diameter uPVC	m	8.30	to 11.30
110mm diameter uPVC	m	12.60	to 15.40
75mm diameter cast iron; decorated	m	31.50	to 37.00
100mm diameter cast iron; decorated	m	37.00	to 44.50

## APPROXIMATE ESTIMATING

Item	Unit	Range £	
<b>Comparative cladding finishes (including boarding, underfelt, labourers, etc.)</b>			
0.91 mm thick aluminium roofing; commercial grade; fixed to boarding			
flat	m <sup>2</sup>	62.00	to 88.00
sloping	m <sup>2</sup>	66.00	to 90.00
0.81 mm thick zinc roofing; fixed to boarding			
flat	m <sup>2</sup>	76.00	to 100.00
sloping	m <sup>2</sup>	86.00	to 110.00
Copper roofing; fixed to boarding			
0.56 mm thick; flat	m <sup>2</sup>	71.00	to 100.00
0.56 mm thick; sloping	m <sup>2</sup>	81.00	to 110.00
Stainless steel sheeting			
0.40 mm thick; sloping	m <sup>2</sup>	95.00	to 115.00
Lead roofing			
code 5 sheeting; sloping	m <sup>2</sup>	105.00	to 150.00
code 5 sheeting; vertical to mansard; including insulation	m <sup>2</sup>	155.00	to 185.00
<b>Flat Roofing Systems</b>			
Includes insulation and vapour control barrier; excludes decking			
Single layer polymer roofing membrane	m <sup>2</sup>	79.00	to 110.00
Single layer polymer roofing membrane with tapered insulation	m <sup>2</sup>	96.00	to 160.00
20mm thick Polymer modified asphalt roofing including felt underlay	m <sup>2</sup>	67.00	to 90.00
High performance bitumen felt roofing system	m <sup>2</sup>	95.00	to 115.00
High performance polymer modified bitumen membrane	m <sup>2</sup>	90.00	to 110.00
extra for			
solar reflective paint	m <sup>2</sup>	2.35	to 3.35
limestone chipping finish	m <sup>2</sup>	2.90	to 7.70
grip tiles in hot bitumen	m <sup>2</sup>	32.00	to 40.00
Edges to felt flat roofs; softwood splayed fillet;			
280 mm x 25 mm painted softwood fascia; no gutter aluminium edge trim	m	34.50	to 39.00
Edges to flat roofs; code 4 lead drip dresses into gutter; 230 mm x 25 mm painted softwood fascia;			
100 mm uPVC gutter	m	32.50	to 50.00
100 mm cast iron gutter; decorated	m	52.00	to 82.00
<b>Landscaped roofs</b>			
Polyester based elastomeric bitumen waterproofing and vapour equalisation 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	m <sup>2</sup>	125.00	to 165.00
extensive (low maintenance – herbs, grasses, mosses and drought tolerant succulents such as Sedum)	m <sup>2</sup>	120.00	to 155.00
<b>2D STAIRS</b>			
<b>Reinforced concrete construction</b>			
Escape staircase; granolithic finish; mild steel balustrades and handrails			
3.00 m rise; dogleg	nr	4000.00	to 8000.00
plus or minus for each 300 mm variation in storey height	nr	380.00	to 795.00
Staircase; terrazzo finish; mild steel balustrades and handrails; plastered soffit; balustrades and staircase soffit decorated			
3.00 m rise; dogleg	nr	6250.00	to 12000.00
plus or minus for each 300 mm variation in storey height	nr	615.00	to 1150.00
Staircase; terrazzo finish; stainless steel balustrades and handrails; plastered and decorated soffit			
3.00 m rise; dogleg	nr	8000.00	to 14000.00
plus or minus for each 300 mm variation in storey height	nr	795.00	to 1350.00
Staircase; high quality finishes; stainless steel and glass balustrades; plastered and decorated soffit			
3.00 m rise; dogleg	nr	16000.00	to 20000.00

## APPROXIMATE ESTIMATING

Item	Unit	Range £	
<b>2D STAIRS – cont'd</b>			
<b>Reinforced concrete construction – cont'd</b>			
plus or minus for each 300 mm variation in storey height	nr	1600.00	to 2550.00
<b>Metal construction</b>			
Steel access/fire ladder			
3.00 m high	nr	620.00	to 865.00
4.00 m high; epoxide finished	nr	865.00	to 1450.00
Light duty metal staircase; galvanised finish; perforated treads; no risers; balustrades and handrails; decorated			
3.00 m rise; straight; 900 mm wide	nr	3700.00	to 4750.00
plus or minus for each 300 mm variation in storey height	nr	265.00	to 425.00
Light duty circular metal staircase; galvanised finish; perforated treads; no risers; balustrades and handrails; decorated			
3.00 m rise; straight; 1548 mm diameter	nr	4200.00	to 5250.00
plus or minus for each 300 mm variation in storey height	nr	330.00	to 495.00
Heavy duty cast iron staircase; perforated treads; no risers; balustrades and hand rails; decorated			
3.00 m rise; straight	nr	4750.00	to 6000.00
plus or minus for each 300 mm variation in storey height	nr	485.00	to 625.00
3.00 m rise; spiral; 1548 mm diameter	nr	5250.00	to 7000.00
plus or minus for each 300 mm variation in storey height	nr	520.00	to 705.00
Feature metal staircase; galvanised finish perforated treads; no risers; decorated			
3.00 m rise; spiral balustrades and handrails	nr	6500.00	to 7500.00
3.00 m rise; dogleg; hardwood balustrades and handrails	nr	7000.00	to 9500.00
3.00 m rise; dogleg; stainless steel balustrades and handrails	nr	8500.00	to 13000.00
plus or minus for each 300 mm variation in storey height	nr	675.00	to 750.00
galvanised steel catwalk; nylon coated balustrading 450mm wide	m	340.00	to 455.00
<b>Timber construction</b>			
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	745.00	to 1125.00
2.60 m rise; standard; top three treads winding	nr	910.00	to 1225.00
2.60 m rise; standard; dogleg	nr	1050.00	to 1325.00
Oak staircase; balustrades and handrails; plasterboard; skim and emulsion to soffit			
2.60 m rise; purpose made; dogleg	nr	7250.00	to 9500.00
plus or minus for each 300 mm variation in storey height	nr	1000.00	to 1225.00
<b>Comparative finishes/balustrading</b>			
Finishes to treads and risers; including nosings etc.			
vinyl or rubber	m	7.00	to 13.00
carpet (PC sum £25/m <sup>2</sup> )	m	26.50	to 40.50
<b>Wall handrails</b>			
Softwood handrail and brackets	m	56.00	to 85.00
Hardwood handrail and brackets	m	77.00	to 130.00
Mild steel handrail and brackets	m	150.00	to 170.00
Stainless steel handrail and brackets	m	130.00	to 175.00
<b>Balustrading and handrails</b>			
Mild steel balustrade and steel or timber handrail	m	270.00	to 345.00
Balustrade and handrail with metal infill panels	m	330.00	to 445.00
Balustrade and handrail with glass infill panels	m	370.00	to 480.00
Stainless steel balustrade and handrail	m	415.00	to 600.00
Stainless steel and glass balustrade	m	530.00	to 755.00

## APPROXIMATE ESTIMATING

Item	Unit	Range £	
<b>2E EXTERNAL WALLS</b>			
Wall area (unless otherwise described)			
<b>Brick / block walling</b>			
Common brick solid walls; bricks PC £240.00/1000			
half brick thick	m <sup>2</sup>	37.50	to 44.00
one brick brick	m <sup>2</sup>	68.00	to 82.00
one and a half brick thick	m <sup>2</sup>	100.00	to 115.00
Add or deduct for each variation of £10.00/1000 in PC value			
half brick thick	m <sup>2</sup>	1.05	to 1.65
one brick brick	m <sup>2</sup>	1.85	to 2.65
one and a half brick thick	m <sup>2</sup>	2.75	to 3.35
extra for			
fair face one side	m <sup>2</sup>	1.85	to 2.65
Engineering brick walls; class B; bricks PC £275.00/1000			
half brick thick	m <sup>2</sup>	42.50	to 50.00
one brick brick	m <sup>2</sup>	80.00	to 90.00
Facing brick walls; sand faced facings; bricks PC £350.00/1000			
half brick thick; pointed one side	m <sup>2</sup>	53.00	to 64.00
one brick thick; pointed both sides	m <sup>2</sup>	88.00	to 110.00
Facing bricks solid walls; hand made facings; bricks PC £500.00/1000			
half brick thick; pointed one side	m <sup>2</sup>	78.00	to 89.00
one brick thick; pointed both sides	m <sup>2</sup>	145.00	to 180.00
add or deduct for each variation of £10.00/1000 in PC value			
half brick thick	m <sup>2</sup>	1.05	to 1.40
one brick brick	m <sup>2</sup>	1.85	to 2.05
Cavity wall; facing brick outer skin; 50 mm thick insulation; plasterboard on stud inner skin; emulsion			
machine made facings; PC £350.00/1000	m <sup>2</sup>	92.00	to 110.00
hand made facings; PC £475.00/1000	m <sup>2</sup>	110.00	to 130.00
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	m <sup>2</sup>	95.00	to 115.00
hand made facings; PC £475.00/1000	m <sup>2</sup>	115.00	to 145.00
add or deduct for			
each variation of £10.00/1000 in PC value	m <sup>2</sup>	1.05	to 1.20
extra for			
heavyweight block inner skin	m <sup>2</sup>	1.20	to 2.45
insulating block inner skin	m <sup>2</sup>	2.45	to 6.50
75 mm thick cavity insulation	m <sup>2</sup>	5.20	to 6.00
100 mm thick cavity insulation	m <sup>2</sup>	6.65	to 7.45
Aerated lightweight block walls			
100 mm thick	m <sup>2</sup>	23.50	to 32.50
140 / 150 mm thick	m <sup>2</sup>	30.50	to 43.50
200 / 215 mm thick	m <sup>2</sup>	44.50	to 58.00
Dense aggregate block walls			
100 mm thick	m <sup>2</sup>	21.50	to 30.50
140 mm thick	m <sup>2</sup>	29.50	to 41.00
Coloured dense aggregate masonry block walls; "Lignacite" or similar			
100 mm thick; hollow	m <sup>2</sup>	38.00	to 43.50
100 m thick; solid	m <sup>2</sup>	44.00	to 54.00
140 m thick; solid	m <sup>2</sup>	45.50	to 53.00
140 mm thick; hollow	m <sup>2</sup>	55.00	to 64.00
Cavity wall; coloured masonry block; outer and inner skins; fair faced both sides			
	m <sup>2</sup>	71.00	to 88.00
Cavity wall; block outer skin; 50 mm insulation; lightweight block inner skin			
outer block rendered	m <sup>2</sup>	61.00	to 86.00
extra for			
architectural masonry outer block	m <sup>2</sup>	1.20	to 2.45
75 mm thick cavity insulation	m <sup>2</sup>	5.20	to 5.90



## APPROXIMATE ESTIMATING

Item	Unit	Range £	
<b>2E EXTERNAL WALLS – cont'd</b>			
<b>Reinforced concrete walling</b>			
In situ reinforced concrete 25.00 N/mm <sup>2</sup> ; 13 kg/m <sup>2</sup> reinforcement; formwork both sides			
150 mm thick	m <sup>2</sup>	135.00	to 185.00
225 mm thick	m <sup>2</sup>	155.00	to 200.00
300 mm thick	m <sup>2</sup>	150.00	to 225.00
<b>Panelled walling</b>			
Precast concrete panels; including insulation; lining and fixings generally 7.5m x 0.15 thick x storey height			
standard panels	m <sup>2</sup>	220.00	to 265.00
standard panels; exposed aggregate finish	m <sup>2</sup>	245.00	to 290.00
brick clad panels (£350 / 1000 provisional sum for bricks)	m <sup>2</sup>	265.00	to 320.00
reconstructed stone faced panels	m <sup>2</sup>	340.00	to 440.00
natural stone faced panels (Portland Stone at £135 / m <sup>2</sup> provisional sum)	m <sup>2</sup>	440.00	to 560.00
marble or granite faced panels	m <sup>2</sup>	490.00	to 830.00
<b>Wall claddings</b>			
Non-asbestos profiled cladding			
"Profile 6"; single skin; natural grey finish	m <sup>2</sup>	24.50	to 28.00
"P61 Insulated System"; natural grey finish; metal inner lining panel extra for	m <sup>2</sup>	44.50	to 56.00
coloured fibre cement sheeting	m <sup>2</sup>	2.65	to 3.35
insulated; with 2.80 m high block inner skin; emulsion	m <sup>2</sup>	32.00	to 37.50
insulated; with 2.80 m high block inner skin plasterboard lining on metal tees; emulsion	m <sup>2</sup>	40.50	to 59.00
Metal profiled cladding			
coated steel profiled cladding on steel rails; insulated built up system	m <sup>2</sup>	45.50	to 61.00
coated steel micro-rib profiled cladding on steel rails; composite sandwich panel system	m <sup>2</sup>	86.00	to 110.00
coated aluminium profiled cladding on steel rails; insulated built up system	m <sup>2</sup>	41.50	to 63.00
coated aluminium flat panel cladding on steel rails; insulated built up system	m <sup>2</sup>	120.00	to 155.00
<b>Other cladding systems</b>			
Vitreous enamelled insulated steel sandwich panel system; with insulation board on inner face			
	m <sup>2</sup>	165.00	to 200.00
Formalux sandwich panel system; with coloured lining tray; on steel cladding rails			
	m <sup>2</sup>	185.00	to 245.00
Aluminium over cladding system rain screen			
	m <sup>2</sup>	220.00	to 250.00
High pressure laminate board on a simple metal component framing system			
	m <sup>2</sup>	100.00	to 145.00
Timber rainscreen cladding; carrier frame system; bracketry			
	m <sup>2</sup>	75.00	to 150.00
Terracota rainscreen cladding; aluminium support rails; anti-graffiti coating			
	m <sup>2</sup>	265.00	to 400.00
<b>Curtain/glazed walling</b>			
Stick curtain walling with double glazed units, aluminium structural framing and spandrel rails. Standard colour powder coated			
	m <sup>2</sup>	395.00	to 495.00
Unitised curtain walling system with double glazed units, aluminium structural framing and spandrel rails. Standard colour powder coated			
	m <sup>2</sup>	595.00	to 795.00
Unitised naturally ventilated double curtain walling system with double glazed units, cavity, single opening pane internally, interstitial blinds. Standard colour powder coated			
	m <sup>2</sup>	890.00	to 1200.00
Fixed Brise Soleil including uni-strut supports			
	m	280.00	to 375.00
Operable Brise Soleil including uni-strut supports			
	m	745.00	to 925.00
Lift surround of double glazed or laminated glass with aluminium or stainless steel framing			
	m <sup>2</sup>	685.00	to 1150.00
Patent glazing systems; excluding opening lights and lead flashings etc., 7 mm Georgian wired cast glass, aluminium glazing bars spanning up to 3m at 600 mm spacing			
	m <sup>2</sup>	300.00	to 395.00

## APPROXIMATE ESTIMATING

Item	Unit	Range £	
Patent glazing systems; excluding opening lights and lead flashings etc., 6.8 mm Laminate glass, aluminium glazing bars spanning up to 3m at 600 mm spacing	m <sup>2</sup>	350.00	to 445.00
<b>Comparative external finishes</b>			
Comparative concrete wall finishes			
wrought formwork one side including rubbing down	m <sup>2</sup>	3.50	to 6.95
shotblasting to expose aggregate	m <sup>2</sup>	4.55	to 8.60
bush hammering to expose aggregate	m <sup>2</sup>	13.90	to 19.50
Comparative in situ finishes			
two coats "Sandtex Matt" cement paint	m <sup>2</sup>	8.20	to 11.50
cement and sand plain face rendering	m <sup>2</sup>	14.50	to 21.50
three coat "Tyrolean" rendering; including backing	m <sup>2</sup>	31.00	to 42.00
<b>Comparative cladding</b>			
25 mm thick Tongued and grooved "Tanalised" softwood boarding; including battens	m <sup>2</sup>	33.00	to 41.50
25 mm thick Tongued and grooved Western Red Cedar boarding including battens	m <sup>2</sup>	40.50	to 51.00
Machine made tiles; including battens	m <sup>2</sup>	43.00	to 51.00
Best hand made sand faced tiles; including battens	m <sup>2</sup>	53.00	to 60.00
20 mm x 20 mm thick Mosaic glass or ceramic; in common colours; fixed on prepared surface	m <sup>2</sup>	100.00	to 115.00
<b>2F WINDOWS AND EXTERNAL DOORS</b>			
Window and external door area (unless otherwise described)			
<b>Softwood windows and external doors</b>			
Standard windows; painted; double glazed	m <sup>2</sup>	265.00	to 420.00
Purpose made windows; painted; double glazed	m <sup>2</sup>	320.00	to 505.00
<b>Standard external softwood doors and hardwood frames; doors painted; including ironmongery</b>			
two panelled door; plywood panels	nr	525.00	to 875.00
solid flush door	nr	475.00	to 780.00
two panelled door; glazed panels	nr	895.00	to 1000.00
heavy duty solid flush door			
single leaf	nr	715.00	to 1100.00
double leaf	nr	1275.00	to 1800.00
extra for			
emergency fire exit door	nr	265.00	to 425.00
<b>Steel windows and doors</b>			
Standard windows			
double glazed; galvanised; painted	m <sup>2</sup>	295.00	to 415.00
double glazed; powder coated	m <sup>2</sup>	295.00	to 425.00
Purpose made windows			
double glazed; powder coated	m <sup>2</sup>	325.00	to 570.00
Standard doors			
single external steel door, including frame, ironmongery, powder coated finish	nr	735.00	to 1075.00
single external steel security door, including frame, ironmongery, powder coated finish	nr	735.00	to 1225.00
Steel roller shutters			
manual	m <sup>2</sup>	225.00	to 320.00
electric	m <sup>2</sup>	275.00	to 425.00
manual; insulated	m <sup>2</sup>	380.00	to 500.00
electric; insulated	m <sup>2</sup>	445.00	to 580.00
electric; insulated; fire resistant	m <sup>2</sup>	445.00	to 775.00

## APPROXIMATE ESTIMATING

Item	Unit	Range £	
<b>2F WINDOWS AND EXTERNAL DOORS – cont'd</b>			
<b>Hardwood windows</b>			
Standard windows; stained double glazed	m <sup>2</sup>	455.00	to 695.00
Purpose made windows; stained double glazed	m <sup>2</sup>	495.00	to 810.00
<b>uPVC windows and external doors</b>			
Purpose made windows double glazed extra for tinted glass	m <sup>2</sup>	220.00	to 490.00
	m <sup>2</sup>	29.00	to 39.50
<b>Aluminium windows, entrance screens and doors</b>			
Standard windows; anodised finish double glazed; vertical sliding slash	m <sup>2</sup>	445.00	to 665.00
double glazed; casement; in hardwood sub-frame	m <sup>2</sup>	365.00	to 490.00
Purpose made windows double glazed	m <sup>2</sup>	575.00	to 715.00
double glazed; feature; with precast concrete surrounds	m <sup>2</sup>	1475.00	to 2175.00
purpose made entrance screens and doors double glazed	m <sup>2</sup>	715.00	to 1150.00
single external aluminium door, frame, ironmongery	nr	1200.00	to 1350.00
Purpose made doors			
revolving door; 2000 mm diameter; clear laminated glazing; 4nr wings; glazed curved walls	m <sup>2</sup>	27000.00	to 34500.00
automatic sliding door; bi-parting	m <sup>2</sup>	1100.00	to 2200.00
<b>Stainless steel entrance screens and doors</b>			
Purpose made screen; double glazed with manual doors	m <sup>2</sup>	1475.00	to 2225.00
with automatic doors	m <sup>2</sup>	1825.00	to 2600.00
purpose made revolving door 2000 mm diameter; clear laminated glazing; 4nr wings; glazed curved walls	m <sup>2</sup>	42500.00	to 56000.00
automatic sliding door; bi-parting	m <sup>2</sup>	2075.00	to 3350.00
<b>Shop fronts, shutters and grilles</b>			
Flat façade; glass in aluminium framing; manual centre doors only	m	1200.00	to 2850.00
Hardwood and glass; including high enclosed window beds	m	5250.00	to 6250.00
High quality; marble or granite plasters and stair risers; window beds and backings; illuminated signs	m	5250.00	to 7250.00
Temporary timber shop fronts	m	58.00	to 80.00
Grilles or shutters	m	710.00	to 1400.00
Fire shutters; powers operated	m	1225.00	to 1750.00
<b>2G INTERNAL WALLS, PARTITIONS AND DOORS</b>			
Internal partition area (unless otherwise described)			
<b>Timber or metal stud partitions</b>			
Timber stud partitions			
structure only comprising 100 mm x 38 mm softwood studs at 400 mm x 600 mm centres; head and sole plates	m <sup>2</sup>	14.50	to 18.50
softwood stud and plasterboard partitions; tape and fill joints; emulsion finish	m <sup>2</sup>	41.50	to 64.00
Metal stud and plasterboard partitions			
90 mm thick partition; 1 layer 13 mm board each side; tape and fill joints; emulsion finish	m <sup>2</sup>	43.50	to 60.00
30 minute fire resistant partition; 1 layer 13 mm board each side; cavity insulation; tape and fill joints; emulsion finish	m <sup>2</sup>	43.50	to 65.00
60 minute fire resistant partition; 1 layer 15 mm board each side; cavity insulation; tape and fill joints; emulsion finish	m <sup>2</sup>	54.00	to 60.00

## APPROXIMATE ESTIMATING

Item	Unit	Range £	
120 minute fire resistant Shaftwall partition; 2 layers 13 mm Fireline board each side; cavity insulation; tape and fill joints; emulsion finish extra for	m <sup>2</sup>	65.00	to 75.00
vinyl paper in lieu of emulsion	m <sup>2</sup>	5.80	to 14.70
easy clean finish in lieu of emulsion	m <sup>2</sup>	13.40	to 21.50
curved work	%	10.00	to 20.00
<b>Glass block wall partition</b>			
Glass block walling; reinforced bars each course; fair faced both sides	m <sup>2</sup>	190.00	to 245.00
<b>Brick/block partitions</b>			
Common brick half brick thick wall; bricks PC £230.00/1000	m <sup>2</sup>	37.50	to 44.00
Aerated/lightweight block partitions			
100 mm thick	m <sup>2</sup>	21.00	to 33.50
140 / 150 mm thick	m <sup>2</sup>	29.50	to 45.50
200 / 215 mm thick	m <sup>2</sup>	35.50	to 61.00
Dense aggregate block walls			
100 mm thick	m <sup>2</sup>	21.50	to 30.50
140 / 150 mm thick	m <sup>2</sup>	29.50	to 41.00
extra for			
fair face both sides	m <sup>2</sup>	2.95	to 6.50
plaster and emulsion	m <sup>2</sup>	13.20	to 19.50
curved work	%	10.00	to 20.00
<b>Reinforced concrete walls</b>			
150 mm thick	m <sup>2</sup>	110.00	to 185.00
225 mm thick	m <sup>2</sup>	110.00	to 200.00
300 mm thick	m <sup>2</sup>	135.00	to 225.00
extra for			
plaster and emulsion	m <sup>2</sup>	13.20	to 19.50
<b>Solid partitioning and doors</b>			
Demountable partitioning; aluminium framing; veneer finish doors medium quality; 46 mm thick panels factory finish vinyl faced	m <sup>2</sup>	110.00	to 160.00
high quality; 46 mm thick panels factory finish vinyl faced	m <sup>2</sup>	145.00	to 220.00
Aluminium internal patent glazing			
single glazed laminated	m <sup>2</sup>	115.00	to 160.00
double glazed; 1 layer toughened and 1 layer laminated glass	m <sup>2</sup>	190.00	to 245.00
Demountable aluminium/steel partitioning and doors			
high quality	m <sup>2</sup>	310.00	to 560.00
high quality; sliding	m <sup>2</sup>	755.00	to 925.00
Stainless steel glazed manual doors and screens			
high quality; to inner lobby of malls	m <sup>2</sup>	445.00	to 1225.00
<b>Special partitioning and doors</b>			
Demountable fire partitions			
enamelled steel; half hour	m <sup>2</sup>	455.00	to 740.00
stainless steel; half hour	m <sup>2</sup>	900.00	to 1175.00
Soundproof partitions; hardwood doors luxury veneered	m <sup>2</sup>	215.00	to 365.00
<b>WC/Changing cubicles</b>			
WC cubicles; high pressure laminate faced mdf; proprietary system back panelling system; including access hatch; frame support	nr	150.00	to 215.00
WC cubicle partition sets; dividing panels; doors and ironmongery	nr	505.00	to 630.00
IPS duct panel including sub-frame and accessories	nr	180.00	to 575.00
Changing cubicles			
aluminium	nr	395.00	to 725.00
aluminium; textured glass and bench seating	nr	655.00	to 865.00

## APPROXIMATE ESTIMATING

Item	Unit	Range £	
<b>2G INTERNAL WALLS, PARTITIONS AND DOORS – cont'd</b>			
<b>Standard doors</b>			
Standard softwood doors and frames; including lintel; ironmongery; and painting			
flush; hollow core	nr	265.00	to 370.00
flush; hollow core; hardwood faced	nr	275.00	to 395.00
flush; solid core			
single leaf	nr	450.00	to 685.00
double leaf	nr	825.00	to 1300.00
flush; solid core; hardwood faced	nr	465.00	to 1325.00
four panel door	nr	450.00	to 1475.00
<b>Purpose-made doors</b>			
Softwood doors and hardwood frames; including lintel; ironmongery; painting and polishing solid core; heavy duty			
single leaf	nr	750.00	to 900.00
double leaf	nr	1025.00	to 1300.00
flush solid core; heavy duty; plastic laminate faced			
single leaf	nr	925.00	to 1300.00
double leaf	nr	1275.00	to 1475.00
Softwood fire doors and hardwood frames; including lintel; ironmongery; painting and polishing flush; one hour fire resisting			
single leaf	nr	1000.00	to 1125.00
double leaf	nr	1175.00	to 1300.00
flush; one hour fire resisting; plastic laminate faced			
single leaf	nr	1175.00	to 1325.00
double leaf	nr	1475.00	to 1750.00
Softwood doors and pressed steel frames lintel			
flush; half hour fire check; plastic laminate faced	nr	1125.00	to 1375.00
Mahogany doors and frames; including lintel; ironmongery; and polishing			
four panel door	nr	970.00	to 1150.00
<b>3A WALL FINISHES</b>			
Internal wall area (unless otherwise described)			
<b>Sheet/board finishes</b>			
Dry plasterboard lining; taped joints; for direct decoration			
9.50 mm thick Gyproc Wallboard	m <sup>2</sup>	13.60	to 17.60
12.50 mm thick Gyproc wallboard (half hour fire resisting)	m <sup>2</sup>	14.50	to 19.00
Dry plasterboard lining; taped joints; for direct decoration; on adhesive dabs			
9.50 mm thick Gyproc Wallboard	m <sup>2</sup>	14.50	to 19.00
Dry plasterboard lining; taped joints; for direct decoration; on metal channels and adhesive dabs			
9.50 mm thick Gyproc Wallboard	m <sup>2</sup>	23.00	to 26.00
12.50 mm thick Gyproc Wallboard	m <sup>2</sup>	24.00	to 28.00
extra for			
22 mm Gyproc Thermaline board	m <sup>2</sup>	1.85	to 3.30
two layers of 12.50 mm thick Gyproc wallboard (one hour fire resisting)	m <sup>2</sup>	23.00	to 28.00
9 mm thick Supalux (half hour fire resisting)	m <sup>2</sup>	24.00	to 36.00
Timber boarding/panelling; on and including battens; plugged to wall			
12 mm thick softwood boarding	m <sup>2</sup>	25.50	to 43.50
hardwood panelling; t&g & v-jointed	m <sup>2</sup>	61.00	to 155.00
<b>In situ wall finishes</b>			
Comparative finishes			
one mist and two coats emulsion paint	m <sup>2</sup>	3.00	to 4.55
two coats of lightweight plaster	m <sup>2</sup>	10.20	to 14.90
9.50 mm thick Gyproc Wallboard and skim coat	m <sup>2</sup>	18.50	to 25.50
12.50 mm thick Gyproc Wallboard and skim coat	m <sup>2</sup>	19.50	to 27.00

## APPROXIMATE ESTIMATING

Item	Unit	Range £	
plaster and emulsion	m <sup>2</sup>	13.20	to 19.50
two coat render and emulsion	m <sup>2</sup>	22.50	to 33.00
plaster and vinyl wall coverings	m <sup>2</sup>	18.50	to 28.00
plaster and fabric wall coverings	m <sup>2</sup>	18.50	to 43.50
<b>Rigid tile/panel finishes</b>			
Ceramic wall tiles; including backing			
economical quality	m <sup>2</sup>	22.50	to 37.50
medium to high quality	m <sup>2</sup>	32.50	to 51.00
Porcelain mosaic tiling; including backing to swimming pool lining; walls and floors	m <sup>2</sup>	56.00	to 75.00
"Roman Travertine" marble wall linings; polished	m <sup>2</sup>	280.00	to 495.00
Metal mirror cladding panels	m <sup>2</sup>	290.00	to 495.00
<b>Comparative woodwork finishes</b>			
Primer only	m <sup>2</sup>	1.45	to 1.60
Gloss			
two coats; touch up primer	m <sup>2</sup>	5.20	to 7.80
three coats; touch up primer	m <sup>2</sup>	7.25	to 10.90
three coats; touch up primer – small girth n.e. 300 mm	m	3.00	to 4.50
Polyurethane lacquer			
two coats	m <sup>2</sup>	3.00	to 3.60
three coats	m <sup>2</sup>	4.65	to 5.45
Flame-retardant paint			
three coats	m <sup>2</sup>	6.95	to 8.60
Polish			
wax polish; seal	m <sup>2</sup>	7.45	to 15.40
wax polish; stain and body in	m <sup>2</sup>	12.50	to 14.30
French polish; stain and body in	m <sup>2</sup>	16.50	to 20.00
<b>3B FLOOR FINISHES</b>			
Internal floor area (unless otherwise described)			
<b>Sheet/board flooring</b>			
Chipboard flooring; t&g joints	m <sup>2</sup>	9.30	to 13.30
Wrought softwood flooring	m <sup>2</sup>	21.50	to 32.00
Wrought softwood t&g strip flooring; polished; including fillets	m <sup>2</sup>	29.00	to 47.00
Wrought hardwood t&g strip flooring; polished; including fillets	m <sup>2</sup>	50.00	to 92.00
Sprung composition block flooring (sports), court markings, sanding and sealing	m <sup>2</sup>	79.00	to 105.00
Softwood skirting, gloss paint finish	m	9.50	to 11.90
Hardwood skirting, stained finish	m	17.00	to 24.50
MDF skirting, gloss paint finish	m	6.70	to 11.60
<b>In situ screed and floor finishes</b>			
Latex cement screeds	m <sup>2</sup>	5.60	to 8.50
Rubber latex non slip solution and epoxy sealant	m <sup>2</sup>	11.00	to 22.50
Cement and sand (1:3) screeds			
50 mm thick	m <sup>2</sup>	12.50	to 18.50
75 mm thick	m <sup>2</sup>	17.70	to 24.00
Granolithic			
20 mm thick	m <sup>2</sup>	11.40	to 18.50
25 mm thick	m <sup>2</sup>	15.70	to 23.00
Epoxy floor finish			
1.50 mm to 2.00 mm thick	m <sup>2</sup>	26.00	to 35.50
5.00 mm to 6.00 mm thick	m <sup>2</sup>	49.00	to 55.00
Resin floor finish			
5.00 mm to 9.00 mm thick	m <sup>2</sup>	59.00	to 69.00

## APPROXIMATE ESTIMATING

Item	Unit	Range £	
<b>3B FLOOR FINISHES – cont'd</b>			
<b>Rigid Tile/slab finishes (includes skirtings; excludes screeds)</b>			
Quarry tile flooring	m <sup>2</sup>	53.00	to 77.00
Glazed ceramic tiled flooring			
standard plain tiles	m <sup>2</sup>	37.50	to 44.50
anti slip tiles	m <sup>2</sup>	42.00	to 47.00
designer tiles	m <sup>2</sup>	82.00	to 100.00
Terrazzo tile flooring 28 mm thick white "Sicilian" marble aggregate tiling	m <sup>2</sup>	81.00	to 100.00
York stone 50 mm thick paving	m <sup>2</sup>	105.00	to 150.00
Slate tiles, smooth; straight cut	m <sup>2</sup>	130.00	to 170.00
Portland stone paving	m <sup>2</sup>	220.00	to 260.00
Roman "Travertine" marble paving; polished	m <sup>2</sup>	280.00	to 360.00
Granite paving 20 mm thick paving	m <sup>2</sup>	385.00	to 495.00
Parquet/wood block finishes			
wrought hardwood block floorings; 25 mm thick; polished; t&g joints	m <sup>2</sup>	65.00	to 86.00
composition block flooring	m <sup>2</sup>	77.00	to 90.00
Flexible tiling			
thermoplastic tile flooring	m <sup>2</sup>	5.65	to 6.70
vinyl floor tiling	m <sup>2</sup>	6.40	to 10.10
vinyl sheet flooring; heavy duty	m <sup>2</sup>	11.80	to 30.50
vinyl safety flooring	m <sup>2</sup>	25.50	to 35.00
linoleum tile flooring	m <sup>2</sup>	12.50	to 18.00
linoleum sheet flooring	m <sup>2</sup>	15.00	to 19.00
rubber tile flooring	m <sup>2</sup>	13.00	to 17.00
rubber sheet flooring	m <sup>2</sup>	17.00	to 23.00
Carpet tiles; including underlay and fixing			
PC sum £10 / m <sup>2</sup>	m <sup>2</sup>	18.00	to 25.00
PC Sum £25 / m <sup>2</sup>	m <sup>2</sup>	35.50	to 46.00
Entrance matting and matwell, barrier matting and aluminium trim	m <sup>2</sup>	250.00	to 390.00
<b>Access floors and finishes</b>			
Raised access floors: excluding 600 mm x 600 mm steel encased particle boards on height adjustable pedestals < 300 mm			
medium grade duty	m <sup>2</sup>	25.50	to 39.50
heavy grade duty	m <sup>2</sup>	38.50	to 56.00
battened raft floor with sound insulation fixed to battens; medium quality carpeting	m <sup>2</sup>	63.00	to 91.00
Common floor coverings bonded to access floor panels			
heavy duty fully flexible vinyl; to BS 3261; type A	m <sup>2</sup>	10.10	to 30.00
fibre bonded carpet	m <sup>2</sup>	15.10	to 25.50
high pressure laminate; to BS 2794; class D	m <sup>2</sup>	11.30	to 28.50
anti static grade fibre bonded carpet	m <sup>2</sup>	11.70	to 30.00
anti static grade sheet PVC; to BS 3261	m <sup>2</sup>	15.90	to 26.00
low loop tufted carpet	m <sup>2</sup>	20.00	to 35.00
<b>3C CEILING FINISHES</b>			
Internal ceiling area (unless otherwise described)			
<b>In situ/board finishes</b>			
Decoration only to soffits; one mist and two coats emulsion paint			
to exposed steelwork (surface area)	m <sup>2</sup>	3.00	to 5.10
to concrete soffits (surface area)	m <sup>2</sup>	3.00	to 4.55
to plaster / plasterboard	m <sup>2</sup>	3.00	to 4.55
Plaster to soffits			
lightweight plaster	m <sup>2</sup>	10.20	to 14.50
plaster and emulsion	m <sup>2</sup>	13.40	to 24.00
extra for			
gloss paint in lieu of emulsion (surface area)	m <sup>2</sup>	2.25	to 2.65

## APPROXIMATE ESTIMATING

Item	Unit	Range £	
Plasterboard to soffits			
12.50 mm Gyproc lath and skim coat	m <sup>2</sup>	19.50	to 29.00
12.50 mm Gyproc insulating lath and skim coat extra for "Artex" finish	m <sup>2</sup>	22.00	to 32.50
Other board finishes; with fire-resisting properties; excluding decoration			
12.50 mm thick Gyproc "Fireline" board	m <sup>2</sup>	22.00	to 33.00
9 mm thick Supalux	m <sup>2</sup>	49.00	to 65.00
Specialist plasters; to soffits			
sprayed acoustic plaster; self-finished	m <sup>2</sup>	30.00	to 41.50
rendering; "Tyrolean" finish	m <sup>2</sup>	31.00	to 44.50
Other ceiling finishes			
timber boarding	m <sup>2</sup>	18.50	to 27.00
<b>Suspended and integrated ceilings</b>			
Suspended ceiling			
economical; exposed grid	m <sup>2</sup>	19.00	to 24.00
medium quality; "Minatone"; concealed grid	m <sup>2</sup>	40.00	to 45.50
high quality; "Travertone"; concealed grid	m <sup>2</sup>	47.00	to 67.00
jointless; plasterboard	m <sup>2</sup>	23.00	to 32.50
Other suspended ceilings			
metal linear strip; "Dampa"/"Luxalon"	m <sup>2</sup>	32.50	to 64.00
metal tray	m <sup>2</sup>	44.50	to 57.00
egg-crate	m <sup>2</sup>	49.00	to 105.00
open grid; "Formalux"/"Dimension"	m <sup>2</sup>	89.00	to 115.00
Integrated ceilings			
coffered; with steel surfaces	m <sup>2</sup>	100.00	to 165.00
acoustic suspended ceilings on anti vibration mountings	m <sup>2</sup>	54.00	to 69.00
<b>Comparative wall and ceiling finishes</b>			
Emulsion paint			
two coats	m <sup>2</sup>	2.05	to 2.65
one mist and two coats	m <sup>2</sup>	3.00	to 4.55
Artex plastic compound one coat; textured	m <sup>2</sup>	10.10	to 14.30
Wall paper	m <sup>2</sup>	4.65	to 12.00
Hessian wall coverings	m <sup>2</sup>	10.10	to 18.00
Gloss			
primer and two coats	m <sup>2</sup>	5.20	to 7.80
primer and three coats	m <sup>2</sup>	7.25	to 10.90
<b>4A FITTINGS AND FURNISHINGS</b>			
<b>Residential fittings (volume housing)</b>			
Kitchen fittings for residential units (not including 'white' goods)			
one person flat/bed-sit	nr	1375.00	to 2150.00
two person flat/house	nr	1600.00	to 2750.00
three person flat/house	nr	2150.00	to 5000.00
four person house	nr	5500.00	to 8250.00
five person house	nr	5500.00	to 13000.00
<b>Office furniture and equipment</b>			
Reception desk			
straight counter; 3500 mm long; 2 person	nr	1600.00	to 2150.00
curved counter; 3500 mm long; 2 person	nr	3800.00	to 5500.00
curved counter; 3500 mm long; 2 person; real wood veneer finish	nr	6000.00	to 11000.00
Furniture and equipment to general office area			
workstation; 2000 mm long desk; drawer unit; task chair	nr	535.00	to 820.00



## APPROXIMATE ESTIMATING

Item	Unit	Range £	
<b>4A FITTINGS AND FURNISHINGS – cont'd</b>			
<b>Hotel Bathroom Pods</b>			
Fully fitted out, finished and furnished bathroom pods; installed standard pod (4.50m plan area)	nr	3800.00	to 5000.00
accessible pod (4.50m plan area)	nr	5000.00	to 6000.00
<b>5A SANITARY AND DISPOSAL INSTALLATIONS</b>			
Gross internal floor area (unless otherwise described) Residential units			
range including WC; wash handbasin; bath	nr	1550.00	to 2600.00
range including WC; wash handbasin; bath	nr	1950.00	to 3100.00
range including two WC's; two wash handbasins; bath extra for	nr	2900.00	to 4000.00
rainwater pipe per storey	nr	74.00	to 92.00
soil pipe per storey	nr	165.00	to 185.00
shower over bath	nr	440.00	to 625.00
Industrial buildings			
Warehouse			
minimum provision	m <sup>2</sup>	11.70	to 15.90
high provision	m <sup>2</sup>	15.90	to 24.50
Production unit			
minimum provision	m <sup>2</sup>	16.60	to 23.50
minimum provision; area less than 1000 m <sup>2</sup>	m <sup>2</sup>	19.00	to 32.50
high provision	m <sup>2</sup>	17.70	to 28.50
Retailing outlets			
to superstore	m <sup>2</sup>	4.10	to 10.00
shopping centre malls; public conveniences; branch connections shop shells	m <sup>2</sup>	7.95	to 12.90
fitting out public conveniences in shopping mall block	nr	6000.00	to 9500.00
Leisure buildings	m <sup>2</sup>	13.70	to 17.60
Office and industrial office buildings			
speculative; low rise; area less than 1000 m <sup>2</sup>	m <sup>2</sup>	5.90	to 15.10
speculative; low rise	m <sup>2</sup>	10.50	to 20.00
speculative; medium rise; area less than 1000 m <sup>2</sup>	m <sup>2</sup>	11.70	to 21.50
speculative; medium rise	m <sup>2</sup>	15.60	to 24.50
speculative; high rise	m <sup>2</sup>	15.60	to 24.50
owner-occupied; low rise; area less than 1000 m <sup>2</sup>	m <sup>2</sup>	10.00	to 20.00
owner-occupied; low rise	m <sup>2</sup>	10.00	to 24.50
owner-occupied; medium rise; area less than 1000 m <sup>2</sup>	m <sup>2</sup>	15.60	to 24.50
owner-occupied; medium rise	m <sup>2</sup>	19.00	to 27.50
owner-occupied; high rise	m <sup>2</sup>	22.50	to 30.50
Hotels			
WC; bath; shower; basin to each bedroom; sanitary accommodation to public areas	m <sup>2</sup>	27.50	to 69.00
<b>Comparative sanitary fittings/sundries</b>			
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			
Low level WC's; vitreous china pan and cistern; black plastic seat; low pressure ball valve; plastic flush pipe; fixing brackets	nr	210.00	to 270.00
On ground floor	nr	200.00	to 330.00
one of a range; on upper floors	nr	390.00	to 485.00
Bowl type wall urinal; white glazed vitreous china flushing cistern; chromium plated flush pipes and spreaders; fixing brackets	nr	175.00	to 245.00
Shower tray; glazed fireclay; chromium plated waste; chain and plug; riser pipe; rose and mixing valve	nr	275.00	to 520.00
Sink; glazed fireclay; chromium plated waste; chain and plug; fixing	nr	265.00	to 695.00

## APPROXIMATE ESTIMATING

Item	Unit	Range £	
Sink; stainless steel; chromium plated waste; chain and self coloured single drainer	nr	225.00	to 335.00
double drainer	nr	265.00	to 335.00
Bath; reinforced acrylic; chromium plated taps; overflow; waste; chain and plug; "P" trap and overflow connections	nr	305.00	to 575.00
Bath; enamelled steel; chromium plated taps; overflow; waste; chain and plug; "P" trap and overflow connections	nr	440.00	to 615.00
Soil waste stacks; 3.15 m storey height; branch and connection to drain 110 mm diameter PVC extra for additional floors	nr	350.00	to 400.00
100 mm diameter cast iron; decorated extra for additional floors	nr	175.00	to 210.00
	nr	265.00	to 745.00
	nr	350.00	to 400.00
<b>5D WATER INSTALLATIONS</b>			
Gross internal floor area (unless described otherwise) Hot and cold water installations Complete installations (industrial, leisure shopping malls and the like)	m <sup>2</sup>	5.50	to 20.00
Complete installations (offices, hotels; residential and the like)	m <sup>2</sup>	24.50	to 46.50
Mall public conveniences; branch connections to shop shells (gross internal floor area of mall)	m <sup>2</sup>	5.80	to 10.00
<b>5F HEATING, AIR-CONDITIONING AND VENTILATION</b>			
Gross internal floor area (unless described otherwise)			
<b>Residential solid fuel radiator heating</b>			
Gas or oil fired hot water service and central heating for three radiators	nr	2450.00	to 3450.00
four radiators	nr	3450.00	to 3800.00
five radiators	nr	3750.00	to 4250.00
six radiators	nr	4000.00	to 4550.00
seven radiators	nr	4450.00	to 5000.00
<b>Office space heating and air treatment</b>			
LTHW heating	m <sup>2</sup>	34.50	to 69.00
Chilled water	m <sup>2</sup>	25.00	to 39.50
extra for category A fit-out (category A nett area) LTHW heating	m <sup>2</sup>	10.00	to 44.00
chilled water	m <sup>2</sup>	15.00	to 25.00
Gas or oil-fired convector heating LPHW convector system Speculative; area less than 1000 m <sup>2</sup>	m <sup>2</sup>	67.00	to 78.00
Speculative	m <sup>2</sup>	72.00	to 93.00
Owner-occupied; area less than 1000 m <sup>2</sup>	m <sup>2</sup>	79.00	to 88.00
Owner-occupied	m <sup>2</sup>	80.00	to 100.00
<b>Hot air systems</b>			
Warm air heating to sports hall area and the like	m <sup>2</sup>	15.00	to 20.50
Hot air heating and ventilation to shopping malls; including automatic remote vents in rooflights	m <sup>2</sup>	105.00	to 135.00
<b>Ventilation system</b>			
Local ventilation to (area to be vented) WC's	nr	240.00	to 315.00
Bathroom and toilet areas	m <sup>2</sup>	20.00	to 24.00
Air extract systems to kitchens; changing rooms etc.	m <sup>2</sup>	24.50	to 40.00

## APPROXIMATE ESTIMATING

Item	Unit	Range £	
<b>5F HEATING, AIR-CONDITIONING AND VENTILATION – cont'd</b>			
<b>Comfort cooling systems</b>			
2 pipe fan coil for office building up to 3000 m <sup>2</sup> extra for	m <sup>2</sup>	49.00	to 63.00
category A fit-out (category A nett area)	m <sup>2</sup>	89.00	to 100.00
2 pipe fan coil for office building over 3000 m <sup>2</sup> up to 15000 m <sup>2</sup> extra for	m <sup>2</sup>	44.00	to 59.00
category A fit-out (category A nett area)	m <sup>2</sup>	80.00	to 89.00
<b>Full air-conditioning</b>			
4 pipe fan coil for office building up to 3000 m <sup>2</sup> extra for	m <sup>2</sup>	75.00	to 89.00
category A fit-out (category A nett area)	m <sup>2</sup>	130.00	to 145.00
4 pipe fan coil for office building over 3000 m <sup>2</sup> up to 15000 m <sup>2</sup> extra for	m <sup>2</sup>	65.00	to 80.00
category A fit-out (category A nett area)	m <sup>2</sup>	110.00	to 130.00
Variable air volume for office building over 3000 m <sup>2</sup> up to 15000 m <sup>2</sup> extra for	m <sup>2</sup>	60.00	to 70.00
category A fit-out (category A nett area)	m <sup>2</sup>	110.00	to 125.00
Chilled beam exposed services for office building over 3000m <sup>2</sup> up to 15000 m <sup>2</sup> extra for	m <sup>2</sup>	65.00	to 80.00
category A fit-out (category A nett area)	m <sup>2</sup>	225.00	to 245.00
4 pipe fan coil for hotel to 2 to 5 star	m <sup>2</sup>	205.00	to 240.00
Variable air volume for hotel to 2 to 5 star	m <sup>2</sup>	130.00	to 145.00
<b>5H ELECTRICAL INSTALLATIONS</b>			
Gross internal area serviced (unless otherwise described) Lighting and power installations to Residential units			
one person flat/bed-sit	nr	1125.00	to 1725.00
two person flat/house	nr	1300.00	to 2400.00
three person flat/house	nr	1500.00	to 2900.00
four person house	nr	1825.00	to 4400.00
five/six person house	nr	2000.00	to 4000.00
extra for intercom	nr	440.00	to 500.00
Industrial buildings			
warehouse area	m <sup>2</sup>	44.00	to 73.00
production area	m <sup>2</sup>	50.00	to 80.00
production area; high provision	m <sup>2</sup>	73.00	to 95.00
office area	m <sup>2</sup>	105.00	to 130.00
office area; high provision	m <sup>2</sup>	145.00	to 170.00
Retail outlets			
shopping mall and landlords' areas	m <sup>2</sup>	73.00	to 120.00
Offices			
buildings up to 3000 m <sup>2</sup> extra for	m <sup>2</sup>	14.00	to 23.00
category A fit-out (net category A area)	m <sup>2</sup>	40.00	to 60.00
buildings over 3000 m <sup>2</sup> up to 15000 m <sup>2</sup> extra for	m <sup>2</sup>	14.00	to 23.00
category A fit-out (net category A area)	m <sup>2</sup>	40.00	to 60.00
Hotel			
2 to 3 star	m <sup>2</sup>	20.50	to 35.50
4 to 5 star	m <sup>2</sup>	25.00	to 40.00
<b>Lighting installation</b>			
Lighting to			
warehouse area	m <sup>2</sup>	9.70	to 24.00
factory production / picking area	m <sup>2</sup>	14.50	to 38.50
leisure and retail buildings	m <sup>2</sup>	9.70	to 24.00

## APPROXIMATE ESTIMATING

Item	Unit	Range £	
shopping mall	m <sup>2</sup>	40.00	to 60.00
emergency lighting	m <sup>2</sup>	4.40	to 16.00
Standby generators only (life safety only)	m <sup>2</sup>	2.90	to 11.40
<b>Mains and sub-mains switchgear and distribution; offices; commercial and retail buildings</b>			
mains intake only	m <sup>2</sup>	1.90	to 3.55
mains switchgear only	m <sup>2</sup>	2.90	to 10.00
<b>Mains and sub-mains distribution</b>			
to floors only	m <sup>2</sup>	5.40	to 40.00
floors; including small power and supplies to equipment	m <sup>2</sup>	16.10	to 19.00
floors; including lighting and power to landlords areas and supplies to equipment	m <sup>2</sup>	10.50	to 65.00
floors; including power, communication and supplies to equipment	m <sup>2</sup>	65.00	to 95.00
shop units; including fire alarms and telephone distribution	m <sup>2</sup>	6.40	to 16.00
<b>Comparative fittings/rates per point</b>			
Consumer control unit; 63 to 100 Amp 230 volt; switched and insulated; RCDB protection	nr	175.00	to 385.00
<b>Fittings; excluding lamps or light fittings</b>			
lighting point; PVC cables	nr	34.00	to 48.00
lighting point; PVC cables in screwed conduits	nr	38.50	to 58.00
lighting point; MICC cables	nr	48.00	to 77.00
<b>Switch socket outlet; PVC cables</b>			
single	nr	48.00	to 68.00
double	nr	53.00	to 82.00
<b>Switch socket outlet; PVC cables in screwed conduit</b>			
single	nr	68.00	to 87.00
double	nr	73.00	to 105.00
<b>Switch socket outlet; MICC cables</b>			
single	nr	63.00	to 87.00
double	nr	68.00	to 105.00
Immersion heater point (excluding heater)	nr	87.00	to 105.00
Cooker point; including control unit	nr	125.00	to 195.00
<b>5I GAS INSTALLATIONS</b>			
Gross internal floor area (unless described otherwise) Gas mains service to plantroom			
shopping mall / supermarket	m <sup>2</sup>	2.35	to 3.80
warehouse / distribution centre	m <sup>2</sup>	0.50	to 1.20
office / hotel	m <sup>2</sup>	0.95	to 1.90
<b>5J LIFT AND CONVEYOR INSTALLATIONS</b>			
<b>Passenger lift 6 to 24 person lifts (standard finish)</b>			
<b>Electric traction passenger lifts</b>			
6-person; 450kg; 7 stops; 1.6m/s;	nr	67000.00	to 100000.00
8-person, 630kg; 5 stops; 1.6m/s;	nr	55000.00	to 66000.00
10-person, 800kg; 8 stops; 1.6m/s;	nr	69000.00	to 84000.00
13-person, 1000kg; 7 stops; 1.0m/s;	nr	57000.00	to 69000.00
21-person, 1600kg; 7 stops; 2.0m/s;	nr	110000.00	to 135000.00
24-person, 1800kg; 4 stops; 2.0m/s;	nr	97000.00	to 110000.00
<b>Electro-hydraulic passenger lifts</b>			
8-person, 630kg; 4 stops; 0.4m/s;	nr	42500.00	to 50500.00
8-person, 630kg; 7 stops; 0.6m/s;	nr	52000.00	to 62000.00
8-person, 630kg; 7 stops; 1.0m/s;	nr	62000.00	to 75000.00
10-person, 800kg; 3 stops; 0.75m/s;	nr	49500.00	to 60000.00
16-person, 1250kg; 6 stops; 0.4m/s;	nr	58000.00	to 70000.00
24-person, 1800kg; 6 stops; 0.5m/s;	nr	68000.00	to 82000.00

## APPROXIMATE ESTIMATING

Item	Unit	Range £	
<b>5J LIFT AND CONVEYOR INSTALLATIONS – cont'd</b>			
<b>Passenger lift 6 to 24 person lifts (standard finish) – cont'd</b>			
Electro-hydraulic passenger lifts – cont'd			
extra for			
lift car LCD TV	nr	5500.00	to 8250.00
intelligent group control; 5 cars; 11 stops	nr	27000.00	to 41500.00
10-person wall climber lift; 0.50m/sec; 2 levels	nr	295000.00	to 380000.00
Disabled platform lift single wheelchair; 400kg; 4 stops; 0.16m/s	nr	7250.00	to 9500.00
<b>Escalators</b>			
30° escalator; 0.50 m/sec; enamelled steel glass balustrades			
3.50 m rise; 800 mm step width	nr	67000.00	to 81000.00
4.60 m rise; 800 mm step width	nr	72000.00	to 86000.00
5.20 m rise; 800 mm step width	nr	75000.00	to 90000.00
6.00 m rise; 800 mm step width	nr	83000.00	to 99000.00
extra for			
enhanced finish; enamelled finish; glass balustrade	nr	6750.00	to 12500.00
<b>Good lifts</b>			
Hoist			
Kitchen service hoist 50kg; 2 levels	nr	10000.00	to 36000.00
Electric heavy duty goods lifts	nr	9000.00	to 10500.00
300 kg; 2 levels; 0.4m/s	nr	11000.00	to 14000.00
1000 kg; 4 levels; 0.6m/s	nr	36500.00	to 43500.00
2000 kg; 3 levels; 0.25m/s	nr	41000.00	to 49000.00
4000 kg; 5 levels; 0.4m/s	nr	53000.00	to 63000.00
Oil hydraulic heavy duty goods lifts			
2000 kg; 3 levels; 0.25m/s	nr	40000.00	to 48500.00
4000 kg; 5 levels; 0.4m/s	nr	52000.00	to 63000.00
Dock levellers			
dock levellers	nr	12500.00	to 29000.00
dock leveller and canopy	nr	17500.00	to 41000.00
<b>5K PROTECTIVE INSTALLATIONS</b>			
Gross internal floor area (unless described other wise)			
<b>Fire fighting/protective installations</b>			
Fire alarms/appliances			
Offices			
single stage smoke detectors; alarms and controls up to 3000m <sup>2</sup>	m <sup>2</sup>	5.80	to 9.70
single stage smoke detectors; alarms and controls over 3000m <sup>2</sup> up to 15000m <sup>2</sup>	m <sup>2</sup>	5.80	to 7.70
Hotels 2 to 5 star	m <sup>2</sup>	9.70	to 14.50
Shopping mall	m <sup>2</sup>	6.80	to 19.50
Loose fire fighting equipment	m <sup>2</sup>	0.15	to 0.40
Hosereels; dry risers and extinguishers	m <sup>2</sup>	5.75	to 12.40
Sprinkler installations			
landlords areas; supply to shop shells; including fire alarms; appliances etc.	m <sup>2</sup>	9.60	to 14.30
single level sprinkler systems; alarms and smoke detectors; low hazard	m <sup>2</sup>	12.40	to 17.50
single level sprinkler systems; alarms and smoke detectors; ordinary hazard	m <sup>2</sup>	14.30	to 19.00
double level sprinkler systems; alarms and smoke detectors; high hazard	m <sup>2</sup>	26.50	to 34.50
Smoke vents			
automatic smoke vents over glazed shopping mall	m <sup>2</sup>	30.50	to 59.00
smoke control ventilation to atria	m <sup>2</sup>	59.00	to 75.00
lightning protection	m <sup>2</sup>	0.90	to 3.55

## APPROXIMATE ESTIMATING

Item	Unit	Range £	
<b>5L COMMUNICATION INSTALLATIONS</b>			
Clock installation	m <sup>2</sup>	0.40	to 1.30
Security alarm system	m <sup>2</sup>	1.90	to 2.90
Telephone system	m <sup>2</sup>	0.95	to 1.90
Public address, television aerial and clocks	m <sup>2</sup>	2.90	to 5.75
Closed-circuit television	m <sup>2</sup>	3.80	to 4.80
Public address system	m <sup>2</sup>	10.50	to 12.40
<b>5M SPECIAL INSTALLATIONS</b>			
Photo-voltaics	m <sup>2</sup>	620.00	to 705.00
Window cleaning equipment			
twin track	m	135.00	to 180.00
manual trolley/cradle	nr	9500.00	to 12000.00
automatic trolley/cradle	nr	22000.00	to 28500.00
Laundry chute	nr	12500.00	to 17000.00
Sauna	nr	12500.00	to 17000.00
Jacuzzi installation	nr	8250.00	to 20500.00
Wave machine; four chamber wave generation equipment	nr	51000.00	to 71000.00
Swimming pool including structure; finishings, ventilation; heating and filtration	m <sup>2</sup>	1025.00	to 1175.00
<b>5N GENERAL BWIC WITH SERVICES</b>			
Gross internal floor area Warehouses, sports halls and shopping malls			
main supplies, lighting and power to landlord areas	m <sup>2</sup>	1.25	to 5.00
central heating and electrical installation	m <sup>2</sup>	3.90	to 14.90
central heating, electrical and lift installation	m <sup>2</sup>	5.80	to 15.10
air conditioning, electrical and ventilation installations	m <sup>2</sup>	18.00	to 30.00
Offices and hotels			
main supplies, lighting and power to landlord areas	m <sup>2</sup>	4.00	to 14.00
central heating and electrical installation	m <sup>2</sup>	11.10	to 15.10
central heating, electrical and lift installation	m <sup>2</sup>	13.00	to 18.00
air conditioning, electrical and ventilation installations	m <sup>2</sup>	26.00	to 32.00
<b>6A SITE WORK</b>			
<b>Preparatory excavation and sub-bases</b>			
Excavating			
spread and lightly consolidate top soil form spoil 150 mm thick; by machine	m <sup>2</sup>	1.95	to 3.00
spread and lightly consolidate top soil form spoil 150 mm thick; by hand	m <sup>2</sup>	4.95	to 14.90
<b>Seeded and planted areas</b>			
Plant supply, planting, maintenance and 12 months guarantee			
seeded areas	m <sup>2</sup>	3.65	to 7.30
turfed areas	m <sup>2</sup>	4.75	to 9.50
Planted areas (per m <sup>2</sup> of surface area)			
herbaceous plants	m <sup>2</sup>	4.05	to 5.40
climbing plants	m <sup>2</sup>	5.40	to 9.50
general planting	m <sup>2</sup>	12.10	to 24.50
woodland	m <sup>2</sup>	18.00	to 36.50
shrubbed planting	m <sup>2</sup>	24.50	to 68.00
dense planting	m <sup>2</sup>	30.50	to 61.00
shrubbed area including allowance for small trees	m <sup>2</sup>	36.50	to 85.00
Trees			
advanced nursery stock trees (12 to 200 cm girth)	nr	145.00	to 180.00
semi-mature trees; 5 to 8 m high			
coniferous	nr	485.00	to 1225.00
deciduous	nr	730.00	to 2025.00

## APPROXIMATE ESTIMATING

Item	Unit	Range £	
<b>6A SITE WORK – cont'd</b>			
<b>Parklands</b>			
<b>Surface area (unless otherwise described)</b>			
<b>NOTE:</b> 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	16500.00	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	350000.00	to 390000.00
<b>Land drainage</b>			
<b>NOTE:</b> 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	3600.00	to 10500.00
<b>Paved areas</b>			
Gravel paving rolled to falls and chambers paving on sub-base; including excavation	m <sup>2</sup>	9.90	to 13.60
Tarmacadam paving; two layers; limestone or igneous chipping finish paving on sub-base; including excavation	m <sup>2</sup>	19.00	to 28.00
Precast concrete paving slabs on sub-base; including excavation extra for tactile slabs	m <sup>2</sup>	33.50	to 44.00
Precast concrete block paviments to footways including excavation; sub-base; edgings	m <sup>2</sup>	11.60	to 16.80
Brick paviments on sub-base; including excavation	m <sup>2</sup>	33.50	to 44.00
Granite setts on sub-base; including excavation	m <sup>2</sup>	65.00	to 75.00
York stone slab paving on sub-base; including excavation	m <sup>2</sup>	88.00	to 110.00
Cobblestone paving cobblestones on sub-base; including excavation	m <sup>2</sup>	100.00	to 165.00
	m <sup>2</sup>	75.00	to 100.00
<b>Car Parking alternatives</b>			
Surface level parking; including lighting and drainage	car	1200.00	to 1775.00
Surface landscaped	car	1775.00	to 3000.00
At ground level with deck or building over	car	6000.00	to 8250.00
Multi-storey parking; including lighting and drainage			
multi-storey flat slab	car	8250.00	to 12000.00
multi-storey warped slab	car	9500.00	to 14000.00
<b>All purpose roads</b>			
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 1350.00
Wide single 10.00 m wide carriageway	m	1250.00	to 1475.00
Dual two lane road 7.30 m wide carriageway	m	1700.00	to 2150.00
Dual three lane road 11.00 m wide carriageway	m	1900.00	to 2300.00
<b>Road crossings</b>			
<b>NOTE:</b> Costs include road markings, beacons, lights, signs, advance danger signs etc. Zebra crossing.	nr	5000.00	to 5500.00
Pelican crossing	nr	18000.00	to 20500.00

## APPROXIMATE ESTIMATING

Item	Unit	Range £	
<b>Footbridges</b>			
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	m <sup>2</sup>	1000.00	to 1525.00
20m span between piers or abutments	m <sup>2</sup>	975.00	to 2550.00
Footbridge of timber (stress graded with concrete piers)			
12m span between piers or abutments	m <sup>2</sup>	850.00	to 1000.00
<b>Roadbridges</b>			
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	m <sup>2</sup>	1050.00	to 1525.00
15.00 m span	m <sup>2</sup>	975.00	to 2550.00
Reinforced concrete bridge with prefabricated steel beams			
20.00 m span	m <sup>2</sup>	1025.00	to 1375.00
30.00 m span	m <sup>2</sup>	975.00	to 1275.00
<b>Underpass</b>			
Provision of underpasses to new roads, constructed as part of a road building programme Precast concrete pedestrian underpass			
3.00 m wide x 2.50 m high	m	3050.00	to 4000.00
Precast concrete vehicle underpass			
7.00 m wide x 5.00 m high	m	16500.00	to 20000.00
14.00 m wide x 5.00 m high	m	28500.00	to 40000.00
<b>Roundabouts</b>			
Roundabout on existing dual carriageway; including perimeter road, drainage and lighting, signs and disruption while under construction	nr	345000.00	to 520000.00
<b>Guard rails and parking bollards etc.</b>			
Open metal post and rail fencing 1.00 m high	m	125.00	to 150.00
Galvanised steel post and rail fencing 2.00 m high	m	140.00	to 185.00
Steel guard rails and vehicle barriers	m	45.00	to 69.00
Parking bollards precast concrete or steel	nr	100.00	to 215.00
Vehicle control barrier; manual pole	nr	795.00	to 975.00
Galvanised steel cycle stand	nr	37.50	to 49.00
Galvanised steel flag staff	nr	1000.00	to 1275.00
<b>Street Furniture</b>			
Reflected traffic signs 0.25m <sup>2</sup> area on steel post	nr	95.00	to 175.00
Internally illuminated traffic signs			
dependent on area	nr	180.00	to 255.00
Externally illuminated traffic signs			
dependent on area	nr	455.00	to 1225.00
lighting to pedestrian areas and estates			
roads on 4.00 m to 6.00 m columns with up to 70 W lamps	nr	200.00	to 300.00
Lighting to main roads			
10.00 m to 12.00 m columns with 250 W lamps	nr	475.00	to 585.00
12.00 m to 15.00 m columns with 400 W high pressure sodium lighting	nr	610.00	to 735.00
benches – hardwood and precast concrete	nr	180.00	to 245.00
Litter bins			
precast concrete	nr	180.00	to 210.00
hardwood slatted	nr	75.00	to 100.00
cast iron	nr	310.00	to 340.00
large aluminium	nr	530.00	to 620.00
Bus stops	nr	345.00	to 505.00
Bus stops including basic shelter	nr	790.00	to 1250.00
Pillar box	nr	285.00	to 400.00
Telephone box	nr	3100.00	to 3550.00



## APPROXIMATE ESTIMATING

Item	Unit	Range £	
<b>6A SITE WORK – cont'd</b>			
<b>Playground equipment</b>			
Modern swings with flat rubber safety seats: four seats; two bays	nr	1275.00	to 1650.00
Stainless steel slide, 3.40 m long	nr	1500.00	to 1925.00
Climbing frame – igloo type 3.20 m x 3.75 m on plan x 2.00 m high	nr	1450.00	to 1900.00
See-saw comprising timber plank on sealed ball bearings 3960 mm x 230 mm x 70 mm thick	nr	1025.00	to 1325.00
Wickstead "Tumbleguard" type safety surfacing around play equipment	m <sup>2</sup>	85.00	to 110.00
Bark particles type safety surfacing 150 mm thick on hardcore bed	m <sup>2</sup>	11.50	to 15.30
Fencing and screen walls, ancillary building etc. Chain link fencing; plastic coated			
1.20 m high	m	18.50	to 22.00
1.80 m high	m	26.50	to 29.50
Timber fencing			
1.20 m high chestnut pale facing	m	21.00	to 23.50
1.80 m high cross-boarded fencing	m	53.00	to 65.00
Screen walls; one brick thick; including foundations etc.			
1.80 m high facing brick screen wall	m	265.00	to 325.00
1.80 m high coloured masonry block boundary wall	m	295.00	to 375.00
<b>6B DRAINAGE</b>			
<b>Overall £/m<sup>2</sup> allowances</b>			
Site drainage (per m <sup>2</sup> of paved area)	m <sup>2</sup>	6.80	to 18.00
Building drainage (per m <sup>2</sup> of gross floor area)	m <sup>2</sup>	6.80	to 15.30
Machine excavation, grade bottom, earthwork support, laying and jointing pipes and accessories, backfill and compact, disposal of surplus soil Vitriified clay pipes and fittings, "Hepseal" socketted, with push fit flexible joints up to 1.50m deep; nominal size			
up to 150 mm diameter	m	42.00	to 55.00
up to 300 mm diameter	m	53.00	to 71.00
over 1.50m not exceeding 3.00m deep; nominal size			
up to 150 mm diameter	m	59.00	to 75.00
up to 300 mm diameter	m	100.00	to 115.00
Class M tested concrete centrifugally spun pipes and fittings, flexible joints up to 1.50m deep; nominal size			
300 mm diameter	m	40.00	to 51.00
up to 600 mm diameter	m	75.00	to 85.00
over 1.50m not exceeding 3.00m deep; nominal size			
up to 600 mm diameter	m	95.00	to 120.00
900 mm diameter	m	155.00	to 190.00
1200 mm diameter	m	235.00	to 275.00
Cast iron "Timesaver" drain pipes and fittings, mechanical coupling joints up to 1.50m deep; nominal size			
100 mm diameter	m	53.00	to 62.00
150 mm diameter	m	80.00	to 95.00
over 1.50m not exceeding 3.00m deep; nominal size			
100 mm diameter	m	62.00	to 95.00
150 mm diameter	m	95.00	to 125.00
uPVC pipes and fittings, lip seal coupling joints up to 1.50m deep; nominal size			
100 mm diameter	m	17.50	to 22.00
160 mm diameter	m	22.00	to 28.00
over 1.50m not exceeding 3.00m deep; nominal size			
100 mm diameter	m	29.00	to 42.00
160 mm diameter	m	34.50	to 47.00
uPVC "Ultra-Rib" ribbed pipes and fittings, sealed ring push fit joints up to 1.50m deep; nominal size			
150 mm diameter	m	19.00	to 29.00
300 mm diameter	m	41.00	to 52.00

## APPROXIMATE ESTIMATING

Item	Unit	Range £	
over 1.50m not exceeding 3.00m deep; nominal size			
150 mm diameter	m	39.50	63.00
225 mm diameter	m	50.00	60.00
300 mm diameter	m	60.00	75.00
<b>Brick Manholes</b>			
Excavate pit in firm ground, partial backfill, partial disposal, earthwork support, compact base of pit, plain in situ concrete 20.00 N/mm <sup>2</sup> to 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/mm <sup>2</sup> to 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 x 450 mm; cover to invert			
not exceeding 1.00 m	nr	400.00	480.00
over 1.00m not exceeding 1.50 m	nr	520.00	600.00
over 1.50m not exceeding 2.00 m	nr	555.00	680.00
900 x 600 mm; cover to invert			
not exceeding 1.00 m	nr	440.00	530.00
over 1.00m not exceeding 1.50 m	nr	635.00	725.00
over 1.50m not exceeding 2.00 m	nr	635.00	820.00
900 x 900 mm; cover to invert			
not exceeding 1.00 m	nr	505.00	680.00
over 1.00m not exceeding 1.50 m	nr	615.00	815.00
over 1.50m not exceeding 2.00 m	nr	735.00	950.00
1200 x 1800 mm; cover to invert			
not exceeding 1.00 m	nr	850.00	1075.00
over 1.00m not exceeding 1.50 m	nr	1025.00	1350.00
over 1.50m not exceeding 2.00 m	nr	1175.00	1500.00
with reducing slab and brick shaft internal size 600 mm x 450 mm; depth from cover to invert			
over 2.00m not exceeding 3.00 m	nr	1050.00	1425.00
over 3.00m not exceeding 4.00 m	nr	1900.00	2450.00
<b>Concrete manholes</b>			
Excavate pit in firm ground, disposal, earthwork support, compact base of pit, plain in situ concrete 20.00 N/mm <sup>2</sup> to 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/mm <sup>2</sup> to 20 mm aggregate (1:1:5:3) benchings, step irons, medium duty cover and frame; depth from cover to invert Internal diameter of manhole 1350mm diameter; cover to invert			
up to 1.50 m	nr	965.00	950.00
over 1.50m not exceeding 2.00 m	nr	850.00	1050.00
over 2.00m not exceeding 3.00 m	nr	1225.00	1500.00
1500mm diameter; cover to invert			
up to 1.50 m	nr	900.00	1150.00
over 1.50m not exceeding 2.00 m	nr	950.00	1275.00
over 2.00m not exceeding 3.00 m	nr	1325.00	1625.00
1800mm diameter; cover to invert			
up to 1.50 m	nr	1150.00	1475.00
over 1.50m not exceeding 2.00 m	nr	1250.00	1600.00
over 2.00m not exceeding 3.00 m	nr	1500.00	1900.00
with taper piece and shaft 675 mm diameter, depth from cover to invert depth from cover to invert			
up to 2.00m	nr	1050.00	1275.00
over 2.00m not exceeding 3.00 m	nr	1175.00	1900.00
over 3.00m not exceeding 4.00 m	nr	1325.00	2250.00

## APPROXIMATE ESTIMATING

Item	Unit	Range £	
<b>6C EXTERNAL SERVICES</b>			
Gross internal area (unless otherwise described)			
<b>Service runs</b>			
All laid in trenches including excavation and backfill with excavated material			
<b>Water main</b>			
75 mm uPVC main	m	49.00 to	73.00
<b>Electric main</b>			
600/1000 volt cables. Two core 25 mm diameter cable including 100 mm diameter clayware duct	m	31.50 to	47.00
<b>Gas main</b>			
150 mm diameter gas pipe	m	53.00 to	84.00
<b>Telephone</b>			
100 mm diameter uPVC duct	m	22.00 to	42.00
<b>Connection areas</b>			
The privatisation 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 of 200 houses might be as follows			
<b>Water</b>			
house	house	425.00 to	850.00
<b>Electric</b>			
all electric	house	255.00 to	340.00
gas/electric	house	235.00 to	680.00
pre-packaged sub-station housing	nr	19000.00 to	25500.00
<b>Gas</b>			
gas connection to house	house	510.00 to	680.00
governing station	nr	12500.00 to	21000.00
<b>Telephone</b>			
house	house	170.00 to	235.00
<b>Sewerage</b>			
house	house	425.00 to	510.00

# 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 sublet. 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 sublet is stressed because prices for work which can be sublet may well be inadequate for the contractor who is called upon to carry out relatively small quantities of such work himself.

As explained in more detail later, Measured Works prices are generally based upon wage rates which came into force in June 2009, and known material costs from April/May 2009. Built-up prices include an allowance of 2½% for overheads and profit, whereas non-analysed subcontractor prices only include mark-up of 2½% for profit. They do not allow for preliminary items that are dealt with under a separate heading (see page 165) or for any Value Added Tax.

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 sublet 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 Spons is 509 (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 59.

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 CHARGES AND PROFIT

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

## A PRELIMINARIES

### 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 2008 guaranteed minimum weekly earnings in the London area for craft operatives and general operatives are £401.70 and £302.25 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 £14.27 and £10.69 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 page 160 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	401.70	17,795.31	302.25	13,389.68
Lost time allowance	0.9	weeks	401.70	361.53	302.25	272.03
Overtime	0	weeks	0	<u>0</u>	0	<u>0</u>
				18,156.84		13,661.70
Extra payments under National Working Rules						
Sick Pay	1	week				
CITB Allowance (0.50% of payroll)	1	year		102.43		77.07
Holiday pay	4.20	weeks	401.70	1,687.14	302.25	1,269.45
Public Holiday pay	1.60	weeks	401.70	642.72	302.25	483.60
Employer's contribution to:						
EasyBuild Stakeholder Pension	52	weeks	5.00	260.00	5.00	260.00
National Insurance (average weekly payment)	48	weeks	34.34	<u>1,648.32</u>	22.35	<u>1,072.80</u>
				22,497.45		16,824.62
Severance pay and sundry costs						
	Plus		1.5%	<u>337.46</u>	1.5%	<u>252.37</u>
				22,834.91		17,076.99
Employer's Liability and Third Party Insurance						
	Plus		2.0%	456.75	2.0%	341.54
<b>Total cost per annum</b>				<b>£23,291.61</b>		<b>£17,418.53</b>
<b>Total cost per hour</b>				<b>£13.48</b>		<b>£10.08</b>

#### NOTES:

1. 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).
2. 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.
3. All N.I. Payments are at not-contracted out rates applicable from April 2008. National Insurance is paid for 48 complete weeks (52wks-4.2wks) 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.
4. At the time of preparing this book wage agreements due at the end of June, is under negotiation and we have assumed that the wage rates for 2009/10 are to be frozen at current levels.

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 x 10.08 =	10.88					
6 Labourers	6 x 10.08 =	<u>60.48</u>					
		71.36	+ 6.5 =	10.98	12.11	13.23	14.35
Concreting gang							
1 Foreman	1 x 14.28 =	14.28					
4 Skilled Labourers	4 x 10.08 =	<u>43.52</u>					
		57.80	+ 4.5 =	12.84	14.16	15.47	16.78
Steelfixing Gang							
1 Foreman	1 x 14.28 =	14.28					
4 Steelfixers	4 x 13.48 =	<u>53.92</u>					
		68.20	+ 4.5 =	15.16	16.71	18.25	19.79
Formwork Gang							
1 Foreman	1 x 14.28 =	14.28					
10 Carpenters	10 x 13.48 =	134.80					
1 Labourer	1 x 10.08 =	<u>10.08</u>					
		159.16	+ 10.5 =	15.16	16.71	18.25	29.79
Bricklaying/Light Blockwork Gang							
1 Foreman	1 x 14.28 =	14.28					
6 Bricklayers	6 x 13.48 =	80.88					
4 Labourers	4 x 10.08 =	<u>40.32</u>					
		135.48	+ 6.5 =	20.84	22.98	25.10	27.22
Dense Blockwork Gang							
1 Foreman	1 x 14.28 =	14.28					
6 Bricklayers	6 x 13.48 =	80.88					
6 Labourers	6 x 10.08 =	<u>60.48</u>					
		155.64	+ 6.5 =	23.94	26.40	28.84	31.28
Carpentry/Joinery Gang							
1 Foreman	1 x 14.28 =	14.28					
5 Carpenters	5 x 13.48 =	67.40					
1 Labourer	1 x 10.08 =	<u>10.08</u>					
		97.76	+ 5.5 =	16.68	18.39	20.09	21.79
Craft Operative (Painter, Slater, etc.)							
	1 x 13.48 =	13.48	+ 1 =	13.48	14.86	16.23	17.60
1 and 1 Gang							
1 Craft Operative	1 x 13.48 =	13.48					
1 Skilled Labourer	1 x 10.88 =	<u>10.88</u>					
		24.36	+ 1 =	24.36	26.86	29.34	31.82
2 and 1 Gang							
2 Craft Operatives	2 x 13.48 =	26.96					
1 Skilled Labourer	1 x 10.88 =	<u>10.88</u>					
		37.84	+ 2 =	18.92	20.86	22.79	24.71
Small Labouring Gang (making good)							
1 Foreman	1 x 14.28 =	14.28					
4 Skilled Labourers	4 x 10.88 =	<u>43.52</u>					
		57.80	+ 4.5 =	12.84	14.16	15.47	16.78
Drain Laying Gang/Clayware							
2 Skilled Labourers	2 x 10.88 =	21.76	+ 2 =	10.88	12.00	13.11	14.22

### Subcontractor's operatives

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

### Plumbing operatives

From 7 January 2009 the hourly earnings for technical and trained plumbers are £14.07 and £10.86, 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 £17.52. 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 1912.50 hours worked per year.

		Technical Plumber		Trained Plumber	
		£	£	£	£
Wages at standard basic rate					
productive time	1687.5hrs	14.07	23,743.13	10.89	18,326.25
Overtime (paid at standard basic rate)	0	0	0	0	0
Overtime	0	0	0	0	0
Plumber's welding supplement (gas and arc)	1912.4hrs	0.46	<u>776.25</u>		0.00
			24,519.38		18,326.25
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	40.10	1,844.60	30.09	1,384.14
Holiday top-up funding (Provided by employer)	60 credits	1.85	111.17	1.42	85.17
National Insurance	46wks	54.46	2,505.16	37.15	1,708.90
			32,730.31		24,390.46
Severance pay and sundry costs	Plus	1.5%	<u>490.90</u>	1.5%	<u>365.86</u>
			33,221.26		24,756.32
Employer's Liability and Third Party Insurance	Plus	2.0%	664.43	2.0%	495.13
Total cost per annum			<u>£33,885.69</u>		<u>£25,251.45</u>
	Total cost per hour		<b>£20.08</b>		<b>£14.96</b>
	Average all-in rate per hour			<b>£17.52</b>	



## SUB/SPECIALIST-CONTRACTOR'S COSTS

Where Sub/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. When obtaining material prices from other sources, it is important to identify any discounts that may apply. Some manufacturers only offer 5 to 10% discount for the largest of orders; or "firm" orders (as distinct from quotations). For other materials, discounts of 30% to 40% may be obtained, depending on value of order, preferential position of the purchaser or state of the market.

The "Material £" column indicates the total materials cost including delivery, waste, sundry materials and an allowance (currently 7½%) for overhead charges and profit for the unit of work concerned. Alternative material prices are listed, excluding discount, at the beginning of many sections. If these are used they require 'discount' adjustment before they can be substituted in place of "PC" figures given for Measured Work items. All material prices quoted are exclusive of Value Added Tax.

If material only or 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 oil, grease, ropes (where necessary), site servicing 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 fuel consumption and one hour for an operator where indicated; 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 m <sup>3</sup> shovel, 0.24 m <sup>3</sup> bucket)	Driver	27.50
Excavator (JCB 3C 0.24 m <sup>3</sup> bucket)	Driver	25.00
Excavator (JCB 3C off centre 0.24 m <sup>3</sup> bucket)	Driver	27.50
Excavator (Hitachi EX120 0.53 m <sup>3</sup> bucket)	Driver	32.50
Dumper (2.30 m <sup>3</sup> )	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 13% should be added to all Main Contractor’s prices for measured work to arrive at total cost for the project (excluding VAT).

## A 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 mechanisation practicable, position of the Contractor’s head office and relationships with local labour/domestic Sub-contractors. It is therefore usually far safer to price “Preliminary” items separately on their merits according to the job.

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:

1. 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.
2. Items for fixed and timerelated 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 timerelated 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 timerelated cost items to suit their particular methods of construction.

The opportunity for Tenderers to price fixed and timerelated 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
	<u>£3,000,000</u>

## A PRELIMINARIES

At the end of the section the example is summarised to give a total value of “Preliminaries” for the project.

### 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/Subcontract – 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 0.25 to 0.50% should be sufficient, e.g. Example

Defects after completion

Based on 0.25% of the contract sum

£3,500,000 x 0.25%, say = **£8,750**

**A PRELIMINARIES**

- 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 Subcontract 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 sub-contractors 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. Example

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
	4,390,000
<b>Allow 0.1% say</b>	<b><u>£4,400</u></b>

## A PRELIMINARIES

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 sub-contractor's which may carry a premium in its self. 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.

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.

**A PRELIMINARIES****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.

**(i) 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 or dustproducing 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 builtup areas such as city centres, shopping malls etc., where the site is likely to be in close proximity to offices, commercial or residential property.

**(ii) 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.

**(iii) 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.

**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.

**A PRELIMINARIES****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 5% to 8% of the net tender sum (tender sum excluding preliminaries).

Based on 6.25% of £3,000,000 – say = £187,500

**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 twelve 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 x 10 ft (23 m <sup>2</sup> )	28 – 30
Office Cabins - 32 ft x 10 ft (30 m <sup>2</sup> )	35 – 40
Fire rated Cabins - 24 ft x 10 ft (23 m <sup>2</sup> )	55 – 65
Fire rated Cabin - 32 ft x 10 ft (30 m <sup>2</sup> )	75 – 85
Meeting Room - 24 ft x 10 ft (23 m <sup>2</sup> )	28 – 30
Meeting Room - 32 ft x 10 ft (30 m <sup>2</sup> )	35 – 40
Mess Cabins (incl Furniture)	30 – 40
Drying Rooms (incl Furniture)	35 – 45
Safestore-20ft x 8ft (15 m <sup>2</sup> )	15 – 20
Container with Padlock-20ft x 8ft (15 m <sup>2</sup> )	8 – 12
Toilets	40 – 50
Fire Signs and notices	35 – 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 0.40% of £3,000,000, say = **£12,000**

**A PRELIMINARIES****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 buildups/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 x 500W floodlights	£15–£30
2 x 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

Typical allowance for lighting and power could be 1.5% to 2.0% of the net tender sum (tender sum excluding preliminaries)

Based on 1.50% of £3,000,000, say **£45,000**

**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.



**A PRELIMINARIES**

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	
Useful 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
Broad band	£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 0.20% of £3,000,000, say = **£6,000**

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 selfcontained mobile or jacktype units are available for hire and a selection of rates is given below:

Kitchen with cooker, fridge, sink unit, water heater and basin	
32 ft x 10 ft jack-type	£145.00 per week
Mess room with water heater, wash basin and seating	
16 ft x 7 ft 6 in mobile	£85.00 per week
16 ft x 9 ft jack-type	£75.00 per week
Welfare unit with drying rack, lockers, tables, seating, cooker, heater, sink and basin	
22 ft x 7 ft 6 in mobile	£120.00 per week
Toilets (mains type)	
One pan unit	£40.00 per week
Three pan unit mobile (one fire-rated)	£125.00 per week

**A PRELIMINARIES**

Four pan unit jack-type (one fire-rated) £165.00per week

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  
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

Based on 0.3% of £3,000,000 – say = **£9,000**

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**

## A PRELIMINARIES

### 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 0.12% of £3,000,000 say = £3,600

### 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

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 £3,000

Allowance of say **£6,000**

### 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).

**A PRELIMINARIES**

## Example

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

Fixed Costs	£
Erection	8,000
Dismantling	8,000
Base and base Angles	9,500
Radios Chain	3,000
Signage	1,500
Flood Lights	1,000
Time related charges:	
Hire of crane say 16 weeks @ £1,750	28,000
Banksman Cost say 16 weeks @ £775/ week	12,400
Power Consumed	3,750
Bonus	3,250
Transport allowance of say	2,000
Total	<b><u>£80,400</u></b>

## 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. On 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 buildups/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:

3.5m wide @ £7-10/m <sup>2</sup>	£8,500
Useful costs are:	
Type 1 fill say 150mm thick	£5.25/m <sup>2</sup>
Terram	£1.25/m <sup>2</sup>
Dig	£3.75/m <sup>3</sup>
Cart away	£20/m <sup>3</sup>

## A44/120 Temporary Walkways

Typical cost = £1,000

**A PRELIMINARIES****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	£30,500
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 dependant 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 x 100 mm sawn softwood studding, rails and posts, including later dismantling

– undecorated

£75.00/m (£32.50/m<sup>2</sup>)

– decorated one side

£87.50/m (£38.00/m<sup>2</sup>)

Pair of gates for hoarding

extra £500.00 per pair

Cleft Chestnut fencing 1.20 m high including dismantling

£10.50/

Morarflex "TPlus" scaffold sheeting

£5.000/m<sup>2</sup>

Example

Temporary hoarding

Combined fixed charge

Decorated plywood hoarding

100m @ £87.50

extra for one pair of gates

£

8,750

500

**9,250**

**A44/160 Temporary Hardstandings**

£8–£12/m<sup>2</sup> = £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 = **£1,500**

**A44/200 Additional Temporary Works Items**

Insert below further cost items as may be required, with fixed charges and time related charge

**A PRELIMINARIES**

	£
Setting Out Equipment	250
Sign Boards	1200
Photographs	500
Considerate Constructors Scheme	1000
Sundries	4000
Programme	5000
Towers, Trestles etc.	750
Sub total	<b><u>£12,700</u></b>

**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.

**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	8,750
A20 sec 6	Insurance of the works against fire, etc.	4,315
A40	Management and staff	150,000
A41	Contractor's accommodation	12,000
A42/110–120	Lighting and power for the works	45,000
A42/140	Water for the works	3,000
A42/150	Temporary telephones	6,000
A42/160	Safety, health and welfare	3,000
A42/180	Removing rubbish, etc., and cleaning	9,000
A42/200a	Drying the works	900
A42/210	Protection of the works	3,600

**A PRELIMINARIES**

A42/220	Security	3,000
A42/240	Small plant and tools	6,000
A43/110	Mechanical plant	80,400
A44/110	Temporary roads	8,500
A44/110	Temporary walkways	1,000
A44/130	Access scaffolding	30,000
A44/140	Support scaffolding and propping	1,000
A44/150	Hoardings, fans, fencing, etc.	9,250
A44/160	Temporary hardstandings	1,200
A44/170	Traffic regulations	1,500
A44/200	Additional temporary works	12,700

**TOTAL £****400,115**

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 12% to a 15% addition to all other costs. The above example represents approximately a 13% addition to the value of measured work.

## D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>D20 EXCAVATING AND FILLING</b>						
<b>Prices are applicable to excavation in firm soil</b>						
<b>Site preparation</b>						
Removing trees						
girth 600 mm–1.50 m	-	18.50	208.21	-	nr	<b>208.21</b>
girth 1.50–3.00 m	-	32.50	365.77	-	nr	<b>365.77</b>
girth exceeding 3.00 m	-	46.50	523.33	-	nr	<b>523.33</b>
Removing tree stumps						
girth 600 mm–1.50 m	-	0.93	10.47	35.03	nr	<b>45.50</b>
girth 1.50–3.00 m	-	0.93	10.47	51.22	nr	<b>61.69</b>
girth exceeding 3.00 m	-	0.93	10.47	70.14	nr	<b>80.60</b>
Clearing site vegetation						
bushes, scrub, undergrowth, hedges and trees and tree stumps not exceeding 600 mm girth	-	0.03	0.34	-	m <sup>2</sup>	<b>0.34</b>
Lifting turf for preservation						
stacking	-	0.32	3.60	-	m <sup>2</sup>	<b>3.60</b>
<b>Excavating; by machine</b>						
Topsoil for preservation						
average depth 150 mm	-	0.02	0.23	0.88	m <sup>2</sup>	<b>1.10</b>
add or deduct for each 25 mm variation in average depth	-	0.01	0.11	0.20	m <sup>2</sup>	<b>0.32</b>
To reduce levels						
maximum depth not exceeding 0.25 m	-	0.03	0.37	0.68	m <sup>3</sup>	<b>1.05</b>
maximum depth not exceeding 1.00 m	-	0.03	0.37	0.68	m <sup>3</sup>	<b>1.05</b>
maximum depth not exceeding 4.00 m	-	0.04	0.41	0.74	m <sup>3</sup>	<b>1.16</b>
maximum depth not exceeding 4.00 m	-	0.04	0.45	0.81	m <sup>3</sup>	<b>1.26</b>
Basements and the like; commencing level exceeding 0.25 m below existing ground level						
maximum depth not exceeding 1.00 m	-	0.07	0.79	1.04	m <sup>3</sup>	<b>1.83</b>
maximum depth not exceeding 2.00 m	-	0.05	0.56	0.80	m <sup>3</sup>	<b>1.36</b>
maximum depth not exceeding 4.00 m	-	0.07	0.79	1.04	m <sup>3</sup>	<b>1.83</b>
maximum depth not exceeding 6.00 m	-	0.09	1.01	1.36	m <sup>3</sup>	<b>2.37</b>
maximum depth not exceeding 8.00 m	-	0.12	1.35	1.60	m <sup>3</sup>	<b>2.95</b>
Pits						
maximum depth not exceeding 0.25 m	-	0.31	3.49	4.24	m <sup>3</sup>	<b>7.73</b>
maximum depth not exceeding 1.00 m	-	0.33	3.71	3.76	m <sup>3</sup>	<b>7.47</b>
maximum depth not exceeding 2.00 m	-	0.39	4.39	4.24	m <sup>3</sup>	<b>8.63</b>
maximum depth not exceeding 4.00 m	-	0.47	5.29	4.80	m <sup>3</sup>	<b>10.09</b>
maximum depth not exceeding 6.00 m	-	0.49	5.51	5.04	m <sup>3</sup>	<b>10.55</b>
Extra over pit excavating for commencing level exceeding 0.25 m below existing ground level						
1.00 m below	-	0.03	0.34	0.56	m <sup>3</sup>	<b>0.90</b>
2.00 m below	-	0.05	0.56	0.80	m <sup>3</sup>	<b>1.36</b>
3.00 m below	-	0.06	0.68	1.04	m <sup>3</sup>	<b>1.71</b>
4.00 m below	-	0.09	1.01	1.36	m <sup>3</sup>	<b>2.37</b>
Trenches; width not exceeding 0.30 m						
maximum depth not exceeding 0.25 m	-	0.26	2.93	3.44	m <sup>3</sup>	<b>6.36</b>
maximum depth not exceeding 1.00 m	-	0.28	3.15	2.96	m <sup>3</sup>	<b>6.11</b>
maximum depth not exceeding 2.00 m	-	0.33	3.71	3.44	m <sup>3</sup>	<b>7.15</b>
maximum depth not exceeding 4.00 m	-	0.40	4.50	4.24	m <sup>3</sup>	<b>8.74</b>
maximum depth not exceeding 6.00 m	-	0.46	5.18	5.04	m <sup>3</sup>	<b>10.21</b>
Trenches; width exceeding 0.30 m						
maximum depth not exceeding 0.25 m	-	0.23	2.59	3.20	m <sup>3</sup>	<b>5.79</b>
maximum depth not exceeding 1.00 m	-	0.25	2.81	2.64	m <sup>3</sup>	<b>5.45</b>
maximum depth not exceeding 2.00 m	-	0.30	3.38	3.20	m <sup>3</sup>	<b>6.57</b>



## D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>D20 EXCAVATING AND FILLING – cont'd</b>						
<b>Excavating; by machine – cont'd</b>						
maximum depth not exceeding 4.00 m	-	0.35	3.94	3.76	m <sup>3</sup>	<b>7.70</b>
maximum depth not exceeding 6.00 m	-	0.43	4.84	4.80	m <sup>3</sup>	<b>9.64</b>
Extra over trench excavating for commencing level exceeding 0.25 m below existing ground level						
1.00 m below	-	0.03	0.34	0.56	m <sup>3</sup>	<b>0.90</b>
2.00 m below	-	0.05	0.56	0.80	m <sup>3</sup>	<b>1.36</b>
3.00 m below	-	0.06	0.68	1.04	m <sup>3</sup>	<b>1.71</b>
4.00 m below	-	0.09	1.01	1.36	m <sup>3</sup>	<b>2.37</b>
For pile caps and ground beams between piles						
maximum depth not exceeding 0.25 m	-	0.39	4.39	5.60	m <sup>3</sup>	<b>9.99</b>
maximum depth not exceeding 1.00 m	-	0.35	3.94	5.04	m <sup>3</sup>	<b>8.98</b>
maximum depth not exceeding 2.00 m	-	0.39	4.39	5.60	m <sup>3</sup>	<b>9.99</b>
To bench sloping ground to receive filling						
maximum depth not exceeding 0.25 m	-	0.09	1.01	1.36	m <sup>3</sup>	<b>2.37</b>
maximum depth not exceeding 1.00 m	-	0.07	0.79	1.60	m <sup>3</sup>	<b>2.39</b>
maximum depth not exceeding 2.00 m	-	0.09	1.01	1.36	m <sup>3</sup>	<b>2.37</b>
Extra over any types of excavating irrespective of depth						
excavating below ground water level	-	0.13	1.46	1.84	m <sup>3</sup>	<b>3.30</b>
next existing services	-	2.55	28.70	1.04	m <sup>3</sup>	<b>29.74</b>
around existing services crossing excavation	-	5.80	65.28	2.96	m <sup>3</sup>	<b>68.23</b>
Extra over any types of excavating irrespective of depth for breaking out existing materials						
rock	-	2.95	33.20	17.25	m <sup>3</sup>	<b>50.45</b>
concrete	-	2.55	28.70	13.38	m <sup>3</sup>	<b>42.07</b>
reinforced concrete	-	3.60	40.52	19.57	m <sup>3</sup>	<b>60.09</b>
brickwork, blockwork or stonework	-	1.85	20.82	9.89	m <sup>3</sup>	<b>30.71</b>
Extra over any types of excavating irrespective of depth for breaking out existing hard pavings, 75 mm thick						
coated macadam or asphalt	-	0.19	2.14	0.81	m <sup>2</sup>	<b>2.95</b>
Extra over any types of excavating irrespective of depth for breaking out existing hard pavings, 150 mm thick						
concrete	-	0.39	4.39	2.05	m <sup>2</sup>	<b>6.44</b>
reinforced concrete	-	0.58	6.53	2.79	m <sup>2</sup>	<b>9.31</b>
coated macadam or asphalt and hardcore	-	0.26	2.93	0.91	m <sup>2</sup>	<b>3.84</b>
Working space allowance to excavations						
reduce levels, basements and the like	-	0.07	0.79	1.04	m <sup>2</sup>	<b>1.83</b>
pits	-	0.19	2.14	2.96	m <sup>2</sup>	<b>5.10</b>
trenches	-	0.18	2.03	2.64	m <sup>2</sup>	<b>4.66</b>
pile caps and ground beams between piles	-	0.20	2.25	2.96	m <sup>2</sup>	<b>5.21</b>
Extra over excavating for working space for backfilling in with special materials						
hardcore	-	0.13	1.46	13.95	m <sup>2</sup>	<b>15.41</b>
sand	-	0.13	1.46	21.65	m <sup>2</sup>	<b>23.11</b>
40 mm–20 mm gravel	-	0.13	1.46	23.72	m <sup>2</sup>	<b>25.18</b>
plain in situ ready mixed designated concrete C7.5 – 40 mm aggregate	-	0.93	12.24	51.85	m <sup>2</sup>	<b>64.09</b>
<b>Excavating; by hand</b>						
Topsoil for preservation						
average depth 150 mm	-	0.23	2.59	-	m <sup>2</sup>	<b>2.59</b>
add or deduct for each 25 mm variation in average depth	-	0.03	0.34	-	m <sup>2</sup>	<b>0.34</b>

## D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
To reduce levels						
maximum depth not exceeding 0.25 m	-	1.44	16.21	-	m <sup>3</sup>	<b>16.21</b>
maximum depth not exceeding 1.00 m	-	1.63	18.34	-	m <sup>3</sup>	<b>18.34</b>
maximum depth not exceeding 2.00 m	-	1.80	20.26	-	m <sup>3</sup>	<b>20.26</b>
maximum depth not exceeding 4.00 m	-	1.99	22.40	-	m <sup>3</sup>	<b>22.40</b>
Basements and the like; commencing level exceeding 0.25 m below existing ground level						
maximum depth not exceeding 1.00 m	-	1.90	21.38	-	m <sup>3</sup>	<b>21.38</b>
maximum depth not exceeding 2.00 m	-	2.04	22.96	-	m <sup>3</sup>	<b>22.96</b>
maximum depth not exceeding 4.00 m	-	2.73	30.72	-	m <sup>3</sup>	<b>30.72</b>
maximum depth not exceeding 6.00 m	-	3.33	37.48	-	m <sup>3</sup>	<b>37.48</b>
maximum depth not exceeding 8.00 m	-	4.02	45.24	-	m <sup>3</sup>	<b>45.24</b>
Pits						
maximum depth not exceeding 0.25 m	-	2.13	23.97	-	m <sup>3</sup>	<b>23.97</b>
maximum depth not exceeding 1.00 m	-	2.75	30.95	-	m <sup>3</sup>	<b>30.95</b>
maximum depth not exceeding 2.00 m	-	3.30	37.14	-	m <sup>3</sup>	<b>37.14</b>
maximum depth not exceeding 4.00 m	-	4.18	47.04	-	m <sup>3</sup>	<b>47.04</b>
maximum depth not exceeding 6.00 m	-	5.17	58.19	-	m <sup>3</sup>	<b>58.19</b>
Extra over pit excavating for commencing level exceeding 0.25 m below existing ground level						
1.00 m below	-	0.42	4.73	-	m <sup>3</sup>	<b>4.73</b>
2.00 m below	-	0.88	9.90	-	m <sup>3</sup>	<b>9.90</b>
3.00 m below	-	1.30	14.63	-	m <sup>3</sup>	<b>14.63</b>
4.00 m below	-	1.71	19.25	-	m <sup>3</sup>	<b>19.25</b>
Trenches; width not exceeding 0.30 m						
maximum depth not exceeding 0.25 m	-	1.85	20.82	-	m <sup>3</sup>	<b>20.82</b>
maximum depth not exceeding 1.00 m	-	2.76	31.06	-	m <sup>3</sup>	<b>31.06</b>
maximum depth not exceeding 2.00 m	-	3.24	36.46	-	m <sup>3</sup>	<b>36.46</b>
maximum depth not exceeding 4.00 m	-	3.96	44.57	-	m <sup>3</sup>	<b>44.57</b>
maximum depth not exceeding 6.00 m	-	5.10	57.40	-	m <sup>3</sup>	<b>57.40</b>
Trenches; width exceeding 0.30 m						
maximum depth not exceeding 0.25 m	-	1.80	20.26	-	m <sup>3</sup>	<b>20.26</b>
maximum depth not exceeding 1.00 m	-	2.46	27.69	-	m <sup>3</sup>	<b>27.69</b>
maximum depth not exceeding 2.00 m	-	2.88	32.41	-	m <sup>3</sup>	<b>32.41</b>
maximum depth not exceeding 4.00 m	-	3.66	41.19	-	m <sup>3</sup>	<b>41.19</b>
maximum depth not exceeding 6.00 m	-	4.68	52.67	-	m <sup>3</sup>	<b>52.67</b>
Extra over trench excavating for commencing level exceeding 0.25 m below existing ground level						
1.00 m below	-	0.42	4.73	-	m <sup>3</sup>	<b>4.73</b>
2.00 m below	-	0.88	9.90	-	m <sup>3</sup>	<b>9.90</b>
3.00 m below	-	1.30	14.63	-	m <sup>3</sup>	<b>14.63</b>
4.00 m below	-	1.71	19.25	-	m <sup>3</sup>	<b>19.25</b>
For pile caps and ground beams between piles						
maximum depth not exceeding 0.25 m	-	2.78	31.29	-	m <sup>3</sup>	<b>31.29</b>
maximum depth not exceeding 1.00 m	-	2.96	33.31	-	m <sup>3</sup>	<b>33.31</b>
maximum depth not exceeding 2.00 m	-	3.52	39.62	-	m <sup>3</sup>	<b>39.62</b>
To bench sloping ground to receive filling						
maximum depth not exceeding 0.25 m	-	1.30	14.63	-	m <sup>3</sup>	<b>14.63</b>
maximum depth not exceeding 1.00 m	-	1.48	16.66	-	m <sup>3</sup>	<b>16.66</b>
maximum depth not exceeding 2.00 m	-	1.67	18.80	-	m <sup>3</sup>	<b>18.80</b>
Extra over any types of excavating irrespective of depth						
excavating below ground water level	-	0.32	3.60	-	m <sup>3</sup>	<b>3.60</b>
next existing services	-	0.93	10.47	-	m <sup>3</sup>	<b>10.47</b>
around existing services crossing excavation	-	1.85	20.82	-	m <sup>3</sup>	<b>20.82</b>
Extra over any types of excavating irrespective of depth for breaking out existing materials						
rock	-	4.63	52.11	13.99	m <sup>3</sup>	<b>66.10</b>
concrete	-	4.16	46.82	11.65	m <sup>3</sup>	<b>58.47</b>

## D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>D20 EXCAVATING AND FILLING – cont'd</b>						
<b>Excavating; by hand – cont'd</b>						
Extra over any types of excavating irrespective of depth for breaking out existing materials – cont'd						
reinforced concrete	-	5.55	62.46	16.33	m <sup>3</sup>	<b>78.79</b>
brickwork, blockwork or stonework	-	2.78	31.29	7.00	m <sup>3</sup>	<b>38.28</b>
Extra over any types of excavating irrespective of depth for breaking out existing hard pavings, 60 mm thick						
precast concrete paving slabs	-	0.28	3.15	-	m <sup>2</sup>	<b>3.15</b>
Extra over any types of excavating irrespective of depth for breaking out existing hard pavings, 75 mm thick						
coated macadam or asphalt	-	0.37	4.16	0.94	m <sup>2</sup>	<b>5.10</b>
Extra over any types of excavating irrespective of depth for breaking out existing hard pavings, 150 mm thick						
concrete	-	0.65	7.32	1.64	m <sup>2</sup>	<b>8.95</b>
reinforced concrete	-	0.83	9.34	2.34	m <sup>2</sup>	<b>11.68</b>
coated macadam or asphalt and hardcore	-	0.46	5.18	1.17	m <sup>2</sup>	<b>6.35</b>
Working space allowance to excavations						
reduce levels, basements and the like	-	2.13	23.97	-	m <sup>2</sup>	<b>23.97</b>
pits	-	2.22	24.98	-	m <sup>2</sup>	<b>24.98</b>
trenches	-	1.94	21.83	-	m <sup>2</sup>	<b>21.83</b>
pile caps and ground beams between piles	-	2.31	26.00	-	m <sup>2</sup>	<b>26.00</b>
Extra over excavation for working space for backfilling with special materials						
hardcore	-	0.74	8.33	12.40	m <sup>2</sup>	<b>20.72</b>
sand	-	0.74	8.33	20.09	m <sup>2</sup>	<b>28.42</b>
40 mm–20 mm gravel	-	0.74	8.33	22.16	m <sup>2</sup>	<b>30.49</b>
plain in situ concrete ready mixed designated concrete; C7.5–40 mm aggregate	-	1.02	13.42	50.23	m <sup>2</sup>	<b>63.66</b>
<b>Earthwork support (average "risk" prices)</b>						
Maximum depth not exceeding 1.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.10	1.13	0.36	m <sup>2</sup>	<b>1.49</b>
distance between opposing faces 2.00–4.00 m	-	0.11	1.24	0.42	m <sup>2</sup>	<b>1.66</b>
distance between opposing faces exceeding 4.00 m	-	0.12	1.35	0.54	m <sup>2</sup>	<b>1.89</b>
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.12	1.35	0.42	m <sup>2</sup>	<b>1.77</b>
distance between opposing faces 2.00–4.00 m	-	0.13	1.46	0.54	m <sup>2</sup>	<b>2.00</b>
distance between opposing faces exceeding 4.00 m	-	0.14	1.58	0.67	m <sup>2</sup>	<b>2.25</b>
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.16	1.80	0.54	m <sup>2</sup>	<b>2.34</b>
distance between opposing faces 2.00–4.00 m	-	0.16	1.80	0.67	m <sup>2</sup>	<b>2.47</b>
distance between opposing faces exceeding 4.00 m	-	0.18	2.03	0.85	m <sup>2</sup>	<b>2.87</b>
Maximum depth not exceeding 6.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.18	2.03	0.64	m <sup>2</sup>	<b>2.66</b>
distance between opposing faces 2.00–4.00 m	-	0.19	2.14	0.85	m <sup>2</sup>	<b>2.99</b>
distance between opposing faces exceeding 4.00 m	-	0.22	2.48	1.06	m <sup>2</sup>	<b>3.54</b>
Maximum depth not exceeding 8.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.23	2.59	0.85	m <sup>2</sup>	<b>3.44</b>
distance between opposing faces 2.00–4.00 m	-	0.28	3.15	1.06	m <sup>2</sup>	<b>4.21</b>
distance between opposing faces exceeding 4.00 m	-	0.33	3.71	1.27	m <sup>2</sup>	<b>4.99</b>

## D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Earthwork support (open boarded)</b>						
Maximum depth not exceeding 1.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.28	3.15	0.75	m <sup>2</sup>	<b>3.90</b>
distance between opposing faces 2.00–4.00 m	-	0.31	3.49	0.85	m <sup>2</sup>	<b>4.34</b>
distance between opposing faces exceeding 4.00 m	-	0.35	3.94	1.06	m <sup>2</sup>	<b>5.00</b>
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.35	3.94	0.85	m <sup>2</sup>	<b>4.79</b>
distance between opposing faces 2.00–4.00 m	-	0.39	4.39	1.02	m <sup>2</sup>	<b>5.41</b>
distance between opposing faces exceeding 4.00 m	-	0.44	4.95	1.27	m <sup>2</sup>	<b>6.22</b>
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.44	4.95	0.96	m <sup>2</sup>	<b>5.91</b>
distance between opposing faces 2.00–4.00 m	-	0.50	5.63	1.19	m <sup>2</sup>	<b>6.81</b>
distance between opposing faces exceeding 4.00 m	-	0.56	6.30	1.48	m <sup>2</sup>	<b>7.79</b>
Maximum depth not exceeding 6.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.56	6.30	1.06	m <sup>2</sup>	<b>7.36</b>
distance between opposing faces 2.00–4.00 m	-	0.61	6.87	1.33	m <sup>2</sup>	<b>8.20</b>
distance between opposing faces exceeding 4.00 m	-	0.70	7.88	1.70	m <sup>2</sup>	<b>9.57</b>
Maximum depth not exceeding 8.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.74	8.33	1.38	m <sup>2</sup>	<b>9.71</b>
distance between opposing faces 2.00–4.00 m	-	0.83	9.34	1.60	m <sup>2</sup>	<b>10.94</b>
distance between opposing faces exceeding 4.00 m	-	0.97	10.92	2.12	m <sup>2</sup>	<b>13.04</b>
<b>Earthwork support (close boarded)</b>						
Maximum depth not exceeding 1.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.74	8.33	1.48	m <sup>2</sup>	<b>9.81</b>
distance between opposing faces 2.00–4.00 m	-	0.81	9.12	1.70	m <sup>2</sup>	<b>10.81</b>
distance between opposing faces exceeding 4.00 m	-	0.90	10.13	2.12	m <sup>2</sup>	<b>12.25</b>
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.93	10.47	1.70	m <sup>2</sup>	<b>12.16</b>
distance between opposing faces 2.00–4.00 m	-	1.02	11.48	2.03	m <sup>2</sup>	<b>13.51</b>
distance between opposing faces exceeding 4.00 m	-	1.11	12.49	2.54	m <sup>2</sup>	<b>15.04</b>
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	-	1.16	13.06	1.91	m <sup>2</sup>	<b>14.96</b>
distance between opposing faces 2.00–4.00 m	-	1.30	14.63	2.37	m <sup>2</sup>	<b>17.00</b>
distance between opposing faces exceeding 4.00 m	-	1.43	16.09	2.97	m <sup>2</sup>	<b>19.06</b>
Maximum depth not exceeding 6.00 m						
distance between opposing faces not exceeding 2.00 m	-	1.44	16.21	2.12	m <sup>2</sup>	<b>18.33</b>
distance between opposing faces 2.00–4.00 m	-	1.57	17.67	2.67	m <sup>2</sup>	<b>20.34</b>
distance between opposing faces exceeding 4.00 m	-	1.76	19.81	3.39	m <sup>2</sup>	<b>23.20</b>
Maximum depth not exceeding 8.00 m						
distance between opposing faces not exceeding 2.00 m	-	1.76	19.81	2.76	m <sup>2</sup>	<b>22.56</b>
distance between opposing faces 2.00–4.00 m	-	1.94	21.83	3.18	m <sup>2</sup>	<b>25.01</b>
distance between opposing faces exceeding 4.00 m	-	2.22	24.98	3.82	m <sup>2</sup>	<b>28.80</b>

## D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>D20 EXCAVATING AND FILLING – cont'd</b>						
<b>Extra over earthwork support for</b>						
Curved	-	0.02	0.23	0.36	m <sup>2</sup>	<b>0.59</b>
Below ground water level	-	0.28	3.15	0.32	m <sup>2</sup>	<b>3.48</b>
Unstable ground	-	0.46	5.18	0.64	m <sup>2</sup>	<b>5.81</b>
Next to roadways	-	0.37	4.16	0.54	m <sup>2</sup>	<b>4.70</b>
Left in	-	0.60	6.75	14.84	m <sup>2</sup>	<b>21.60</b>
<b>Earthwork support (average "risk" prices – inside existing buildings)</b>						
Maximum depth not exceeding 1.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.18	2.03	0.54	m <sup>2</sup>	<b>2.56</b>
distance between opposing faces 2.00–4.00 m	-	0.19	2.14	0.61	m <sup>2</sup>	<b>2.75</b>
distance between opposing faces exceeding 4.00 m	-	0.22	2.48	0.75	m <sup>2</sup>	<b>3.22</b>
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.22	2.48	0.61	m <sup>2</sup>	<b>3.09</b>
distance between opposing faces 2.00–4.00 m	-	0.24	2.70	0.81	m <sup>2</sup>	<b>3.51</b>
distance between opposing faces exceeding 4.00 m	-	0.32	3.60	0.90	m <sup>2</sup>	<b>4.50</b>
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.28	3.15	0.81	m <sup>2</sup>	<b>3.96</b>
distance between opposing faces 2.00–4.00 m	-	0.31	3.49	0.96	m <sup>2</sup>	<b>4.45</b>
distance between opposing faces exceeding 4.00 m	-	0.34	3.83	1.12	m <sup>2</sup>	<b>4.95</b>
Maximum depth not exceeding 6.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.34	3.83	0.91	m <sup>2</sup>	<b>4.74</b>
distance between opposing faces 2.00–4.00 m	-	0.38	4.28	1.12	m <sup>2</sup>	<b>5.40</b>
distance between opposing faces exceeding 4.00 m	-	0.43	4.84	1.33	m <sup>2</sup>	<b>6.17</b>
<b>Disposal; load lorry by machine</b>						
Excavated material						
inactive waste off site; to tip not exceeding 13 km (using lorries); including Landfill Tax	-	-	-	17.96	m <sup>3</sup>	<b>17.96</b>
active non-hazardous waste off site; to tip not exceeding 13 km (using lorries); including Landfill Tax	-	-	-	88.01	m <sup>3</sup>	<b>88.00</b>
inactive waste on site; depositing in spoil heaps; average 25 m distance (needs revising)	-	0.01	0.05	3.67	m <sup>3</sup>	<b>3.72</b>
on site; spreading; average 25 m distance	-	0.20	2.25	0.47	m <sup>3</sup>	<b>2.72</b>
on site; depositing in spoil heaps; average 50 m distance	-	-	-	1.15	m <sup>3</sup>	-
on site; spreading; average 50 m distance	-	0.20	2.25	0.88	m <sup>3</sup>	<b>3.13</b>
on site; depositing in spoil heaps; average 100 m distance	-	-	-	2.03	m <sup>3</sup>	-
on site; spreading; average 100 m distance	-	0.20	2.25	1.35	m <sup>3</sup>	<b>3.60</b>
on site; depositing in spoil heaps; average 200 m distance	-	-	-	2.57	m <sup>3</sup>	-
on site; spreading; average 200 m distance	-	0.20	2.25	1.83	m <sup>3</sup>	<b>4.08</b>
<b>Disposal; load lorry by hand</b>						
Excavated material						
inactive waste; off site; to tip not exceeding 13 km (using lorries); including Landfill Tax	-	0.75	8.44	16.40	m <sup>3</sup>	<b>24.84</b>
active non-hazardous waste; off site; to tip not exceeding 13 km (using lorries); including Landfill Tax	-	1.25	14.07	16.40	m <sup>3</sup>	<b>30.47</b>

## D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
inactive waste on site; depositing in spoil heaps; average 25 m distance	-	1.02	11.48	-	m <sup>3</sup>	<b>11.48</b>
on site; spreading; average 25 m distance	-	1.34	15.08	-	m <sup>3</sup>	<b>15.08</b>
on site; depositing in spoil heaps; average 50 m distance	-	1.34	15.08	-	m <sup>3</sup>	<b>15.08</b>
on site; spreading; average 50 m distance	-	1.62	18.23	-	m <sup>3</sup>	<b>18.23</b>
on site; depositing in spoil heaps; average 100 m distance	-	1.94	21.83	-	m <sup>3</sup>	<b>21.83</b>
on site; spreading; average 100 m distance	-	2.22	24.98	-	m <sup>3</sup>	<b>24.98</b>
on site; depositing in spoil heaps; average 200 m distance	-	2.87	32.30	-	m <sup>3</sup>	<b>32.30</b>
on site; spreading; average 200 m distance	-	3.15	35.45	-	m <sup>3</sup>	<b>35.45</b>
<b>Filling to excavations; by machine</b>						
Average thickness not exceeding 0.25 m arising from the excavations	-	0.17	1.91	1.83	m <sup>3</sup>	<b>3.74</b>
obtained off site; hardcore	19.20	0.24	2.70	22.55	m <sup>3</sup>	<b>25.25</b>
obtained off site; granular fill type one	28.49	0.19	2.14	34.77	m <sup>3</sup>	<b>36.91</b>
obtained off site; granular fill type two	25.52	0.19	2.14	31.50	m <sup>3</sup>	<b>33.64</b>
Average thickness exceeding 0.25 m arising from the excavations	-	0.14	1.58	1.35	m <sup>3</sup>	<b>2.93</b>
obtained off site; hardcore	19.20	0.16	1.80	21.03	m <sup>3</sup>	<b>22.83</b>
obtained off site; granular fill type one	28.49	0.16	1.80	34.10	m <sup>3</sup>	<b>35.90</b>
obtained off site; granular fill type two	25.52	0.16	1.80	30.83	m <sup>3</sup>	<b>32.63</b>
<b>Filling to make up levels; by machine</b>						
Average thickness not exceeding 0.25 m arising from the excavations	-	0.24	2.70	2.01	m <sup>3</sup>	<b>4.71</b>
obtained off site; imported topsoil	17.01	0.24	2.70	19.26	m <sup>3</sup>	<b>21.96</b>
obtained off site; hardcore	19.20	0.28	3.15	23.06	m <sup>3</sup>	<b>26.21</b>
obtained off site; granular fill type one	28.49	0.28	3.15	34.85	m <sup>3</sup>	<b>38.00</b>
obtained off site; granular fill type two	25.52	0.28	3.15	31.58	m <sup>3</sup>	<b>34.73</b>
obtained off site; sand	31.57	0.28	3.15	38.24	m <sup>3</sup>	<b>41.39</b>
Average thickness exceeding 0.25 m arising from the excavations	-	0.20	2.25	1.43	m <sup>3</sup>	<b>3.68</b>
obtained off site; imported topsoil	17.01	0.20	2.25	19.34	m <sup>3</sup>	<b>21.59</b>
obtained off site; hardcore	19.00	0.24	2.70	21.33	m <sup>3</sup>	<b>24.03</b>
obtained off site; granular fill type one	28.49	0.24	2.70	34.07	m <sup>3</sup>	<b>36.77</b>
obtained off site; granular fill type two	25.52	0.24	2.70	30.80	m <sup>3</sup>	<b>33.50</b>
obtained off site; sand	31.57	0.24	2.70	37.47	m <sup>3</sup>	<b>40.17</b>
<b>Filling to excavations; by hand</b>						
Average thickness not exceeding 0.25 m arising from the excavations	-	1.16	13.06	-	m <sup>3</sup>	<b>13.06</b>
obtained off site; hardcore	22.40	1.25	14.07	24.68	m <sup>3</sup>	<b>38.75</b>
obtained off site; granular fill type one	28.49	1.48	16.66	31.39	m <sup>3</sup>	<b>48.05</b>
obtained off site; granular fill type two	25.52	1.48	16.66	28.12	m <sup>3</sup>	<b>44.78</b>
obtained off site; sand	31.57	1.48	16.66	34.79	m <sup>3</sup>	<b>51.44</b>
Average thickness exceeding 0.25 m arising from the excavations	-	0.93	10.47	-	m <sup>3</sup>	<b>10.47</b>
obtained off site; hardcore	19.20	1.02	11.48	21.16	m <sup>3</sup>	<b>32.64</b>
obtained off site; granular fill type one	28.49	1.20	13.51	31.39	m <sup>3</sup>	<b>44.90</b>
obtained off site; granular fill type two	25.52	1.20	13.51	28.12	m <sup>3</sup>	<b>41.63</b>
obtained off site; sand	31.57	1.20	13.51	34.79	m <sup>3</sup>	<b>48.29</b>

## D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>D20 EXCAVATING AND FILLING – cont'd</b>						
<b>Filling to make up levels; by hand</b>						
Average thickness not exceeding 0.25 m arising from the excavations	-	1.25	14.07	3.37	m <sup>3</sup>	<b>17.44</b>
obtained off site; imported topsoil	17.01	1.25	14.07	20.81	m <sup>3</sup>	<b>34.88</b>
obtained off site; hardcore	19.20	1.39	15.64	24.90	m <sup>3</sup>	<b>40.55</b>
obtained off site; granular fill type one	28.49	1.54	17.33	35.54	m <sup>3</sup>	<b>52.87</b>
obtained off site; granular fill type two	25.52	1.54	17.33	32.26	m <sup>3</sup>	<b>49.60</b>
obtained off site; sand	31.57	1.54	17.33	38.93	m <sup>3</sup>	<b>56.26</b>
Average thickness exceeding 0.25 m arising from the excavations	-	1.02	11.48	2.75	m <sup>3</sup>	<b>14.23</b>
arising from on site spoil heaps; average 25 m distance; multiple handling	-	2.22	24.98	6.00	m <sup>3</sup>	<b>30.98</b>
obtained off site; imported topsoil	17.01	1.02	11.48	20.19	m <sup>3</sup>	<b>31.67</b>
obtained off site; hardcore	19.20	1.34	15.08	24.78	m <sup>3</sup>	<b>39.86</b>
obtained off site; granular fill type one	28.49	1.43	16.09	35.27	m <sup>3</sup>	<b>51.36</b>
obtained off site; granular fill type two	25.52	1.43	16.09	32.00	m <sup>3</sup>	<b>48.09</b>
obtained off site; sand	31.57	1.43	16.09	38.66	m <sup>3</sup>	<b>54.76</b>
<b>Surface packing to filling</b>						
To vertical or battered faces	-	0.17	1.91	0.16	m <sup>2</sup>	<b>2.07</b>
<b>Surface treatments</b>						
Compacting						
filling; blinding with sand	-	0.04	0.45	1.90	m <sup>2</sup>	<b>2.35</b>
bottoms of excavations	-	0.04	0.45	0.03	m <sup>2</sup>	<b>0.48</b>
Trimming						
sloping surfaces	-	0.17	1.91	-	m <sup>2</sup>	<b>1.91</b>
sloping surfaces; in rock	-	0.93	10.09	3.26	m <sup>2</sup>	<b>13.35</b>
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	0.45	0.26	m <sup>2</sup>	<b>0.71</b>
"Terram 700" filter membrane or other equal and approved; one layer; laid on earth	-	0.04	0.45	0.27	m <sup>2</sup>	<b>0.72</b>
"Terram 1000"; filter membrane or other equal and approved; one layer; laid on earth	-	0.04	0.45	0.27	m <sup>2</sup>	<b>0.72</b>
"Terram 2000"; filter membrane or other equal and approved; one layer; laid on earth	-	0.04	0.45	0.71	m <sup>2</sup>	<b>1.16</b>

## D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>D30 CAST IN PLACE PILING</b>						
<b>NOTE:</b> 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/mm <sup>2</sup> ; 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.						
<b>* indicates work normally carried out by the Main Contractor</b>						
<b>Minipile cast-in-place concrete piles</b>						
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						
Bored piles	-	-	-	-	item	<b>23062.50</b>
450 mm diameter piles; reinforced; 10 m long	-	-	-	-	nr	<b>1383.75</b>
add for additional piles length up to 15 m	-	-	-	-	m	<b>138.38</b>
deduct for reduction in pile length	-	-	-	-	m	<b>13.84</b>
Cutting off tops of piles*	-	1.20	23.27	-	m	<b>23.27</b>
Blind bored piles						
500 mm diameter	-	-	-	-	m	<b>124.54</b>
Delays						
rig standing time	-	-	-	-	hour	<b>276.75</b>
Extra over piling						
breaking through obstructions	-	-	-	-	hour	<b>318.26</b>
Pile tests						
working to 600 kN/t; using tension piles as reaction;						
first pile	-	-	-	-	nr	<b>5535.00</b>
working to 600 kN/t; using tension piles as reaction;	-	-	-	-	nr	<b>5304.38</b>
subsequent piles	-	-	-	-	nr	<b>5304.38</b>
<b>Rotary bored cast-in-place concrete piles</b>						
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						
Bored piles	-	-	-	-	item	<b>11070.00</b>
500 mm diameter piles; reinforced; 10 m long	-	-	-	-	nr	<b>461.25</b>
add for additional piles length up to 15 m	-	-	-	-	m	<b>46.13</b>
deduct for reduction in pile length	-	-	-	-	m	<b>23.98</b>
Cutting off tops of piles*	-	1.20	23.27	-	m	<b>23.27</b>
Blind bored piles						
500 mm diameter	-	-	-	-	m	<b>22.14</b>
Delays						
rig standing time	-	-	-	-	hour	<b>230.63</b>
Extra over piling						
breaking through obstructions	-	-	-	-	hour	<b>276.75</b>
Pile tests						
working to 600 kN/t; using tension piles as reaction;						
first pile	-	-	-	-	nr	<b>4381.88</b>
working to 600 kN/t; using tension piles as reaction;	-	-	-	-	nr	<b>4151.25</b>
subsequent piles	-	-	-	-	nr	<b>4151.25</b>



## D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>D32 STEEL PILING</b>						
<b>"Arcelor" 600 mm wide 'U' shaped steel sheeting piling; or other equal and approved; pitched and driven</b>						
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 <sup>2</sup> of piling						
Leader rig with vibratory hammer	-	-	-	-	item	3376.48
Conventional rig	-	-	-	-	item	4440.30
Silent vibrationless rig	-	-	-	-	item	4995.34
Supply only of standard sheet pile sections						
PU12	-	-	-	-	m <sup>2</sup>	86.59
PU18-1	-	-	-	-	m <sup>2</sup>	95.14
PU22-1	-	-	-	-	m <sup>2</sup>	107.31
PU25	-	-	-	-	m <sup>2</sup>	122.66
PU32	-	-	-	-	m <sup>2</sup>	149.58
Pitching and driving of sheet piles; using the following plant						
Leader rig with vibratory hammer	-	-	-	-	m <sup>2</sup>	18.50
Conventional rig	-	-	-	-	m <sup>2</sup>	25.90
Silent vibrationless rig	-	-	-	-	m <sup>2</sup>	38.85
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 <sup>2</sup> of piling						
Leader rig with vibratory hammer	-	-	-	-	item	3376.48
Conventional rig	-	-	-	-	item	4440.30
Silent vibrationless rig	-	-	-	-	item	4394.05
Extraction of sheet piles; using the following plant						
Leader rig with vibratory hammer	-	-	-	-	m <sup>2</sup>	13.88
Conventional rig	-	-	-	-	m <sup>2</sup>	16.19
Silent vibrationless rig	-	-	-	-	m <sup>2</sup>	24.05
Credit on extracted piles; recovered in re-usable lengths; for sheet pile sections						
PU12	-	-	-	-	m <sup>2</sup>	61.05
PU18-1	-	-	-	-	m <sup>2</sup>	67.16
PU22-1	-	-	-	-	m <sup>2</sup>	75.76
PU25	-	-	-	-	m <sup>2</sup>	86.59
PU32	-	-	-	-	m <sup>2</sup>	105.55
<b>D40 EMBEDDED RETAINING WALLING</b>						
<b>Diaphragm walls; contiguous panel construction; panel lengths not exceeding 5 m</b>						
Provision of all plant; including bringing to and removing from site; maintenance, erection and dismantling; assuming one rig for 1000 m <sup>2</sup> of walling						
Excavation for diaphragm wall; excavated material removed from site; Bentonite slurry supplied and disposed of	-	-	-	-	item	375.00
600 mm thick walls	-	-	-	-	m <sup>3</sup>	276.75
1000 mm thick walls	-	-	-	-	m <sup>3</sup>	276.75
Ready mixed reinforced in situ concrete; normal portland cement; C30 – 10 mm aggregate in walls	-	-	-	-	m <sup>3</sup>	117.62
Reinforcement bar; BS 4449 cold rolled deformed square high yield steel bars; straight or bent 25 mm-40 mm diameter	-	-	-	-	tonne	922.50

## D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
20 mm diameter	-	-	-	-	tonne	<b>922.50</b>
16 mm diameter	-	-	-	-	tonne	<b>922.50</b>
Formwork 75 mm thick to form chases	-	-	-	-	m <sup>2</sup>	<b>59.96</b>
Construct twin guide walls in reinforced concrete; together with reinforcement and formwork along the axis of the diaphragm wall	-	-	-	-	m	<b>258.30</b>
Delays rig standing	-	-	-	-	hour	<b>830.25</b>
<b>D41 CRIB WALLS/GABIONS/REINFORCED EARTHWORKS</b>						
<b>Gabion baskets</b>						
Wire mesh gabion baskets; Maccaferri Ltd or other equal and approved; galvanised mesh 80 mm x 100 mm; filling with broken stones 125 mm–200 mm size						
2.00 x 1.00 x 0.50 m	19.94	1.00	19.39	96.97	nr	<b>116.36</b>
2.00 x 1.00 x 0.50 m; pvc coated	25.80	1.00	19.39	103.28	nr	<b>122.67</b>
2.00 x 1.00 x 1.00 m	27.94	2.00	38.79	181.08	nr	<b>219.87</b>
2.00 x 1.00 x 1.00 m; pvc coated	36.32	2.00	38.79	190.11	nr	<b>228.90</b>
"Reno" mattress gabion baskets or other equal and approved; Maccaferri Ltd; filling with broken stones 125 mm–200 mm size						
6.00 x 2.00 x 0.17 m	72.05	2.00	38.79	221.99	nr	<b>260.77</b>
6.00 x 2.00 x 0.23 m	77.99	2.50	48.48	280.04	nr	<b>328.52</b>
6.00 x 2.00 x 0.30 m	91.49	3.00	58.18	350.85	nr	<b>409.03</b>
<b>D50 UNDERPINNING</b>						
<b>Excavating; by machine</b>						
Preliminary trenches						
maximum depth not exceeding 1.00 m	-	0.23	2.59	5.62	m <sup>3</sup>	<b>8.20</b>
maximum depth not exceeding 2.00 m	-	0.28	3.15	6.76	m <sup>3</sup>	<b>9.92</b>
maximum depth not exceeding 4.00 m	-	0.32	3.60	7.92	m <sup>3</sup>	<b>11.52</b>
Extra over preliminary trench excavating for breaking out existing hard pavings, 150 mm thick concrete						
-	-	0.65	7.32	1.64	m <sup>2</sup>	<b>8.95</b>
<b>Excavating; by hand</b>						
Preliminary trenches						
maximum depth not exceeding 1.00 m	-	2.68	30.16	-	m <sup>3</sup>	<b>30.16</b>
maximum depth not exceeding 2.00 m	-	3.05	34.33	-	m <sup>3</sup>	<b>34.33</b>
maximum depth not exceeding 4.00 m	-	3.93	44.23	-	m <sup>3</sup>	<b>44.23</b>
Extra over preliminary trench excavating for breaking out existing hard pavings, 150 mm thick concrete						
-	-	0.28	3.15	2.32	m <sup>2</sup>	<b>5.47</b>
Underpinning pits; commencing from 1.00 m below existing ground level						
maximum depth not exceeding 0.25 m	-	4.07	45.81	-	m <sup>3</sup>	<b>45.81</b>
maximum depth not exceeding 1.00 m	-	4.44	49.97	-	m <sup>3</sup>	<b>49.97</b>
maximum depth not exceeding 2.00 m	-	5.32	59.87	-	m <sup>3</sup>	<b>59.87</b>
Underpinning pits; commencing from 2.00 m below existing ground level						
maximum depth not exceeding 0.25 m	-	5.00	56.27	-	m <sup>3</sup>	<b>56.27</b>
maximum depth not exceeding 1.00 m	-	5.37	60.44	-	m <sup>3</sup>	<b>60.44</b>
maximum depth not exceeding 2.00 m	-	6.24	70.23	-	m <sup>3</sup>	<b>70.23</b>

## D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>D50 UNDERPINNING – cont'd</b>						
<b>Excavating; by hand – cont'd</b>						
Underpinning pits; commencing from 4.00 m below existing ground level						
maximum depth not exceeding 0.25 m	-	5.92	66.63	-	m <sup>3</sup>	<b>66.63</b>
maximum depth not exceeding 1.00 m	-	6.29	70.79	-	m <sup>3</sup>	<b>70.79</b>
maximum depth not exceeding 2.00 m	-	7.17	80.69	-	m <sup>3</sup>	<b>80.69</b>
Extra over any types of excavating irrespective of depth						
excavating below ground water level	-	0.32	3.60	-	m <sup>3</sup>	<b>3.60</b>
<b>Earthwork support to preliminary trenches (open boarded – in 3.00 m lengths)</b>						
Maximum depth not exceeding 1.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.37	4.16	1.38	m <sup>2</sup>	<b>5.55</b>
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.46	5.18	1.70	m <sup>2</sup>	<b>6.87</b>
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.59	6.64	2.12	m <sup>2</sup>	<b>8.76</b>
<b>Earthwork support to underpinning pits (open boarded – in 3.00 m lengths)</b>						
Maximum depth not exceeding 1.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.41	4.61	1.48	m <sup>2</sup>	<b>6.10</b>
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.51	5.74	1.91	m <sup>2</sup>	<b>7.65</b>
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.65	7.32	2.33	m <sup>2</sup>	<b>9.65</b>
<b>Earthwork support to preliminary trenches (closed boarded – in 3.00 m lengths)</b>						
Maximum depth not exceeding 1.00 m						
1.00 m deep	-	0.93	10.47	2.33	m <sup>2</sup>	<b>12.80</b>
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	-	1.16	13.06	2.97	m <sup>2</sup>	<b>16.02</b>
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	-	1.43	16.09	3.60	m <sup>2</sup>	<b>19.70</b>
<b>Earthwork support to underpinning pits (closed boarded – in 3.00 m lengths)</b>						
Maximum depth not exceeding 1.00 m						
distance between opposing faces not exceeding 2.00 m	-	1.02	11.48	2.54	m <sup>2</sup>	<b>14.02</b>
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	-	1.28	14.41	3.18	m <sup>2</sup>	<b>17.59</b>
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	-	1.57	17.67	4.03	m <sup>2</sup>	<b>21.70</b>

## D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Extra over earthwork support for</b> Left in	-	0.69	7.77	14.84	m <sup>2</sup>	<b>22.61</b>
<b>Cutting away existing projecting foundations</b> Concrete						
maximum width 150 mm; maximum depth 150 mm	-	0.15	1.69	0.17	m	<b>1.86</b>
maximum width 150 mm; maximum depth 225 mm	-	0.22	2.48	0.26	m	<b>2.74</b>
maximum width 150 mm; maximum depth 300 mm	-	0.30	3.38	0.35	m	<b>3.72</b>
maximum width 300 mm; maximum depth 300 mm	-	0.58	6.53	0.68	m	<b>7.21</b>
Masonry						
maximum width one brick thick; maximum depth one course high	-	0.04	0.45	0.06	m	<b>0.51</b>
maximum width one brick thick; maximum depth two courses high	-	0.13	1.46	0.15	m	<b>1.62</b>
maximum width one brick thick; maximum depth three courses high	-	0.25	2.81	0.29	m	<b>3.11</b>
maximum width one brick thick; maximum depth four courses high	-	0.42	4.73	0.49	m	<b>5.21</b>
<b>Preparing the underside of existing work to receive the pinning up of the new work</b> Width of existing work						
380 mm wide	-	0.56	6.30	-	m	<b>6.30</b>
600 mm wide	-	0.74	8.33	-	m	<b>8.33</b>
900 mm wide	-	0.93	10.47	-	m	<b>10.47</b>
1200 mm wide	-	1.11	12.49	-	m	<b>12.49</b>
<b>Disposal; by hand</b> Excavated material off site; to tip not exceeding 13 km (using lorries); including Landfill Tax based on inactive waste	-	0.75	8.44	16.40	m <sup>3</sup>	<b>24.84</b>
<b>Filling to excavations; by hand</b> Average thickness exceeding 0.25 m arising from the excavations	-	0.93	10.47	-	m <sup>3</sup>	<b>10.47</b>
<b>Surface treatments</b> Compacting bottoms of excavations	-	0.04	0.45	0.03	m <sup>2</sup>	<b>0.48</b>
<b>Plain in situ ready mixed designated concrete; C10 – 40 mm aggregate; poured against faces of excavation</b> Underpinning						
thickness not exceeding 150 mm	-	3.42	45.01	92.47	m <sup>3</sup>	<b>137.48</b>
thickness 150–450 mm	-	2.87	37.77	92.47	m <sup>3</sup>	<b>130.24</b>
thickness exceeding 450 mm	-	2.50	32.90	92.47	m <sup>3</sup>	<b>125.37</b>
<b>Plain in situ ready mixed designated concrete; C20 – 20 mm aggregate; poured against faces of excavation</b> Underpinning						
thickness not exceeding 150 mm	-	3.42	45.01	94.46	m <sup>3</sup>	<b>139.47</b>
thickness 150–450 mm	-	2.87	37.77	94.46	m <sup>3</sup>	<b>132.23</b>
thickness exceeding 450 mm	-	2.50	32.90	94.46	m <sup>3</sup>	<b>127.36</b>
Extra for working around reinforcement	-	0.28	3.69	-	m <sup>3</sup>	<b>3.69</b>

## D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>D50 UNDERPINNING – cont'd</b>						
<b>Sawn formwork; sides of foundations in underpinning</b>						
Plain vertical						
height exceeding 1.00 m	-	1.48	23.00	5.30	m <sup>2</sup>	<b>28.30</b>
height not exceeding 250 mm	-	0.51	7.92	1.52	m <sup>2</sup>	<b>9.45</b>
height 250–500 mm	-	0.79	12.28	2.83	m <sup>2</sup>	<b>15.11</b>
height 500 mm–1.00 m	-	1.20	18.65	5.30	m <sup>2</sup>	<b>23.95</b>
<b>Reinforcement bar; BS 4449 hot rolled deformed square high yield steel bars</b>						
20 mm diameter nominal size						
bent	503.00	24.00	368.18	593.56	tonne	<b>961.74</b>
16 mm diameter nominal size						
bent	430.00	26.00	399.26	525.00	tonne	<b>924.26</b>
12 mm diameter nominal size						
bent	442.00	28.00	430.34	545.75	tonne	<b>976.08</b>
10 mm diameter nominal size						
bent	442.00	30.00	461.41	554.50	tonne	<b>1015.91</b>
8 mm diameter nominal size						
bent	494.00	32.00	490.11	617.27	tonne	<b>1107.38</b>
<b>Common bricks; in cement mortar (1:3)</b>						
Walls in underpinning						
one brick thick (PC £ per 1000)	240.00	2.22	47.42	35.11	m <sup>2</sup>	<b>82.53</b>
one and a half brick thick	-	3.05	65.15	52.34	m <sup>2</sup>	<b>117.50</b>
two brick thick	-	3.79	80.96	72.25	m <sup>2</sup>	<b>153.20</b>
<b>Class A engineering bricks; in cement mortar (1:3)</b>						
Walls in underpinning						
one brick thick (PC £ per 1000)	354.82	2.22	47.42	52.64	m <sup>2</sup>	<b>100.07</b>
one and a half brick thick	-	3.05	65.15	78.64	m <sup>2</sup>	<b>143.79</b>
two brick thick	-	3.79	80.96	107.31	m <sup>2</sup>	<b>188.27</b>
<b>Class B engineering bricks; in cement mortar (1:3)</b>						
Walls in underpinning						
one brick thick (PC £ per 1000)	284.26	2.22	47.42	42.84	m <sup>2</sup>	<b>90.26</b>
one and a half brick thick	-	3.05	65.15	63.94	m <sup>2</sup>	<b>129.09</b>
two brick thick	-	3.79	80.96	87.70	m <sup>2</sup>	<b>168.66</b>
Add or deduct for variation of £10.00/1000 in PC of bricks						
one brick thick	-	-	-	1.33	m <sup>2</sup>	-
one and a half bricks thick	-	-	-	1.99	m <sup>2</sup>	-
two bricks thick	-	-	-	2.66	m <sup>2</sup>	-
<b>"Zedex CPT" (Co-Polymer Thermoplastic) damp proof course or other equal and approved; 200 mm laps; in gauged mortar (1:1:6)</b>						
Horizontal						
width exceeding 225 mm	3.26	0.23	4.91	3.59	m <sup>2</sup>	<b>8.50</b>
width not exceeding 225 mm	-	0.46	9.83	3.59	m <sup>2</sup>	<b>13.42</b>
<b>"Hyload" (pitch polymer) damp proof course or similar; 150 mm laps; in cement mortar (1:3)</b>						
Horizontal						
width exceeding 225 mm	3.95	0.23	4.91	4.35	m <sup>2</sup>	<b>9.27</b>
width not exceeding 225 mm	4.04	0.46	9.83	4.45	m <sup>2</sup>	<b>14.28</b>

## D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>"Alumite" aluminium cored bitumen gas retardant damp proof course or other equal and approved; 200 mm laps; in gauged mortar (1:1;6)</b>						
Horizontal						
width exceeding 225 mm	4.80	0.31	6.62	5.29	m <sup>2</sup>	<b>11.91</b>
width not exceeding 225 mm	-	0.60	12.82	5.29	m <sup>2</sup>	<b>18.11</b>
<b>Two courses of slates in cement mortar (1:3)</b>						
Horizontal						
width exceeding 225 mm	-	1.39	29.69	46.05	m <sup>2</sup>	<b>75.74</b>
width not exceeding 225 mm	-	2.31	49.34	47.12	m <sup>2</sup>	<b>96.46</b>
<b>Wedging and pinning</b>						
To underside of existing construction with slates in cement mortar (1:3)						
width of wall – half brick thick	-	1.02	21.79	9.82	m	<b>31.61</b>
width of wall – one brick thick	-	1.20	25.63	19.65	m	<b>45.28</b>
width of wall – one and a half brick thick	-	1.39	29.69	29.47	m	<b>59.16</b>

## E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>E10 IN SITU CONCRETE CONSTRUCTION</b>						
<b>Designed mixes</b>						
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".						
<b>NOTE:</b> 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	-	-	-	78.42	m <sup>3</sup>	-
Grade C7.5; cement to BS12; 20 mm aggregate	-	-	-	76.89	m <sup>3</sup>	-
Grade C7.5; cement to BS12; 40 mm aggregate	-	-	-	76.40	m <sup>3</sup>	-
Grade C7.5; sulphate resistant cement; 10 mm aggregate	-	-	-	85.61	m <sup>3</sup>	-
Grade C7.5; sulphate resistant cement; 20 mm aggregate	-	-	-	84.99	m <sup>3</sup>	-
Grade C7.5; sulphate resistant cement; 40 mm aggregate	-	-	-	83.60	m <sup>3</sup>	-
Grade C10; cement to BS12; 10 mm aggregate	-	-	-	79.16	m <sup>3</sup>	-
Grade C10; cement to BS12; 20 mm aggregate	-	-	-	77.63	m <sup>3</sup>	-
Grade C10; cement to BS12; 40 mm aggregate	-	-	-	76.77	m <sup>3</sup>	-
Grade C10; sulphate resistant cement; 10 mm aggregate	-	-	-	86.36	m <sup>3</sup>	-
Grade C10; sulphate resistant cement; 20 mm aggregate	-	-	-	84.83	m <sup>3</sup>	-
Grade C10; sulphate resistant cement; 40 mm aggregate	-	-	-	83.97	m <sup>3</sup>	-
Grade C15; cement to BS12; 10 mm aggregate	-	-	-	79.56	m <sup>3</sup>	-
Grade C15; cement to BS12; 20 mm aggregate	-	-	-	78.01	m <sup>3</sup>	-
Grade C15; cement to BS12; 40 mm aggregate	-	-	-	77.13	m <sup>3</sup>	-
Grade C15; sulphate resistant cement; 10 mm aggregate	-	-	-	86.76	m <sup>3</sup>	-
Grade C15; sulphate resistant cement; 20 mm aggregate	-	-	-	85.21	m <sup>3</sup>	-
Grade C15; sulphate resistant cement; 40 mm aggregate	-	-	-	84.33	m <sup>3</sup>	-
Grade C20; cement to BS12; 10 mm aggregate	-	-	-	79.95	m <sup>3</sup>	-
Grade C20; cement to BS12; 20 mm aggregate	-	-	-	78.37	m <sup>3</sup>	-
Grade C20; cement to BS12; 40 mm aggregate	-	-	-	77.51	m <sup>3</sup>	-
Grade C20; sulphate resistant cement; 10 mm aggregate	-	-	-	87.15	m <sup>3</sup>	-
Grade C20; sulphate resistant cement; 20 mm aggregate	-	-	-	85.57	m <sup>3</sup>	-
Grade C20; sulphate resistant cement; 40 mm aggregate	-	-	-	84.71	m <sup>3</sup>	-
Grade C25; cement to BS12; 10 mm aggregate	-	-	-	82.13	m <sup>3</sup>	-
Grade C25; cement to BS12; 20 mm aggregate	-	-	-	80.56	m <sup>3</sup>	-
Grade C25; cement to BS12; 40 mm aggregate	-	-	-	79.67	m <sup>3</sup>	-
Grade C25; sulphate resistant cement; 10 mm aggregate	-	-	-	90.23	m <sup>3</sup>	-
Grade C25; sulphate resistant cement; 20 mm aggregate	-	-	-	88.66	m <sup>3</sup>	-
Grade C25; sulphate resistant cement; 40 mm aggregate	-	-	-	87.77	m <sup>3</sup>	-

## E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Grade C30; cement to BS12; 10 mm aggregate	-	-	-	77.12	m <sup>3</sup>	-
Grade C30; cement to BS12; 20 mm aggregate	-	-	-	80.93	m <sup>3</sup>	-
Grade C30; cement to BS12; 40 mm aggregate	-	-	-	80.06	m <sup>3</sup>	-
Grade C30; sulphate resistant cement; 10 mm aggregate	-	-	-	90.62	m <sup>3</sup>	-
Grade C30; sulphate resistant cement; 20 mm aggregate	-	-	-	89.03	m <sup>3</sup>	-
Grade C30; sulphate resistant cement; 40 mm aggregate	-	-	-	88.16	m <sup>3</sup>	-
Grade C40; cement to BS12; 10 mm aggregate	-	-	-	88.49	m <sup>3</sup>	-
Grade C40; cement to BS12; 20 mm aggregate	-	-	-	86.99	m <sup>3</sup>	-
Grade C40; sulphate resistant cement; 10 mm aggregate	-	-	-	97.49	m <sup>3</sup>	-
Grade C40; sulphate resistant cement; 20 mm aggregate	-	-	-	95.99	m <sup>3</sup>	-
Grade C50; cement to BS12; 10 mm aggregate	-	-	-	88.73	m <sup>3</sup>	-
Grade C50; cement to BS12; 20 mm aggregate	-	-	-	87.00	m <sup>3</sup>	-
Grade C50; sulphate resistant cement; 10 mm aggregate	-	-	-	97.73	m <sup>3</sup>	-
Grade C50; sulphate resistant cement; 20 mm aggregate	-	-	-	96.00	m <sup>3</sup>	-
<b>STANDARD MIXES</b>						
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	-	-	-	69.56	m <sup>3</sup>	-
Designated concrete mix; GEN1	-	-	-	70.57	m <sup>3</sup>	-
Designated concrete mix; GEN2	-	-	-	71.59	m <sup>3</sup>	-
Designated concrete mix; GEN3	-	-	-	72.58	m <sup>3</sup>	-
Designated concrete mix; RC20/25	-	-	-	74.72	m <sup>3</sup>	-
Designated concrete mix; RC25/30	-	-	-	75.16	m <sup>3</sup>	-
Designated concrete mix; RC30/37	-	-	-	75.53	m <sup>3</sup>	-
Designated concrete mix; RC35/45	-	-	-	78.48	m <sup>3</sup>	-
Designated concrete mix; RC40/50	-	-	-	79.79	m <sup>3</sup>	-
Designated concrete mix; FND3; sulphate-resisting	-	-	-	82.80	m <sup>3</sup>	-
Designated concrete mix; ST 1	-	-	-	71.59	m <sup>3</sup>	-
Designated concrete mix; ST 2	-	-	-	72.81	m <sup>3</sup>	-
Designated concrete mix; ST 3	-	-	-	74.03	m <sup>3</sup>	-
Designated concrete mix; ST 4	-	-	-	75.23	m <sup>3</sup>	-
Designated concrete mix; ST 5	-	-	-	76.85	m <sup>3</sup>	-
<b>LIGHTWEIGHT CONCRETE</b>						
Grade 25; pumped; Lytag medium and natural sand	-	-	-	125.46	m <sup>3</sup>	-
Grade 30; pumped; Lytag medium and natural sand	-	-	-	130.07	m <sup>3</sup>	-
Grade 35; pumped; Lytag medium and natural sand	-	-	-	134.69	m <sup>3</sup>	-
Reduction for un-pumped concrete	-	-	-	-10.25	m <sup>3</sup>	-
<b>SITE MIXED CONCRETE</b>						
Mix 7.50 N/mm <sup>2</sup> ; cement to BS12 (1:8); 40 mm aggregate	-	-	-	84.87	m <sup>3</sup>	-



## E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>E10 IN SITU CONCRETE CONSTRUCTION – cont'd</b>						
Mix 7.50 N/mm <sup>2</sup> ; sulphate resisting cement (1:8): 40 mm aggregate	-	-	-	94.09	m <sup>3</sup>	-
Mix 10.00 N/mm <sup>2</sup> ; cement to BS12 (1:8): 40 mm aggregate	-	-	-	86.72	m <sup>3</sup>	-
Mix 10.00 N/mm <sup>2</sup> ; sulphate resisting cement (1:8): 40 mm aggregate.	-	-	-	95.94	m <sup>3</sup>	-
Mix 20.00 N/mm <sup>2</sup> ; cement to BS12 (1:2:4); 20 mm aggregate	-	-	-	90.41	m <sup>3</sup>	-
Mix 20.00 N/mm <sup>2</sup> ; sulphate resisting cement (1:2:4); 20 mm aggregate	-	-	-	99.63	m <sup>3</sup>	-
Mix 25.00 N/mm <sup>2</sup> ; cement to BS12 (1:1:5:3); 20 mm aggregate	-	-	-	93.17	m <sup>3</sup>	-
Mix 25.00 N/mm <sup>2</sup> ; sulphate resisting cement (1:1:5:3); 20 mm aggregate	-	-	-	101.47	m <sup>3</sup>	-
<b>ADD TO THE PRECEDING PRICES FOR:</b>						
Rapid-hardening cement to BS 12	-	-	-	8.10	m <sup>3</sup>	-
Polypropylene fibre additive	-	-	-	4.50	m <sup>3</sup>	-
Air entrained concrete	-	-	-	3.96	m <sup>3</sup>	-
Water repellent additive	-	-	-	4.23	m <sup>3</sup>	-
Distance per mile in excess of 5 miles (8 km)	-	-	-	0.48	m <sup>3</sup>	-
Part loads per m <sup>3</sup> below full load	-	-	-	22.50	m <sup>3</sup>	-
<b>OTHER MATERIAL PRICES</b>						
<b>CEMENTS</b>						
Ordinary portland to BS12	-	-	-	110.70	tonne	-
Lighting high alumina	-	-	-	521.21	tonne	-
Sulfacrete sulphate resisting	-	-	-	141.14	tonne	-
Ferrocete rapid hardening	-	-	-	268.45	tonne	-
Snowcrete white cement	-	-	-	183.58	tonne	-
<b>CEMENT ADMIXTURES</b>						
Febtone colorant – red, marigold, yellow, brown, black	-	-	-	4.38	kg	-
Febproof waterproof	-	-	-	5.44	5 ltrs	-
Febond PVA bonding agent	-	-	-	10.10	5 ltrs	-
Febspeed frostproofer and hardener	-	-	-	3.60	5 ltrs	-
<b>SUPPLY AND FIX PRICES</b>						
<b>NOTE:</b> The following concrete material prices include an allowance for shrinkage factors at plus 2½% (or 5% when poured against earth or unblinded hardcore) and waste at plus 5%, together with overheads and profit at plus 5% and 2.5% respectively. PC Sums are designated basic mixed concrete supply only prices						
<b>Plain in situ ready mixed designated concrete;</b>						
<b>C7.5 – 40 mm aggregate</b>						
Foundations	75.98	1.20	15.79	83.81	m <sup>3</sup>	<b>99.61</b>
Isolated foundations	-	1.39	18.29	83.81	m <sup>3</sup>	<b>102.11</b>
Beds						
thickness not exceeding 150 mm	-	1.62	21.32	83.81	m <sup>3</sup>	<b>105.13</b>
thickness 150–450 mm	-	1.16	15.27	83.81	m <sup>3</sup>	<b>99.08</b>

## E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
thickness exceeding 450 mm	-	0.93	12.24	83.81	m <sup>3</sup>	<b>96.05</b>
Screeded beds; protection to compressible formwork						
50 mm thick	-	0.10	1.32	4.09	m <sup>2</sup>	<b>5.40</b>
75 mm thick	-	0.15	1.97	6.14	m <sup>2</sup>	<b>8.11</b>
100 mm thick	-	0.20	2.63	8.18	m <sup>2</sup>	<b>10.81</b>
Filling hollow walls						
thickness not exceeding 150 mm	-	3.15	41.46	83.81	m <sup>3</sup>	<b>125.27</b>
Column casings						
stub columns beneath suspended ground slabs	-	4.50	59.22	83.81	m <sup>3</sup>	<b>143.04</b>
<b>Plain in situ ready mixed designated concrete; C10 – 40 mm aggregate</b>						
Foundations	76.29	1.20	15.79	84.16	m <sup>3</sup>	<b>99.95</b>
Isolated foundations	-	1.39	18.29	84.16	m <sup>3</sup>	<b>102.45</b>
Beds						
thickness not exceeding 150 mm	-	1.62	21.32	84.16	m <sup>3</sup>	<b>105.48</b>
thickness 150–450 mm	-	1.16	15.27	84.16	m <sup>3</sup>	<b>99.43</b>
thickness exceeding 450 mm	-	0.93	12.24	84.16	m <sup>3</sup>	<b>96.40</b>
Filling hollow walls						
thickness not exceeding 150 mm	-	3.15	41.46	84.16	m <sup>3</sup>	<b>125.62</b>
<b>Plain in situ ready mixed designated concrete; C10 – 40 mm aggregate; poured on or against earth or unblinded hardcore</b>						
Foundations	76.29	1.25	16.45	86.22	m <sup>3</sup>	<b>102.67</b>
Isolated foundations	-	1.48	19.48	86.22	m <sup>3</sup>	<b>105.69</b>
Beds						
thickness not exceeding 150 mm	-	1.71	22.51	86.22	m <sup>3</sup>	<b>108.72</b>
thickness 150–450 mm	-	1.25	16.45	86.22	m <sup>3</sup>	<b>102.67</b>
thickness exceeding 450 mm	-	0.97	12.77	86.22	m <sup>3</sup>	<b>98.98</b>
<b>Plain in situ ready mixed designated concrete; C20 – 20 mm aggregate</b>						
Foundations	77.93	1.20	15.79	85.97	m <sup>3</sup>	<b>101.76</b>
Isolated foundations	-	1.39	18.29	85.97	m <sup>3</sup>	<b>104.26</b>
Beds						
thickness not exceeding 150 mm	-	1.76	23.16	85.97	m <sup>3</sup>	<b>109.13</b>
thickness 150–450 mm	-	1.20	15.79	85.97	m <sup>3</sup>	<b>101.76</b>
thickness exceeding 450 mm	-	0.93	12.24	85.97	m <sup>3</sup>	<b>98.21</b>
Filling hollow walls						
thickness not exceeding 150 mm	-	3.15	41.46	85.97	m <sup>3</sup>	<b>127.42</b>
<b>Plain in situ ready mixed designated concrete; C20 – 20 mm aggregate; poured on or against earth or unblinded hardcore</b>						
Foundations	77.93	1.25	16.45	88.07	m <sup>3</sup>	<b>104.52</b>
Isolated foundations	-	1.48	19.48	88.07	m <sup>3</sup>	<b>107.55</b>
Beds						
thickness not exceeding 150 mm	-	1.85	24.35	88.07	m <sup>3</sup>	<b>112.41</b>
thickness 150–450 mm	-	1.30	17.11	88.07	m <sup>3</sup>	<b>105.18</b>
thickness exceeding 450 mm	-	0.97	12.77	88.07	m <sup>3</sup>	<b>100.83</b>
<b>Reinforced in situ ready mixed designated concrete; C25 – 20 mm aggregate</b>						
Foundations	80.10	1.30	17.11	82.10	m <sup>3</sup>	<b>99.21</b>
Ground beams	-	2.59	34.09	82.10	m <sup>3</sup>	<b>116.19</b>
Isolated foundations	-	1.57	20.66	82.10	m <sup>3</sup>	<b>102.77</b>
Beds						
thickness not exceeding 150 mm	-	2.04	26.85	82.10	m <sup>3</sup>	<b>108.95</b>

## E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>E10 IN SITU CONCRETE CONSTRUCTION – cont'd</b>						
<b>Reinforced in situ ready mixed designated concrete; C25 – 20 mm aggregate – cont'd</b>						
thickness 150–450 mm	-	1.48	19.48	88.36	m <sup>3</sup>	<b>107.84</b>
thickness exceeding 450 mm	-	1.20	15.79	88.36	m <sup>3</sup>	<b>104.15</b>
Slabs						
thickness not exceeding 150 mm	-	3.24	42.64	88.36	m <sup>3</sup>	<b>131.00</b>
thickness 150–450 mm	-	2.59	34.09	88.36	m <sup>3</sup>	<b>122.45</b>
thickness exceeding 450 mm	-	2.31	30.40	88.36	m <sup>3</sup>	<b>118.76</b>
Coffered and troughed slabs						
thickness 150–450 mm	-	2.96	38.96	88.36	m <sup>3</sup>	<b>127.32</b>
thickness exceeding 450 mm	-	2.59	34.09	88.36	m <sup>3</sup>	<b>122.45</b>
Extra over for sloping						
not exceeding 15°	-	0.23	3.03	-	m <sup>3</sup>	<b>3.03</b>
over 15°	-	0.46	6.05	-	m <sup>3</sup>	<b>6.05</b>
Walls						
thickness not exceeding 150 mm	-	3.42	45.01	88.36	m <sup>3</sup>	<b>133.37</b>
thickness 150–450 mm	-	2.73	35.93	82.10	m <sup>3</sup>	<b>118.03</b>
thickness exceeding 450 mm	-	2.41	31.72	88.36	m <sup>3</sup>	<b>120.08</b>
Beams						
isolated	-	3.70	48.70	88.36	m <sup>3</sup>	<b>137.05</b>
isolated deep	-	4.07	53.57	88.36	m <sup>3</sup>	<b>141.92</b>
attached deep	-	3.70	48.70	88.36	m <sup>3</sup>	<b>137.05</b>
Beam casings						
isolated	-	4.07	53.57	88.36	m <sup>3</sup>	<b>141.92</b>
isolated deep	-	4.44	58.43	88.36	m <sup>3</sup>	<b>146.79</b>
attached deep	-	4.07	53.57	88.36	m <sup>3</sup>	<b>141.92</b>
Columns	-	4.44	58.43	82.10	m <sup>3</sup>	<b>140.54</b>
Column casings	-	4.90	64.49	82.10	m <sup>3</sup>	<b>146.59</b>
Staircases	-	5.55	73.04	82.10	m <sup>3</sup>	<b>155.15</b>
Upstands	-	3.56	46.85	82.10	m <sup>3</sup>	<b>128.96</b>
<b>Reinforced in situ ready mixed designated concrete; C35 – 20 mm aggregate</b>						
Foundations	83.88	1.30	17.11	92.53	m <sup>3</sup>	<b>109.64</b>
Ground beams	-	2.59	34.09	92.53	m <sup>3</sup>	<b>126.62</b>
Isolated foundations	-	1.57	20.66	92.53	m <sup>3</sup>	<b>113.19</b>
Beds						
thickness not exceeding 150 mm	-	2.04	26.85	92.53	m <sup>3</sup>	<b>119.38</b>
thickness 150–450 mm	-	1.48	19.48	92.53	m <sup>3</sup>	<b>112.01</b>
thickness exceeding 450 mm	-	1.20	15.79	92.53	m <sup>3</sup>	<b>108.32</b>
Slabs						
thickness not exceeding 150 mm	-	3.24	42.64	92.53	m <sup>3</sup>	<b>135.17</b>
thickness 150–450 mm	-	2.59	34.09	92.53	m <sup>3</sup>	<b>126.62</b>
thickness exceeding 450 mm	-	2.31	30.40	92.53	m <sup>3</sup>	<b>122.93</b>
Coffered and troughed slabs						
thickness 150–450 mm	-	2.96	38.96	92.53	m <sup>3</sup>	<b>131.49</b>
thickness exceeding 450 mm	-	2.59	34.09	92.53	m <sup>3</sup>	<b>126.62</b>
Extra over for sloping						
not exceeding 15°	-	0.23	3.03	-	m <sup>3</sup>	<b>3.03</b>
over 15°	-	0.46	6.05	-	m <sup>3</sup>	<b>6.05</b>
Walls						
thickness not exceeding 150 mm	-	3.42	45.01	92.53	m <sup>3</sup>	<b>137.54</b>
thickness 150–450 mm	-	2.73	35.93	92.53	m <sup>3</sup>	<b>128.46</b>
thickness exceeding 450 mm	-	2.41	31.72	92.53	m <sup>3</sup>	<b>124.25</b>
Beams						
isolated	-	3.70	48.70	92.53	m <sup>3</sup>	<b>141.22</b>
isolated deep	-	4.07	53.57	92.53	m <sup>3</sup>	<b>146.09</b>

## E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
attached deep	-	3.70	48.70	92.53	m <sup>3</sup>	141.22
Beam casings						
isolated	-	4.07	53.57	92.53	m <sup>3</sup>	146.09
isolated deep	-	4.44	58.43	92.53	m <sup>3</sup>	150.96
attached deep	-	4.07	53.57	92.53	m <sup>3</sup>	146.09
Columns	-	4.44	58.43	92.53	m <sup>3</sup>	150.96
Column casings	-	4.90	64.49	92.53	m <sup>3</sup>	157.02
Staircases	-	5.55	73.04	92.53	m <sup>3</sup>	165.57
Upstands	-	3.56	46.85	92.53	m <sup>3</sup>	139.38
<b>Reinforced in situ ready mixed designated concrete; C40 – 20 mm aggregate</b>						
Foundations	86.12	1.30	17.11	92.69	m <sup>3</sup>	109.80
Ground beams	-	2.59	34.09	92.69	m <sup>3</sup>	126.77
Isolated foundations	-	1.57	20.66	92.69	m <sup>3</sup>	113.35
Beds						
thickness not exceeding 150 mm	-	2.04	26.85	95.00	m <sup>3</sup>	121.85
thickness 150–450 mm	-	1.48	19.48	95.00	m <sup>3</sup>	114.48
thickness exceeding 450 mm	-	1.20	15.79	95.00	m <sup>3</sup>	110.79
Slabs						
thickness not exceeding 150 mm	-	3.24	42.64	95.00	m <sup>3</sup>	137.64
thickness 150–450 mm	-	2.59	34.09	95.00	m <sup>3</sup>	129.09
thickness exceeding 450 mm	-	2.31	30.40	95.00	m <sup>3</sup>	125.40
Coffer and troughed slabs						
thickness 150–450 mm	-	2.96	38.96	95.00	m <sup>3</sup>	133.96
thickness exceeding 450 mm	-	2.59	34.09	95.00	m <sup>3</sup>	129.09
Extra over for sloping						
not exceeding 15°	-	0.23	3.03	-	m <sup>3</sup>	3.03
over 15°	-	0.46	6.05	-	m <sup>3</sup>	6.05
Walls						
thickness not exceeding 150 mm	-	3.42	45.01	95.00	m <sup>3</sup>	140.01
thickness 150–450 mm	-	2.73	35.93	95.00	m <sup>3</sup>	130.93
thickness exceeding 450 mm	-	2.41	31.72	95.00	m <sup>3</sup>	126.72
Beams						
isolated	-	3.70	48.70	95.00	m <sup>3</sup>	143.70
isolated deep	-	4.07	53.57	95.00	m <sup>3</sup>	148.57
attached deep	-	3.70	48.70	95.00	m <sup>3</sup>	143.70
Beam casings						
isolated	-	4.07	53.57	95.00	m <sup>3</sup>	148.57
isolated deep	-	4.44	58.43	95.00	m <sup>3</sup>	153.44
attached deep	-	4.07	53.57	95.00	m <sup>3</sup>	148.57
Columns	-	4.44	58.43	95.00	m <sup>3</sup>	153.44
Column casings	-	4.90	64.49	95.00	m <sup>3</sup>	159.49
Staircases	-	5.55	73.04	95.00	m <sup>3</sup>	168.04
Upstands	-	3.56	46.85	95.00	m <sup>3</sup>	141.85
<b>Proprietary voided Bubbledeck, Cobiax or other equal and approved slab; concrete mix RC35; to achieve design loadings of 5.0 kN/m<sup>2</sup> live and 3.0 kN/m<sup>2</sup> dead; with trowelled finish</b>						
Beds						
360 mm overall thickness	-	-	-	-	m <sup>2</sup>	107.11
Extra for						
Additional concrete 600 mm wide at edges where formers omitted at junctions with walls etc.	-	-	-	-	m	43.82
<b>Extra over vibrated concrete for Reinforcement content over 5%</b>						
	-	0.51	6.71	-	m <sup>3</sup>	6.71

## E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>E10 IN SITU CONCRETE CONSTRUCTION – cont'd</b>						
<b>Grouting with cement mortar (1:1)</b>						
Stanchion bases						
10 mm thick	-	0.93	12.24	0.11	nr	<b>12.35</b>
25 mm thick	-	1.16	15.27	0.28	nr	<b>15.55</b>
<b>Grouting with epoxy resin</b>						
Stanchion bases						
10 mm thick	-	1.16	15.27	7.55	nr	<b>22.81</b>
25 mm thick	-	1.39	18.29	19.29	nr	<b>37.58</b>
<b>Grouting with "Conbextra GP" cementitious grout</b>						
Stanchion bases						
10 mm thick	-	1.16	15.27	1.17	nr	<b>16.44</b>
25 mm thick	-	1.39	18.29	3.00	nr	<b>21.30</b>
<b>Grouting with "Conbextra HF" flowable cementitious grout</b>						
Stanchion bases						
10 mm thick	-	1.16	15.27	1.45	nr	<b>16.71</b>
25 mm thick	-	1.39	18.29	3.70	nr	<b>21.99</b>
<b>Filling; plain in situ designated concrete; C20–20 mm aggregate</b>						
Mortices	-	0.09	1.18	0.46	nr	<b>1.65</b>
Holes	-	0.23	3.03	96.86	m <sup>3</sup>	<b>99.89</b>
Chases exceeding 0.01 m <sup>2</sup>	-	0.19	2.50	96.86	m <sup>3</sup>	<b>99.36</b>
Chases not exceeding 0.01 m <sup>2</sup>	-	0.14	1.84	0.97	m	<b>2.81</b>
<b>Sheeting to prevent moisture loss</b>						
Building paper; lapped joints						
subsoil grade 410; horizontal on foundations	-	0.02	0.26	0.42	m <sup>2</sup>	<b>0.69</b>
standard grade 420; horizontal on slabs	-	0.04	0.53	0.63	m <sup>2</sup>	<b>1.16</b>
Polythene sheeting; lapped joints; horizontal on slabs						
250 microns; 0.25 mm thick	-	0.04	0.53	0.47	m <sup>2</sup>	<b>0.99</b>
"Visqueen" sheeting or other equal and approved; lapped joints; horizontal on slabs						
250 microns; 0.25 mm thick	-	0.04	0.53	0.39	m <sup>2</sup>	<b>0.91</b>
300 microns; 0.30 mm thick	-	0.05	0.66	0.44	m <sup>2</sup>	<b>1.10</b>
<b>E20 FORMWORK FOR IN SITU CONCRETE</b>						
<b>NOTE:</b> Generally all formwork based on four uses unless otherwise stated.						
<b>Sides of foundations; basic finish</b>						
Plain vertical						
height exceeding 1.00 m	-	1.48	23.00	7.53	m <sup>2</sup>	<b>30.53</b>
height exceeding 1.00 m; left in	-	1.30	20.20	17.78	m <sup>2</sup>	<b>37.98</b>
height not exceeding 250 mm	-	0.42	6.53	2.86	m	<b>9.38</b>
height not exceeding 250 mm; left in	-	0.42	6.53	5.10	m	<b>11.62</b>
height 250–500 mm	-	0.79	12.28	6.22	m	<b>18.50</b>
height 250–500 mm; left in	-	0.69	10.72	12.51	m	<b>23.23</b>
height 500 mm–1.00 m	-	1.11	17.25	7.53	m	<b>24.78</b>
height 500 mm–1.00 m; left in	-	1.06	16.47	17.78	m	<b>34.25</b>

## E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Sides of foundations; polystyrene sheet formwork; Cordek "Claymaster" or other equal and approved; 50 mm thick</b>						
Plain vertical						
height exceeding 1.00 m; left in	-	0.30	4.66	8.84	m <sup>2</sup>	13.50
height not exceeding 250 mm; left in	-	0.10	1.55	2.21	m	3.76
height 250–500 mm; left in	-	0.16	2.49	4.42	m	6.91
height 500 mm–1.00 m; left in	-	0.24	3.73	8.84	m	12.57
<b>Sides of foundations; polystyrene sheet formwork; Cordek "Claymaster" or other equal and approved; 75 mm thick</b>						
Plain vertical						
height exceeding 1.00 m; left in	-	0.30	4.66	13.26	m <sup>2</sup>	17.92
height not exceeding 250 mm; left in	-	0.10	1.55	3.31	m	4.87
height 250–500 mm; left in	-	0.16	2.49	6.63	m	9.12
height 500 mm–1.00 m; left in	-	0.24	3.73	13.26	m	16.99
<b>Sides of foundations; polystyrene sheet formwork; Cordek "Claymaster" or other equal and approved; 100 mm thick</b>						
Plain vertical						
height exceeding 1.00 m; left in	-	0.30	4.66	17.68	m <sup>2</sup>	22.34
height not exceeding 250 mm; left in	-	0.10	1.55	4.42	m	5.97
height 250–500 mm; left in	-	0.16	2.49	8.84	m	11.32
height 500 mm–1.00 m; left in	-	0.24	3.73	17.68	m	21.41
<b>Combined heave pressure relief insulation and compressible board substructure formwork; Cordeck "Cellcore CP" or other equal and approved; butt joints; securely fixed in place</b>						
Plain horizontal						
200 mm thick; beneath slabs; left in	-	0.60	9.32	9.28	m <sup>2</sup>	18.60
250 mm thick; beneath slabs; left in	-	0.65	10.10	10.22	m <sup>2</sup>	20.32
300 mm thick; beneath slabs; left in	-	0.70	10.88	11.12	m <sup>2</sup>	22.00
<b>Sides of ground beams and edges of beds; basic finish</b>						
Plain vertical						
height exceeding 1.00 m	-	1.53	23.77	7.49	m <sup>2</sup>	31.26
height not exceeding 250 mm	-	0.46	7.15	2.81	m	9.96
height 250–500 mm	-	0.83	12.90	6.18	m	19.08
height 500 mm–1.00 m	-	1.16	18.03	7.49	m	25.51
<b>Edges of suspended slabs; basic finish</b>						
Plain vertical						
height not exceeding 250 mm	-	0.69	10.72	2.90	m	13.62
height 250–500 mm	-	1.02	15.85	4.91	m	20.76
height 500 mm–1.00 m	-	1.62	25.17	7.57	m	32.75
<b>Sides of upstands; basic finish</b>						
Plain vertical						
height exceeding 1.00 m	-	1.85	28.75	9.47	m <sup>2</sup>	38.21
height not exceeding 250 mm	-	0.58	9.01	2.99	m	12.00
height 250–500 mm	-	0.93	14.45	6.35	m	20.80
height 500 mm–1.00 m	-	1.62	25.17	9.47	m	34.64

## E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>E20 FORMWORK FOR IN SITU CONCRETE –</b> cont'd						
<b>Steps in top surfaces; basic finish</b>						
Plain vertical						
height not exceeding 250 mm	-	0.46	7.15	3.03	m	<b>10.18</b>
height 250–500 mm	-	0.74	11.50	6.40	m	<b>17.90</b>
<b>Steps in soffits; basic finish</b>						
Plain vertical						
height not exceeding 250 mm	-	0.51	7.92	2.42	m	<b>10.35</b>
height 250–500 mm	-	0.81	12.59	4.42	m	<b>17.00</b>
<b>Machine bases and plinths; basic finish</b>						
Plain vertical						
height exceeding 1.00 m	-	1.48	23.00	7.49	m <sup>2</sup>	<b>30.48</b>
height not exceeding 250 mm	-	0.46	7.15	2.81	m	<b>9.96</b>
height 250–500 mm	-	0.79	12.28	6.18	m	<b>18.46</b>
height 500 mm–1.00 m	-	1.16	18.03	7.49	m	<b>25.51</b>
<b>Soffits of slabs; basic finish</b>						
Slab thickness not exceeding 200 mm						
horizontal; height to soffit not exceeding 1.50 m	-	1.67	25.95	7.01	m <sup>2</sup>	<b>32.96</b>
horizontal; height to soffit 1.50–3.00 m	-	1.62	25.17	7.10	m <sup>2</sup>	<b>32.27</b>
horizontal; height to soffit 1.50–3.00 m (based on 5 uses)	-	1.53	23.77	5.85	m <sup>2</sup>	<b>29.62</b>
horizontal; height to soffit 1.50–3.00 m (based on 6 uses)	-	1.48	23.00	5.02	m <sup>2</sup>	<b>28.02</b>
horizontal; height to soffit 3.00–4.50 m	-	1.57	24.40	7.31	m <sup>2</sup>	<b>31.71</b>
horizontal; height to soffit 4.50–6.00 m	-	1.67	25.95	7.53	m <sup>2</sup>	<b>33.48</b>
Slab thickness 200–300 mm						
horizontal; height to soffit 1.50–3.00 m	-	1.67	25.95	9.34	m <sup>2</sup>	<b>35.29</b>
Slab thickness 300–400 mm						
horizontal; height to soffit 1.50–3.00 m	-	1.71	26.57	10.46	m <sup>2</sup>	<b>37.03</b>
Slab thickness 400–500 mm						
horizontal; height to soffit 1.50–3.00 m	-	1.80	27.97	11.58	m <sup>2</sup>	<b>39.55</b>
Slab thickness 500–600 mm						
horizontal; height to soffit 1.50–3.00 m	-	1.94	30.15	11.58	m <sup>2</sup>	<b>41.73</b>
Extra over soffits of slabs for						
sloping not exceeding 15°	-	0.19	2.95	-	m <sup>2</sup>	<b>2.95</b>
sloping exceeding 15°	-	0.37	5.75	-	m <sup>2</sup>	<b>5.75</b>
<b>Soffits of slabs; Richard Lees galvanised steel permanent shuttering; or other equal and approved</b>						
Slab thickness not exceeding 200 mm						
0.9 mm S350 'Holorib' decking; height to soffit 1.50–3.00 m	21.43	0.28	4.70	22.62	m <sup>2</sup>	<b>27.33</b>
0.9 mm S350 'Holorib' decking; height to soffit 3.00–4.50 m	21.43	0.30	5.13	22.62	m <sup>2</sup>	<b>27.75</b>
1.2 mm S350 'Holorib' decking; height to soffit 3.00–4.50 m	24.96	0.30	5.13	26.35	m <sup>2</sup>	<b>31.48</b>
0.9 mm S350 'Ribdeck E60' decking; height to soffit 3.00–4.50 m	18.06	0.30	5.13	19.07	m <sup>2</sup>	<b>24.20</b>
1.2 mm S350 'Ribdeck E60' decking; height to soffit 3.00–4.50 m	20.52	0.30	5.13	21.66	m <sup>2</sup>	<b>26.79</b>
0.9 mm S350 'Ribdeck AL' decking; height to soffit 3.00–4.50 m	18.41	0.30	5.13	19.44	m <sup>2</sup>	<b>24.57</b>

## E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
1.2 mm S350 'Ribdeck AL' decking; height to soffit 3.00–4.50 m	20.96	0.30	5.13	22.13	m <sup>2</sup>	27.26
0.9 mm S350 'Ribdeck 80' decking; height to soffit 3.00–4.50 m	19.97	0.30	5.13	21.08	m <sup>2</sup>	26.21
1.2 mm S350 'Ribdeck 80' decking; height to soffit 3.00–4.50 m	23.00	0.30	5.13	24.28	m <sup>2</sup>	29.41
Edge trim and restraints to decking						
Edge trim 1.2 mm x 300 mm girth	-	0.23	3.85	9.45	m	13.30
Edge trim 1.2 mm x 350 mm girth	-	0.23	3.85	10.20	m	14.05
Edge trim 1.2 mm x 400 mm girth	-	0.23	3.85	0.48	m	4.32
Bearings to decking; connection to steel work with 'thru-deck' welded shear studs						
19 mm dia x 95 mm high studs at 100 mm centres	-	-	-	11.84	m	-
19 mm dia x 95 mm high studs at 200 mm centres	-	-	-	5.92	m	-
19 mm dia x 95 mm high studs at 300 mm centres	-	-	-	3.94	m	-
19 mm dia x 120 mm high studs at 100 mm centres	-	-	-	13.67	m	-
19 mm dia x 120 mm high studs at 200 mm centres	-	-	-	6.83	m	-
19 mm dia x 120 mm high studs at 300 mm centres	-	-	-	4.55	m	-
<b>Soffits of landings; basic finish</b>						
Slab thickness not exceeding 200 mm horizontal; height to soffit 1.50–3.00 m	-	1.67	25.95	7.54	m <sup>2</sup>	33.49
Slab thickness 200–300 mm horizontal; height to soffit 1.50–3.00 m	-	1.76	27.35	10.01	m <sup>2</sup>	37.36
Slab thickness 300–400 mm horizontal; height to soffit 1.50–3.00 m	-	1.80	27.97	11.24	m <sup>2</sup>	39.21
Slab thickness 400–500 mm horizontal; height to soffit 1.50–3.00 m	-	1.90	29.52	12.48	m <sup>2</sup>	42.00
Slab thickness 500–600 mm horizontal; height to soffit 1.50–3.00 m	-	2.04	31.70	12.48	m <sup>2</sup>	44.18
Extra over soffits of landings for sloping not exceeding 15°	-	0.19	2.95	-	m <sup>2</sup>	2.95
sloping exceeding 15°	-	0.37	5.75	-	m <sup>2</sup>	5.75
<b>Soffits of coffered or troughed slabs; basic finish</b>						
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	-	2.31	35.90	11.99	m <sup>2</sup>	47.88
horizontal; height to soffit 3.00–4.50 m	-	2.41	37.45	12.20	m <sup>2</sup>	49.65
horizontal; height to soffit 4.50–6.00 m	-	2.50	38.85	12.33	m <sup>2</sup>	51.18
<b>Top formwork; basic finish</b>						
Sloping exceeding 15°	-	1.39	21.60	5.07	m <sup>2</sup>	26.67
<b>Walls; basic finish</b>						
Vertical	-	1.67	25.95	9.34	m <sup>2</sup>	35.29
Vertical; height exceeding 3.00 m above floor level	-	2.04	31.70	9.55	m <sup>2</sup>	41.25
Vertical; interrupted	-	1.94	30.15	9.55	m <sup>2</sup>	39.70
Vertical; to one side only	-	3.24	50.35	12.01	m <sup>2</sup>	62.36
Battered	-	2.59	40.25	9.94	m <sup>2</sup>	50.19
<b>Beams; basic finish</b>						
Attached to slabs						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	-	2.04	31.70	9.08	m <sup>2</sup>	40.78
regular shaped; square or rectangular; height to soffit 3.00–4.50 m	-	2.13	33.10	9.34	m <sup>2</sup>	42.44



## E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>E20 FORMWORK FOR IN SITU CONCRETE – cont'd</b>						
<b>Beams; basic finish – cont'd</b>						
regular shaped; square or rectangular; height to soffit 4.50–6.00 m	-	2.22	34.50	9.55	m <sup>2</sup>	<b>44.05</b>
Attached to walls						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	-	2.13	33.10	9.08	m <sup>2</sup>	<b>42.18</b>
Isolated						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	-	2.22	34.50	9.08	m <sup>2</sup>	<b>43.57</b>
regular shaped; square or rectangular; height to soffit 3.00–4.50 m	-	2.31	35.90	9.34	m <sup>2</sup>	<b>45.23</b>
regular shaped; square or rectangular; height to soffit 4.50–6.00 m	-	2.41	37.45	9.55	m <sup>2</sup>	<b>47.00</b>
Extra over beams for						
regular shaped; sloping not exceeding 15°	-	0.28	4.35	1.08	m <sup>2</sup>	<b>5.43</b>
regular shaped; sloping exceeding 15°	-	0.56	8.70	2.16	m <sup>2</sup>	<b>10.86</b>
<b>Beam casings; basic finish</b>						
Attached to slabs						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	-	2.13	33.10	9.08	m <sup>2</sup>	<b>42.18</b>
regular shaped; square or rectangular; height to soffit 3.00–4.50 m	-	2.22	34.50	9.34	m <sup>2</sup>	<b>43.83</b>
Attached to walls						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	-	2.22	34.50	9.08	m <sup>2</sup>	<b>43.57</b>
Isolated						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	-	2.31	35.90	9.08	m <sup>2</sup>	<b>44.97</b>
regular shaped; square or rectangular; height to soffit 3.00–4.50 m	-	2.41	37.45	9.34	m <sup>2</sup>	<b>46.79</b>
Extra over beam casings for						
regular shaped; sloping not exceeding 15°	-	0.28	4.35	1.08	m <sup>2</sup>	<b>5.43</b>
regular shaped; sloping exceeding 15°	-	0.56	8.70	2.16	m <sup>2</sup>	<b>10.86</b>
<b>Columns; basic finish</b>						
Attached to walls						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	-	2.04	31.70	7.53	m <sup>2</sup>	<b>39.23</b>
Isolated						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	-	2.13	33.10	7.53	m <sup>2</sup>	<b>40.63</b>
regular shaped; circular; not exceeding 300 mm diameter; height to soffit 1.50–3.00 m	-	3.70	57.49	13.39	m <sup>2</sup>	<b>70.88</b>
regular shaped; circular; 300–600 mm diameter; height to soffit 1.50–3.00 m	-	3.47	53.92	11.58	m <sup>2</sup>	<b>65.50</b>
regular shaped; circular; 600–900 mm diameter; height to soffit 1.50–3.00 m	-	3.24	50.35	11.36	m <sup>2</sup>	<b>61.71</b>
<b>Column casings; basic finish</b>						
Attached to walls						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	-	2.13	33.10	7.53	m <sup>2</sup>	<b>40.63</b>
Isolated						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	-	2.22	34.50	7.53	m <sup>2</sup>	<b>42.03</b>

## E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Recesses or rebates</b>						
12 x 12 mm	-	0.06	0.93	0.25	m	1.19
25 x 25 mm	-	0.06	0.93	0.46	m	1.40
25 x 50 mm	-	0.06	0.93	0.61	m	1.54
50 x 50 mm	-	0.06	0.93	0.84	m	1.78
<b>Nibs</b>						
50 x 50 mm	-	0.51	7.92	1.05	m	8.98
100 x 100 mm	-	0.72	11.19	1.29	m	12.47
100 x 200 mm	-	0.96	14.92	8.55	m	23.47
<b>Extra over a basic finish for fine formed finishes</b>						
Slabs	-	0.30	4.66	-	m <sup>2</sup>	4.66
Walls	-	0.30	4.66	-	m <sup>2</sup>	4.66
Beams	-	0.30	4.66	-	m <sup>2</sup>	4.66
Columns	-	0.30	4.66	-	m <sup>2</sup>	4.66
<b>Add to prices for basic formwork for</b>						
Curved radius 6.00 m – 50% Curved radius 2.00 m – 100% Coating with retardant agent	-	0.01	0.16	0.25	m <sup>2</sup>	0.41
<b>Wall kickers; basic finish</b>						
Height 150 mm	-	0.46	7.15	2.12	m	9.27
Height 225 mm	-	0.60	9.32	2.51	m	11.84
<b>Suspended wall kickers; basic finish</b>						
Height 150 mm	-	0.58	9.01	2.35	m	11.36
<b>Wall ends, soffits and steps in walls; basic finish</b>						
Plain						
width exceeding 1.00 m	-	1.76	27.35	9.34	m <sup>2</sup>	36.69
width not exceeding 250 mm	-	0.56	8.70	2.21	m	10.91
width 250–500 mm	-	0.88	13.67	5.10	m	18.78
width 500 mm–1.00 m	-	1.39	21.60	9.34	m	30.94
<b>Openings in walls</b>						
Plain						
width exceeding 1.00 m	-	1.94	30.15	9.34	m <sup>2</sup>	39.48
width not exceeding 250 mm	-	0.60	9.32	2.21	m	11.53
width 250–500 mm	-	1.02	15.85	5.10	m	20.95
width 500 mm–1.00 m	-	1.57	24.40	9.34	m	33.73
<b>Stairflights</b>						
Width 1.00 m; 150 mm waist; 150 mm undercut risers string, width 300 mm	-	4.63	71.95	19.69	m	91.64
Width 2.00 m; 200 mm waist; 150 mm undercut risers string, width 350 mm	-	8.33	129.44	57.06	m	186.50
<b>Mortices</b>						
Girth not exceeding 500 mm depth not exceeding 250 mm; circular	-	0.14	2.18	0.63	nr	2.80
<b>Holes</b>						
Girth not exceeding 500 mm depth not exceeding 250 mm; circular	-	0.19	2.95	0.93	nr	3.88
depth 250–500 mm; circular	-	0.28	4.35	2.59	nr	6.94
Girth 500 mm–1.00 m depth not exceeding 250 mm; circular	-	0.23	3.57	1.45	nr	5.03
depth 250–500 mm; circular	-	0.35	5.44	4.54	nr	9.98

## E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>E20 FORMWORK FOR IN SITU CONCRETE –</b> cont'd						
<b>Holes – cont'd</b>						
Girth 1.00–2.00 m						
depth not exceeding 250 mm; circular	-	0.42	6.53	4.54	nr	<b>11.07</b>
depth 250–500 mm; circular	-	0.62	9.63	9.47	nr	<b>19.11</b>
Girth 2.00–3.00 m						
depth not exceeding 250 mm; circular	-	0.56	8.70	8.83	nr	<b>17.53</b>
depth 250–500 mm; circular	-	0.83	12.90	57.81	nr	<b>70.70</b>
<b>E30 REINFORCEMENT FOR IN SITU CONCRETE</b>						
<b>NOTE:</b> Prices of steel rebar and fabric are particularly volatile at the time of going to press, so Readers are encouraged to contact their suppliers and check prices for currency based on anticipated delivery dates.						
<b>Bars; BS 4449; hot rolled deformed high steel bars; grade 500C</b>						
40 mm diameter nominal size						
straight	503.00	16.00	248.62	540.03	tonne	<b>788.65</b>
bent	528.00	16.00	248.62	566.30	tonne	<b>814.92</b>
32 mm diameter nominal size						
straight	503.00	17.00	264.16	540.55	tonne	<b>804.71</b>
bent	528.00	17.00	264.16	566.81	tonne	<b>830.98</b>
25 mm diameter nominal size						
straight	430.00	18.00	279.70	464.50	tonne	<b>744.20</b>
bent	451.00	18.00	279.70	486.56	tonne	<b>766.26</b>
20 mm diameter nominal size						
straight	503.00	20.00	310.78	542.20	tonne	<b>852.98</b>
bent	528.00	18.00	279.70	568.47	tonne	<b>848.17</b>
16 mm diameter nominal size						
straight	430.00	22.00	341.86	466.64	tonne	<b>808.50</b>
bent	451.00	22.00	341.86	488.70	tonne	<b>830.56</b>
12 mm diameter nominal size						
straight	442.00	24.00	372.94	480.90	tonne	<b>853.84</b>
bent	464.00	24.00	372.94	504.01	tonne	<b>876.95</b>
10 mm diameter nominal size						
straight	442.00	26.00	404.01	483.17	tonne	<b>887.18</b>
bent	464.00	26.00	404.01	506.28	tonne	<b>910.29</b>
8 mm diameter nominal size						
straight	494.00	28.00	432.71	539.45	tonne	<b>972.17</b>
links	494.00	31.00	479.33	541.53	tonne	<b>1020.86</b>
bent	494.00	28.00	432.71	539.45	tonne	<b>972.17</b>
<b>Bars; stainless steel; to EN 1.4301</b>						
32 mm diameter nominal size						
straight	2800.00	17.00	264.16	3006.23	tonne	<b>3270.40</b>
bent	2850.00	21.00	321.56	3058.76	tonne	<b>3380.33</b>
25 mm diameter nominal size						
straight	2750.00	18.00	279.70	2950.06	tonne	<b>3229.77</b>
bent	2850.00	18.00	279.70	3055.13	tonne	<b>3334.83</b>
20 mm diameter nominal size						
straight	2750.00	20.00	310.78	2954.32	tonne	<b>3265.10</b>
bent	2850.00	20.00	310.78	3059.38	tonne	<b>3370.16</b>

## E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
16 mm diameter nominal size straight	2750.00	22.00	341.86	2962.45	tonne	<b>3304.31</b>
bent	2850.00	22.00	341.86	3067.52	tonne	<b>3409.37</b>
12 mm diameter nominal size straight	2750.00	24.00	372.94	2970.59	tonne	<b>3343.53</b>
bent	2850.00	24.00	372.94	3075.65	tonne	<b>3448.59</b>
10 mm diameter nominal size straight	2850.00	26.00	404.01	3084.41	tonne	<b>3488.42</b>
bent	2950.00	26.00	404.01	3189.47	tonne	<b>3593.48</b>
8 mm diameter nominal size straight	2850.00	28.00	432.71	3092.54	tonne	<b>3525.26</b>
bent	2950.00	28.00	432.71	3197.61	tonne	<b>3630.32</b>
<b>Bars; stainless steel; to EN 1.4462</b>						
32 mm diameter nominal size straight	4250.00	17.00	264.16	4529.64	tonne	<b>4793.80</b>
bent	4500.00	21.00	321.56	4792.30	tonne	<b>5113.86</b>
25 mm diameter nominal size straight	4100.00	18.00	279.70	4368.41	tonne	<b>4648.11</b>
bent	4350.00	18.00	279.70	4631.06	tonne	<b>4910.77</b>
20 mm diameter nominal size straight	4100.00	20.00	310.78	4372.66	tonne	<b>4683.44</b>
bent	4350.00	20.00	310.78	4635.32	tonne	<b>4946.10</b>
16 mm diameter nominal size straight	4100.00	22.00	341.86	4380.80	tonne	<b>4722.66</b>
bent	4350.00	22.00	341.86	4643.45	tonne	<b>4985.31</b>
12 mm diameter nominal size straight	4100.00	24.00	372.94	4388.93	tonne	<b>4761.87</b>
bent	4350.00	24.00	372.94	4651.59	tonne	<b>5024.53</b>
10 mm diameter nominal size straight	4350.00	26.00	404.01	4660.34	tonne	<b>5064.36</b>
bent	4500.00	26.00	404.01	4817.94	tonne	<b>5221.95</b>
8 mm diameter nominal size straight	4350.00	28.00	432.71	4668.48	tonne	<b>5101.19</b>
bent	4500.00	28.00	432.71	4826.07	tonne	<b>5258.79</b>
<b>Bars; stainless steel; to LDX2101® (EN 1.4362)</b>						
<b>NOTE:</b> LDX2101® (EN 1.4362) is a new low Ni, Mn bearing stainless steel alloy, which offers greater price stability and cost effectiveness, and is expected to be adopted into the British Standard in the near future.						
32 mm diameter nominal size straight	2800.00	17.00	264.16	3006.23	tonne	<b>3270.40</b>
bent	3000.00	21.00	321.56	3216.36	tonne	<b>3537.92</b>
25 mm diameter nominal size straight	2700.00	18.00	279.70	2897.53	tonne	<b>3177.23</b>
bent	2800.00	18.00	279.70	3002.59	tonne	<b>3282.30</b>
20 mm diameter nominal size straight	2700.00	20.00	310.78	2901.79	tonne	<b>3212.57</b>
bent	2800.00	20.00	310.78	3006.85	tonne	<b>3317.63</b>
16 mm diameter nominal size straight	2700.00	22.00	341.86	2909.92	tonne	<b>3251.78</b>
bent	2800.00	22.00	341.86	3014.99	tonne	<b>3356.84</b>
12 mm diameter nominal size straight	2700.00	24.00	372.94	2918.06	tonne	<b>3291.00</b>
bent	2800.00	24.00	372.94	3023.12	tonne	<b>3396.06</b>
10 mm diameter nominal size straight	2850.00	26.00	404.01	3084.41	tonne	<b>3488.42</b>
bent	2950.00	26.00	404.01	3189.47	tonne	<b>3593.48</b>

## E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>E30 REINFORCEMENT FOR IN SITU CONCRETE – cont'd</b>						
<b>Bars; stainless steel; to LDX2101® (EN 1.4362) – cont'd</b>						
8 mm diameter nominal size						
straight	2900.00	28.00	432.71	3145.07	tonne	<b>3577.79</b>
bent	3000.00	28.00	432.71	3250.14	tonne	<b>3682.85</b>
<b>Fabric; BS 4449</b>						
Ref A98 (1.54 kg/m <sup>2</sup> )						
400 mm minimum laps	1.67	0.12	1.86	1.88	m <sup>2</sup>	<b>3.75</b>
strips in one width; 600 mm width	1.67	0.15	2.33	1.88	m <sup>2</sup>	<b>4.21</b>
strips in one width; 900 mm width	1.67	0.14	2.18	1.88	m <sup>2</sup>	<b>4.06</b>
strips in one width; 1200 mm width	1.67	0.13	2.02	1.88	m <sup>2</sup>	<b>3.90</b>
Ref A142 (2.22 kg/m <sup>2</sup> )						
400 mm minimum laps	1.59	0.12	1.86	1.79	m <sup>2</sup>	<b>3.66</b>
strips in one width; 600 mm width	1.59	0.15	2.33	1.79	m <sup>2</sup>	<b>4.12</b>
strips in one width; 900 mm width	1.59	0.14	2.18	1.79	m <sup>2</sup>	<b>3.97</b>
strips in one width; 1200 mm width	1.59	0.13	2.02	1.79	m <sup>2</sup>	<b>3.81</b>
Ref A193 (3.02 kg/m <sup>2</sup> )						
400 mm minimum laps	2.17	0.12	1.86	2.45	m <sup>2</sup>	<b>4.31</b>
strips in one width; 600 mm width	2.17	0.15	2.33	2.45	m <sup>2</sup>	<b>4.78</b>
strips in one width; 900 mm width	2.17	0.14	2.18	2.45	m <sup>2</sup>	<b>4.62</b>
strips in one width; 1200 mm width	2.17	0.13	2.02	2.45	m <sup>2</sup>	<b>4.47</b>
Ref A252 (3.95 kg/m <sup>2</sup> )						
400 mm minimum laps	2.84	0.13	2.02	3.20	m <sup>2</sup>	<b>5.22</b>
strips in one width; 600 mm width	2.84	0.16	2.49	3.20	m <sup>2</sup>	<b>5.69</b>
strips in one width; 900 mm width	2.84	0.15	2.33	3.20	m <sup>2</sup>	<b>5.53</b>
strips in one width; 1200 mm width	2.84	0.14	2.18	3.20	m <sup>2</sup>	<b>5.38</b>
Ref A393 (6.16 kg/m <sup>2</sup> )						
400 mm minimum laps	4.43	0.15	2.33	4.99	m <sup>2</sup>	<b>7.33</b>
strips in one width; 600 mm width	4.43	0.18	2.80	4.99	m <sup>2</sup>	<b>7.79</b>
strips in one width; 900 mm width	4.43	0.17	2.64	4.99	m <sup>2</sup>	<b>7.64</b>
strips in one width; 1200 mm width	4.43	0.16	2.49	4.99	m <sup>2</sup>	<b>7.48</b>
Ref B196 (3.05 kg/m <sup>2</sup> )						
400 mm minimum laps	4.04	0.12	1.86	4.56	m <sup>2</sup>	<b>6.42</b>
strips in one width; 600 mm width	4.04	0.15	2.33	4.56	m <sup>2</sup>	<b>6.89</b>
strips in one width; 900 mm width	4.04	0.14	2.18	4.56	m <sup>2</sup>	<b>6.73</b>
strips in one width; 1200 mm width	4.04	0.13	2.02	4.56	m <sup>2</sup>	<b>6.58</b>
Ref B283 (3.73 kg/m <sup>2</sup> )						
400 mm minimum laps	2.68	0.12	1.86	3.02	m <sup>2</sup>	<b>4.89</b>
strips in one width; 600 mm width	2.68	0.15	2.33	3.02	m <sup>2</sup>	<b>5.35</b>
strips in one width; 900 mm width	2.68	0.14	2.18	3.02	m <sup>2</sup>	<b>5.20</b>
strips in one width; 1200 mm width	2.68	0.13	2.02	3.02	m <sup>2</sup>	<b>5.04</b>
Ref B385 (4.53 kg/m <sup>2</sup> )						
400 mm minimum laps	3.26	0.13	2.02	3.68	m <sup>2</sup>	<b>5.70</b>
strips in one width; 600 mm width	3.26	0.16	2.49	3.68	m <sup>2</sup>	<b>6.16</b>
strips in one width; 900 mm width	3.26	0.15	2.33	3.68	m <sup>2</sup>	<b>6.01</b>
strips in one width; 1200 mm width	3.26	0.14	2.18	3.68	m <sup>2</sup>	<b>5.85</b>
Ref B503 (5.93 kg/m <sup>2</sup> )						
400 mm minimum laps	4.27	0.15	2.33	4.81	m <sup>2</sup>	<b>7.15</b>
strips in one width; 600 mm width	4.27	0.18	2.80	4.81	m <sup>2</sup>	<b>7.61</b>
strips in one width; 900 mm width	4.27	0.17	2.64	4.81	m <sup>2</sup>	<b>7.46</b>
strips in one width; 1200 mm width	4.27	0.16	2.49	4.81	m <sup>2</sup>	<b>7.30</b>
Ref B785 (8.14 kg/m <sup>2</sup> )						
400 mm minimum laps	5.86	0.17	2.64	6.61	m <sup>2</sup>	<b>9.25</b>
strips in one width; 600 mm width	5.86	0.20	3.11	6.61	m <sup>2</sup>	<b>9.71</b>
strips in one width; 900 mm width	5.86	0.19	2.95	6.61	m <sup>2</sup>	<b>9.56</b>

## E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
strips in one width; 1200 mm width Ref B1131 (10.90 kg/m <sup>2</sup> )	5.86	0.18	2.80	6.61	m <sup>2</sup>	<b>9.40</b>
400 mm minimum laps	7.85	0.18	2.80	8.85	m <sup>2</sup>	<b>11.65</b>
strips in one width; 600 mm width	7.85	0.24	3.73	8.85	m <sup>2</sup>	<b>12.58</b>
strips in one width; 900 mm width	7.85	0.22	3.42	8.85	m <sup>2</sup>	<b>12.27</b>
strips in one width; 1200 mm width Ref D49 (0.77 kg/m <sup>2</sup> )	7.85	0.20	3.11	8.85	m <sup>2</sup>	<b>11.96</b>
100 mm minimum laps; bent	1.49	0.24	3.73	1.68	m <sup>2</sup>	<b>5.41</b>
<b>E40 DESIGNED JOINTS IN IN SITU CONCRETE</b>						
<b>Formed; Fosroc impregnated fibreboard joint filler or other equal and approved</b>						
Width not exceeding 150 mm						
12.50 mm thick	-	0.14	2.18	1.71	m	<b>3.89</b>
20 mm thick	-	0.19	2.95	2.69	m	<b>5.65</b>
25 mm thick	-	0.23	3.57	2.93	m	<b>6.51</b>
Width 150–300 mm						
12.50 mm thick	-	0.23	3.57	2.84	m	<b>6.41</b>
20 mm thick	-	0.23	3.57	4.49	m	<b>8.07</b>
25 mm thick	-	0.23	3.57	5.34	m	<b>8.92</b>
Width 300–450 mm						
12.50 mm thick	-	0.28	4.35	3.97	m	<b>8.32</b>
20 mm thick	-	0.28	4.35	6.24	m	<b>10.59</b>
25 mm thick	-	0.28	4.35	7.41	m	<b>11.76</b>
<b>Formed; Grace Serviced "Kork-pak" waterproof bonded cork joint filler board or other equal and approved</b>						
Width not exceeding 150 mm						
10 mm thick	-	0.14	2.18	2.86	m	<b>5.04</b>
13 mm thick	-	0.14	2.18	2.91	m	<b>5.09</b>
19 mm thick	-	0.14	2.18	3.82	m	<b>5.99</b>
25 mm thick	-	0.14	2.18	4.38	m	<b>6.55</b>
Width 150–300 mm						
10 mm thick	-	0.19	2.95	5.36	m	<b>8.31</b>
13 mm thick	-	0.19	2.95	5.45	m	<b>8.40</b>
19 mm thick	-	0.19	2.95	7.26	m	<b>10.22</b>
25 mm thick	-	0.19	2.95	8.39	m	<b>11.34</b>
Width 300–450 mm						
10 mm thick	-	0.23	3.57	8.12	m	<b>11.70</b>
13 mm thick	-	0.23	3.57	8.26	m	<b>11.84</b>
19 mm thick	-	0.23	3.57	10.98	m	<b>14.55</b>
25 mm thick	-	0.23	3.57	12.67	m	<b>16.24</b>
<b>Sealants; Fosroc"Plastic 77" hot poured rubberized bituminous compound or other equal and approved</b>						
Width 10 mm						
25 mm depth	-	0.17	2.64	0.94	m	<b>3.58</b>
Width 12.50 mm						
25 mm depth	-	0.18	2.80	1.15	m	<b>3.95</b>
Width 20 mm						
25 mm depth	-	0.19	2.95	1.88	m	<b>4.83</b>
Width 25 mm						
25 mm depth	-	0.20	3.11	2.31	m	<b>5.42</b>

## E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>E40 DESIGNED JOINTS IN IN SITU CONCRETE – cont'd</b>						
<b>Sealants; Fosroc "Thioflex 600" gun grade two part polysulphide or other equal and approved</b>						
Width 10 mm 25 mm depth	-	0.05	0.78	3.57	m	<b>4.35</b>
Width 12.50 mm 25 mm depth	-	0.06	0.93	4.46	m	<b>5.40</b>
Width 20 mm 25 mm depth	-	0.07	1.09	7.14	m	<b>8.23</b>
Width 25 mm 25 mm depth	-	0.08	1.24	8.93	m	<b>10.17</b>
<b>Sealants; Grace Servicised "Paraseal" polysulphide compound or other equal and approved; priming with Grace Servicised "Primer P"</b>						
Width 10 mm 25 mm depth	-	0.19	2.50	2.75	m	<b>5.25</b>
Width 13 mm 25 mm depth	-	0.19	2.50	3.53	m	<b>6.03</b>
Width 19 mm 25 mm depth	-	0.23	3.03	5.08	m	<b>8.11</b>
Width 25 mm 25 mm depth	-	0.23	3.03	6.63	m	<b>9.66</b>
<b>Waterstops; Grace Servicised or other equal and approved;</b>						
Hydrophilic strip water stop; lapped joints; cast into concrete						
5 x 20 mm "Servitrip AH 205"	4.45	0.30	3.95	5.20	m	<b>9.15</b>
50 x 20 mm "Adcor 500S"	5.03	0.30	3.95	6.87	m	<b>10.82</b>
"Servitite" Internal 10mm thick pvc water stop; flat dumbbell type; heat welded joints; cast into concrete						
Servitite 150; 150mm wide	7.48	0.23	3.57	8.80	m	<b>12.38</b>
flat angle	13.52	0.28	4.35	17.80	nr	<b>22.15</b>
vertical angle	13.44	0.28	4.35	17.72	nr	<b>22.07</b>
flat three way intersection	19.50	0.37	5.75	25.92	nr	<b>31.66</b>
vertical three way intersection	22.59	0.37	5.75	29.17	nr	<b>34.92</b>
four way intersection	23.90	0.46	7.15	32.31	nr	<b>39.45</b>
Servitite 230; 230mm wide	10.97	0.23	3.57	12.56	m	<b>16.13</b>
flat angle	16.03	0.28	4.35	21.94	nr	<b>26.29</b>
vertical angle	19.62	0.28	4.35	25.72	nr	<b>30.07</b>
flat three way intersection	23.26	0.37	5.75	32.12	nr	<b>37.87</b>
vertical three way intersection	44.38	0.37	5.75	54.31	nr	<b>60.06</b>
four way intersection	28.90	0.46	7.15	40.56	nr	<b>47.71</b>
Servitite AT200; 200 mm wide	14.76	0.23	3.57	16.64	m	<b>20.21</b>
flat angle	18.39	0.28	4.35	26.05	nr	<b>30.40</b>
vertical angle	20.30	0.28	4.35	28.06	nr	<b>32.41</b>
flat three way intersection	32.90	0.37	5.75	44.69	nr	<b>50.44</b>
vertical three way intersection	24.34	0.37	5.75	35.71	nr	<b>41.46</b>
four way intersection	38.05	0.46	7.15	53.43	nr	<b>60.58</b>
Servitite K305; 305 mm wide	18.11	0.28	4.35	20.24	m	<b>24.59</b>
flat angle	26.25	0.32	4.97	37.70	nr	<b>42.67</b>
vertical angle	28.87	0.32	4.97	40.45	nr	<b>45.43</b>
flat three way intersection	36.89	0.42	6.53	53.97	nr	<b>60.50</b>
vertical three way intersection	45.06	0.42	6.53	62.56	nr	<b>69.09</b>
four way intersection	50.25	0.51	7.92	73.03	nr	<b>80.96</b>

## E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
"Serviseal" External pvc water stop; PVC water stop; centre bulb type; heat welded joints; cast into concrete						
Serviseal 195; 195mm wide	4.79	0.23	3.57	5.91	m	9.48
flat angle	8.38	0.28	4.35	11.25	nr	15.60
vertical angle	15.05	0.28	4.35	18.25	nr	22.60
flat three way intersection	14.37	0.37	5.75	18.79	nr	24.54
four way intersection	21.68	0.46	7.15	27.66	nr	34.80
Serviseal 240; 240 mm wide	6.09	0.23	3.57	7.31	m	10.89
flat angle	9.54	0.28	4.35	13.02	nr	17.37
vertical angle	15.74	0.28	4.35	19.54	nr	23.89
flat three way intersection	16.11	0.37	5.75	21.47	nr	27.21
four way intersection	24.00	0.46	7.15	31.21	nr	38.36
Serviseal AT240; 240 mm wide	17.42	0.23	3.57	19.50	m	23.07
flat angle	17.13	0.28	4.35	25.87	nr	30.22
vertical angle	16.14	0.28	4.35	24.84	nr	29.19
flat three way intersection	26.38	0.37	5.75	39.56	nr	45.31
four way intersection	39.71	0.46	7.15	57.47	nr	64.62
Serviseal K320; 320 mm wide	8.18	0.28	4.35	9.56	m	13.91
flat angle	21.46	0.32	4.97	27.33	nr	32.30
vertical angle	4.91	0.32	4.97	15.26	nr	20.23
flat three way intersection	31.42	0.42	6.53	40.22	nr	46.75
four way intersection	39.14	0.51	7.92	50.67	nr	58.60
<b>E41 WORKED FINISHES/CUTTING TO IN SITU CONCRETE</b>						
<b>Worked finishes</b>						
Tamping by mechanical means	-	0.02	0.26	0.09	m <sup>2</sup>	0.35
Power floating	-	0.16	2.11	0.31	m <sup>2</sup>	2.41
Trowelling	-	0.31	4.08	-	m <sup>2</sup>	4.08
Hacking						
by mechanical means	-	0.31	4.08	0.36	m <sup>2</sup>	4.44
by hand	-	0.65	8.55	-	m <sup>2</sup>	8.55
Lightly shot blasting surface of concrete	-	0.37	4.87	-	m <sup>2</sup>	4.87
Blasting surface of concrete to produce textured finish	-	0.65	8.55	0.76	m <sup>2</sup>	9.31
Sand blasting (blast and vac method)	-	-	-	-	m <sup>2</sup>	32.29
Wood float finish	-	0.12	1.58	-	m <sup>2</sup>	1.58
Tamped finish						
level or to falls	-	0.06	0.79	-	m <sup>2</sup>	0.79
to falls	-	0.09	1.18	-	m <sup>2</sup>	1.18
Spade finish	-	0.14	1.84	-	m <sup>2</sup>	1.84
<b>Cutting chases</b>						
Depth not exceeding 50 mm						
width 10 mm	-	0.31	4.08	1.50	m	5.58
width 50 mm	-	0.46	6.05	1.69	m	7.74
width 75 mm	-	0.61	8.03	1.86	m	9.89
Depth 50–100 mm						
width 75 mm	-	0.83	10.92	3.34	m	14.26
width 100 mm	-	0.93	12.24	3.44	m	15.68
width 100 mm; in reinforced concrete	-	1.39	18.29	5.61	m	23.90
Depth 100–150 mm						
width 100 mm	-	1.20	15.79	3.69	m	19.48
width 100 mm; in reinforced concrete	-	1.85	24.35	6.94	m	31.29
width 150 mm	-	1.48	19.48	4.02	m	23.49
width 150 mm; in reinforced concrete	-	2.22	29.22	7.32	m	36.54



## E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>E41 WORKED FINISHES/CUTTING TO IN SITU CONCRETE – cont'd</b>						
<b>Cutting rebates</b>						
Depth not exceeding 50 mm width 50 mm	-	0.46	6.05	1.69	m	7.74
Depth 50–100 mm width 100 mm	-	0.93	12.24	3.44	m	15.68
<b>NOTE:</b> The following rates for cutting holes and mortices in concrete allow for diamond drilling.						
<b>Diamond drilling</b>						
Cutting holes and mortices in concrete; per 25 mm depth						
25 mm diameter	-	-	-	-	nr	1.84
32 mm diameter	-	-	-	-	nr	1.43
52 mm diameter	-	-	-	-	nr	1.75
78 mm diameter	-	-	-	-	nr	2.03
107 mm diameter	-	-	-	-	nr	2.21
127 mm diameter	-	-	-	-	nr	2.44
152 mm diameter	-	-	-	-	nr	2.91
200 mm diameter	-	-	-	-	nr	3.87
250 mm diameter	-	-	-	-	nr	5.67
300 mm diameter	-	-	-	-	nr	7.52
Cutting holes and mortices in reinforced concrete; per 25 mm depth						
25 mm diameter	-	-	-	-	nr	2.40
32 mm diameter	-	-	-	-	nr	2.12
52 mm diameter	-	-	-	-	nr	2.03
78 mm diameter	-	-	-	-	nr	2.12
107 mm diameter	-	-	-	-	nr	2.49
127 mm diameter	-	-	-	-	nr	2.91
152 mm diameter	-	-	-	-	nr	3.41
200 mm diameter	-	-	-	-	nr	4.94
250 mm diameter	-	-	-	-	nr	7.47
300 mm diameter	-	-	-	-	nr	9.64
Other items in reinforced concrete						
diamond chasing; per 25 x 25 mm section	-	-	-	-	m	11.07
forming box; per 25 mm depth (per m of perimeter)	-	-	-	-	m	4.43
diamond floor sawing; per 25 mm depth	-	-	-	-	m	2.54
diamond track mount or ring sawing; per 25 mm depth	-	-	-	-	m	9.22
stitch drilling 107 mm diameter hole; per 25 mm depth	-	-	-	-	nr	2.08
<b>E42 ACCESSORIES CAST INTO IN SITU CONCRETE</b>						
<b>Foundation bolt boxes</b>						
Temporary plywood; for group of 4 nr bolts						
75 x 75 x 150 mm	-	0.42	6.53	0.82	nr	7.35
75 x 75 x 250 mm	-	0.42	6.53	1.06	nr	7.59
Expanded metal; Expanet Building Products Ltd or other equal and approved						
75 mm diameter x 150 mm long	-	0.28	4.35	1.86	nr	6.21
75 mm diameter x 300 mm long	-	0.28	4.35	1.91	nr	6.26
100 mm diameter x 450 mm long	-	0.28	4.35	2.03	nr	6.38

## E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Foundation bolts and nuts</b>						
Black hexagon						
10 mm diameter x 100 mm long	-	0.23	3.57	0.42	nr	3.99
12 mm diameter x 120 mm long	-	0.23	3.57	0.63	nr	4.21
16 mm diameter x 160 mm long	-	0.28	4.35	1.76	nr	6.11
20 mm diameter x 180 mm long	-	0.28	4.35	2.05	nr	6.40
<b>Masonry slots</b>						
Galvanised steel; dovetail slots; 1.20 mm thick; 18G						
1000 mm long	-	0.25	3.88	2.53	m	6.41
100 mm long	-	0.07	1.09	0.21	nr	1.30
Galvanised steel; metal insert slots; Halfen Ltd or other equal and approved; 2.50 mm thick; end caps and foam filling						
41 x 41 mm; ref P3270	-	0.37	5.75	3.69	m	9.44
41 x 41 x 100 mm; ref P3250	-	0.09	1.40	0.55	nr	1.95
41 x 41 x 150 mm; ref P3251	-	0.09	1.40	0.67	nr	2.06
<b>Cramps</b>						
Mild steel; once bent; one end shot fired into concrete; other end fanged and built into brickwork joint						
200 mm girth	-	0.14	2.39	0.54	nr	2.93
<b>Column guards</b>						
White nylon coated steel; "Rigifix" or other equal and approved; Huntley and Sparks Ltd; plugging; screwing to concrete; 1.50 mm thick						
75 x 75 x 1000 mm	-	0.74	11.50	17.55	nr	29.05
Galvanised steel; "Rigifix" or other equal and approved; Huntley and Sparks Ltd; 3 mm thick						
75 x 75 x 1000 mm	-	0.56	8.70	12.60	nr	21.31
Galvanised steel; "Rigifix" or other equal and approved; Huntley and Sparks Ltd; 4.50 mm thick						
75 x 75 x 1000 mm	-	0.56	8.70	16.94	nr	25.65
Stainless steel; "HKW" or other equal and approved; Halfen Ltd; 5 mm thick						
50 x 50 x 1200 mm	-	0.93	14.45	33.08	nr	47.53
50 x 50 x 2000 mm	-	1.11	17.25	54.91	nr	72.16
<b>Channels</b>						
Stainless steel; Halfen Ltd or other equal and approved						
ref 38/17/HTA	-	0.32	4.97	42.65	m	47.63
ref 41/22/HZA; 80 mm long; including "T" headed bolts and plate washers	-	0.09	1.40	12.25	nr	13.65
<b>Channel ties</b>						
Stainless steel; Halfen Ltd or other equal and approved						
ref HTS – B12; 150 mm projection; including insulation retainer	-	0.03	0.64	0.31	nr	0.95
ref HTS – B12; 200 mm projection; including insulation retainer	-	0.03	0.64	0.36	nr	1.00

## E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>E50 PRECAST CONCRETE LARGE UNITS</b>						
<b>Contractor designed precast concrete staircases and landings; including all associated steel supports and fixing in position</b>						
Straight staircases; 280 mm treads; 170 mm undercut risers						
1200 mm wide; 2750 mm rise	-	-	-	-	nr	1652.81
1200 mm wide; 3750 mm rise	-	-	-	-	nr	2203.75
Dogleg staircases						
1200 mm wide; one full width half landing; 2750 mm rise	-	-	-	-	nr	2534.31
1200 mm wide; one full width half landing; 3750 mm rise	-	-	-	-	nr	3305.63
Extra over for 200 mm concrete landing support walls	-	-	-	-	nr	771.31
1800 mm wide; one full width half landing; 2750 mm rise	-	-	-	-	nr	3581.09
1800 mm wide; one full width half landing; 3750 mm rise	-	-	-	-	nr	4682.97
Extra over for 200 mm concrete landing support walls	-	-	-	-	nr	1190.03
<b>E60 PRECAST/COMPOSITE CONCRETE DECKING</b>						
<b>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<sup>2</sup> per site visit; top surface screeding and ceiling finishes by others</b>						
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 <sup>2</sup>						
floor spans up to 3.00 m; 1200 mm x 150 mm	-	-	-	-	m <sup>2</sup>	44.02
floor spans 3.00 m–6.00 m; 1200 mm x 150 mm	-	-	-	-	m <sup>2</sup>	44.82
floor spans 6.00 m–7.50 m; 1200 mm x 200 mm	-	-	-	-	m <sup>2</sup>	45.21
floor spans 7.50 m–9.50 m; 1200 mm x 250 mm	-	-	-	-	m <sup>2</sup>	51.13
floor spans 9.50 m–12.00 m; 1200 mm x 300 mm	-	-	-	-	m <sup>2</sup>	52.02
floor spans 12.00 m–12.50 m; 1200 mm x 350 mm	-	-	-	-	m <sup>2</sup>	54.51
floor spans 12.50 m–14.00 m; 1200 mm x 400 mm	-	-	-	-	m <sup>2</sup>	59.71
floor spans 14.00 m–15.00 m; 1200 mm x 450 mm	-	-	-	-	m <sup>2</sup>	60.65
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 <sup>2</sup>						
floor spans up to 3.00 m; 1200 mm x 150 mm	-	-	-	-	m <sup>2</sup>	44.29
floor spans 3.00 m–6.00 m; 1200 mm x 200 mm	-	-	-	-	m <sup>2</sup>	45.01
floor spans 6.00 m–7.50 m; 1200 mm x 250 mm	-	-	-	-	m <sup>2</sup>	51.67
Floors to heavy warehousing, factories, stores and the like; superimposed load of 12.50 kN/m <sup>2</sup>						
floor spans up to 3.00 m; 1200 mm x 150 mm	-	-	-	-	m <sup>2</sup>	44.56
floor spans 3.00 m–6.00 m; 1200 mm x 250 mm	-	-	-	-	m <sup>2</sup>	51.40
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 x 1400 mm x 150 mm half landing and 1 nr top landing						
3.00 m storey height	-	-	-	-	nr	2000.36

## E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Composite floor comprising reinforced in situ ready-mixed concrete 30.00 N/mm<sup>2</sup>; on and including 1.20 mm thick "Holorib" steel deck permanent shutting; complete with reinforcement to support imposed loading and A142 anti-crack mesh</b>						
150 mm thick suspended slab; 5.00 kN/m <sup>2</sup> loading						
1.50 m–3.00 m high to soffit	-	1.43	20.65	47.58	m <sup>2</sup>	<b>68.24</b>
3.00 m–4.50 m high to soffit	-	1.43	20.65	48.83	m <sup>2</sup>	<b>69.48</b>
4.50 m–6.00 m high to soffit	-	1.67	24.38	49.31	m <sup>2</sup>	<b>73.69</b>
200 mm thick suspended slab; 7.50 kN/m <sup>2</sup> loading						
1.50 m–3.00 m high to soffit	-	1.47	21.18	52.01	m <sup>2</sup>	<b>73.19</b>
3.00 m–4.50 m high to soffit	-	1.47	21.18	53.26	m <sup>2</sup>	<b>74.44</b>
4.50 m–6.00 m high to soffit	-	1.70	24.75	53.73	m <sup>2</sup>	<b>78.49</b>

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>F10 BRICK/BLOCK WALLING</b>						
<b>BASIC MORTAR PRICES</b>						
Coloured mortar materials (£/tonne); (excluding cement)						
light	-	-	-	57.76	tonne	-
medium	-	-	-	60.09	tonne	-
dark	-	-	-	72.68	tonne	-
extra dark	-	-	-	72.68	tonne	-
Mortar materials (£/tonne)						
cement	-	-	-	112.57	tonne	-
sand	-	-	-	20.05	tonne	-
lime	-	-	-	178.94	tonne	-
white cement	-	-	-	208.76	tonne	-
Mortar materials (£/5 litres)						
"Cemplas Super" mortar plasticiser	-	-	-	6.15	5litre	-
<b>SUPPLY AND FIX PRICES</b>						
<b>Common bricks; PC £240.00 per 1000; in gauged mortar (1:1:6)</b>						
Walls						
half brick thick	-	0.93	19.87	17.61	m <sup>2</sup>	<b>37.48</b>
half brick thick; building against other work; concrete	-	1.02	21.79	18.78	m <sup>2</sup>	<b>40.57</b>
half brick thick; building overhand	-	1.16	24.78	17.61	m <sup>2</sup>	<b>42.39</b>
half brick thick; curved; 6.00 m radii	-	1.20	25.63	17.61	m <sup>2</sup>	<b>43.25</b>
half brick thick; curved; 1.50 m radii	-	1.57	33.54	20.26	m <sup>2</sup>	<b>53.79</b>
one brick thick	-	1.57	33.54	35.23	m <sup>2</sup>	<b>68.76</b>
one brick thick; curved; 6.00 m radii	-	2.04	43.58	37.87	m <sup>2</sup>	<b>81.45</b>
one brick thick; curved; 1.50 m radii	-	2.54	54.26	38.45	m <sup>2</sup>	<b>92.71</b>
one and a half brick thick	-	2.13	45.50	52.84	m <sup>2</sup>	<b>98.34</b>
one and a half brick thick; battering	-	2.45	52.33	52.84	m <sup>2</sup>	<b>105.17</b>
two brick thick	-	2.59	55.33	70.45	m <sup>2</sup>	<b>125.78</b>
two brick thick; battering	-	3.05	65.15	70.45	m <sup>2</sup>	<b>135.60</b>
337 average thick; tapering, one side	-	2.68	57.25	52.84	m <sup>2</sup>	<b>110.09</b>
450 average thick; tapering, one side	-	3.47	74.12	70.45	m <sup>2</sup>	<b>144.58</b>
337 average thick; tapering, both sides	-	3.10	66.22	52.84	m <sup>2</sup>	<b>119.06</b>
450 average thick; tapering, both sides	-	3.89	83.09	71.04	m <sup>2</sup>	<b>154.13</b>
facework one side, half brick thick	-	1.02	21.79	17.61	m <sup>2</sup>	<b>39.40</b>
facework one side, one brick thick	-	1.67	35.67	35.23	m <sup>2</sup>	<b>70.90</b>
facework one side, one and a half brick thick	-	2.22	47.42	52.84	m <sup>2</sup>	<b>100.26</b>
facework one side, two brick thick	-	2.68	57.25	70.45	m <sup>2</sup>	<b>127.70</b>
facework both sides, half brick thick	-	1.11	23.71	17.61	m <sup>2</sup>	<b>41.32</b>
facework both sides, one brick thick	-	1.76	37.60	35.23	m <sup>2</sup>	<b>72.82</b>
facework both sides, one and a half brick thick	-	2.31	49.34	52.84	m <sup>2</sup>	<b>102.18</b>
facework both sides, two brick thick	-	2.78	59.38	70.45	m <sup>2</sup>	<b>129.84</b>
Isolated piers						
one brick thick	-	2.36	50.41	35.23	m <sup>2</sup>	<b>85.64</b>
two brick thick	-	3.70	79.04	71.04	m <sup>2</sup>	<b>150.07</b>
three brick thick	-	4.67	99.76	106.84	m <sup>2</sup>	<b>206.60</b>
Isolated casings						
half brick thick	-	1.20	25.63	17.61	m <sup>2</sup>	<b>43.25</b>
one brick thick	-	2.04	43.58	35.23	m <sup>2</sup>	<b>78.80</b>
Chimney stacks						
one brick thick	-	2.36	50.41	35.23	m <sup>2</sup>	<b>85.64</b>
two brick thick	-	3.70	79.04	71.04	m <sup>2</sup>	<b>150.07</b>
three brick thick	-	4.67	99.76	106.84	m <sup>2</sup>	<b>206.60</b>

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Projections						
225 mm width; 112 mm depth; vertical	-	0.28	5.98	3.73	m	9.71
225 mm width; 225 mm depth; vertical	-	0.56	11.96	7.46	m	19.42
337 mm width; 225 mm depth; vertical	-	0.83	17.73	11.19	m	28.92
440 mm width; 225 mm depth; vertical	-	0.93	19.87	14.92	m	34.78
Closing cavities						
width of cavity 50 mm, closing with common brickwork half brick thick; vertical	-	0.28	5.98	0.89	m	6.87
width of cavity 50 mm, closing with common brickwork half brick thick; horizontal	-	0.28	5.98	2.77	m	8.75
width of cavity 50 mm, closing with common brickwork half brick thick; including damp proof course; vertical	-	0.37	7.90	1.73	m	9.64
width of cavity 50 mm, closing with common brickwork half brick thick; including damp proof course; horizontal	-	0.32	6.84	3.38	m	10.21
width of cavity 75 mm, closing with common brickwork half brick thick; vertical	-	0.28	5.98	1.31	m	7.29
width of cavity 75 mm, closing with common brickwork half brick thick; horizontal	-	0.28	5.98	4.09	m	10.07
width of cavity 75 mm, closing with common brickwork half brick thick; including damp proof course; vertical	-	0.37	7.90	2.15	m	10.06
width of cavity 75 mm, closing with common brickwork half brick thick; including damp proof course; horizontal	-	0.32	6.84	4.70	m	11.54
Bonding to existing						
half brick thick	-	0.28	5.98	0.97	m	6.95
one brick thick	-	0.42	8.97	1.94	m	10.91
one and a half brick thick	-	0.65	13.88	2.91	m	16.79
two brick thick	-	0.88	18.80	3.88	m	22.67
Arches						
height on face 102 mm, width of exposed soffit 102 mm, shape of arch – segmental, one ring	-	1.57	27.37	6.50	m	33.87
height on face 102 mm, width of exposed soffit 215 mm, shape of arch – segmental, one ring	-	2.04	37.41	8.55	m	45.96
height on face 102 mm, width of exposed soffit 102 mm, shape of arch – semi-circular, one ring	-	1.99	36.34	6.50	m	42.84
height on face 102 mm, width of exposed soffit 215 mm, shape of arch – semi-circular, one ring	-	2.50	47.23	8.55	m	55.79
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – segmental, two ring	-	1.99	36.34	8.38	m	44.72
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – segmental, two ring	-	2.45	46.17	12.31	m	58.48
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – semi-circular, two ring	-	2.68	51.08	8.38	m	59.46
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – semi-circular, two ring	-	3.05	58.98	12.31	m	71.29
ADD or DEDUCT to walls for variation of £10.00/1000 in PC of common bricks						
half brick thick	-	-	-	0.66	m <sup>2</sup>	-
one brick thick	-	-	-	1.33	m <sup>2</sup>	-
one and a half brick thick	-	-	-	1.99	m <sup>2</sup>	-
two brick thick	-	-	-	2.66	m <sup>2</sup>	-

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>F10 BRICK/BLOCK WALLING – cont'd</b>						
<b>Class B engineering bricks; PC £288.00 per 1000; in cement mortar (1:3)</b>						
Walls						
half brick thick	-	1.02	21.79	21.68	m <sup>2</sup>	<b>43.47</b>
one brick thick	-	1.67	35.67	43.36	m <sup>2</sup>	<b>79.03</b>
one brick thick; building against other work	-	1.99	42.51	45.31	m <sup>2</sup>	<b>87.82</b>
one brick thick; curved; 6.00 m radii	-	2.22	47.42	43.36	m <sup>2</sup>	<b>90.78</b>
one and a half brick thick	-	2.22	47.42	65.04	m <sup>2</sup>	<b>112.46</b>
one and a half brick thick; building against other work	-	2.68	57.25	65.04	m <sup>2</sup>	<b>122.29</b>
two brick thick	-	2.78	59.38	86.72	m <sup>2</sup>	<b>146.10</b>
337 mm thick; tapering, one side	-	2.87	61.31	65.04	m <sup>2</sup>	<b>126.35</b>
450 mm thick; tapering, one side	-	3.70	79.04	86.72	m <sup>2</sup>	<b>165.76</b>
337 mm thick; tapering, both sides	-	3.33	71.13	65.04	m <sup>2</sup>	<b>136.17</b>
450 mm thick; tapering, both sides	-	4.21	89.93	87.37	m <sup>2</sup>	<b>177.30</b>
facework one side, half brick thick	-	1.11	23.71	21.68	m <sup>2</sup>	<b>45.39</b>
facework one side, one brick thick	-	1.76	37.60	43.36	m <sup>2</sup>	<b>80.96</b>
facework one side, one and a half brick thick	-	2.31	49.34	65.04	m <sup>2</sup>	<b>114.38</b>
facework one side, two brick thick	-	2.87	61.31	86.72	m <sup>2</sup>	<b>148.03</b>
facework both sides, half brick thick	-	1.20	25.63	21.68	m <sup>2</sup>	<b>47.31</b>
facework both sides, one brick thick	-	1.85	39.52	43.36	m <sup>2</sup>	<b>82.88</b>
facework both sides, one and a half brick thick	-	2.41	51.48	65.04	m <sup>2</sup>	<b>116.52</b>
facework both sides, two brick thick	-	2.96	63.23	86.72	m <sup>2</sup>	<b>149.95</b>
Isolated piers						
one brick thick	-	2.59	55.33	43.36	m <sup>2</sup>	<b>98.68</b>
two brick thick	-	4.07	86.94	87.37	m <sup>2</sup>	<b>174.31</b>
three brick thick	-	5.00	106.81	131.38	m <sup>2</sup>	<b>238.18</b>
Isolated casings						
half brick thick	-	1.30	27.77	21.68	m <sup>2</sup>	<b>49.45</b>
one brick thick	-	2.22	47.42	43.36	m <sup>2</sup>	<b>90.78</b>
Projections						
225 mm width; 112 mm depth; vertical	-	0.32	6.84	4.61	m	<b>11.45</b>
225 mm width; 225 mm depth; vertical	-	0.60	12.82	9.22	m	<b>22.04</b>
337 mm width; 225 mm depth; vertical	-	0.88	18.80	13.84	m	<b>32.63</b>
440 mm width; 225 mm depth; vertical	-	1.02	21.79	18.45	m	<b>40.24</b>
Bonding to existing						
half brick thick	-	0.32	6.84	1.19	m	<b>8.03</b>
one brick thick	-	0.46	9.83	2.39	m	<b>12.21</b>
one and a half brick thick	-	0.65	13.88	3.58	m	<b>17.47</b>
two brick thick	-	0.97	20.72	4.77	m	<b>25.49</b>
ADD or DEDUCT to walls for variation of £10.00/1000 in PC of bricks						
half brick thick	-	-	-	0.66	m <sup>2</sup>	-
one brick thick	-	-	-	1.33	m <sup>2</sup>	-
one and a half brick thick	-	-	-	1.99	m <sup>2</sup>	-
two brick thick	-	-	-	2.66	m <sup>2</sup>	-
<b>ALTERNATIVE FACING BRICK PRICES (PC £ per 1000)</b>						
lbstock facing bricks; 215 x 102.5 x 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	-

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
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	-	-	-	351.90	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	-
Stratford Red Rustic	-	-	-	305.70	1000	-
Swanage Handmade Restoration	-	-	-	703.80	1000	-
Tonbridge Handmade Multi	-	-	-	685.40	1000	-
Hanson Brick Limited, London brand; 215 x 102.5 x 65 mm						
Autumn leaf	-	-	-	403.00	1000	-
Brecken Grey	-	-	-	318.40	1000	-
Burghley Red Rustic	-	-	-	323.60	1000	-
Chiltern	-	-	-	372.40	1000	-
Claydon Red Multi	-	-	-	328.30	1000	-
Georgian	-	-	-	324.70	1000	-
Hathaway Brindled	-	-	-	409.20	1000	-
Hereward Light	-	-	-	336.40	1000	-
Heather	-	-	-	372.40	1000	-
Honey Buff	-	-	-	313.00	1000	-
Ironstone	-	-	-	324.70	1000	-
Milton Buff	-	-	-	342.70	1000	-
Mixed Brown Brindle Rustic	-	-	-	415.30	1000	-
Old English Brindled Red	-	-	-	320.50	1000	-
Regency	-	-	-	350.80	1000	-
Sandfaced	-	-	-	358.90	1000	-
Saxon Gold	-	-	-	358.00	1000	-
Selected Regrades	-	-	-	217.60	1000	-
Sunset Red	-	-	-	332.80	1000	-
Tudor	-	-	-	367.00	1000	-
Windsor	-	-	-	327.40	1000	-
Sherbourne Red Pavers	-	-	-	19.74	m <sup>2</sup>	-
Coxmoor Rose Multi Pavers	-	-	-	19.74	m <sup>2</sup>	-
<b>SUPPLY AND FIX PRICES</b>						
<b>Facing bricks; machine made facings; PC £350.00 per 1000 (unless otherwise stated); in gauged mortar (1:1:6)</b>						
<b>Walls</b>						
facework one side, half brick thick; stretc.her bond	-	1.20	25.63	24.84	m <sup>2</sup>	<b>50.48</b>
facework one side, half brick thick, flemish bond with snapped headers	-	1.39	29.69	24.89	m <sup>2</sup>	<b>54.58</b>
facework one side, half brick thick, stretc.her bond; building against other work; concrete	-	1.30	27.77	26.05	m <sup>2</sup>	<b>53.82</b>
facework one side, half brick thick; flemish bond with snapped headers; building against other work; concrete	-	1.48	31.61	26.05	m <sup>2</sup>	<b>57.67</b>
facework one side, half brick thick, stretc.her bond; building overhand	-	1.48	31.61	24.89	m <sup>2</sup>	<b>56.50</b>
facework one side, half brick thick; flemish bond with snapped headers; building overhand	-	1.67	35.67	24.89	m <sup>2</sup>	<b>60.56</b>
facework one side, half brick thick; stretc.her bond; curved; 6.00 m radii	-	1.76	37.60	24.89	m <sup>2</sup>	<b>62.48</b>



## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>F10 BRICK/BLOCK WALLING – cont'd</b>						
<b>Facing bricks; machine made facings; PC £350.00 per 1000 (unless otherwise stated); in gauged mortar (1:1:6) – cont'd</b>						
facework one side, half brick thick; flemish bond with snapped headers; curved; 6.00 m radii	-	1.99	42.51	24.89	m <sup>2</sup>	<b>67.40</b>
facework one side, half brick thick; stretc.her bond; curved; 1.50 m radii	-	2.22	47.42	28.75	m <sup>2</sup>	<b>76.17</b>
facework one side, half brick thick; flemish bond with snapped headers; curved; 1.50 m radii	-	2.59	55.33	28.75	m <sup>2</sup>	<b>84.07</b>
facework both sides, one brick thick; two stretc.her skins tied together	-	2.08	44.43	51.18	m <sup>2</sup>	<b>95.61</b>
facework both sides, one brick thick; flemish bond	-	2.13	45.50	49.78	m <sup>2</sup>	<b>95.28</b>
facework both sides, one brick thick; two stretc.her skins tied together; curved; 6.00 m radii	-	2.87	61.31	55.03	m <sup>2</sup>	<b>116.34</b>
facework both sides, one brick thick; flemish bond; curved; 6.00 m radii	-	2.96	63.23	53.64	m <sup>2</sup>	<b>116.86</b>
facework both sides, one brick thick; two stretc.her skins tied together; curved; 1.50 m radii	-	3.56	76.05	59.47	m <sup>2</sup>	<b>135.52</b>
facework both sides, one brick thick; flemish bond; curved; 1.50 m radii	-	3.70	79.04	58.07	m <sup>2</sup>	<b>137.11</b>
Isolated piers						
facework both sides, one brick thick; two stretc.her skins tied together	-	2.45	52.33	51.97	m <sup>2</sup>	<b>104.31</b>
facework both sides, one brick thick; flemish bond	-	2.50	53.40	51.97	m <sup>2</sup>	<b>105.38</b>
Isolated casings						
facework one side, half brick thick; stretc.her bond	-	1.85	39.52	24.89	m <sup>2</sup>	<b>64.41</b>
facework one side, half brick thick; flemish bond with snapped headers	-	2.04	43.58	24.89	m <sup>2</sup>	<b>68.47</b>
Projections						
225 mm width; 112 mm depth; stretc.her bond; vertical	-	0.28	5.98	5.35	m	<b>11.33</b>
225 mm width; 112 mm depth; flemish bond with snapped headers; vertical	-	0.37	7.90	5.35	m	<b>13.25</b>
225 mm width; 225 mm depth; flemish bond; vertical	-	0.60	12.82	10.69	m	<b>23.51</b>
328 mm width; 112 mm depth; stretc.her bond; vertical	-	0.56	11.96	8.02	m	<b>19.98</b>
328 mm width; 112 mm depth; flemish bond with snapped headers; vertical	-	0.65	13.88	8.02	m	<b>21.91</b>
328 mm width; 225 mm depth; flemish bond; vertical	-	1.11	23.71	16.01	m	<b>39.72</b>
440 mm width; 112 mm depth; stretc.her bond; vertical	-	0.83	17.73	10.69	m	<b>28.42</b>
440 mm width; 112 mm depth; flemish bond with snapped headers; vertical	-	0.88	18.80	10.69	m	<b>29.49</b>
440 mm width; 225 mm depth; flemish bond; vertical	-	1.62	34.60	21.39	m	<b>55.99</b>
Arches						
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – flat	-	0.93	17.12	7.22	m	<b>24.34</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – flat	-	1.39	26.95	12.75	m	<b>39.70</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – segmental, one ring	-	1.76	30.74	9.99	m	<b>40.73</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch segmental, one ring	-	2.13	38.65	15.31	m	<b>53.96</b>

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – semi-circular, one ring	-	2.68	50.39	9.99	m	<b>60.39</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – semi-circular, one ring	-	3.61	70.26	15.31	m	<b>85.57</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – segmental, two ring	-	2.17	39.50	9.99	m	<b>49.49</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – segmental; two ring	-	2.82	53.38	15.31	m	<b>68.70</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – semi-circular, two ring	-	3.61	70.26	9.99	m	<b>80.25</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – semi-circular, two ring	-	5.00	99.95	15.31	m	<b>115.26</b>
Arches; cut voussoirs (PC £ per 1000)	3500.00	-	-	-	1000	-
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – segmental, one ring	-	1.80	31.60	56.27	m	<b>87.87</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – segmental, one ring	-	2.27	41.64	107.87	m	<b>149.50</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – semi-circular, one ring	-	2.04	36.72	56.27	m	<b>92.99</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – semi-circular, one ring	-	2.59	48.47	107.87	m	<b>156.34</b>
height on face 320 mm, width of exposed soffit 102 mm, shape of arch – segmental, one and a half ring	-	2.41	44.63	107.81	m	<b>152.43</b>
height on face 320 mm, width of exposed soffit 215 mm, shape of arch – segmental, one and a half ring	-	3.15	60.43	217.46	m	<b>277.90</b>
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	17.98	31.46	m	<b>49.44</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – flat	-	1.43	27.80	61.84	m	<b>89.64</b>
Bullseye windows; 600 mm diameter						
height on face 215 mm, width of exposed soffit 102 mm, two rings	-	4.63	92.05	13.09	nr	<b>105.14</b>
height on face 215 mm, width of exposed soffit 215 mm, two rings	-	6.48	131.57	24.59	nr	<b>156.16</b>
Bullseye windows; 600 mm; cut voussoirs (PC £ per 1000)	3500.00	-	-	-	1000	-
height on face 215 mm, width of exposed soffit 102 mm, one ring	-	3.89	76.24	137.27	nr	<b>213.51</b>
height on face 215 mm, width of exposed soffit 215 mm, one ring	-	5.37	107.86	272.95	nr	<b>380.80</b>
Bullseye windows; 1200 mm diameter						
height on face 215 mm, width of exposed soffit 102 mm, two rings	-	7.22	147.37	28.69	nr	<b>176.06</b>
height on face 215 mm, width of exposed soffit 215 mm, two rings	-	10.36	214.45	52.21	nr	<b>266.66</b>
Bullseye windows; 1200 mm diameter; cut voussoirs (PC £ per 1000)	3500.00	-	-	-	1000	-
height on face 215 mm, width of exposed soffit 102 mm, one ring	-	6.11	123.66	239.07	nr	<b>362.73</b>
height on face 215 mm, width of exposed soffit 215 mm, one ring	-	8.70	178.99	471.80	nr	<b>650.79</b>
ADD or DEDUCT for variation of £10.00 per 1000 in PC of facing bricks in 102 mm high arches with 215 mm soffit	-	-	-	0.30	m	-

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>F10 BRICK/BLOCK WALLING – cont'd</b>						
<b>Facing bricks; machine made facings; PC £350.00 per 1000 (unless otherwise stated); in gauged mortar (1:1:6) – cont'd</b>						
Facework sills						
150 mm x 102 mm; headers on edge; pointing top and one side; set weathering; horizontal	-	0.51	10.89	5.35	m	<b>16.24</b>
150 mm x 102 mm; cant headers on edge; pointing top and one side; set weathering; horizontal (PC £ per 1000)	2000.00	0.56	11.96	29.59	m	<b>41.55</b>
150 mm x 102 mm; bullnosed specials; headers on flat; pointing top and one side; horizontal (PC £ per 1000)	2000.00	0.46	9.83	29.59	m	<b>39.41</b>
Facework copings						
215 mm x 102 mm; headers on edge; pointing top and both sides; horizontal	-	0.42	8.97	5.43	m	<b>14.41</b>
260 mm x 102 mm; headers on edge; pointing top and both sides; horizontal	-	0.65	13.88	8.08	m	<b>21.97</b>
215 mm x 102 mm; double bullnose specials; headers on edge; pointing top and both sides; horizontal (PC £ per 1000)	2000.00	0.46	9.83	29.67	m	<b>39.50</b>
260 mm x 102 mm; single bullnose specials; headers on edge; pointing top and both sides; horizontal (PC £ per 1000)	2000.00	0.65	13.88	59.13	m	<b>73.02</b>
ADD or DEDUCT for variation of £10.00 per 1000 in PC of facing bricks in copings 215 mm wide, 102 mm high	-	-	-	0.15	m	-
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	4.06	0.59	m	<b>4.65</b>
Extra over facing brick for; facework quoins						
flush; mean girth 320 mm (PC £ per 1000)	400.00	0.28	5.98	0.59	m	<b>6.57</b>
Bonding to existing						
facework one side, half brick thick; stretcher bond	-	0.46	9.83	1.37	m	<b>11.20</b>
facework one side, half brick thick; flemish bond with snapped headers	-	0.46	9.83	1.37	m	<b>11.20</b>
facework both sides, one brick thick; two stretchers tied together	-	0.65	13.88	2.75	m	<b>16.63</b>
facework both sides, one brick thick; flemish bond	-	0.65	13.88	2.75	m	<b>16.63</b>
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	-	-	-	0.66	m <sup>2</sup>	-
one brick thick	-	-	-	1.33	m <sup>2</sup>	-
<b>Facing bricks; hand made; PC £500.00 per 1000 (unless otherwise stated); in gauged mortar (1:1:6)</b>						
Walls						
facework one side, half brick thick; stretcher bond	-	1.20	25.63	34.80	m <sup>2</sup>	<b>60.44</b>
facework one side, half brick thick; flemish bond with snapped headers	-	1.39	29.69	34.80	m <sup>2</sup>	<b>64.49</b>
facework one side; half brick thick; stretcher bond; building against other work; concrete	-	1.30	27.77	35.97	m <sup>2</sup>	<b>63.74</b>
facework one side, half brick thick; flemish bond with snapped headers; building against other work; concrete	-	1.48	31.61	35.97	m <sup>2</sup>	<b>67.58</b>

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
facework one side, half brick thick; stretc.her bond; building overhand	-	1.48	31.61	34.80	m <sup>2</sup>	<b>66.42</b>
facework one side, half brick thick; flemish bond with snapped headers; building overhand	-	1.67	35.67	34.80	m <sup>2</sup>	<b>70.48</b>
facework one side, half brick thick; stretc.her bond; curved; 6.00 m radii	-	1.76	37.60	34.80	m <sup>2</sup>	<b>72.40</b>
facework one side, half brick thick; flemish bond with snapped headers; curved; 6.00 m radii	-	1.99	42.51	38.93	m <sup>2</sup>	<b>81.44</b>
facework one side, half brick thick; stretc.her bond; curved 1.50 m radii	-	2.22	47.42	34.80	m <sup>2</sup>	<b>82.22</b>
facework one side, half brick thick; flemish bond with snapped headers; curved; 1.50 m radii	-	2.59	55.33	41.69	m <sup>2</sup>	<b>97.01</b>
facework both sides, one brick thick; two stretc.her skins tied together	-	2.08	44.43	71.00	m <sup>2</sup>	<b>115.43</b>
facework both sides, one brick thick; flemish bond	-	2.13	45.50	69.61	m <sup>2</sup>	<b>115.10</b>
facework both sides; one brick thick; two stretc.her skins tied together; curved; 6.00 m radii	-	2.87	61.31	76.51	m <sup>2</sup>	<b>137.82</b>
facework both sides, one brick thick; flemish bond; curved; 6.00 m radii	-	2.96	63.23	75.11	m <sup>2</sup>	<b>138.34</b>
facework both sides, one brick thick; two stretc.her skins tied together; curved; 1.50 m radii	-	3.56	76.05	82.60	m <sup>2</sup>	<b>158.65</b>
facework both sides, one brick thick; flemish bond; curved; 1.50 m radii	-	3.70	79.04	81.21	m <sup>2</sup>	<b>160.24</b>
Isolated piers						
facework both sides, one brick thick; two stretc.her skins tied together	-	2.45	52.33	71.80	m <sup>2</sup>	<b>124.14</b>
facework both sides, one brick thick; flemish bond	-	2.50	53.40	71.80	m <sup>2</sup>	<b>125.20</b>
Isolated casings						
facework one side, half brick thick; stretc.her bond	-	1.85	39.52	34.80	m <sup>2</sup>	<b>74.32</b>
facework one side, half brick thick; flemish bond with snapped headers	-	2.04	43.58	34.80	m <sup>2</sup>	<b>78.38</b>
Projections						
225 mm width; 112 mm depth; stretc.her bond; vertical	-	0.28	5.98	7.55	m	<b>13.53</b>
225 mm width; 112 mm depth; flemish bond with snapped headers; vertical	-	0.37	7.90	7.55	m	<b>15.45</b>
225 mm width; 225 mm depth; flemish bond; vertical	-	0.60	12.82	15.10	m	<b>27.92</b>
328 mm width; 112 mm depth; stretc.her bond; vertical	-	0.56	11.96	11.33	m	<b>23.30</b>
328 mm width; 112 mm depth; flemish bond with snapped headers; vertical	-	0.65	13.88	11.33	m	<b>25.22</b>
328 mm width; 225 mm depth; flemish bond; vertical	-	1.11	23.71	22.62	m	<b>46.33</b>
440 mm width; 112 mm depth; stretc.her bond; vertical	-	0.83	17.73	15.10	m	<b>32.83</b>
440 mm width; 112 mm depth; flemish bond with snapped headers; vertical	-	0.88	18.80	15.10	m	<b>33.90</b>
440 mm width; 225 mm depth; flemish bond; vertical	-	1.62	34.60	30.20	m	<b>64.80</b>
Arches						
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – flat	-	0.93	17.12	9.42	m	<b>26.54</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – flat	-	1.39	26.95	17.21	m	<b>44.16</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – segmental, one ring	-	1.76	30.74	12.20	m	<b>42.94</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – segmental, one ring	-	2.13	38.65	19.72	m	<b>58.36</b>

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>F10 BRICK/BLOCK WALLING – cont'd</b>						
<b>Facing bricks; hand made; PC £500.00 per 1000 (unless otherwise stated); in gauged mortar (1:1:6) – cont'd</b>						
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – semi-circular, one ring	-	2.68	50.39	12.20	m	<b>62.59</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – semi-circular, one ring	-	3.61	70.26	19.72	m	<b>89.98</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – segmental, two ring	-	2.17	39.50	12.20	m	<b>51.70</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – segmental, two ring	-	2.82	53.38	19.72	m	<b>73.10</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – semi-circular, two ring	-	3.61	70.26	12.20	m	<b>82.46</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – semi-circular, two ring	-	5.00	99.95	19.72	m	<b>119.67</b>
Arches; cut voussoirs (PC £ per 1000)	3700.00	-	-	-	1000	-
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – segmental, one ring	-	1.80	31.60	59.21	m	<b>90.81</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – segmental, one ring	-	2.27	41.64	113.75	m	<b>155.38</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – semi-circular, one ring	-	2.04	36.72	59.21	m	<b>95.93</b>
height one face 215 mm, width of exposed soffit 215 mm, shape of – arch semi-circular, one ring	-	2.59	48.47	113.75	m	<b>162.22</b>
height on face 320 mm, width of exposed soffit 102 mm, shape of arch – segmental, one and a half ring	-	2.41	44.63	113.68	m	<b>158.31</b>
height on face 320 mm, width of exposed soffit 215 mm, shape of arch – segmental, one and a half ring	-	3.15	60.43	229.22	m	<b>289.65</b>
Arches; bullnosed specials (PC £ per 1000)	2100.00	-	-	-	1000	-
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – flat	-	0.97	17.98	32.93	m	<b>50.91</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – flat	-	1.43	27.80	64.81	m	<b>92.62</b>
<b>Bullseye windows; 600 mm diameter</b>						
height on face 215 mm, width of exposed soffit 102 mm, two ring	-	4.63	92.05	17.71	nr	<b>109.76</b>
height on face 215 mm, width of exposed soffit 215 mm, two ring	-	6.48	131.57	44.32	nr	<b>175.89</b>
<b>Bullseye windows; 600 mm diameter; cut voussoirs (PC £ per 1000)</b>						
height on face 215 mm, width of exposed soffit 102 mm, one ring	-	3.89	76.24	144.98	nr	<b>221.22</b>
height on face 215 mm, width of exposed soffit 215 mm, one ring	-	5.37	107.86	288.38	nr	<b>396.23</b>
<b>Bullseye windows; 1200 mm diameter</b>						
height on face 215 mm, width of exposed soffit 102 mm, two ring	-	7.22	147.37	37.94	nr	<b>185.32</b>
height on face 215 mm, width of exposed soffit 215 mm, two ring	-	10.36	214.45	70.72	nr	<b>285.17</b>
<b>Bullseye windows; 1200 mm diameter; cut voussoirs (PC £ per 1000)</b>						
height on face 215 mm, width of exposed soffit 102 mm, one ring	-	6.11	123.66	252.29	nr	<b>375.95</b>
height on face 215 mm, width of exposed soffit 215 mm, one ring	-	8.70	178.99	498.25	nr	<b>677.24</b>

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
ADD or DEDUCT for variation of £10.00 per 1000 in PC of facing bricks in 102 mm high arches with 215 mm soffit	-	-	-	0.30	m	-
Facework sills						
150 mm x 102 mm; headers on edge; pointing top and one side; set weathering; horizontal	-	0.51	10.89	7.55	m	18.44
150 mm x 102 mm; cant headers on edge; pointing top and one side; set weathering; horizontal (PC £ per 1000)	2100.00	0.56	11.96	31.06	m	43.02
150 mm x 102 mm; bullnosed specials; headers on edge; pointing top and one side; horizontal (PC £ per 1000)	2100.00	0.46	9.83	31.06	m	40.88
Facework copings						
215 mm x 102 mm; headers on edge; pointing top and both sides; horizontal	-	0.42	8.97	7.64	m	16.61
260 mm x 102 mm; headers on edge; pointing top and both sides; horizontal	-	0.65	13.88	11.39	m	25.27
215 mm x 102 mm; double bullnose specials; headers on edge; pointing top and both sides; horizontal (PC £ per 1000)	2100.00	0.46	9.83	31.14	m	40.97
260 mm x 102 mm; single bullnose specials; headers on edge; pointing top and both sides; horizontal (PC £ per 1000)	2100.00	0.65	13.88	62.07	m	75.96
ADD or DEDUCT for variation of £10.00 per 1000 in PC of facing bricks in copings 215 mm wide, 102 mm high	-	-	-	0.15	m	-
Extra over facing bricks for; facework ornamental bands and the like, plain bands						
flush; horizontal; 225 mm width; entirely of stretcher (PC £ per 1000)	540.00	0.19	4.06	0.59	m	4.65
Extra over facing bricks for; facework quoins						
flush mean girth 320 mm (PC £ per 1000)	540.00	0.28	5.98	0.59	m	6.57
Bonding ends to existing						
facework one side, half brick thick; stretcher bond	-	0.46	9.83	1.92	m	11.75
facework one side, half brick thick; flemish bond with snapped headers	-	0.46	9.83	1.92	m	11.75
facework both sides, one brick thick; two stretcher skins tied together	-	0.65	13.88	3.85	m	17.73
facework both sides, one brick thick; flemish bond	-	0.65	13.88	3.85	m	17.73
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	-	-	-	0.66	m <sup>2</sup>	-
one brick thick	-	-	-	1.33	m <sup>2</sup>	-
<b>Facing bricks; slips 50 mm thick; in gauged mortar (1:1:6) built up against concrete including flushing up at back (ties not included)</b>						
Walls (PC £ per 1000)	1200.00	1.85	39.52	81.08	m <sup>2</sup>	120.60
Edges of suspended slabs; 200 mm wide	-	0.56	11.96	16.22	m	28.18
Columns; 400 mm wide	-	1.11	23.71	32.43	m	56.14

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>F10 BRICK/BLOCK WALLING – cont'd</b>						
<b>Engineering bricks; and bullnosed specials; in cement mortar (1:3)</b>						
Facework steps						
215 mm x 102 mm; all headers-on-edge; edges set with bullnosed specials; pointing top and one side; set weathering; horizontal (specials PC £ per 1000) returned ends pointed	2000.00	0.51	10.89	29.61	m	<b>40.50</b>
	-	0.14	2.99	6.00	nr	<b>9.00</b>
430 mm x 102 mm; all headers-on-edge; edges set with bullnosed specials; pointing top and one side; set weathering; horizontal (engineering bricks PC £ per 1000)	354.82	0.74	15.81	35.31	m	<b>51.12</b>
returned ends pointed	-	0.19	4.06	7.69	nr	<b>11.75</b>
<b>Facing tile bricks; lbstock "Tilebrick" or other equal and approved; in gauged mortar (1:1:6)</b>						
Walls						
facework one side; half brick thick; stretcher bond (PC £ per 1000)	1260.00	0.87	18.58	62.38	m <sup>2</sup>	<b>80.97</b>
Extra over facing tile bricks for						
fair ends; 79 mm long	-	0.28	5.98	28.42	m	<b>34.40</b>
fair ends; 163 mm long	-	0.28	5.98	28.42	m	<b>34.40</b>
90° x 1/2 external return	-	0.28	5.98	59.97	m	<b>65.95</b>
90° internal return	-	0.28	5.98	70.77	m	<b>76.75</b>
45° external return	-	0.28	5.98	59.97	m	<b>65.95</b>
45° internal return	-	0.28	5.98	59.97	m	<b>65.95</b>
angled verge	-	0.28	5.98	33.40	m	<b>39.39</b>
<b>ALTERNATIVE BLOCK PRICES</b>						
Aerated concrete Durox "Supablocs"; 630 mm x 215 mm						
100 mm	-	-	-	7.67	m <sup>2</sup>	-
130 mm	-	-	-	14.16	m <sup>2</sup>	-
140 mm	-	-	-	16.07	m <sup>2</sup>	-
150 mm	-	-	-	19.05	m <sup>2</sup>	-
215 mm	-	-	-	22.43	m <sup>2</sup>	-
Hanson Conbloc blocks: 450 x 215 mm Cream fair faced						
100 mm hollow	-	-	-	7.49	m <sup>2</sup>	-
100 mm solid	-	-	-	8.11	m <sup>2</sup>	-
140mm hollow	-	-	-	11.10	m <sup>2</sup>	-
140 mm solid	-	-	-	13.21	m <sup>2</sup>	-
190 mm hollow	-	-	-	15.82	m <sup>2</sup>	-
190 mm solid	-	-	-	17.43	m <sup>2</sup>	-
215 mm hollow	-	-	-	15.78	m <sup>2</sup>	-
Fenlite						
100 mm solid; 3.50 N/mm <sup>2</sup>	-	-	-	6.24	m <sup>2</sup>	-
100 mm solid; 7.00 N/mm <sup>2</sup>	-	-	-	6.57	m <sup>2</sup>	-
140 mm solid; 3.50 N/mm <sup>2</sup>	-	-	-	9.32	m <sup>2</sup>	-
Standard Dense						
100 mm solid	-	-	-	5.82	m <sup>2</sup>	-
140 mm solid	-	-	-	8.70	m <sup>2</sup>	-
140 mm hollow	-	-	-	8.65	m <sup>2</sup>	-
190 mm hollow	-	-	-	12.44	m <sup>2</sup>	-
190 mm solid	-	-	-	12.19	m <sup>2</sup>	-
215 mm hollow	-	-	-	13.04	m <sup>2</sup>	-

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Celcon blocks; 450 mm x 215 mm						
75 mm Standard	-	-	-	5.84	m <sup>2</sup>	-
100 mm Standard	-	-	-	7.56	m <sup>2</sup>	-
150 mm Standard	-	-	-	11.34	m <sup>2</sup>	-
265 mm Standard footing	-	-	-	20.16	m <sup>2</sup>	-
100 mm solid	-	-	-	11.43	m <sup>2</sup>	-
215 mm hollow	-	-	-	21.15	m <sup>2</sup>	-
100 mm Solar	-	-	-	7.38	m <sup>2</sup>	-
125 mm Solar	-	-	-	10.06	m <sup>2</sup>	-
150 mm Solar	-	-	-	11.16	m <sup>2</sup>	-
215 mm Solar	-	-	-	17.55	m <sup>2</sup>	-
265 mm Solar	-	-	-	21.60	m <sup>2</sup>	-
Forticrete painting quality blocks; 450 mm x 215 mm						
100 mm hollow	-	-	-	9.34	m <sup>2</sup>	-
100 mm solid	-	-	-	10.22	m <sup>2</sup>	-
140 mm hollow	-	-	-	12.91	m <sup>2</sup>	-
140 mm solid	-	-	-	15.06	m <sup>2</sup>	-
190 mm hollow	-	-	-	17.11	m <sup>2</sup>	-
190 mm solid	-	-	-	19.52	m <sup>2</sup>	-
215 mm hollow	-	-	-	17.96	m <sup>2</sup>	-
215 mm solid	-	-	-	21.60	m <sup>2</sup>	-
Lignacite "Lignacrete" standard blocks; 450 mm x 215 mm; 7.3 N/mm <sup>2</sup>						
100 mm	-	-	-	5.61	m <sup>2</sup>	-
140 mm	-	-	-	8.01	m <sup>2</sup>	-
150 mm	-	-	-	9.49	m <sup>2</sup>	-
190 mm	-	-	-	11.58	m <sup>2</sup>	-
215 mm	-	-	-	12.58	m <sup>2</sup>	-
Tarmac "Hemelite"; 450 mm x 215 mm						
100 mm solid; 3.50 N/mm <sup>2</sup>	-	-	-	5.61	m <sup>2</sup>	-
100 mm solid; 7.00 N/mm <sup>2</sup>	-	-	-	5.80	m <sup>2</sup>	-
140 mm solid; 7.00 N/mm <sup>2</sup>	-	-	-	8.25	m <sup>2</sup>	-
190 mm solid; 7.00 N/mm <sup>2</sup>	-	-	-	11.92	m <sup>2</sup>	-
215 mm solid; 7.00 N/mm <sup>2</sup>	-	-	-	14.69	m <sup>2</sup>	-
Tarmac "Toplite" standard blocks; 450 mm x 215 mm						
100 mm	-	-	-	5.76	m <sup>2</sup>	-
140 mm	-	-	-	8.06	m <sup>2</sup>	-
150 mm	-	-	-	8.64	m <sup>2</sup>	-
215 mm	-	-	-	12.38	m <sup>2</sup>	-
Tarmac "Toplite" GTI (thermal) blocks; 450 mm x 215 mm						
115 mm	-	-	-	6.62	m <sup>2</sup>	-
125 mm	-	-	-	7.20	m <sup>2</sup>	-
130 mm	-	-	-	7.49	m <sup>2</sup>	-
140 mm	-	-	-	8.06	m <sup>2</sup>	-
150 mm	-	-	-	8.64	m <sup>2</sup>	-
215 mm	-	-	-	12.38	m <sup>2</sup>	-
<b>SUPPLY AND FIX PRICES</b>						
<b>Lightweight aerated concrete blocks; Thermalite "Turbo" blocks or other equal and approved; in gauged mortar (1:2:9)</b>						
<b>Walls</b>						
100 mm thick	6.48	0.46	9.83	7.68	m <sup>2</sup>	<b>17.51</b>
115 mm thick	7.45	0.46	9.83	8.83	m <sup>2</sup>	<b>18.66</b>
125 mm thick	8.10	0.46	9.83	9.60	m <sup>2</sup>	<b>19.43</b>
130 mm thick	8.42	0.46	9.83	9.98	m <sup>2</sup>	<b>19.81</b>
140 mm thick	9.07	0.51	10.89	10.75	m <sup>2</sup>	<b>21.65</b>



## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>F10 BRICK/BLOCK WALLING – cont'd</b>						
<b>Lightweight aerated concrete blocks; Thermalite "Turbo" blocks or other equal and approved; in gauged mortar (1:2:9) – cont'd</b>						
150 mm thick	9.72	0.51	10.89	11.52	m <sup>2</sup>	<b>22.42</b>
190 mm thick	12.31	0.56	11.96	14.59	m <sup>2</sup>	<b>26.55</b>
200 mm thick	12.96	0.56	11.96	15.36	m <sup>2</sup>	<b>27.32</b>
215 mm thick	13.93	0.56	11.96	16.51	m <sup>2</sup>	<b>28.48</b>
Isolated piers or chimney stacks						
190 mm thick	-	0.83	17.73	14.59	m <sup>2</sup>	<b>32.32</b>
215 mm thick	-	0.83	17.73	16.51	m <sup>2</sup>	<b>34.24</b>
Isolated casings						
100 mm thick	-	0.51	10.89	7.68	m <sup>2</sup>	<b>18.58</b>
115 mm thick	-	0.51	10.89	8.83	m <sup>2</sup>	<b>19.72</b>
125 mm thick	-	0.51	10.89	9.60	m <sup>2</sup>	<b>20.49</b>
140 mm thick	-	0.56	11.96	10.75	m <sup>2</sup>	<b>22.71</b>
Extra over for fair face; flush pointing						
walls; one side	-	0.04	0.85	-	m <sup>2</sup>	<b>0.85</b>
walls; both sides	-	0.09	1.92	-	m <sup>2</sup>	<b>1.92</b>
Closing cavities						
width of cavity 50 mm, closing with lightweight blockwork 100 mm thick; vertical	-	0.23	4.91	0.43	m	<b>5.35</b>
width of cavity 50 mm, closing with lightweight blockwork 100 mm thick; including damp proof course; vertical	-	0.28	5.98	1.27	m	<b>7.25</b>
width of cavity 75 mm, closing with lightweight blockwork 100 mm thick; vertical	-	0.23	4.91	0.62	m	<b>5.53</b>
width of cavity 75 mm, closing with lightweight blockwork 100 mm thick; including damp proof course; vertical	-	0.28	5.98	1.46	m	<b>7.44</b>
Bonding ends to common brickwork						
100 mm thick	-	0.14	2.99	0.89	m	<b>3.88</b>
115 mm thick	-	0.14	2.99	1.02	m	<b>4.01</b>
125 mm thick	-	0.23	4.91	1.11	m	<b>6.02</b>
130 mm thick	-	0.23	4.91	1.16	m	<b>6.07</b>
140 mm thick	-	0.23	4.91	1.25	m	<b>6.16</b>
150 mm thick	-	0.23	4.91	1.33	m	<b>6.24</b>
190 mm thick	-	0.28	5.98	1.68	m	<b>7.66</b>
200 mm thick	-	0.28	5.98	1.78	m	<b>7.76</b>
215 mm thick	-	0.32	6.84	1.91	m	<b>8.75</b>
<b>Lightweight aerated concrete blocks; Thermalite "Shield" blocks or other equal and approved; in thin joint mortar</b>						
Walls						
75 mm thick	5.36	0.28	5.98	6.94	m <sup>2</sup>	<b>12.92</b>
90 mm thick	5.67	0.30	6.41	17.21	m <sup>2</sup>	<b>23.62</b>
100 mm thick	6.30	0.32	6.84	8.31	m <sup>2</sup>	<b>15.15</b>
140 mm thick	8.82	0.34	7.26	11.64	m <sup>2</sup>	<b>18.90</b>
150 mm thick	9.45	0.36	7.69	12.48	m <sup>2</sup>	<b>20.17</b>
190 mm thick	11.97	0.40	8.54	15.79	m <sup>2</sup>	<b>24.33</b>
200 mm thick	12.60	0.42	8.97	16.62	m <sup>2</sup>	<b>25.59</b>
Isolated piers or chimney stacks						
190 mm thick	-	0.60	12.82	15.79	m <sup>2</sup>	<b>28.60</b>

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Isolated casings						
75 mm thick	-	0.35	7.48	7.25	m <sup>2</sup>	14.72
90 mm thick	-	0.35	7.48	7.60	m <sup>2</sup>	15.08
100 mm thick	-	0.35	7.48	8.31	m <sup>2</sup>	15.79
140 mm thick	-	0.38	8.12	11.64	m <sup>2</sup>	19.76
<b>Lightweight aerated concrete blocks; Thermalite "Shield" blocks or other equal and approved; in gauged mortar (1:2:9)</b>						
Walls						
75 mm thick	5.36	0.42	8.97	5.77	m <sup>2</sup>	14.74
90 mm thick	5.67	0.42	8.97	6.15	m <sup>2</sup>	15.12
100 mm thick	6.30	0.46	9.83	6.83	m <sup>2</sup>	16.66
140 mm thick	8.82	0.51	10.89	9.56	m <sup>2</sup>	20.46
150 mm thick	9.45	0.51	10.89	10.25	m <sup>2</sup>	21.14
190 mm thick	11.97	0.56	11.96	12.98	m <sup>2</sup>	24.94
200 mm thick	12.60	0.56	11.96	13.66	m <sup>2</sup>	25.63
Isolated piers or chimney stacks						
190 mm thick	-	0.83	17.73	12.98	m <sup>2</sup>	30.71
Isolated casings						
75 mm thick	-	0.51	10.89	5.77	m <sup>2</sup>	16.66
90 mm thick	-	0.51	10.89	6.15	m <sup>2</sup>	17.04
100 mm thick	-	0.51	10.89	6.83	m <sup>2</sup>	17.73
140 mm thick	-	0.56	11.96	9.56	m <sup>2</sup>	21.53
Extra over for fair face; flush pointing						
walls; one side	-	0.04	0.85	-	m <sup>2</sup>	0.85
walls; both sides	-	0.09	1.92	-	m <sup>2</sup>	1.92
Closing cavities						
width of cavity 50 mm, closing with lightweight blockwork 100 mm thick; vertical	-	0.23	4.91	0.39	m	5.30
width of cavity 50 mm, closing with lightweight blockwork 100 mm thick; including damp proof course; vertical	-	0.28	5.98	1.23	m	7.21
width of cavity 75 mm, closing with lightweight blockwork 100 mm thick; vertical	-	0.23	4.91	0.56	m	5.47
width of cavity 75 mm, closing with lightweight blockwork 100 mm thick; including damp proof course; vertical	-	0.28	5.98	1.40	m	7.38
Bonding ends to common brickwork						
75 mm thick	-	0.09	1.92	0.67	m	2.59
90 mm thick	-	0.09	1.92	0.71	m	2.64
100 mm thick	-	0.14	2.99	0.79	m	3.78
140 mm thick	-	0.23	4.91	1.12	m	6.03
150 mm thick	-	0.23	4.91	1.19	m	6.10
190 mm thick	-	0.28	5.98	1.50	m	7.49
200 mm thick	-	0.28	5.98	1.59	m	7.57
<b>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</b>						
Walls						
100 mm thick	8.55	0.56	11.96	10.02	m <sup>2</sup>	21.98
140 mm thick	11.97	0.65	13.88	14.02	m <sup>2</sup>	27.90
150 mm thick	12.82	0.65	13.88	15.02	m <sup>2</sup>	28.91
190 mm thick	16.25	0.74	15.81	19.03	m <sup>2</sup>	34.83
200 mm thick	18.39	0.74	15.81	21.48	m <sup>2</sup>	37.29
215 mm thick	17.10	0.74	15.81	20.09	m <sup>2</sup>	35.89

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>F10 BRICK/BLOCK WALLING – cont'd</b>						
<b>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 – cont'd</b>						
Isolated piers or chimney stacks						
190 mm thick	-	0.93	19.87	19.03	m <sup>2</sup>	<b>38.89</b>
200 mm thick	-	0.93	19.87	21.48	m <sup>2</sup>	<b>41.35</b>
215 mm thick	-	0.93	19.87	20.09	m <sup>2</sup>	<b>39.95</b>
Isolated casings						
100 mm thick	-	0.69	14.74	10.02	m <sup>2</sup>	<b>24.76</b>
140 mm thick	-	0.74	15.81	14.02	m <sup>2</sup>	<b>29.83</b>
Extra over for fair face flush pointing walls; both sides						
	-	0.04	0.85	-	m <sup>2</sup>	<b>0.85</b>
Bonding ends to common brickwork						
100 mm thick	-	0.23	4.91	1.14	m	<b>6.06</b>
140 mm thick	-	0.23	4.91	1.61	m	<b>6.53</b>
150 mm thick	-	0.28	5.98	1.72	m	<b>7.70</b>
190 mm thick	-	0.32	6.84	2.18	m	<b>9.01</b>
200 mm thick	-	0.32	6.84	2.46	m	<b>9.29</b>
215 mm thick	-	0.32	6.84	2.31	m	<b>9.15</b>
<b>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</b>						
Walls						
100 mm thick	6.30	0.56	11.96	6.83	m <sup>2</sup>	<b>18.80</b>
215 mm thick	13.54	0.74	15.81	14.69	m <sup>2</sup>	<b>30.50</b>
Isolated piers or chimney stacks						
215 mm thick	-	0.93	19.87	14.69	m <sup>2</sup>	<b>34.56</b>
Isolated casings						
100 mm thick	-	0.69	14.74	6.83	m <sup>2</sup>	<b>21.57</b>
Extra over for fair face flush pointing walls; both sides						
	-	0.04	0.85	-	m <sup>2</sup>	<b>0.85</b>
Bonding ends to common brickwork						
100 mm thick	-	0.23	4.91	0.79	m	<b>5.70</b>
215 mm thick	-	0.32	6.84	1.71	m	<b>8.55</b>
<b>Lightweight aerated high strength concrete blocks (7.00 N/mm<sup>2</sup>); Thermalite "High Strength" blocks or other equal and approved; in cement mortar (1:3)</b>						
Walls						
100 mm thick	8.10	0.46	9.83	9.57	m <sup>2</sup>	<b>19.39</b>
140 mm thick	11.34	0.51	10.89	13.39	m <sup>2</sup>	<b>24.28</b>
150 mm thick	12.15	0.51	10.89	14.35	m <sup>2</sup>	<b>25.24</b>
190 mm thick	15.39	0.56	11.96	18.17	m <sup>2</sup>	<b>30.13</b>
200 mm thick	16.20	0.56	11.96	19.13	m <sup>2</sup>	<b>31.09</b>
215 mm thick	17.41	0.56	11.96	20.56	m <sup>2</sup>	<b>32.53</b>
Isolated piers or chimney stacks						
190 mm thick	-	0.83	17.73	18.17	m <sup>2</sup>	<b>35.90</b>
200 mm thick	-	0.83	17.73	19.13	m <sup>2</sup>	<b>36.86</b>
215 mm thick	-	0.83	17.73	20.56	m <sup>2</sup>	<b>38.29</b>
Isolated casings						
100 mm thick	-	0.51	10.89	9.57	m <sup>2</sup>	<b>20.46</b>
140 mm thick	-	0.56	11.96	13.39	m <sup>2</sup>	<b>25.35</b>
150 mm thick	-	0.56	11.96	14.35	m <sup>2</sup>	<b>26.31</b>

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
190 mm thick	-	0.69	14.74	18.17	m <sup>2</sup>	<b>32.91</b>
200 mm thick	-	0.69	14.74	19.13	m <sup>2</sup>	<b>33.87</b>
215 mm thick	-	0.69	14.74	20.56	m <sup>2</sup>	<b>35.30</b>
Extra over for flush pointing walls; one side	-	0.04	0.85	-	m <sup>2</sup>	<b>0.85</b>
walls; both sides	-	0.09	1.92	-	m <sup>2</sup>	<b>1.92</b>
Bonding ends to common brickwork 100 mm thick	-	0.23	4.91	1.10	m	<b>6.01</b>
140 mm thick	-	0.23	4.91	1.55	m	<b>6.46</b>
150 mm thick	-	0.28	5.98	1.65	m	<b>7.63</b>
190 mm thick	-	0.32	6.84	2.09	m	<b>8.93</b>
200 mm thick	-	0.32	6.84	2.20	m	<b>9.04</b>
215 mm thick	-	0.32	6.84	2.38	m	<b>9.21</b>
<b>Lightweight concrete blocks; Thermalite "Trenchblock" or other equal and approved; with tongued and grooved joints; in cement mortar (1:4)</b>						
Walls						
255 mm thick	16.87	0.60	12.82	19.84	m <sup>2</sup>	<b>32.66</b>
275 mm thick	18.19	0.65	13.88	21.39	m <sup>2</sup>	<b>35.28</b>
305 mm thick	19.84	0.70	14.95	23.32	m <sup>2</sup>	<b>38.27</b>
355 mm thick	23.48	0.75	16.02	27.47	m <sup>2</sup>	<b>43.50</b>
<b>Concrete blocks; Thermalite "Trenchblock" 7.00N/ mm<sup>2</sup> or other equal and approved; with tongued and grooved joints; in cement mortar (1:4)</b>						
Walls						
255 mm thick	22.95	0.70	14.95	26.78	m <sup>2</sup>	<b>41.73</b>
275 mm thick	24.75	0.75	16.02	28.88	m <sup>2</sup>	<b>44.90</b>
305 mm thick	27.00	0.80	17.09	31.48	m <sup>2</sup>	<b>48.57</b>
355 mm thick	31.95	0.85	18.16	37.12	m <sup>2</sup>	<b>55.28</b>
<b>Medium dense smooth faced concrete blocks; Lignacite standard and paint grade 3.60N/mm<sup>2</sup> blocks or other equal and approved; in gauged mortar (1:2:9); flush pointing one side</b>						
Walls						
100 mm thick	6.26	0.62	13.24	7.43	m <sup>2</sup>	<b>20.67</b>
140 mm thick	9.16	0.72	15.38	10.85	m <sup>2</sup>	<b>26.23</b>
150 mm thick	9.75	0.74	15.81	11.56	m <sup>2</sup>	<b>27.37</b>
190 mm thick	12.45	0.86	18.37	14.75	m <sup>2</sup>	<b>33.12</b>
215 mm thick	13.34	0.95	20.29	15.85	m <sup>2</sup>	<b>36.14</b>
Isolated piers or chimney stacks 190 mm thick	-	1.14	24.35	14.75	m <sup>2</sup>	<b>39.10</b>
215 mm thick	-	1.26	26.91	15.85	m <sup>2</sup>	<b>42.77</b>
Isolated casings 100 mm thick	-	0.78	16.66	7.43	m <sup>2</sup>	<b>24.09</b>
140 mm thick	-	0.90	19.22	10.85	m <sup>2</sup>	<b>30.08</b>
Extra over for fair face flush pointing walls; both sides	-	0.04	0.85	-	m <sup>2</sup>	<b>0.85</b>
Bonding ends to common brickwork 100 mm thick	-	0.23	4.91	0.86	m	<b>5.77</b>
140 mm thick	-	0.23	4.91	1.26	m	<b>6.17</b>
150 mm thick	-	0.28	5.98	1.33	m	<b>7.32</b>
190 mm thick	-	0.32	6.84	1.70	m	<b>8.54</b>
215 mm thick	-	0.32	6.84	1.84	m	<b>8.68</b>

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>F10 BRICK/BLOCK WALLING – cont'd</b>						
<b>Medium dense smooth faced concrete blocks; Lignacite standard and paint grade 7.30N/mm<sup>2</sup> blocks or other equal and approved; in gauged mortar (1:2:9); flush pointing one side</b>						
Walls						
100 mm thick	6.36	0.62	13.24	7.55	m <sup>2</sup>	<b>20.79</b>
140 mm thick	9.24	0.72	15.38	10.94	m <sup>2</sup>	<b>26.32</b>
150 mm thick	10.26	0.74	15.81	12.13	m <sup>2</sup>	<b>27.93</b>
190 mm thick	12.85	0.86	18.37	15.20	m <sup>2</sup>	<b>33.57</b>
215 mm thick	14.23	0.95	20.29	16.85	m <sup>2</sup>	<b>37.15</b>
Isolated piers or chimney stacks						
190 mm thick	-	1.14	24.35	15.20	m <sup>2</sup>	<b>39.55</b>
215 mm thick	-	1.26	26.91	16.85	m <sup>2</sup>	<b>43.77</b>
Isolated casings						
100 mm thick	-	0.78	16.66	7.55	m <sup>2</sup>	<b>24.21</b>
140 mm thick	-	0.90	19.22	10.94	m <sup>2</sup>	<b>30.17</b>
<b>Dense aggregate concrete blocks; "ARC Conbloc" or other equal and approved; in cement mortar (1:2:9)</b>						
Walls or partitions or skins of hollow walls						
75 mm thick; solid	4.83	0.56	13.74	5.73	m <sup>2</sup>	<b>19.47</b>
100 mm thick; solid	5.34	0.69	16.93	6.40	m <sup>2</sup>	<b>23.33</b>
140 mm thick; solid	10.51	0.83	20.37	12.38	m <sup>2</sup>	<b>32.74</b>
140 mm thick; hollow	10.09	0.74	18.16	11.90	m <sup>2</sup>	<b>30.06</b>
190 mm thick; hollow	11.91	0.93	22.82	14.14	m <sup>2</sup>	<b>36.96</b>
215 mm thick; hollow	12.42	1.02	25.03	14.81	m <sup>2</sup>	<b>39.84</b>
Isolated piers or chimney stacks						
140 mm thick; hollow	-	1.02	25.03	11.90	m <sup>2</sup>	<b>36.93</b>
190 mm thick; hollow	-	1.34	32.88	14.14	m <sup>2</sup>	<b>47.02</b>
215 mm thick; hollow	-	1.53	37.54	14.81	m <sup>2</sup>	<b>52.36</b>
Isolated casings						
75 mm thick; solid	-	0.69	16.93	5.73	m <sup>2</sup>	<b>22.66</b>
100 mm thick; solid	-	0.74	18.16	6.40	m <sup>2</sup>	<b>24.56</b>
140 mm thick; solid	-	0.93	22.82	12.38	m <sup>2</sup>	<b>35.20</b>
Extra over for fair face; flush pointing						
walls; one side	-	0.09	2.21	-	m <sup>2</sup>	<b>2.21</b>
walls; both sides	-	0.14	3.44	-	m <sup>2</sup>	<b>3.44</b>
Bonding ends to common brickwork						
75 mm thick solid	-	0.14	3.44	0.66	m	<b>4.10</b>
100 mm thick solid	-	0.23	5.64	0.74	m	<b>6.39</b>
140 mm thick solid	-	0.28	6.87	1.43	m	<b>8.30</b>
140 mm thick hollow	-	0.28	6.87	1.38	m	<b>8.25</b>
190 mm thick hollow	-	0.32	7.85	1.63	m	<b>9.49</b>
215 mm thick hollow	-	0.37	9.08	1.73	m	<b>10.80</b>
<b>Dense aggregate concrete blocks; (7.00 N/mm<sup>2</sup>) Forticrete "Shepton Mallet Common" blocks or other equal and approved; in cement mortar (1:3)</b>						
Walls						
75 mm thick; solid	7.14	0.56	13.74	8.37	m <sup>2</sup>	<b>22.11</b>
100 mm thick; hollow	5.82	0.69	16.93	7.00	m <sup>2</sup>	<b>23.93</b>
100 mm thick; solid	5.44	0.69	16.93	6.56	m <sup>2</sup>	<b>23.50</b>
140 mm thick; hollow	8.60	0.74	18.16	10.30	m <sup>2</sup>	<b>28.45</b>
140 mm thick; solid	8.60	0.83	20.37	10.30	m <sup>2</sup>	<b>30.66</b>
190 mm thick; hollow	11.63	0.93	22.82	13.93	m <sup>2</sup>	<b>36.75</b>
190 mm thick; solid	11.62	1.02	25.03	13.92	m <sup>2</sup>	<b>38.95</b>

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
215 mm thick; hollow	10.55	1.02	25.03	12.82	m <sup>2</sup>	37.85
215 mm thick; solid	12.73	1.16	28.46	15.28	m <sup>2</sup>	43.74
Dwarf support wall						
140 mm thick; solid	-	1.16	28.46	10.30	m <sup>2</sup>	38.76
190 mm thick; solid	-	1.34	32.88	13.92	m <sup>2</sup>	46.80
215 mm thick; solid	-	1.53	37.54	15.28	m <sup>2</sup>	52.82
Isolated piers or chimney stacks						
140 mm thick; hollow	-	1.02	25.03	10.30	m <sup>2</sup>	35.32
190 mm thick; hollow	-	1.34	32.88	13.93	m <sup>2</sup>	46.81
215 mm thick; hollow	-	1.53	37.54	12.82	m <sup>2</sup>	50.37
Isolated casings						
75 mm thick; solid	-	0.69	16.93	8.37	m <sup>2</sup>	25.30
100 mm thick; solid	-	0.74	18.16	6.56	m <sup>2</sup>	24.72
140 mm thick; solid	-	0.93	22.82	10.30	m <sup>2</sup>	33.12
Extra over for fair face; flush pointing						
walls; one side	-	0.09	2.21	-	m <sup>2</sup>	2.21
walls; both sides	-	0.14	3.44	-	m <sup>2</sup>	3.44
Bonding ends to common brickwork						
75 mm thick solid	-	0.14	3.44	0.95	m	4.39
100 mm thick solid	-	0.23	5.64	0.75	m	6.40
140 mm thick solid	-	0.28	6.87	1.19	m	8.06
190 mm thick solid	-	0.32	7.85	1.60	m	9.45
215 mm thick solid	-	0.37	9.08	1.76	m	10.84
<b>Dense aggregate coloured concrete blocks; Forticrete "Shepton Mallet Bathstone" or other equal and approved; in coloured gauged mortar (1:1:6); flush pointing one side</b>						
Walls						
100 mm thick hollow	22.00	0.74	18.16	24.16	m <sup>2</sup>	42.32
100 mm thick solid	22.00	0.74	18.16	24.16	m <sup>2</sup>	42.32
140 mm thick hollow	31.87	0.83	20.37	34.97	m <sup>2</sup>	55.34
140 mm thick solid	31.87	0.93	22.82	34.97	m <sup>2</sup>	57.79
215 mm thick hollow	36.42	1.16	28.46	40.23	m <sup>2</sup>	68.70
Isolated piers or chimney stacks						
140 mm thick solid	-	1.25	30.67	34.97	m <sup>2</sup>	65.64
215 mm thick hollow	-	1.57	38.53	40.23	m <sup>2</sup>	78.76
Extra over blocks for						
100 mm thick half lintel blocks; ref D14	-	0.23	5.64	18.52	m	24.16
140 mm thick half lintel blocks; ref H14	-	0.28	6.87	33.10	m	39.97
140 mm thick quoin blocks; ref H16	-	0.32	7.85	28.18	m	36.03
140 mm thick cavity closer blocks; ref H17	-	0.32	7.85	30.24	m	38.09
140 mm thick cill blocks; ref H21	-	0.28	6.87	22.21	m	29.09
<b>"Astra-Glaze" satin-gloss glazed finish blocks or other equal and approved; Forticrete Ltd; standard colours; in gauged mortar (1:1:6); joints raked out; gun applied latex grout to joints</b>						
Walls or partitions or skins of hollow walls						
100 mm thick; glazed one side	85.36	0.93	22.82	92.26	m <sup>2</sup>	115.08
extra; glazed square end return	53.55	0.37	9.08	29.30	m	38.38
100 mm thick; glazed both sides	112.45	1.11	27.24	121.41	m <sup>2</sup>	148.65
100 mm thick lintel 200 mm high; glazed one side	-	0.83	15.35	24.94	m	40.29

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>F10 BRICK/BLOCK WALLING – cont'd</b>						
<b>"Fireborn" terracotta blocks or other equal and approved; lbstock Brick Ltd; in coloured gauged mortar (1:1:6); flush pointing one side</b>						
Walls or partitions or skins of hollow walls						
102.50 mm thick; stretcher bond	40.50	0.33	8.10	44.22	m <sup>2</sup>	<b>52.31</b>
102.50 mm thick; stack bond	40.50	0.35	8.59	44.18	m <sup>2</sup>	<b>52.77</b>
<b>F11 GLASS BLOCK WALLING</b>						
<b>NOTE:</b> The following specialist prices for glass block walling; supplied by Roger Wilde Ltd; assume standard blocks in panels of 50 m <sup>2</sup> ; no fire rating; work in straight walls at ground level; and all necessary ancillary fixing; strengthening; easy access; pointing and expansion materials etc.						
<b>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</b>						
Walls; facework both sides						
115 mm x 115 mm x 80 mm flemish blocks	-	-	-	-	m <sup>2</sup>	<b>537.51</b>
190 mm x 190 mm x 80 mm flemish; cross reeded or clear blocks	-	-	-	-	m <sup>2</sup>	<b>220.07</b>
240 mm x 240 mm x 80 mm flemish; cross reeded or clear blocks	-	-	-	-	m <sup>2</sup>	<b>346.65</b>
240 mm x 115 mm x 80 mm flemish, or clear blocks	-	-	-	-	m <sup>2</sup>	<b>255.12</b>
190 mm x 190 mm x 100 mm glass blocks; 30 minute fire-rated	-	-	-	-	m <sup>2</sup>	<b>544.00</b>
190 mm x 190 mm x 160 mm glass blocks; 60 minute fire-rated	-	-	-	-	m <sup>2</sup>	<b>977.00</b>
<b>F20 NATURAL STONE RUBBLE WALLING</b>						
<b>Cotswold Guiting limestone or other equal and approved ; laid dry</b>						
Uncoursed random rubble walling						
275 mm thick	-	2.07	46.49	65.53	m <sup>2</sup>	<b>112.02</b>
350 mm thick	-	2.46	54.81	83.39	m <sup>2</sup>	<b>138.20</b>
425 mm thick	-	2.81	62.13	101.26	m <sup>2</sup>	<b>163.40</b>
500 mm thick	-	3.15	69.21	119.14	m <sup>2</sup>	<b>188.35</b>
<b>Cotswold Guiting limestone or other equal and approved; bedded; jointed and pointed in cement lime mortar (1:2:9)</b>						
Uncoursed random rubble walling; faced and pointed; both sides						
275 mm thick	-	1.98	44.24	68.94	m <sup>2</sup>	<b>113.19</b>
350 mm thick	-	2.18	47.82	87.73	m <sup>2</sup>	<b>135.55</b>
425 mm thick	-	2.39	51.65	106.53	m <sup>2</sup>	<b>158.18</b>
500 mm thick	-	2.59	55.22	125.34	m <sup>2</sup>	<b>180.56</b>
Coursed random rubble walling; rough dressed; faced and pointed one side						
114 mm thick	-	1.48	30.63	42.74	m <sup>2</sup>	<b>73.37</b>
150 mm thick	-	1.76	42.06	43.19	m <sup>2</sup>	<b>85.24</b>

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Fair returns on walling						
114 mm wide	-	0.02	0.43	-	m	0.43
150 mm wide	-	0.03	0.64	-	m	0.64
275 mm wide	-	0.06	1.28	-	m	1.28
350 mm wide	-	0.08	1.71	-	m	1.71
425 mm wide	-	0.10	2.14	-	m	2.14
500 mm wide	-	0.12	2.56	-	m	2.56
Fair raking cutting or circular cutting						
114 mm wide	-	0.20	4.34	6.20	m	10.54
150 mm wide	-	0.25	5.45	6.20	m	11.65
Level uncoursed rubble walling for damp proof courses and the like						
275 mm wide	-	0.19	4.74	7.42	m	12.17
350 mm wide	-	0.20	4.99	9.37	m	14.36
425 mm wide	-	0.21	5.24	11.38	m	16.62
500 mm wide	-	0.22	5.49	13.36	m	18.85
Copings formed of rough stones; faced and pointed all round						
275 mm x 200 mm (average) high	-	0.56	12.92	27.10	m	40.02
350 mm x 250 mm (average) high	-	0.75	17.07	38.05	m	55.12
425 mm x 300 mm (average) high	-	0.97	21.86	53.58	m	75.44
500 mm x 300 mm (average) high	-	1.23	27.41	72.85	m	100.25
<b>F22 CAST STONE WALLING/DRESSINGS</b>						
<b>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)</b>						
Walls; facing and pointing one side						
Rebastone Split	-	1.00	21.36	20.38	m <sup>2</sup>	41.74
Rebastone Rustic	-	1.00	21.36	20.38	m <sup>2</sup>	41.74
masonry blocks; random uncoursed	-	1.04	22.22	36.07	m <sup>2</sup>	58.28
extra; returned ends	-	0.37	7.90	28.44	m	36.34
extra; plain L shaped quoins	-	0.12	2.56	35.39	m	37.96
traditional walling; coursed squared	-	1.30	27.77	36.07	m <sup>2</sup>	63.83
squared coursed rubble	-	1.25	26.70	37.09	m <sup>2</sup>	63.79
squared random rubble	-	1.30	27.77	36.94	m <sup>2</sup>	64.71
squared and pitched rock faced walling; coursed	-	1.34	28.62	36.94	m <sup>2</sup>	65.57
ashlar; 440 x 215 x 100 mm thick	-	1.10	23.50	37.72	m <sup>2</sup>	61.21
rough hewn rockfaced walling; random	-	1.39	29.69	36.80	m <sup>2</sup>	66.49
extra; returned ends	-	0.15	3.20	-	m	3.20
Isolated piers or chimney stacks; facing and pointing one side						
Rebastone Split	-	1.40	29.91	20.38	m <sup>2</sup>	50.28
Rebastone Rustic	-	1.40	29.91	20.38	m <sup>2</sup>	50.28
masonry blocks; random uncoursed	-	1.43	30.55	36.07	m <sup>2</sup>	66.61
traditional walling; coursed squared	-	1.80	38.45	36.07	m <sup>2</sup>	74.52
squared coursed rubble	-	1.76	37.60	37.09	m <sup>2</sup>	74.68
squared random rubble	-	1.80	38.45	36.94	m <sup>2</sup>	75.39
squared and pitched rock faced walling; coursed	-	1.90	40.59	36.94	m <sup>2</sup>	77.53
ashlar; 440 x 215 x 100 mm thick	-	1.54	32.90	37.72	m <sup>2</sup>	70.61
rough hewn rockfaced walling; random	-	1.94	41.44	36.80	m <sup>2</sup>	78.24
Isolated casings; facing and pointing one side						
Rebastone Split	-	1.20	25.63	20.38	m <sup>2</sup>	46.01
Rebastone Rustic	-	1.20	25.63	20.38	m <sup>2</sup>	46.01
masonry blocks; random uncoursed	-	1.25	26.70	36.07	m <sup>2</sup>	62.77



## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>F10 BRICK/BLOCK WALLING – cont'd</b>						
<b>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) – cont'd</b>						
traditional walling; coursed squared	-	1.57	33.54	36.07	m <sup>2</sup>	<b>69.60</b>
squared coursed rubble	-	1.53	32.68	37.09	m <sup>2</sup>	<b>69.77</b>
squared random rubble	-	1.57	33.54	36.94	m <sup>2</sup>	<b>70.48</b>
squared and pitched rock faced walling; coursed	-	1.62	34.60	36.94	m <sup>2</sup>	<b>71.55</b>
ashlar; 440 x 215 x 100 mm thick	-	1.32	28.20	37.72	m <sup>2</sup>	<b>65.91</b>
rough hewn rockfaced walling; random	-	1.67	35.67	36.80	m <sup>2</sup>	<b>72.47</b>
Fair returns 100 mm wide						
Rebastone Split	-	0.10	2.14	-	m <sup>2</sup>	<b>2.14</b>
Rebastone Rustic	-	0.10	2.14	-	m <sup>2</sup>	<b>2.14</b>
masonry blocks; random uncoursed	-	0.11	2.35	-	m <sup>2</sup>	<b>2.35</b>
traditional walling; coursed squared	-	0.14	2.99	-	m <sup>2</sup>	<b>2.99</b>
squared coursed rubble	-	0.13	2.78	-	m <sup>2</sup>	<b>2.78</b>
squared random rubble	-	0.14	2.99	-	m <sup>2</sup>	<b>2.99</b>
squared and pitched rock faced walling; coursed	-	0.14	2.99	-	m <sup>2</sup>	<b>2.99</b>
ashlar; 440 x 215 x 100 mm thick	-	0.14	2.99	-	m <sup>2</sup>	<b>2.99</b>
rough hewn rockfaced walling; random	-	0.15	3.20	-	m <sup>2</sup>	<b>3.20</b>
Fair raking cutting or circular cutting						
100 mm wide	-	0.17	3.63	-	m	<b>3.63</b>
Quoin						
ashlar; 440 x 215 x 215 x 100 mm thick	-	0.75	16.02	72.46	m	<b>88.48</b>
<b>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)</b>						
<b>Copings; twice weathered and throated</b>						
305 mm x 76 mm; type A	-	0.37	7.90	23.25	m	<b>31.15</b>
<b>Extra for</b>						
fair end	-	-	-	11.55	nr	-
returned mitred fair end	-	-	-	11.55	nr	-
<b>Copings; once weathered and throated</b>						
305 mm x 76 mm	-	0.37	7.90	22.91	m	<b>30.81</b>
356 mm x 76 mm	-	0.37	7.90	21.23	m	<b>29.13</b>
<b>Extra for</b>						
fair end	-	-	-	11.55	nr	-
returned mitred fair end	-	-	-	11.55	nr	-
<b>Pier caps; four times weathered and throated</b>						
305 mm x 305 mm	-	0.23	4.91	13.72	nr	<b>18.63</b>
381 mm x 381 mm	-	0.23	4.91	20.34	nr	<b>25.25</b>
457 mm x 457 mm	-	0.28	5.98	27.81	nr	<b>33.79</b>
533 mm x 533 mm	-	0.28	5.98	38.62	nr	<b>44.60</b>
<b>Splayed corbels</b>						
479 mm x 100 mm x 215 mm	-	0.14	2.99	22.74	nr	<b>25.73</b>
665 mm x 100 mm x 215 mm	-	0.19	4.06	31.44	nr	<b>35.50</b>
<b>100 mm x 140 mm lintels; rectangular; reinforced with mild steel bars</b>						
all lengths to 2.07 m	-	0.26	5.55	36.33	m	<b>41.88</b>
<b>100 mm x 215 mm lintels; rectangular; reinforced with mild steel bars</b>						
all lengths to 2.85 m	-	0.30	6.41	38.79	m	<b>45.20</b>

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Sills to suit standard windows; stooled 100 mm at ends						
197 mm x140 mm; not exceeding 1.97 m long	-	0.28	5.98	49.02	m	<b>55.01</b>
197 mm x140 mm; not exceeding 1.97 m long	-	0.28	5.98	55.05	m	<b>61.03</b>
Window surround; traditional with label moulding; for single light; sill 146 mm x 133 mm; jambs 146 mm x 146 mm; head 146 mm x 105 mm; including all dowels and anchors						
overall size 508 mm x 1479 mm	163.52	0.83	17.73	169.07	nr	<b>186.80</b>
Window surround; traditional with label moulding; three light; for windows 508 mm x 1219 mm; sill 146 mm x 133 mm; jambs 146 mm x 146 mm; head 146 mm x 103 mm; mullions 146 mm x 108 mm; including all dowels and anchors						
overall size 1975 mm x 1479 mm	384.62	2.17	46.35	397.88	nr	<b>444.23</b>
Door surround; moulded continuous jambs and head with label moulding; including all dowels and anchors						
door 839 mm x 1981 mm in 102 mm x 64 mm frame	350.95	1.53	32.68	360.45	nr	<b>393.13</b>
<b>F30 ACCESSORIES/SUNDRY ITEMS FOR BRICK/BLOCK/STONE WALLING</b>						
<b>Forming cavities</b>						
In hollow walls						
width of cavity 50 mm; polypropylene ties; three wall ties per m <sup>2</sup>	-	0.05	1.07	0.14	m <sup>2</sup>	<b>1.21</b>
width of cavity 50 mm; galvanised steel twisted wall ties; three wall ties per m <sup>2</sup>	-	0.05	1.07	0.34	m <sup>2</sup>	<b>1.41</b>
width of cavity 50 mm; stainless steel butterfly wall ties; three wall ties per m <sup>2</sup>	-	0.05	1.07	0.11	m <sup>2</sup>	<b>1.18</b>
width of cavity 50 mm; stainless steel twisted wall ties; three wall ties per m <sup>2</sup>	-	0.05	1.07	0.31	m <sup>2</sup>	<b>1.38</b>
width of cavity 75 mm; polypropylene ties; three wall ties per m <sup>2</sup>	-	0.05	1.07	0.14	m <sup>2</sup>	<b>1.21</b>
width of cavity 75 mm; galvanised steel twisted wall ties; three wall ties per m <sup>2</sup>	-	0.05	1.07	0.36	m <sup>2</sup>	<b>1.43</b>
width of cavity 75 mm; stainless steel butterfly wall ties; three wall ties per m <sup>2</sup>	-	0.05	1.07	0.12	m <sup>2</sup>	<b>1.19</b>
width of cavity 75 mm; stainless steel twisted wall ties; three wall ties per m <sup>2</sup>	-	0.05	1.07	0.68	m <sup>2</sup>	<b>1.75</b>
<b>Damp proof courses</b>						
Polythene damp proof course or other equal and approved; 200 mm laps; in gauged mortar (1:1:6)						
width exceeding 225 mm; horizontal	0.56	0.23	4.91	0.62	m <sup>2</sup>	<b>5.53</b>
width exceeding 225 mm; forming cavity gutters in hollow walls; horizontal	-	0.37	7.90	0.62	m <sup>2</sup>	<b>8.53</b>
width not exceeding 225 mm; horizontal	-	0.46	9.83	0.62	m <sup>2</sup>	<b>10.45</b>
width not exceeding 225 mm; vertical	-	0.69	14.74	0.62	m <sup>2</sup>	<b>15.36</b>
"Engerseal" polymer elastomeric damp proof course or other equal and approved; 200 mm laps; in gauged mortar (1:1:6)						
width exceeding 225 mm; horizontal	2.37	0.23	4.91	2.61	m <sup>2</sup>	<b>7.52</b>
width exceeding 225 mm; forming cavity gutters in hollow walls; horizontal	-	0.37	7.90	2.61	m <sup>2</sup>	<b>10.52</b>
width not exceeding 225 mm; horizontal	-	0.46	9.83	2.61	m <sup>2</sup>	<b>12.44</b>
width not exceeding 225 mm; vertical	-	0.69	14.74	2.61	m <sup>2</sup>	<b>17.35</b>

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>F30 ACCESSORIES/SUNDRY ITEMS FOR BRICK/ BLOCK/STONE WALLING – cont'd</b>						
<b>Damp proof courses – cont'd</b>						
"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	3.26	0.23	4.91	3.59	m <sup>2</sup>	<b>8.50</b>
width exceeding 225 mm wide; forming cavity gutters in hollow walls; horizontal	-	0.37	7.90	3.59	m <sup>2</sup>	<b>11.49</b>
width not exceeding 225 mm; horizontal	-	0.46	9.83	3.59	m <sup>2</sup>	<b>13.42</b>
width not exceeding 225 mm; vertical	-	0.69	14.74	3.59	m <sup>2</sup>	<b>18.33</b>
"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	3.67	0.23	4.91	4.05	m <sup>2</sup>	<b>8.96</b>
width exceeding 225 mm; forming cavity gutters in hollow walls; horizontal	-	0.37	7.90	4.05	m <sup>2</sup>	<b>11.95</b>
width not exceeding 225 mm; horizontal	-	0.46	9.83	4.05	m <sup>2</sup>	<b>13.88</b>
width not exceeding 225 mm	-	0.69	14.74	4.05	m <sup>2</sup>	<b>18.79</b>
"Nubiti" 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	4.47	0.23	4.91	4.93	m <sup>2</sup>	<b>9.84</b>
width exceeding 225 mm wide; forming cavity gutters in hollow walls; horizontal	-	0.37	7.90	4.93	m <sup>2</sup>	<b>12.83</b>
width not exceeding 225 mm; horizontal	-	0.46	9.83	4.93	m <sup>2</sup>	<b>14.75</b>
width not exceeding 225 mm; vertical	-	0.69	14.74	4.93	m <sup>2</sup>	<b>19.66</b>
"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	7.69	0.23	4.91	8.47	m <sup>2</sup>	<b>13.38</b>
width exceeding 225 mm; forming cavity gutters in hollow walls; horizontal	-	0.37	7.90	8.47	m <sup>2</sup>	<b>16.37</b>
width not exceeding 225 mm; horizontal	-	0.46	9.83	8.47	m <sup>2</sup>	<b>18.30</b>
width not exceeding 225 mm; vertical	-	0.69	14.74	8.47	m <sup>2</sup>	<b>23.21</b>
"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	4.80	0.31	6.62	5.29	m <sup>2</sup>	<b>11.91</b>
width exceeding 225 mm; forming cavity gutters in hollow walls; horizontal	-	0.49	10.47	5.29	m <sup>2</sup>	<b>15.76</b>
width not exceeding 225 mm; horizontal	-	0.60	12.82	5.29	m <sup>2</sup>	<b>18.11</b>
width not exceeding 225 mm; vertical	-	0.83	17.73	5.29	m <sup>2</sup>	<b>23.02</b>
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)	1.65	1.85	39.52	46.06	m <sup>2</sup>	<b>85.58</b>
width not exceeding 225 mm; horizontal	-	2.78	59.38	46.06	m <sup>2</sup>	<b>105.45</b>
Two courses slates in cement:mortar (1:3)						
width exceeding 225 mm; horizontal	-	1.39	29.69	19.00	m <sup>2</sup>	<b>48.69</b>
width exceeding 225 mm; vertical	-	2.08	44.43	19.00	m <sup>2</sup>	<b>63.43</b>

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
"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	3.36	4.25	m <sup>2</sup>	7.61
width 150 mm–225 mm; vertical	-	0.30	3.25	4.25	m <sup>2</sup>	7.50
width 225 mm–300 mm; vertical	-	0.28	3.04	4.25	m <sup>2</sup>	7.29
width exceeding 300 mm wide; vertical	-	0.26	2.82	4.25	m <sup>2</sup>	7.07
<b>Joint reinforcement</b>						
"Brickforce" galvanised steel joint reinforcement or other equal and approved						
width 60 mm; ref GBF40W60B25	-	0.05	1.07	0.46	m	1.53
width 100 mm; ref GBF40W100B25	-	0.07	1.50	0.53	m	2.03
width 150 mm; ref GBF40W150B25	-	0.09	1.82	0.67	m	2.48
width 175 mm; ref GBF40W175B25	-	0.10	2.14	0.80	m	2.93
"Brickforce" stainless steel joint reinforcement or other equal and approved						
width 60 mm; ref SBF35W60BSC	-	0.05	1.07	1.00	m	2.06
width 100 mm; ref SBF35W100BSC	-	0.07	1.50	1.03	m	2.52
width 150 mm; ref SBF35W150BSC	-	0.09	1.82	1.04	m	2.86
width 175 mm; ref SBF35W175BSC	-	0.10	2.14	1.14	m	3.28
width 60 mm; ref SBF40W60BSC	-	0.06	1.17	1.25	m	2.42
width 100 mm; ref SBF40W100BSC	-	0.07	1.50	1.29	m	2.78
width 150 mm; ref SBF40W150BSC	-	0.09	1.82	1.31	m	3.12
width 175 mm; ref SBF40W175BSC	-	0.10	2.14	1.43	m	3.57
"Wallforce" stainless steel joint reinforcement or other equal and approved						
width 240 mm; ref SWF35W240	-	0.12	2.56	5.23	m	7.80
width 260 mm; ref SWF35W260	-	0.13	2.78	5.47	m	8.24
width 275 mm; ref SWF35W275	-	0.14	2.99	5.52	m	8.52
<b>Weather fillets</b>						
Weather fillets in cement:mortar (1:3)						
50 mm face width	-	0.11	2.35	0.04	m	2.39
100 mm face width	-	0.19	4.06	0.16	m	4.22
<b>Angle fillets</b>						
Angle fillets in cement:mortar (1:3)						
50 mm face width	-	0.11	2.35	0.04	m	2.39
100 mm face width	-	0.19	4.06	0.16	m	4.22
<b>Pointing in</b>						
Pointing with mastic						
wood frames or sills	-	0.09	1.31	0.52	m	1.82
Pointing with polysulphide sealant						
wood frames or sills	-	0.09	1.31	1.64	m	2.95
<b>Wedging and pinning</b>						
To underside of existing construction with slates in cement mortar (1:3)						
width of wall – one brick thick	-	0.74	15.81	4.39	m	20.20
width of wall – one and a half brick thick	-	0.93	19.87	8.78	m	28.65
width of wall – two brick thick	-	1.11	23.71	13.18	m	36.89

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>F30 ACCESSORIES/SUNDRY ITEMS FOR BRICK/ BLOCK/STONE WALLING – cont'd</b>						
<b>Joints</b>						
Hacking joints and faces of brickwork or blockwork to form key for plaster	-	0.24	2.60	-	m <sup>2</sup>	<b>2.60</b>
Raking out joint in brickwork or blockwork for turned-in edge of flashing						
horizontal	-	0.14	2.99	-	m	<b>2.99</b>
stepped	-	0.19	4.06	-	m	<b>4.06</b>
Raking out and enlarging joint in brickwork or blockwork for nib of asphalt						
horizontal	-	0.19	4.06	-	m	<b>4.06</b>
Cutting grooves in brickwork or blockwork for water bars and the like	-	0.23	2.50	0.82	m	<b>3.31</b>
for nib of asphalt; horizontal	-	0.23	2.50	0.82	m	<b>3.31</b>
Preparing to receive new walls						
top existing 215 mm wall	-	0.19	4.06	-	m	<b>4.06</b>
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	4.23	3.55	m	<b>7.78</b>
expansion joints; 20 mm wide	-	0.28	4.95	5.07	m	<b>10.02</b>
expansion joints; 25 mm wide	-	0.32	5.46	6.06	m	<b>11.53</b>
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	4.91	5.50	m	<b>10.41</b>
wall not exceeding 215 mm wide; 10 mm wide joint with 30 mm deep filler (two hour fire seal)	-	0.23	4.91	5.50	m	<b>10.41</b>
wall not exceeding 215 mm wide; 20 mm wide joint with 45 mm deep filler (two hour fire seal)	-	0.28	5.98	8.25	m	<b>14.23</b>
wall not exceeding 215 mm wide; 30 mm wide joint with 75 mm deep filler (three hour fire seal)	-	0.32	6.84	20.55	m	<b>27.38</b>
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	7.22	11.54	m	<b>18.76</b>
<b>Slate and tile sills</b>						
Sills; two courses of machine made plain roofing tiles set weathering; bedded and pointed	-	0.56	11.96	4.88	m	<b>16.84</b>
<b>Sundries</b>						
Weep holes						
Perpend units; plastic	-	0.02	0.43	0.12	nr	<b>0.55</b>
Chimney pots; red terracotta; plain or cannon-head; setting and flaunching in cement mortar (1:3)						
185 mm diameter x 300 mm long	15.12	1.67	35.67	16.80	nr	<b>52.47</b>
185 mm diameter x 600 mm long	26.80	1.85	39.52	28.77	nr	<b>68.29</b>
185 mm diameter x 900 mm long	48.72	1.85	39.52	51.24	nr	<b>90.76</b>

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Air bricks</b>						
Air bricks; red terracotta; building into prepared openings						
215 mm x 65 mm	-	0.07	1.50	2.16	nr	3.65
215 mm x 140 mm	-	0.07	1.50	2.99	nr	4.49
215 mm x 215 mm	-	0.07	1.50	8.34	nr	9.84
<b>Gas flue blocks</b>						
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						
cover block; ref HP2	-	0.09	1.92	2.57	nr	4.50
222 mm standard block with nib; ref HP3	-	0.09	1.92	5.67	nr	7.59
112 mm standard block with nib; ref HP3112	-	0.09	1.92	4.17	nr	6.09
72 mm standard block with nib; ref HP372	-	0.09	1.92	3.28	nr	5.20
222 mm standard block without nib; ref HP4	-	0.09	1.92	3.28	nr	5.20
112 mm standard block without nib; ref HP4112	-	0.09	1.92	4.17	nr	6.09
72 mm standard block without nib; ref HP472	-	0.09	1.92	3.28	nr	5.20
120 mm side offset block; ref HP5	-	0.09	1.92	3.28	nr	5.20
70 mm back offset block; ref HP6	-	0.09	1.92	4.39	nr	6.31
vertical exit block; ref HP7	-	0.09	1.92	14.11	nr	16.03
angled entry/exit block; ref HP8	-	0.09	1.92	8.39	nr	10.31
reverse rebate block; ref HP9	-	0.09	1.92	8.34	nr	10.26
corbel block; ref HP10	-	0.09	1.92	6.12	nr	8.04
lintel unit; ref HP11	-	0.09	1.92	8.21	nr	10.13
	-	0.09	1.92	7.66	nr	9.58
<b>Proprietary items</b>						
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	-	0.14	2.99	2.98	m	5.97
closing cavities; width of cavity 75 mm	-	0.14	2.99	3.19	m	6.18
closing cavities; width of cavity 100 mm	-	0.14	2.99	3.53	m	6.52
"Westbrick" cavity closers or other equal and approved; Manthorpe Building Products Ltd						
closing cavities; width of cavity 50 mm	-	0.14	2.99	4.42	m	7.41
"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	1.50	5.17	m	6.67
"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	0.52	nr	1.38
"Type W" polypropylene weeps/vents or other equal and approved; Cavity Trays Ltd; built into cavity wall as work proceeds						
100/115 mm x 65 mm x 10 mm including lock fit wedges	-	0.04	0.85	0.40	nr	1.25
extra; extension duct 200/225 mm x 65 mm x 10 mm	-	0.07	1.50	0.67	nr	2.17

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>F30 ACCESSORIES/SUNDRY ITEMS FOR BRICK/ BLOCK/STONE WALLING – cont'd</b>						
<b>Proprietary items – cont'd</b>						
"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	-	0.05	1.07	4.82	nr	<b>5.89</b>
17–20 degree pitch	-	0.05	1.07	4.49	nr	<b>5.56</b>
21–25 degree pitch	-	0.05	1.07	4.29	nr	<b>5.35</b>
26–45 degree pitch	-	0.05	1.07	4.29	nr	<b>5.35</b>
"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	-	0.05	1.07	6.51	nr	<b>7.58</b>
17–20 degree pitch	-	0.05	1.07	5.99	nr	<b>7.06</b>
21–25 degree pitch	-	0.05	1.07	5.53	nr	<b>6.60</b>
26–45 degree pitch	-	0.05	1.07	5.53	nr	<b>6.60</b>
"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	-	0.05	1.07	10.97	nr	<b>12.04</b>
17–20 degree pitch	-	0.05	1.07	10.17	nr	<b>11.24</b>
21–25 degree pitch	-	0.05	1.07	9.05	nr	<b>10.12</b>
26–45 degree pitch	-	0.05	1.07	9.05	nr	<b>10.12</b>
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)	-	0.79	16.88	13.00	m <sup>2</sup>	<b>29.88</b>
width exceeding 225 mm wide	-	0.79	16.88	13.00	m <sup>2</sup>	<b>29.88</b>
"Expamet" stainless steel wall starters or other equal and approved; plugged and screwed	-	0.23	2.50	12.64	m	<b>15.13</b>
to suit walls 60 mm–75 mm thick	-	0.23	2.50	13.91	m	<b>16.41</b>
to suit walls 100 mm–115 mm thick	-	0.37	4.01	18.59	m	<b>22.60</b>
to suit walls 125 mm–180 mm thick	-	0.46	4.99	23.75	m	<b>28.74</b>
to suit walls 190 mm–260 mm thick	-	0.46	4.99	23.75	m	<b>28.74</b>
<b>Stainless steel posts, channels and ties</b>						
Windposts; 130 x 70 x 6 mm; including one piece through ties	-	-	-	-	nr	<b>94.56</b>
1200 mm overall long	-	-	-	-	nr	<b>216.38</b>
3000 mm overall long	-	-	-	-	nr	<b>313.83</b>
4800 mm overall long	-	-	-	-	nr	<b>313.83</b>
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	2.56	14.92	m	<b>17.49</b>
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	-	0.32	5.47	62.83	m	<b>68.30</b>
6 mm thick; bolting with M12 x 50 mm T head bolts to cast in channel (not included)	-	0.32	5.47	62.83	m	<b>68.30</b>

## 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	0.43	0.33	nr	<b>0.75</b>
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	1.07	7.36	nr	<b>8.43</b>
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 not included) ref. SBA/L	-	0.19	3.25	6.45	nr	<b>9.70</b>
Ties in walls; 200 mm long butterfly type; building into joints of brickwork or blockwork galvanised steel or polypropylene	-	0.02	0.43	0.06	nr	<b>0.48</b>
stainless steel	-	0.02	0.43	0.05	nr	<b>0.47</b>
Ties in walls; 20 mm x 3 mm x 200 mm long twisted wall type; building into joints of brickwork or blockwork galvanised steel	-	0.02	0.43	0.14	nr	<b>0.56</b>
stainless steel	-	0.02	0.43	0.13	nr	<b>0.55</b>
Anchors in walls; 25 mm x 3 mm x 100 mm long; one end dovetailed; other end building into joints of brickwork or blockwork galvanised steel	-	0.05	1.07	0.20	nr	<b>1.26</b>
stainless steel	-	0.05	1.07	0.33	nr	<b>1.40</b>
Slotted frame cramp; Halfen Ltd or other equal and approved; fixing by bolting (bolts measured elsewhere) ref. HTS - FH12; 150 mm projection	-	0.07	0.92	0.27	nr	<b>1.19</b>
Single expansion bolt; Halfen Ltd or other equal and approved: including washer 8 mm diameter; ref. SEB 8	-	0.11	1.88	1.20	nr	<b>3.08</b>
Fixing cramps; 25 mm x 3 mm x 250 mm long; once bent; fixed to back of frame; other end building into joints of brickwork or blockwork galvanised steel	-	0.05	1.07	0.24	nr	<b>1.31</b>
<b>Galvanised steel lintels; "Catnic" or other equal and approved; built into brickwork or blockwork</b>						
70/125 Range "CG" open back lintel for cavity wall						
750 mm long	37.91	0.23	4.91	38.90	nr	<b>43.81</b>
900 mm long	45.29	0.28	5.98	46.45	nr	<b>52.43</b>
1200 mm long	59.51	0.32	6.84	61.04	nr	<b>67.87</b>
1500 mm long	74.90	0.37	7.90	76.81	nr	<b>84.71</b>
1800 mm long	102.79	0.42	8.97	105.40	nr	<b>114.37</b>
2100 mm long	121.04	0.46	9.83	124.10	nr	<b>133.93</b>
2400 mm long	167.12	0.56	11.96	171.33	nr	<b>183.30</b>
70/125 range "CUB" open back lintel for cavity wall						
2700 mm long	196.22	0.65	13.88	201.16	nr	<b>215.05</b>
3000 mm long	273.21	0.74	15.81	280.08	nr	<b>295.89</b>
70/125 range "CU" open back lintel for cavity wall						
3300 mm long	336.69	0.83	17.73	345.15	nr	<b>362.88</b>
3600 mm long	378.14	0.93	19.87	387.63	nr	<b>407.50</b>
3900 mm long	405.64	1.02	21.79	415.81	nr	<b>437.60</b>
4200 mm long	444.88	0.46	9.83	456.04	nr	<b>465.86</b>



## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>F30 ACCESSORIES/SUNDRY ITEMS FOR BRICK/ BLOCK/STONE WALLING – cont'd</b>						
<b>Galvanised steel lintels; "Catnic" or other equal and approved; built into brickwork or blockwork – cont'd</b>						
90/125 range "CG" open back lintel for cavity wall						
750 mm long	42.17	0.23	4.91	43.26	nr	48.17
900 mm long	50.61	0.28	5.98	51.91	nr	57.89
1200 mm long	66.46	0.32	6.84	68.15	nr	74.99
1500 mm long	82.87	0.37	7.90	84.98	nr	92.88
1800 mm long	104.85	0.42	8.97	107.51	nr	116.48
2100 mm long	124.26	0.46	9.83	127.40	nr	137.23
2400 mm long	175.53	0.56	11.96	179.96	nr	191.92
90/125 range "CUB" open back lintel for cavity wall						
2700 mm long	203.11	0.65	13.88	208.22	nr	222.11
3000 mm long	292.14	0.74	15.81	299.47	nr	315.28
90/125 range "CU" open back lintel for cavity wall						
3300 mm long	363.60	0.83	17.73	372.73	nr	390.46
3600 mm long	404.98	0.93	19.87	415.14	nr	435.01
3900 mm long	432.05	1.02	21.79	442.88	nr	464.67
4200 mm long	463.13	0.46	9.83	474.74	nr	484.56
"CN92" single lintel; for 75 mm internal walls						
1050 mm long	6.41	0.28	5.98	6.59	nr	12.57
1200 mm long	7.25	0.32	6.84	7.45	nr	14.28
"CN102" single lintel; for 100 mm internal walls						
1050 mm long	8.11	0.28	5.98	8.33	nr	14.31
1200 mm long	8.95	0.32	6.84	9.19	nr	16.03
"CN100" single lintel; for 75 mm internal walls						
1050 mm long	19.80	0.28	5.98	20.31	nr	26.29
1200 mm long	24.61	0.32	6.84	25.24	nr	32.08
"CN5XA" single lintel; for 100 mm internal walls						
1050 mm long	24.26	0.28	5.98	24.88	nr	30.86
1200 mm long	25.36	0.32	6.84	26.01	nr	32.84
<b>F31 PRECAST CONCRETE SILLS/LINTELS/ COPING FEATURES</b>						
<b>Mix 20.00 N/mm<sup>2</sup> – 20 mm aggregate (1:2:4)</b>						
Lintels; plate; prestressed bedded						
100 mm x 70 mm x 750 mm long	1.37	0.37	7.90	1.42	nr	9.33
100 mm x 70 mm x 900 mm long	1.65	0.37	7.90	1.71	nr	9.61
100 mm x 70 mm x 1050 mm long	1.92	0.37	7.90	1.99	nr	9.89
100 mm x 70 mm x 900 mm long	2.18	0.37	7.90	2.26	nr	10.16
150 mm x 70 mm x 900 mm long	2.61	0.46	9.83	2.71	nr	12.53
150 mm x 70 mm x 1050 mm long	3.04	0.46	9.83	3.15	nr	12.98
150 mm x 70 mm x 1200 mm long	3.48	0.46	9.83	3.60	nr	13.42
220 mm x 70 mm x 900 mm long	3.83	0.56	11.96	3.97	nr	15.93
220 mm x 70 mm x 1200 mm long	5.10	0.56	11.96	5.27	nr	17.24
220 mm x 70 mm x 1500 mm long	6.38	0.65	13.88	6.58	nr	20.46
265 mm x 70 mm x 900 mm long	4.62	0.56	11.96	4.78	nr	16.75
265 mm x 70 mm x 1200 mm long	6.15	0.56	11.96	6.35	nr	18.31
265 mm x 70 mm x 1500 mm long	7.68	0.65	13.88	7.93	nr	21.81
265 mm x 70 mm x 1800 mm long	9.22	0.74	15.81	9.51	nr	25.31
Lintels; rectangular; reinforced with mild steel bars; bedded						
100 mm x 145 mm x 900 mm long	3.26	0.56	11.96	3.36	nr	15.32
100 mm x 145 mm x 1050 mm long	3.80	0.56	11.96	3.91	nr	15.88
100 mm x 145 mm x 1200 mm long	4.33	0.56	11.96	4.46	nr	16.43

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
225 mm x 145 mm x 1200 mm long	16.83	0.74	15.81	17.30	nr	<b>33.10</b>
225 mm x 225 mm x 1800 mm long	25.18	1.39	29.69	25.85	nr	<b>55.54</b>
Lintels; boot; reinforced with mild steel bars; bedded						
250 mm x 225 mm x 1200 mm long	18.65	1.11	23.71	19.16	nr	<b>42.87</b>
275 mm x 225 mm x 1800 mm long	30.77	1.67	35.67	31.58	nr	<b>67.26</b>
Padstones						
300 mm x 100 mm x 75 mm	3.84	0.28	5.98	3.96	nr	<b>9.94</b>
225 mm x 225 mm x 150 mm	5.83	0.37	7.90	6.01	nr	<b>13.91</b>
450 mm x 450 mm x 150 mm	15.41	0.56	11.96	15.93	nr	<b>27.89</b>
<b>Mix 30.00 N/mm<sup>2</sup> – 20 mm aggregate (1:1:2)</b>						
Copings; once weathered; once throated; bedded and pointed						
152 mm x 76 mm	4.67	0.65	13.88	5.09	m	<b>18.97</b>
178 mm x 64 mm	5.15	0.65	13.88	5.61	m	<b>19.49</b>
305 mm x 76 mm	8.70	0.74	15.81	9.51	m	<b>25.32</b>
extra for fair ends	-	-	-	4.09	nr	-
extra for angles	-	-	-	4.64	nr	-
Copings; twice weathered; twice throated; bedded and pointed						
152 mm x 76 mm	4.67	0.65	13.88	5.09	m	<b>18.97</b>
178 mm x 64 mm	5.11	0.65	13.88	5.56	m	<b>19.45</b>
305 mm x 76 mm	8.70	0.74	15.81	9.51	m	<b>25.32</b>
extra for fair ends	-	-	-	4.09	nr	-
extra for angles	-	-	-	4.64	nr	-
Sills; splayed top edge, stooled ends; bedded and pointed						
140 mm x 85 mm	20.27	0.75	16.02	21.88	m	<b>37.90</b>
180 mm x 85 mm	25.34	0.75	16.02	27.34	m	<b>43.36</b>

## G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>G10 STRUCTURAL STEEL FRAMING</b>						
<b>BASIC STEEL PRICES</b>						
<b>UNIVERSAL BEAMS AND COLUMNS</b>						
<b>NOTE:</b> The following basis prices are for quantities of BS EN10025 2004 grade 275 JR steel (over 10 tonnes of one quantity, one serial size and one thickness in lengths between 6 m and 18½ m, for delivery to outer London).						
Universal beams (kg/m)						
1016 x 305 mm (222, 249, 272, 314, 349, 393, 438, 487)	-	-	-	1150.20	tonne	-
914 x 419 mm (343, 388)	-	-	-	1141.20	tonne	-
914 x 305 mm (201, 224, 253, 289)	-	-	-	1136.70	tonne	-
838 x 292 mm (176, 194, 226)	-	-	-	1132.20	tonne	-
762 x 267 mm (134, 147, 173, 197)	-	-	-	1132.20	tonne	-
686 x 254 mm (125, 140, 152, 170)	-	-	-	1132.20	tonne	-
610 x 305 mm (149, 179, 238)	-	-	-	1123.20	tonne	-
610 x 229 mm (101, 113, 125, 140)	-	-	-	1109.70	tonne	-
610 x 178 mm (82, 92, 100)	-	-	-	1109.70	tonne	-
533 x 312 mm (150, 182, 219, 272)	-	-	-	1096.20	tonne	-
533 x 210 mm (82, 92, 101, 109, 122)	-	-	-	1096.20	tonne	-
533 x 165 mm (66, 74, 85)	-	-	-	1096.20	tonne	-
457 x 191 mm (67, 74, 82, 89, 98)	-	-	-	1087.20	tonne	-
457 x 152 mm (52, 60, 67, 74, 82)	-	-	-	1087.20	tonne	-
406 x 178 mm (54, 60, 67, 74)	-	-	-	1091.70	tonne	-
406 x 140 mm (39, 46)	-	-	-	1091.70	tonne	-
356 x 171 mm (45, 51, 57, 67)	-	-	-	1091.70	tonne	-
356 x 127 mm (33, 39)	-	-	-	1091.70	tonne	-
305 x 165 mm (40, 46, 54)	-	-	-	1087.20	tonne	-
305 x 127 mm (37, 42, 48)	-	-	-	1087.20	tonne	-
305 x 102 mm (25, 28, 33)	-	-	-	1087.20	tonne	-
254 x 102 mm (22, 25, 28)	-	-	-	1100.70	tonne	-
203 x 133 mm (25, 30)	-	-	-	1100.70	tonne	-
203 x 102 mm (23)	-	-	-	1100.70	tonne	-
178 x 102 mm (19)	-	-	-	1100.70	tonne	-
152 x 89 mm (16)	-	-	-	1109.70	tonne	-
127 x 76 mm (13)	-	-	-	1109.70	tonne	-
Universal columns (kg/m)						
356 x 406 mm (235, 287, 340, 393, 467, 551, 634)	-	-	-	1141.20	tonne	-
356 x 368 mm (129, 153, 177, 202)	-	-	-	1141.20	tonne	-
305 x 305 mm (97, 118, 137, 158, 198, 240, 283)	-	-	-	1109.70	tonne	-
254 x 254 mm (73, 89, 107, 132, 167)	-	-	-	1091.70	tonne	-
203 x 203 mm (46, 52, 60, 71, 86)	-	-	-	1091.70	tonne	-
152 x 152 mm (23, 30, 37)	-	-	-	1100.70	tonne	-
Channels (kg/m)						
430 x 100 mm (64.4)	-	-	-	1136.70	tonne	-
380 x 100 mm (54.0)	-	-	-	1136.70	tonne	-
300 x 100 mm (45.5)	-	-	-	1109.70	tonne	-
300 x 90 mm (41.4)	-	-	-	1109.70	tonne	-
260 x 90 mm (34.8)	-	-	-	1109.70	tonne	-
260 x 75 mm (27.6)	-	-	-	1109.70	tonne	-
230 x 90 mm (32.2)	-	-	-	1109.70	tonne	-
230 x 75 mm (25.7)	-	-	-	1109.70	tonne	-
200 x 90 mm (29.7)	-	-	-	1109.70	tonne	-
200 x 75 mm (23.4)	-	-	-	1078.20	tonne	-

**G STRUCTURAL/CARCASSING METAL/TIMBER**

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
180 x 90 mm (26.1)	-	-	-	1109.70	tonne	-
180 x 75 mm (20.3)	-	-	-	1078.20	tonne	-
150 x 90 mm (23.9)	-	-	-	1109.70	tonne	-
150 x 75 mm (17.9)	-	-	-	1078.20	tonne	-
125 x 65 mm (14.8)	-	-	-	1078.20	tonne	-
100 x 50 mm (10.2)	-	-	-	1078.20	tonne	-
Equal angles (mm)						
200 x 200 mm (16,18,20,24)	-	-	-	1069.20	tonne	-
150 x 150 mm (10,12,15,18)	-	-	-	1064.70	tonne	-
120 x 120 mm (8, 10, 12, 15)	-	-	-	1069.20	tonne	-
100 x 100 mm (8, 10, 12, 15)	-	-	-	1055.70	tonne	-
90 x 90 mm (6, 7, 8, 10, 12)	-	-	-	1055.70	tonne	-
Unequal angles (mm)						
200 x 150 mm (12,15, 18)	-	-	-	1082.70	tonne	-
200 x 100 mm (10, 12, 15)	-	-	-	1078.20	tonne	-
150 x 90 mm (10, 12, 15)	-	-	-	1064.70	tonne	-
150 x 75 mm (10, 12, 15)	-	-	-	1055.70	tonne	-
125 x 75 mm (8, 10, 12)	-	-	-	1055.70	tonne	-
100 x 75 mm (8, 10, 12)	-	-	-	1055.70	tonne	-
100 x 65 mm (7, 8, 10)	-	-	-	1055.70	tonne	-
Please refer to the Corus Price List for other extras to basis prices						
<b>HOLLOW SECTIONS</b>						
<b>NOTE:</b> The following basis March 2008 prices are for basic quantities of 10 tonnes and over in one size, thickness, length, steel grade and surface finish and include delivery for delivery to outer London).						
Hot formed structural circular hollow section; S355J2H Grade 50D (kg/m)						
26.90 x 3.20 mm (1.87); (approximately 535.00 metres per tonne)	-	-	-	145.11	100 m	-
33.70 x 2.60 mm (1.99); (approximately 503.00 metres per tonne)	-	-	-	159.37	100 m	-
33.70 x 3.20 mm (2.41); (approximately 415.00 metres per tonne)	-	-	-	193.00	100 m	-
33.70 x 4.00 mm (2.93); (approximately 342.00 metres per tonne)	-	-	-	236.87	100 m	-
42.40 x 2.60 mm (2.55); (approximately 392.00 metres per tonne)	-	-	-	197.85	100 m	-
42.40 x 3.20 mm (3.09); (approximately 324.00 metres per tonne)	-	-	-	239.75	100 m	-
42.40 x 4.00 mm (3.79); (approximately 264.00 metres per tonne)	-	-	-	304.75	100 m	-
42.40 x 5.00 mm (2.61); (approximately 217.00 metres per tonne)	-	-	-	372.69	100 m	-
48.30 x 3.20 mm (3.56); (approximately 281.00 metres per tonne)	-	-	-	276.22	100 m	-
48.30 x 4.00 mm (4.37); (approximately 229.00 metres per tonne)	-	-	-	341.64	100 m	-
48.30 x 5.00 mm (5.34); (approximately 188.00 metres per tonne)	-	-	-	417.80	100 m	-
60.30 x 3.20 mm (4.51); (approximately 222.00 metres per tonne)	-	-	-	349.93	100 m	-
60.30 x 4.00 mm (5.55); (approximately 181.00 metres per tonne)	-	-	-	448.69	100 m	-

## G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>G10 STRUCTURAL STEEL FRAMING – cont'd</b>						
60.30 x 5.00 mm (6.82); (approximately 147.00 metres per tonne)	-	-	-	551.36	100 m	-
76.10 x 2.90 mm (5.24); (approximately 191.00 metres per tonne)	-	-	-	417.94	100 m	-
76.10 x 3.20 mm (5.75); (approximately 174.00 metres per tonne)	-	-	-	446.14	100 m	-
76.10 x 4.00 mm (7.11); (approximately 141.00 metres per tonne)	-	-	-	574.80	100 m	-
76.10 x 5.00 mm (8.77); (approximately 115.00 metres per tonne)	-	-	-	709.00	100 m	-
88.90 x 3.20 mm (6.76); (approximately 148.00 metres per tonne)	-	-	-	524.50	100 m	-
88.90 x 4.00 mm (8.38); (approximately 120.00 metres per tonne)	-	-	-	650.20	100 m	-
88.90 x 5.00 mm (10.30); (approximately 97.10 metres per tonne)	-	-	-	832.69	100 m	-
88.90 x 6.30 mm (12.80); (approximately 78.00 metres per tonne)	-	-	-	1034.80	100 m	-
114.30 x 3.20 mm (8.76); (approximately 114.00 metres per tonne)	-	-	-	708.20	100 m	-
114.30 x 3.60 mm (9.83); (approximately 102.00 metres per tonne)	-	-	-	794.70	100 m	-
114.30 x 4.00 mm (10.90); (approximately 92.00 metres per tonne)	-	-	-	903.21	100 m	-
114.30 x 5.00 mm (13.50); (approximately 74.10 metres per tonne)	-	-	-	1091.40	100 m	-
114.30 x 6.30 mm (16.80); (approximately 59.60 metres per tonne)	-	-	-	1606.50	100 m	-
139.70 x 5.00 mm (16.60); (approximately 60.30 metres per tonne)	-	-	-	1288.30	100 m	-
139.70 x 6.30 mm (20.70); (approximately 48.40 metres per tonne)	-	-	-	1606.50	100 m	-
139.70 x 8.00 mm (26.00); (approximately 38.50 metres per tonne)	-	-	-	2017.82	100 m	-
139.70 x 10.00 mm (32.00); (approximately 31.30 metres per tonne)	-	-	-	2555.09	100 m	-
168.30 x 5.00 mm (20.10); (approximately 49.80 metres per tonne)	-	-	-	1559.93	100 m	-
168.30 x 6.30 mm (25.20); (approximately 39.70 metres per tonne)	-	-	-	1955.74	100 m	-
168.30 x 8.00 mm (31.60); (approximately 31.70 metres per tonne)	-	-	-	2452.43	100 m	-
168.30 x 10.00 mm (39.00); (approximately 25.70 metres per tonne)	-	-	-	3114.01	100 m	-
168.30 x 12.50 mm (48.00); (approximately 20.80 metres per tonne)	-	-	-	3950.74	100 m	-
193.70 x 5.00 mm (23.30); (approximately 42.90 metres per tonne)	-	-	-	1808.28	100 m	-
193.70 x 6.30 mm (29.10); (approximately 34.40 metres per tonne)	-	-	-	2258.41	100 m	-
193.70 x 8.00 mm (36.60); (approximately 27.30 metres per tonne)	-	-	-	2840.47	100 m	-
193.70 x 10.00 mm (45.30); (approximately 22.10 metres per tonne)	-	-	-	3617.04	100 m	-
193.70 x 12.50 mm (55.90); (approximately 17.90 metres per tonne)	-	-	-	4925.47	100 m	-

**G STRUCTURAL/CARCASSING METAL/TIMBER**

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
219.10 x 5.00 mm (26.40); (approximately 37.90 metres per tonne)	-	-	-	2137.09	100 m	-
219.10 x 6.30 mm (33.10); (approximately 30.20 metres per tonne)	-	-	-	2679.46	100 m	-
219.10 x 8.00 mm (41.60); (approximately 24.10 metres per tonne)	-	-	-	3367.54	100 m	-
219.10 x 10.00 mm (51.60); (approximately 19.40 metres per tonne)	-	-	-	4177.05	100 m	-
219.10 x 12.50 mm (63.70); (approximately 15.70 metres per tonne)	-	-	-	5377.73	100 m	-
219.10 x 16.00 mm (80.10); (approximately 12.50 metres per tonne)	-	-	-	6484.13	100 m	-
244.50 x 8.00 mm (46.70); (approximately 21.50 metres per tonne)	-	-	-	3780.39	100 m	-
244.50 x 10.00 mm (57.80); (approximately 17.40 metres per tonne)	-	-	-	4678.94	100 m	-
244.50 x 12.50 mm (71.50); (approximately 14.00 metres per tonne)	-	-	-	6036.23	100 m	-
244.50 x 16.00 mm (90.20); (approximately 11.10 metres per tonne)	-	-	-	7301.73	100 m	-
273.00 x 6.30 mm (41.40); (approximately 24.20 metres per tonne)	-	-	-	3351.35	100 m	-
273.00 x 8.00 mm (52.30); (approximately 19.10 metres per tonne)	-	-	-	4233.71	100 m	-
273.00 x 10.00 mm (64.90); (approximately 15.40 metres per tonne)	-	-	-	5253.69	100 m	-
273.00 x 12.50 mm (80.30); (approximately 12.50 metres per tonne)	-	-	-	6779.15	100 m	-
273.00 x 16.00 mm (101.00); (approximately 9.91 metres per tonne)	-	-	-	8176.00	100 m	-
323.90 x 6.30 mm (49.30); (approximately 20.30 metres per tonne)	-	-	-	3990.86	100 m	-
323.90 x 8.00 mm (62.30); (approximately 16.10 metres per tonne)	-	-	-	5043.22	100 m	-
323.90 x 10.00 mm (77.40); (approximately 12.90 metres per tonne)	-	-	-	6265.57	100 m	-
323.90 x 12.50 mm (96.00); (approximately 10.40 metres per tonne)	-	-	-	8104.59	100 m	-
323.90 x 16.00 mm (121.00); (approximately 8.27 metres per tonne)	-	-	-	9795.00	100 m	-
355.60 x 16.00 mm (134.00); (approximately 7.47metres per tonne)	-	-	-	10847.36	100 m	-
406.40 x 6.30 mm (62.20); (approximately 16.10 metres per tonne)	-	-	-	5035.12	100 m	-
406.40 x 8.00 mm (78.60); (approximately 12.70 metres per tonne)	-	-	-	6362.71	100 m	-
406.40 x 10.00 mm (97.80); (approximately 10.20 metres per tonne)	-	-	-	7916.96	100 m	-
406.40 x 12.50 mm (121.00); (approximately 8.27 metres per tonne)	-	-	-	10215.16	100 m	-
406.40 x 16.00 mm (154.00); (approximately 6.50 metres per tonne)	-	-	-	12466.37	100 m	-
457.00 x 8.00 mm (88.60); (approximately 11.30 metres per tonne)	-	-	-	7172.21	100 m	-
457.00 x 10.00 mm (110.00); (approximately 9.09 metres per tonne)	-	-	-	8904.55	100 m	-
457.00 x 12.50 mm (137.00); (approximately 7.30 metres per tonne)	-	-	-	11565.93	100 m	-

## G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>G10 STRUCTURAL STEEL FRAMING – cont'd</b>						
457.00 x 16.00 mm (174.00); (approximately 5.75 metres per tonne)	-	-	-	14085.38	100 m	-
508.00 x 10.00 mm (123.00); (approximately 8.13 metres per tonne)	-	-	-	9956.91	100 m	-
508.00 x 12.50 mm (153.00); (approximately 6.54 metres per tonne)	-	-	-	12916.69	100 m	-
508.00 x 16.00 mm (194.00); (approximately 5.16 metres per tonne)	-	-	-	15704.39	100 m	-
Hot formed structural square hollow section; S355J2H Grade 50D (kg/m)						
40 x 40 x 3.00 mm (3.41); (approximately 293.30 metres per tonne)	-	-	-	260.38	100 m	-
40 x 40 x 3.20 mm (3.61); (approximately 277.00 metres per tonne)	-	-	-	275.65	100 m	-
40 x 40 x 4.00 mm (4.39); (approximately 227.80 metres per tonne)	-	-	-	335.20	100 m	-
40 x 40 x 5.00 mm (5.28); (approximately 189.40 metres per tonne)	-	-	-	403.17	100 m	-
50 x 50 x 3.00 mm (4.35); (approximately 229.90 metres per tonne)	-	-	-	332.16	100 m	-
50 x 50 x 3.20 mm (4.62); (approximately 216.50 metres per tonne)	-	-	-	352.77	100 m	-
50 x 50 x 4.00 mm (5.64); (approximately 216.50 metres per tonne)	-	-	-	430.65	100 m	-
50 x 50 x 5.00 mm (6.85); (approximately 177.30 metres per tonne)	-	-	-	523.04	100 m	-
50 x 50 x 6.30 mm (8.31); (approximately 120.30 metres per tonne)	-	-	-	634.53	100 m	-
60 x 60 x 3.00 mm (5.29); (approximately 189.00 metres per tonne)	-	-	-	403.92	100 m	-
60 x 60 x 3.20 mm (5.62); (approximately 177.90 metres per tonne)	-	-	-	429.12	100 m	-
60 x 60 x 4.00 mm (6.90); (approximately 145.00 metres per tonne)	-	-	-	548.19	100 m	-
60 x 60 x 5.00 mm (8.42); (approximately 118.80 metres per tonne)	-	-	-	668.95	100 m	-
60 x 60 x 6.30 mm (10.30); (approximately 97.10 metres per tonne)	-	-	-	818.32	100 m	-
60 x 60 x 8.00 mm (12.50); (approximately 80.00 metres per tonne)	-	-	-	993.10	100 m	-
70 x 70 x 3.60 mm (7.40); (approximately 135.10 metres per tonne)	-	-	-	569.62	100 m	-
70 x 70 x 5.00 mm (9.99); (approximately 100.10 metres per tonne)	-	-	-	793.69	100 m	-
70 x 70 x 6.30 mm (12.30); (approximately 81.30 metres per tonne)	-	-	-	977.21	100 m	-
70 x 70 x 8.00 mm (15.00); (approximately 66.70 metres per tonne)	-	-	-	1191.73	100 m	-
80 x 80 x 3.60 mm (8.53); (approximately 117.20 metres per tonne)	-	-	-	656.60	100 m	-
80 x 80 x 4.00 mm (9.41); (approximately 106.30 metres per tonne)	-	-	-	736.95	100 m	-
80 x 80 x 5.00 mm (11.60); (approximately 86.20 metres per tonne)	-	-	-	921.60	100 m	-
80 x 80 x 6.30 mm (14.20); (approximately 70.40 metres per tonne)	-	-	-	1128.16	100 m	-

**G STRUCTURAL/CARCASSING METAL/TIMBER**

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
80 x 80 x 8.00 mm (17.50); (approximately 57.10 metres per tonne)	-	-	-	1390.34	100 m	-
90 x 90 x 3.60 mm (9.66); (approximately 103.50 metres per tonne)	-	-	-	743.58	100 m	-
90 x 90 x 4.00 mm (10.70); (approximately 93.50 metres per tonne)	-	-	-	837.97	100 m	-
90 x 90 x 5.00 mm (13.10); (approximately 76.30 metres per tonne)	-	-	-	1040.77	100 m	-
90 x 90 x 6.30 mm (16.20); (approximately 61.70 metres per tonne)	-	-	-	1287.06	100 m	-
90 x 90 x 8.00 mm (20.10); (approximately 49.80 metres per tonne)	-	-	-	1596.91	100 m	-
100 x 100 x 4.00 mm (11.90); (approximately 84.00 metres per tonne)	-	-	-	896.39	100 m	-
100 x 100 x 5.00 mm (14.70); (approximately 68.00 metres per tonne)	-	-	-	1167.89	100 m	-
100 x 100 x 6.30 mm (18.20); (approximately 54.90 metres per tonne)	-	-	-	1445.96	100 m	-
100 x 100 x 8.00 mm (22.60); (approximately 44.20 metres per tonne)	-	-	-	1860.74	100 m	-
100 x 100 x 10.00 mm (27.40); (approximately 36.50 metres per tonne)	-	-	-	2119.61	100 m	-
120 x 120 x 5.00 mm (17.80); (approximately 56.20 metres per tonne)	-	-	-	1334.22	100 m	-
120 x 120 x 6.30 mm (22.20); (approximately 45.00 metres per tonne)	-	-	-	1664.03	100 m	-
120 x 120 x 8.00 mm (27.60); (approximately 36.20 metres per tonne)	-	-	-	2068.79	100 m	-
120 x 120 x 10.00 mm (33.70); (approximately 29.70 metres per tonne)	-	-	-	2606.96	100 m	-
120 x 120 x 12.50 mm (40.90); (approximately 24.40 metres per tonne)	-	-	-	3471.53	100 m	-
140 x 140 x 5.00 mm (21.00); (approximately 17.60 metres per tonne)	-	-	-	1732.03	100 m	-
140 x 140 x 6.30 mm (26.10); (approximately 38.30 metres per tonne)	-	-	-	1956.35	100 m	-
140 x 140 x 8.00 mm (32.60); (approximately 30.70 metres per tonne)	-	-	-	2443.57	100 m	-
140 x 140 x 10.00 mm (40.00); (approximately 25.00 metres per tonne)	-	-	-	3094.32	100 m	-
140 x 140 x 12.50 mm (48.70); (approximately 20.50 metres per tonne)	-	-	-	4134.28	100 m	-
150 x 150 x 5.00 mm (21.00); (approximately 44.20 metres per tonne)	-	-	-	1694.01	100 m	-
150 x 150 x 6.30 mm (28.10); (approximately 35.60 metres per tonne)	-	-	-	2106.26	100 m	-
150 x 150 x 8.00 mm (35.10); (approximately 28.50 metres per tonne)	-	-	-	2630.96	100 m	-
150 x 150 x 10.00 mm (43.10); (approximately 23.20 metres per tonne)	-	-	-	3334.13	100 m	-
150 x 150 x 12.50 mm (52.70); (approximately 19.00 metres per tonne)	-	-	-	4473.85	100 m	-
160 x 160 x 5.00 mm (24.10); (approximately 41.50 metres per tonne)	-	-	-	1934.55	100 m	-
160 x 160 x 6.30 mm (30.10); (approximately 33.20 metres per tonne)	-	-	-	2416.18	100 m	-
160 x 160 x 8.00 mm (37.60); (approximately 26.60 metres per tonne)	-	-	-	3018.22	100 m	-



**G STRUCTURAL/CARCASSING METAL/TIMBER**

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>G10 STRUCTURAL STEEL FRAMING – cont'd</b>						
160 x 160 x 10.00 mm (46.30); (approximately 21.60 metres per tonne)	-	-	-	3716.58	100 m	-
160 x 160 x 12.50 mm (56.60); (approximately 17.70 metres per tonne)	-	-	-	4727.91	100 m	-
180 x 180 x 6.30 mm (34.00); (approximately 29.40 metres per tonne)	-	-	-	2729.24	100 m	-
180 x 180 x 8.00 mm (42.70); (approximately 23.40 metres per tonne)	-	-	-	3427.60	100 m	-
180 x 180 x 10.00 mm (52.50); (approximately 19.00 metres per tonne)	-	-	-	4214.26	100 m	-
180 x 180 x 12.50 mm (64.40); (approximately 15.50 metres per tonne)	-	-	-	5379.46	100 m	-
180 x 180 x 16.00 mm (80.20); (approximately 12.50 metres per tonne)	-	-	-	6877.06	100 m	-
200 x 200 x 5.00 mm (30.40); (approximately 32.90 metres per tonne)	-	-	-	2440.26	100 m	-
200 x 200 x 6.30 mm (38.00); (approximately 26.30 metres per tonne)	-	-	-	3050.32	100 m	-
200 x 200 x 8.00 mm (47.70); (approximately 21.00 metres per tonne)	-	-	-	3827.89	100 m	-
200 x 200 x 10.00 mm (58.80); (approximately 17.00 metres per tonne)	-	-	-	4719.98	100 m	-
200 x 200 x 12.50 mm (72.30); (approximately 13.80 metres per tonne)	-	-	-	6039.36	100 m	-
200 x 200 x 16.00 mm (90.30); (approximately 11.10 metres per tonne)	-	-	-	7743.13	100 m	-
250 x 250 x 6.30 mm (47.90); (approximately 20.90 metres per tonne)	-	-	-	3845.02	100 m	-
250 x 250 x 8.00 mm (60.30); (approximately 16.60 metres per tonne)	-	-	-	4840.38	100 m	-
250 x 250 x 10.00 mm (74.50); (approximately 13.40 metres per tonne)	-	-	-	5980.24	100 m	-
250 x 250 x 12.50 mm (91.90); (approximately 10.90 metres per tonne)	-	-	-	7676.59	100 m	-
250 x 250 x 16.00 mm (115.00); (approximately 8.70 metres per tonne)	-	-	-	9861.12	100 m	-
300 x 300 x 6.30 mm (57.80); (approximately 17.30 metres per tonne)	-	-	-	4639.70	100 m	-
300 x 300 x 8.00 mm (72.80); (approximately 13.70 metres per tonne)	-	-	-	5843.78	100 m	-
300 x 300 x 10.00 mm (90.20); (approximately 11.10 metres per tonne)	-	-	-	7186.87	100 m	-
300 x 300 x 12.50 mm (112.00); (approximately 8.93 metres per tonne)	-	-	-	9355.58	100 m	-
300 x 300 x 16.00 mm (141.00); (approximately 7.09 metres per tonne)	-	-	-	12090.60	100 m	-
350 x 350 x 8.00 mm (85.40); (approximately 11.70 metres per tonne)	-	-	-	6855.20	100 m	-
350 x 350 x 10.00 mm (106.00); (approximately 9.43 metres per tonne)	-	-	-	8508.80	100 m	-
350 x 350 x 12.50 mm (131.00); (approximately 7.63 metres per tonne)	-	-	-	10942.69	100 m	-
350 x 350 x 16.00 mm (166.00); (approximately 6.02 metres per tonne)	-	-	-	14234.32	100 m	-
400 x 400 x 10.00 mm (122.00); (approximately 8.20 metres per tonne)	-	-	-	9793.15	100 m	-

**G STRUCTURAL/CARCASSING METAL/TIMBER**

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
400 x 400 x 12.50 mm (151.00); (approximately 6.62 metres per tonne)	-	-	-	12613.33	100 m	-
400 x 400 x 16.00 mm (191.00); (approximately 5.24 metres per tonne)	-	-	-	16378.04	100 m	-
Hot formed structural rectangular hollow section; S355J2H Grade 50D (kg/m)						
50 x 30 x 3.20 mm (3.61); (approximately 277.00 metres per tonne)	-	-	-	275.65	100 m	-
60 x 40 x 3.00 mm (4.35); (approximately 229.90 metres per tonne)	-	-	-	3468.66	100 m	-
60 x 40 x 4.00 mm (5.64); (approximately 177.30 metres per tonne)	-	-	-	430.03	100 m	-
60 x 40 x 5.00 mm (6.85); (approximately 146.00 metres per tonne)	-	-	-	523.04	100 m	-
80 x 40 x 3.20 mm (5.62); (approximately 177.90 metres per tonne)	-	-	-	429.12	100 m	-
80 x 40 x 4.00 mm (6.90); (approximately 144.90 metres per tonne)	-	-	-	548.19	100 m	-
80 x 40 x 5.00 mm (8.42); (approximately 118.80 metres per tonne)	-	-	-	1296.25	100 m	-
80 x 40 x 6.30 mm (10.30); (approximately 97.10 metres per tonne)	-	-	-	818.32	100 m	-
80 x 40 x 8.00 mm (12.50); (approximately 80.00 metres per tonne)	-	-	-	993.10	100 m	-
90 x 50 x 3.60 mm (7.40); (approximately 135.10 metres per tonne)	-	-	-	569.62	100 m	-
90 x 50 x 5.00 mm (9.99); (approximately 100.10 metres per tonne)	-	-	-	793.69	100 m	-
90 x 50 x 6.30 mm (12.30); (approximately 81.30 metres per tonne)	-	-	-	977.21	100 m	-
100 x 50 x 3.00 mm (6.71); (approximately 149.00 metres per tonne)	-	-	-	496.45	100 m	-
100 x 50 x 3.20 mm (7.13); (approximately 140.30 metres per tonne)	-	-	-	527.53	100 m	-
100 x 50 x 4.00 mm (8.78); (approximately 113.90 metres per tonne)	-	-	-	675.85	100 m	-
100 x 50 x 5.00 mm (10.80); (approximately 92.60 metres per tonne)	-	-	-	858.04	100 m	-
100 x 50 x 6.30 mm (13.30); (approximately 75.20 metres per tonne)	-	-	-	1056.66	100 m	-
100 x 50 x 8.00 mm (16.30); (approximately 61.30 metres per tonne)	-	-	-	1295.00	100 m	-
100 x 60 x 3.60 mm (8.53); (approximately 117.20 metres per tonne)	-	-	-	656.41	100 m	-
100 x 60 x 5.00 mm (11.60); (approximately 86.20 metres per tonne)	-	-	-	921.60	100 m	-
100 x 60 x 6.30 mm (14.20); (approximately 70.40 metres per tonne)	-	-	-	1128.16	100 m	-
100 x 60 x 8.00 mm (17.50); (approximately 57.10 metres per tonne)	-	-	-	1390.34	100 m	-
120 x 60 x 3.60 mm (9.66); (approximately 103.50 metres per tonne)	-	-	-	746.66	100 m	-
120 x 60 x 5.00 mm (13.10); (approximately 76.30 metres per tonne)	-	-	-	1040.77	100 m	-
120 x 60 x 6.30 mm (16.20); (approximately 61.70 metres per tonne)	-	-	-	1287.06	100 m	-
120 x 60 x 8.00 mm (20.10); (approximately 49.80 metres per tonne)	-	-	-	1596.91	100 m	-

## G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>G10 STRUCTURAL STEEL FRAMING – cont'd</b>						
120 x 80 x 5.00 mm (14.70); (approximately 68.00 metres per tonne)	-	-	-	1167.89	100 m	-
120 x 80 x 6.30 mm (18.20); (approximately 54.90 metres per tonne)	-	-	-	1445.96	100 m	-
120 x 80 x 8.00 mm (22.60); (approximately 44.20 metres per tonne)	-	-	-	1860.74	100 m	-
120 x 80 x 10.00 mm (27.40); (approximately 36.50 metres per tonne)	-	-	-	2119.61	100 m	-
150 x 100 x 5.00 mm (18.60); (approximately 53.80 metres per tonne)	-	-	-	1394.18	100 m	-
150 x 100 x 6.30 mm (23.10); (approximately 43.30 metres per tonne)	-	-	-	1731.48	100 m	-
150 x 100 x 8.00 mm (28.90); (approximately 34.60 metres per tonne)	-	-	-	2166.23	100 m	-
150 x 100 x 10.00 mm (35.30); (approximately 28.30 metres per tonne)	-	-	-	2730.74	100 m	-
150 x 100 x 12.50 mm (42.80); (approximately 23.40 metres per tonne)	-	-	-	3633.41	100 m	-
160 x 80 x 4.00 mm (14.40); (approximately 69.40 metres per tonne)	-	-	-	1079.37	100 m	-
160 x 80 x 5.00 mm (17.80); (approximately 56.20 metres per tonne)	-	-	-	1334.22	100 m	-
160 x 80 x 6.30 mm (22.20); (approximately 45.00 metres per tonne)	-	-	-	1664.03	100 m	-
160 x 80 x 8.00 mm (27.60); (approximately 36.20 metres per tonne)	-	-	-	2068.79	100 m	-
160 x 80 x 10.00 mm (33.70); (approximately 29.70 metres per tonne)	-	-	-	2606.96	100 m	-
200 x 100 x 5.00 mm (22.60); (approximately 44.20 metres per tonne)	-	-	-	1694.01	100 m	-
200 x 100 x 6.30 mm (28.10); (approximately 35.60 metres per tonne)	-	-	-	2106.26	100 m	-
200 x 100 x 8.00 mm (35.10); (approximately 28.50 metres per tonne)	-	-	-	2630.96	100 m	-
200 x 100 x 10.00 mm (43.10); (approximately 23.20 metres per tonne)	-	-	-	3334.13	100 m	-
200 x 100 x 12.50 mm (52.70); (approximately 19.00 metres per tonne)	-	-	-	4473.85	100 m	-
200 x 120 x 5.00 mm (24.10); (approximately 41.50 metres per tonne)	-	-	-	1934.55	100 m	-
200 x 120 x 6.30 mm (30.10); (approximately 33.20 metres per tonne)	-	-	-	2416.18	100 m	-
200 x 120 x 8.00 mm (37.60); (approximately 26.60 metres per tonne)	-	-	-	3018.22	100 m	-
200 x 120 x 10.00 mm (46.30); (approximately 21.60 metres per tonne)	-	-	-	3716.58	100 m	-
200 x 150 x 8.00 mm (41.40); (approximately 24.15 metres per tonne)	-	-	-	3323.25	100 m	-
200 x 150 x 10.00 mm (51.00); (approximately 19.60 metres per tonne)	-	-	-	4093.86	100 m	-
250 x 100 x 10.00 mm (51.00); (approximately 19.60 metres per tonne)	-	-	-	4093.86	100 m	-
250 x 100 x 12.50 mm (62.50); (approximately 16.00 metres per tonne)	-	-	-	5220.75	100 m	-
250 x 150 x 5.00 mm (30.40); (approximately 32.90 metres per tonne)	-	-	-	2440.26	100 m	-

**G STRUCTURAL/CARCASSING METAL/TIMBER**

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
250 x 150 x 6.30 mm (38.00); (approximately 26.30 metres per tonne)	-	-	-	3050.32	100 m	-
250 x 150 x 8.00 mm (47.70); (approximately 21.00 metres per tonne)	-	-	-	3828.96	100 m	-
250 x 150 x 10.00 mm (58.80); (approximately 17.00 metres per tonne)	-	-	-	4719.98	100 m	-
250 x 150 x 12.50 mm (72.30); (approximately 13.80 metres per tonne)	-	-	-	6039.36	100 m	-
250 x 150 x 16.00 mm (90.30); (approximately 11.10 metres per tonne)	-	-	-	7743.13	100 m	-
300 x 100 x 8.00 mm (47.70); (approximately 21.00 metres per tonne)	-	-	-	3828.96	100 m	-
300 x 100 x 10.00 mm (58.80); (approximately 17.00 metres per tonne)	-	-	-	4719.98	100 m	-
300 x 200 x 6.30 mm (47.90); (approximately 20.90 metres per tonne)	-	-	-	3845.02	100 m	-
300 x 200 x 8.00 mm (60.30); (approximately 16.60 metres per tonne)	-	-	-	4840.38	100 m	-
300 x 200 x 10.00 mm (74.50); (approximately 13.40 metres per tonne)	-	-	-	5980.24	100 m	-
300 x 200 x 12.50 mm (91.90); (approximately 10.90 metres per tonne)	-	-	-	7676.59	100 m	-
300 x 200 x 16.00 mm (115.00); (approximately 8.70 metres per tonne)	-	-	-	9861.12	100 m	-
400 x 200 x 8.00 mm (72.80); (approximately 13.70 metres per tonne)	-	-	-	5843.78	100 m	-
400 x 200 x 10.00 mm (90.20); (approximately 11.10 metres per tonne)	-	-	-	7240.51	100 m	-
400 x 200 x 12.50 mm (112.00); (approximately 8.93 metres per tonne)	-	-	-	9355.58	100 m	-
400 x 200 x 16.00 mm (141.00); (approximately 7.09 metres per tonne)	-	-	-	12090.60	100 m	-
450 x 250 x 8.00 mm (85.40); (approximately 11.70 metres per tonne)	-	-	-	6855.20	100 m	-
450 x 250 x 10.00 mm (106.00); (approximately 9.43 metres per tonne)	-	-	-	8508.80	100 m	-
450 x 250 x 12.50 mm (131.00); (approximately 7.63 metres per tonne)	-	-	-	10942.69	100 m	-
450 x 250 x 16.00 mm (166.00); (approximately 6.02 metres per tonne)	-	-	-	14234.32	100 m	-
500 x 300 x 8.00 mm (98.00); (approximately 10.20 metres per tonne)	-	-	-	7866.63	100 m	-
500 x 300 x 10.00 mm (122.00); (approximately 8.20 metres per tonne)	-	-	-	9793.15	100 m	-
500 x 300 x 12.50 mm (151.00); (approximately 6.62 metres per tonne)	-	-	-	12613.33	100 m	-
500 x 300 x 16.00 mm (191.00); (approximately 5.24 metres per tonne)	-	-	-	16378.04	100 m	-
<b>SUPPLY AND FIX PRICES</b>						
<b>Framing, fabrication; weldable steel; BS EN 10025: 2004 Grade S275; hot rolled structural steel sections; welded fabrication</b>						
Columns						
weight not exceeding 40 kg/m	-	-	-	-	tonne	<b>1403.22</b>
weight not exceeding 40 kg/m; castellated	-	-	-	-	tonne	<b>1800.49</b>
weight not exceeding 40 kg/m; curved	-	-	-	-	tonne	<b>1798.59</b>

## G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>G10 STRUCTURAL STEEL FRAMING – cont'd</b>						
<b>Framing, fabrication; weldable steel; BS EN 10025: 2004 Grade S275; hot rolled structural steel sections; welded fabrication – cont'd</b>						
weight not exceeding 40 kg/m; square hollow section	-	-	-	-	tonne	1944.60
weight not exceeding 40 kg/m; circular hollow section	-	-	-	-	tonne	1812.82
weight 40–100 kg/m	-	-	-	-	tonne	1252.47
weight 40–100 kg/m; castellated	-	-	-	-	tonne	1517.00
weight 40–100 kg/m; curved	-	-	-	-	tonne	1518.90
weight 40–100 kg/m; square hollow section	-	-	-	-	tonne	1626.03
weight 40–100 kg/m; circular hollow section	-	-	-	-	tonne	1521.74
weight exceeding 100 kg/m	-	-	-	-	tonne	1190.85
weight exceeding 100 kg/m; castellated	-	-	-	-	tonne	1426.93
weight exceeding 100 kg/m; curved	-	-	-	-	tonne	1432.62
weight exceeding 100 kg/m; square hollow section	-	-	-	-	tonne	1517.95
weight exceeding 100 kg/m; circular hollow section	-	-	-	-	tonne	1470.54
<b>Beams</b>						
weight not exceeding 40 kg/m	-	-	-	-	tonne	1423.14
weight not exceeding 40 kg/m; castellated	-	-	-	-	tonne	1854.53
weight not exceeding 40 kg/m; curved	-	-	-	-	tonne	1802.39
weight not exceeding 40 kg/m; square hollow section	-	-	-	-	tonne	2241.37
weight not exceeding 40 kg/m; circular hollow section	-	-	-	-	tonne	2280.24
weight 40–100 kg/m	-	-	-	-	tonne	1185.16
weight 40–100 kg/m; castellated	-	-	-	-	tonne	1800.49
weight 40–100 kg/m; curved	-	-	-	-	tonne	1518.90
weight 40–100 kg/m; square hollow section	-	-	-	-	tonne	1847.90
weight 40–100 kg/m; circular hollow section	-	-	-	-	tonne	2089.67
weight exceeding 100 kg/m	-	-	-	-	tonne	1143.44
weight exceeding 100 kg/m; castellated	-	-	-	-	tonne	1422.19
weight exceeding 100 kg/m; curved	-	-	-	-	tonne	1492.35
weight exceeding 100 kg/m; square hollow section	-	-	-	-	tonne	1598.54
weight exceeding 100 kg/m; circular hollow section	-	-	-	-	tonne	1909.52
<b>Bracings</b>						
weight not exceeding 40 kg/m	-	-	-	-	tonne	1426.93
weight not exceeding 40 kg/m; square hollow section	-	-	-	-	tonne	1860.22
weight not exceeding 40 kg/m; circular hollow section	-	-	-	-	tonne	1812.82
weight 40–100 kg/m	-	-	-	-	tonne	1328.32
weight 40–100 kg/m; square hollow section	-	-	-	-	tonne	1660.17
weight 40–100 kg/m; circular hollow section	-	-	-	-	tonne	1611.81
weight exceeding 100 kg/m	-	-	-	-	tonne	1279.97
weight exceeding 100 kg/m; square hollow section	-	-	-	-	tonne	1569.15
weight exceeding 100 kg/m; circular hollow section	-	-	-	-	tonne	1524.59
<b>Purlins and cladding rails</b>						
weight not exceeding 40 kg/m	-	-	-	-	tonne	1303.67
weight not exceeding 40 kg/m; square hollow section	-	-	-	-	tonne	1812.82
weight not exceeding 40 kg/m; circular hollow section	-	-	-	-	tonne	1813.76
weight 40–100 kg/m	-	-	-	-	tonne	1223.08
weight 40–100 kg/m; square hollow section	-	-	-	-	tonne	1609.92
weight 40–100 kg/m; circular hollow section	-	-	-	-	tonne	1612.76
weight exceeding 100 kg/m	-	-	-	-	tonne	1129.22

**G STRUCTURAL/CARCASSING METAL/TIMBER**

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
weight exceeding 100 kg/m; square hollow section	-	-	-	-	tonne	<b>1514.16</b>
weight exceeding 100 kg/m; circular hollow section	-	-	-	-	tonne	<b>1519.84</b>
<b>Grillages</b>						
weight not exceeding 40 kg/m	-	-	-	-	tonne	<b>1431.67</b>
weight 40–100 kg/m	-	-	-	-	tonne	<b>1355.82</b>
weight exceeding 100 kg/m	-	-	-	-	tonne	<b>1089.40</b>
<b>Trestles, towers and built up columns</b>						
straight	-	-	-	-	tonne	<b>1707.57</b>
<b>Trusses and built up girders</b>						
straight	-	-	-	-	tonne	<b>1707.57</b>
curved	-	-	-	-	tonne	<b>2222.41</b>
<b>Fittings</b>	-	-	-	-	tonne	<b>1809.02</b>
Add to the aforementioned prices for:						
grade 355 steelwork	-	-	-	-	%	<b>7.50</b>
<b>Framing, erection</b>						
Trial erection	-	-	-	-	tonne	<b>256.25</b>
Permanent erection on site	-	-	-	-	tonne	<b>256.25</b>
<b>Surface preparation</b>						
At works						
blast cleaning	-	-	-	-	m <sup>2</sup>	<b>2.44</b>
<b>Surface treatment</b>						
At works						
galvanising	-	-	-	-	m <sup>2</sup>	<b>12.30</b>
shotblasting and priming to SA 2.5	-	-	-	-	m <sup>2</sup>	<b>6.41</b>
touch up primer and one coat of two pack epoxy	-	-	-	-	m <sup>2</sup>	<b>4.43</b>
zinc phosphate primer	-	-	-	-	m <sup>2</sup>	<b>4.43</b>
intumescent paint fire protection (30 minutes); spray applied	-	-	-	-	m <sup>2</sup>	<b>9.18</b>
intumescent paint fire protection (60 minutes); spray applied	-	-	-	-	m <sup>2</sup>	<b>13.77</b>
Extra over for; separate decorative sealer top coat	-	-	-	-	m <sup>2</sup>	<b>2.76</b>
On site						
intumescent paint fire protection (30 minutes); spray applied	-	-	-	-	m <sup>2</sup>	<b>6.89</b>
intumescent paint fire protection (30 minutes) to circular columns etc.; spray applied	-	-	-	-	m <sup>2</sup>	<b>11.54</b>
intumescent paint fire protection (60 minutes) to UBs etc.; spray applied	-	-	-	-	m <sup>2</sup>	<b>8.72</b>
intumescent paint fire protection (60 minutes) to circular columns etc.; spray applied	-	-	-	-	m <sup>2</sup>	<b>14.64</b>
Extra over for; separate decorative sealer top coat	-	-	-	-	m <sup>2</sup>	<b>2.29</b>
<b>Metsec Lightweight Steel Framing System; 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.</b>						
Inner leaf; with supports and perimeter sections for external metal cladding (measured separately)						
100 mm thick steel walling	-	-	-	-	m <sup>2</sup>	<b>50.89</b>
150 mm thick steel walling	-	-	-	-	m <sup>2</sup>	<b>54.17</b>
200 mm thick steel walling	-	-	-	-	m <sup>2</sup>	<b>62.47</b>
Inner leaf; with 16 mm Pyroc sheathing board						
100 mm thick steel walling	-	-	-	-	m <sup>2</sup>	<b>64.73</b>

## G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>G10 STRUCTURAL STEEL FRAMING – cont'd</b>						
<b>Metsec Lightweight Steel Framing System; 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. – cont'd</b>						
150 mm thick steel walling	-	-	-	-	m <sup>2</sup>	<b>68.01</b>
200 mm thick steel walling	-	-	-	-	m <sup>2</sup>	<b>76.31</b>
16 mm Pyroc sheathing board fixed to slab perimeter not exceeding 300 mm	-	-	-	-	m	<b>7.17</b>
Inner leaf; with 16 mm Pyroc sheathing board and 40 mm Thermawall TW55 insulation supported by halfen channels type 28/15 fixed to studs at 450 mm centres.						
100 mm thick steel walling	-	-	-	-	m <sup>2</sup>	<b>72.42</b>
150 mm thick steel walling	-	-	-	-	m <sup>2</sup>	<b>75.70</b>
200 mm thick steel walling	-	-	-	-	m <sup>2</sup>	<b>84.00</b>
16 mm Pyroc sheathing board and 40 mm Thermawall TW55 insulation fixed to slab perimeter not exceeding 300 mm	-	-	-	-	m	<b>8.20</b>
<b>Cold formed galvanised steel; Kingspan "Multibeam" or other equal and approved</b>						
Cold rolled purlins and cladding rails						
175 x 65 x 1.40 mm gauge purlins or rails; fixed to steelwork	-	0.04	0.66	8.68	m	<b>9.34</b>
175 x 65 x 1.60 mm gauge purlins or rails; fixed to steelwork	-	0.04	0.66	9.24	m	<b>9.90</b>
175 x 65 x 2.00 mm gauge purlins or rails; fixed to steelwork	-	0.04	0.66	11.16	m	<b>11.82</b>
205 x 65 x 1.40 mm gauge purlins or rails; fixed to steelwork	-	0.04	0.66	9.61	m	<b>10.27</b>
205 x 65 x 1.60 mm gauge purlins or rails; fixed to steelwork	-	0.04	0.66	10.44	m	<b>11.10</b>
205 x 65 x 2.00 mm gauge purlins or rails; fixed to steelwork	-	0.04	0.66	11.89	m	<b>12.55</b>
Heavy duty Zed section spacers vertically; across cladding rails; fixed to steelwork	-	0.05	0.82	6.54	m	<b>7.36</b>
Cleats						
weld-on for 175 mm purlin or rail	-	0.10	1.65	2.49	nr	<b>4.14</b>
bolt-on for 175 mm purlin or rail; including fixing bolts	-	0.02	0.33	4.97	m	<b>5.30</b>
weld-on for 205 mm purlin or rail	-	0.10	1.65	2.84	nr	<b>4.49</b>
bolt-on for 205 mm purlin or rail; including fixing bolts	-	0.02	0.33	5.38	m	<b>5.71</b>
Tubular ties						
1500 mm long; bolted diagonally across purlins or cladding rails	-	0.02	0.33	5.37	m	<b>5.70</b>
<b>G12 ISOLATED STRUCTURAL METAL MEMBERS</b>						
<b>Isolated structural member; weldable steel; BS EN 10025: 2004 Grade S275; hot rolled structural steel sections</b>						
Plain member; beams						
weight not exceeding 40 kg/m	-	-	-	-	tonne	<b>895.98</b>
weight 40–100 kg/m	-	-	-	-	tonne	<b>861.85</b>
weight exceeding 100 kg/m	-	-	-	-	tonne	<b>836.25</b>

**G STRUCTURAL/CARCASSING METAL/TIMBER**

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Metsec open web steel lattice beams or other equal and approved; in single members; raised 3.50 m above ground; ends built in</b>						
Beams; one coat zinc phosphate primer at works						
220 mm deep; to span 6.00 m (11.50 kg/m); ref B22	-	0.19	4.74	33.43	m	<b>38.18</b>
270 mm deep; to span 7.00 m (11.50 kg/m); ref B27	-	0.19	4.74	33.43	m	<b>38.18</b>
300 mm deep; to span 8.00 m (12.50 kg/m); ref B30	-	0.23	5.74	36.05	m	<b>41.79</b>
350 mm deep; to span 9.00 m (14.00 kg/m); ref B35	-	0.23	5.74	40.40	m	<b>46.15</b>
350 mm deep; to span 10.00 m (20.00 kg/m); ref D35	-	0.28	6.99	57.83	m	<b>64.82</b>
450 mm deep; to span 11.00 m (21.00 kg/m); ref D45	-	0.32	7.99	60.44	m	<b>68.43</b>
450 mm deep; to span 12.00 m (32.50 kg/m); ref G45	-	0.46	11.49	93.55	m	<b>105.03</b>
Beams; galvanised						
220 mm deep; to span 6.00 m (11.50 kg/m); ref B22	-	0.19	4.74	35.17	m	<b>39.92</b>
270 mm deep; to span 7.00 m (11.50 kg/m); ref B27	-	0.19	4.74	35.17	m	<b>39.92</b>
300 mm deep; to span 8.00 m (12.50 kg/m); ref B30	-	0.23	5.74	38.66	m	<b>44.40</b>
350 mm deep; to span 9.00 m (14.00 kg/m); ref B35	-	0.23	5.74	43.02	m	<b>48.76</b>
350 mm deep; to span 10.00 m (20.00 kg/m); ref D35	-	0.28	6.99	61.31	m	<b>68.30</b>
450 mm deep; to span 11.00 m (21.00 kg/m); ref D45	-	0.32	7.99	64.80	m	<b>72.79</b>
450 mm deep; to span 12.00 m (32.50 kg/m); ref G45	-	0.46	11.49	99.65	m	<b>111.13</b>
<b>G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING</b>						
<b>BASIC TIMBER PRICES</b>						
Hardwood; Joinery quality (£/m <sup>3</sup> )						
American Cherry	-	-	-	1408.96	m <sup>3</sup>	-
American White Ash	-	-	-	517.22	m <sup>3</sup>	-
American White Oak	-	-	-	927.42	m <sup>3</sup>	-
Beech	-	-	-	682.19	m <sup>3</sup>	-
Douglas Fir	-	-	-	615.31	m <sup>3</sup>	-
European Oak	-	-	-	1631.90	m <sup>3</sup>	-
Idigbo	-	-	-	659.89	m <sup>3</sup>	-
Iroko	-	-	-	766.90	m <sup>3</sup>	-
Maple	-	-	-	989.84	m <sup>3</sup>	-
Poplar	-	-	-	477.09	m <sup>3</sup>	-
Sapele	-	-	-	771.36	m <sup>3</sup>	-
Utile	-	-	-	878.37	m <sup>3</sup>	-
Red Meranti	-	-	-	655.44	m <sup>3</sup>	-
Softwood; Carcassing quality (£/m <sup>3</sup> )						
2.00 m–4.80 m lengths	-	-	-	292.13	m <sup>3</sup>	-
4.80 m–6.00 m lengths	-	-	-	276.75	m <sup>3</sup>	-
6.00 m–9.00 m lengths	-	-	-	307.50	m <sup>3</sup>	-
G.S. Grade	-	-	-	18.45	m <sup>3</sup>	-
S.S. Grade	-	-	-	36.90	m <sup>3</sup>	-
Softwood; Joinery quality (£/m <sup>3</sup> )						
Timber Treatment (£/m <sup>3</sup> ) Pre-treatment of timber by vacuum/pressure impregnation, excluding transport costs and any subsequent seasoning:						
interior work; minimum salt retention 4.00 kg/m <sup>3</sup>	-	-	-	46.74	m <sup>3</sup>	-
exterior work; minimum salt retention 5.30 kg/m <sup>3</sup>	-	-	-	53.81	m <sup>3</sup>	-
Pre-treatment of timber including flame proofing all purposes; minimum salt retention 36.00 kg/m <sup>3</sup>	-	-	-	-	m <sup>3</sup>	<b>139.47</b>



## G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING – cont'd</b>						
"Aquaseal" timber treatments - (£/25 litres)						
"Timbershield"	-	-	-	104.39	25 L	-
"Longlife Wood Protector"	-	-	-	52.61	25 L	-
<b>SUPPLY AND FIX PRICES</b>						
<b>Sawn softwood; untreated</b>						
Floor members						
38 mm x 100 mm	-	0.11	1.88	1.03	m	2.91
38 mm x 150 mm	-	0.13	2.22	1.42	m	3.65
47 mm x 75 mm	-	0.11	1.88	1.09	m	2.97
47 mm x 100 mm	-	0.13	2.22	1.36	m	3.58
47 mm x 125 mm	-	0.13	2.22	1.67	m	3.89
47 mm x 150 mm	-	0.14	2.39	1.98	m	4.37
47 mm x 175 mm	-	0.14	2.39	2.41	m	4.81
47 mm x 200 mm	-	0.15	2.56	2.71	m	5.27
47 mm x 225 mm	-	0.15	2.56	3.14	m	5.71
47 mm x 250 mm	-	0.16	2.74	3.54	m	6.27
75 mm x 125 mm	-	0.15	2.56	2.50	m	5.06
75 mm x 150 mm	-	0.15	2.56	2.97	m	5.53
75 mm x 175 mm	-	0.15	2.56	3.56	m	6.12
75 mm x 200 mm	-	0.16	2.74	4.15	m	6.89
75 mm x 225 mm	-	0.16	2.74	4.71	m	7.44
75 mm x 250 mm	-	0.17	2.91	5.74	m	8.64
100 mm x 150 mm	-	0.20	3.42	4.02	m	7.44
100 mm x 200 mm	-	0.21	3.59	6.02	m	9.61
100 mm x 250 mm	-	0.23	3.93	7.67	m	11.60
100 mm x 300 mm	-	0.25	4.27	7.51	m	11.78
Wall or partition members						
25 mm x 25 mm	-	0.06	1.03	0.40	m	1.42
25 mm x 38 mm	-	0.06	1.03	0.45	m	1.48
25 mm x 75 mm	-	0.08	1.37	0.56	m	1.93
38 mm x 38 mm	-	0.08	1.37	0.53	m	1.90
38 mm x 50 mm	-	0.08	1.37	0.67	m	2.04
38 mm x 75 mm	-	0.11	1.88	0.83	m	2.71
38 mm x 100 mm	-	0.14	2.39	1.03	m	3.42
47 mm x 50 mm	-	0.11	1.88	0.71	m	2.59
47 mm x 75 mm	-	0.14	2.39	1.11	m	3.50
47 mm x 100 mm	-	0.17	2.91	1.37	m	4.28
47 mm x 125 mm	-	0.18	3.08	1.68	m	4.76
75 mm x 75 mm	-	0.17	2.91	1.51	m	4.42
75 mm x 100 mm	-	0.19	3.25	2.12	m	5.37
100 mm x 100 mm	-	0.19	3.25	2.76	m	6.01
Joist strutting; herringbone						
47 mm x 50 mm; depth of joist 150 mm	-	0.46	7.86	1.61	m	9.48
47 mm x 50 mm; depth of joist 175 mm	-	0.46	7.86	1.65	m	9.51
47 mm x 50 mm; depth of joist 200 mm	-	0.46	7.86	1.68	m	9.54
47 mm x 50 mm; depth of joist 225 mm	-	0.46	7.86	1.71	m	9.58
47 mm x 50 mm; depth of joist 250 mm	-	0.46	7.86	1.75	m	9.61
Joist strutting; block						
47 mm x 150 mm; depth of joist 150 mm	-	0.28	4.79	2.20	m	6.99
47 mm x 175 mm; depth of joist 175 mm	-	0.28	4.79	2.64	m	7.43
47 mm x 200 mm; depth of joist 200 mm	-	0.28	4.79	2.93	m	7.72
47 mm x 225 mm; depth of joist 225 mm	-	0.28	4.79	3.37	m	8.15
47 mm x 250 mm; depth of joist 250 mm	-	0.28	4.79	3.76	m	8.55

## G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Cleats						
225 mm x 100 mm x 75 mm	-	0.19	3.25	0.53	nr	3.77
Extra for stress grading to above timbers						
general structural (GS) grade	-	-	-	19.83	m <sup>3</sup>	-
special structural (SS) grade	-	-	-	39.67	m <sup>3</sup>	-
Extra for protecting and flameproofing timber with "Celgard CF" protection or other equal and approved						
small sections	-	-	-	100.76	m <sup>3</sup>	-
large sections	-	-	-	96.73	m <sup>3</sup>	-
Wrot surfaces						
plain; 50 mm wide	-	0.02	0.34	-	m	0.34
plain; 100 mm wide	-	0.03	0.51	-	m	0.51
plain; 150 mm wide	-	0.04	0.68	-	m	0.68
<b>Sawn softwood; "Tanalised"</b>						
Floor members						
38 mm x 75 mm	-	0.11	1.88	0.93	m	2.81
38 mm x 100 mm	-	0.11	1.88	1.16	m	3.04
38 mm x 150 mm	-	0.13	2.22	1.62	m	3.84
47 mm x 75 mm	-	0.11	1.88	1.22	m	3.11
47 mm x 100 mm	-	0.13	2.22	1.53	m	3.75
47 mm x 125 mm	-	0.13	2.22	1.89	m	4.11
47 mm x 150 mm	-	0.14	2.39	2.24	m	4.63
47 mm x 175 mm	-	0.14	2.39	2.72	m	5.11
47 mm x 200 mm	-	0.15	2.56	3.05	m	5.62
47 mm x 225 mm	-	0.15	2.56	3.53	m	6.10
47 mm x 250 mm	-	0.16	2.74	3.97	m	6.71
75 mm x 125 mm	-	0.15	2.56	2.82	m	5.39
75 mm x 150 mm	-	0.15	2.56	3.36	m	5.92
75 mm x 175 mm	-	0.15	2.56	4.01	m	6.58
75 mm x 200 mm	-	0.16	2.74	4.67	m	7.41
75 mm x 225 mm	-	0.16	2.74	5.29	m	8.03
75 mm x 250 mm	-	0.17	2.91	6.39	m	9.30
100 mm x 150 mm	-	0.20	3.42	4.54	m	7.96
100 mm x 200 mm	-	0.21	3.59	6.71	m	10.30
100 mm x 250 mm	-	0.23	3.93	8.54	m	12.47
100 mm x 300 mm	-	0.25	4.27	8.55	m	12.82
Wall or partition members						
25 mm x 25 mm	-	0.06	1.03	0.42	m	1.44
25 mm x 38 mm	-	0.06	1.03	0.49	m	1.51
25 mm x 75 mm	-	0.08	1.37	0.63	m	2.00
38 mm x 38 mm	-	0.08	1.37	0.58	m	1.95
38 mm x 50 mm	-	0.08	1.37	0.73	m	2.10
38 mm x 75 mm	-	0.11	1.88	0.93	m	2.81
38 mm x 100 mm	-	0.14	2.39	1.16	m	3.55
47 mm x 50 mm	-	0.11	1.88	0.80	m	2.68
47 mm x 75 mm	-	0.14	2.39	1.24	m	3.64
47 mm x 100 mm	-	0.17	2.91	1.55	m	4.45
47 mm x 125 mm	-	0.18	3.08	1.90	m	4.98
75 mm x 75 mm	-	0.17	2.91	1.71	m	4.61
75 mm x 100 mm	-	0.19	3.25	2.38	m	5.63
100 mm x 100 mm	-	0.19	3.25	3.11	m	6.35
Roof members; flat						
38 mm x 75 mm	-	0.13	2.22	0.93	m	3.15
38 mm x 100 mm	-	0.13	2.22	1.16	m	3.38
38 mm x 125 mm	-	0.13	2.22	1.39	m	3.61
38 mm x 150 mm	-	0.13	2.22	1.62	m	3.84
47 mm x 100 mm	-	0.13	2.22	1.53	m	3.75
47 mm x 125 mm	-	0.13	2.22	1.89	m	4.11

## G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING – cont'd</b>						
<b>Sawn softwood; "Tanalised" – cont'd</b>						
47 mm x 150 mm	-	0.14	2.39	2.24	m	4.63
47 mm x 175 mm	-	0.14	2.39	2.72	m	5.11
47 mm x 200 mm	-	0.15	2.56	3.05	m	5.62
47 mm x 225 mm	-	0.15	2.56	3.53	m	6.10
47 mm x 250 mm	-	0.16	2.74	3.97	m	6.71
75 mm x 150 mm	-	0.15	2.56	3.36	m	5.92
75 mm x 175 mm	-	0.15	2.56	4.01	m	6.58
75 mm x 200 mm	-	0.16	2.74	4.67	m	7.41
75 mm x 225 mm	-	0.16	2.74	5.29	m	8.03
75 mm x 250 mm	-	0.17	2.91	6.39	m	9.30
Roof members; pitched						
25 mm x 100 mm	-	0.11	1.88	0.92	m	2.80
25 mm x 125 mm	-	0.11	1.88	1.24	m	3.12
25 mm x 150 mm	-	0.14	2.39	1.49	m	3.88
25 mm x 175 mm	-	0.16	2.74	1.75	m	4.48
25 mm x 200 mm	-	0.17	2.91	2.01	m	4.91
38 mm x 100 mm	-	0.14	2.39	1.16	m	3.55
38 mm x 125 mm	-	0.14	2.39	1.39	m	3.79
38 mm x 150 mm	-	0.14	2.39	1.62	m	4.01
38 mm x 175 mm	-	0.16	2.74	1.92	m	4.66
38 mm x 200 mm	-	0.17	2.91	2.22	m	5.12
47 mm x 50 mm	-	0.11	1.88	0.78	m	2.66
47 mm x 75 mm	-	0.14	2.39	1.22	m	3.62
47 mm x 100 mm	-	0.17	2.91	1.53	m	4.44
47 mm x 125 mm	-	0.17	2.91	1.89	m	4.79
47 mm x 150 mm	-	0.19	3.25	2.24	m	5.49
47 mm x 175 mm	-	0.19	3.25	2.72	m	5.97
47 mm x 200 mm	-	0.19	3.25	3.05	m	6.30
47 mm x 225 mm	-	0.19	3.25	3.53	m	6.78
75 mm x 100 mm	-	0.23	3.93	2.35	m	6.28
75 mm x 125 mm	-	0.23	3.93	2.82	m	6.76
75 mm x 150 mm	-	0.23	3.93	3.36	m	7.29
100 mm x 150 mm	-	0.28	4.79	4.56	m	9.34
100 mm x 175 mm	-	0.28	4.79	5.30	m	10.09
100 mm x 200 mm	-	0.28	4.79	6.71	m	11.50
100 mm x 225 mm	-	0.31	5.30	7.63	m	12.93
100 mm x 250 mm	-	0.31	5.30	8.54	m	13.84
Plates						
38 mm x 75 mm	-	0.11	1.88	0.96	m	2.84
38 mm x 100 mm	-	0.14	2.39	1.16	m	3.55
47 mm x 75 mm	-	0.14	2.39	1.22	m	3.62
47 mm x 100 mm	-	0.17	2.91	1.53	m	4.44
75 mm x 100 mm	-	0.19	3.25	2.35	m	5.59
75 mm x 125 mm	-	0.22	3.76	2.81	m	6.57
75 mm x 150 mm	-	0.25	4.27	3.34	m	7.61
Plates; fixing by bolting						
38 mm x 75 mm	-	0.20	3.42	0.93	m	4.35
38 mm x 100 mm	-	0.23	3.93	1.16	m	5.09
47 mm x 75 mm	-	0.23	3.93	1.22	m	5.16
47 mm x 100 mm	-	0.26	4.45	1.53	m	5.98
75 mm x 100 mm	-	0.29	4.96	2.35	m	7.30
75 mm x 125 mm	-	0.31	5.30	2.81	m	8.11
75 mm x 150 mm	-	0.34	5.81	3.34	m	9.15

**G STRUCTURAL/CARCASSING METAL/TIMBER**

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Joist strutting; herringbone						
47 mm x 50 mm; depth of joist 150 mm	-	0.46	7.86	1.79	m	<b>9.66</b>
47 mm x 50 mm; depth of joist 175 mm	-	0.46	7.86	1.83	m	<b>9.70</b>
47 mm x 50 mm; depth of joist 200 mm	-	0.46	7.86	1.87	m	<b>9.73</b>
47 mm x 50 mm; depth of joist 225 mm	-	0.46	7.86	1.90	m	<b>9.77</b>
47 mm x 50 mm; depth of joist 250 mm	-	0.46	7.86	1.94	m	<b>9.80</b>
Joist strutting; block						
47 mm x 150 mm; depth of joist 150 mm	-	0.28	4.79	2.46	m	<b>7.25</b>
47 mm x 175 mm; depth of joist 175 mm	-	0.28	4.79	2.95	m	<b>7.73</b>
47 mm x 200 mm; depth of joist 200 mm	-	0.28	4.79	3.28	m	<b>8.07</b>
47 mm x 225 mm; depth of joist 225 mm	-	0.28	4.79	3.76	m	<b>8.54</b>
47 mm x 250 mm; depth of joist 250 mm	-	0.28	4.79	4.19	m	<b>8.98</b>
Cleats						
225 mm x 100 mm x 75 mm	-	0.19	3.25	0.58	nr	<b>3.83</b>
Extra for stress grading to above timbers						
general structural (GS) grade	-	-	-	19.83	m <sup>3</sup>	-
special structural (SS) grade	-	-	-	39.67	m <sup>3</sup>	-
Extra for protecting and flameproofing timber with "Celgard CF" protection or other equal and approved						
small sections	-	-	-	100.76	m <sup>3</sup>	-
large sections	-	-	-	96.73	m <sup>3</sup>	-
Wrot surfaces						
plain; 50 mm wide	-	0.02	0.34	-	m	<b>0.34</b>
plain; 100 mm wide	-	0.03	0.51	-	m	<b>0.51</b>
plain; 150 mm wide	-	0.04	0.68	-	m	<b>0.68</b>
<b>Trussed rafters, stress graded sawn softwood pressure impregnated; raised through two storeys and fixed in position</b>						
"W" type truss (Fink); 22.5 degree pitch; 450 mm eaves overhang						
5.00 m span	-	1.48	25.30	24.25	nr	<b>49.56</b>
7.60 m span	-	1.62	27.70	30.62	nr	<b>58.31</b>
10.00 m span	-	1.85	31.63	50.43	nr	<b>82.06</b>
"W" type truss (Fink); 30 degree pitch; 450 mm eaves overhang						
5.00 m span	-	1.48	25.30	24.48	nr	<b>49.79</b>
7.60 m span	-	1.62	27.70	32.37	nr	<b>60.07</b>
10.00 m span	-	1.85	31.63	53.19	nr	<b>84.82</b>
"W" type truss (Fink); 45 degree pitch; 450 mm eaves overhang						
4.60 m span	-	1.48	25.30	25.86	nr	<b>51.16</b>
7.00 m span	-	1.62	27.70	38.57	nr	<b>66.27</b>
"Mono" type truss; 17.5 degree pitch; 450 mm eaves overhang						
3.30 m span	-	1.30	22.23	19.12	nr	<b>41.35</b>
5.60 m span	-	1.48	25.30	28.83	nr	<b>54.13</b>
7.00 m span	-	1.71	29.24	36.13	nr	<b>65.36</b>
"Attic" type truss; 45 degree pitch; 450 mm eaves overhang						
5.00 m span	-	2.91	49.75	53.85	nr	<b>103.60</b>
7.60 m span	-	3.05	52.15	95.85	nr	<b>147.99</b>
9.00 m span	-	3.24	55.39	122.54	nr	<b>177.93</b>

## G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING – cont'd</b>						
<b>"Moelven Toreboda" glulam timber beams or other equal and approved; Moelven Laminated Timber Structures; LB grade whitewood; pressure impregnated; phenol resorcinal adhesive; clean planed finish; fixed</b>						
Laminated roof beams						
56 mm x 225 mm	-	0.51	8.72	5.20	m	<b>13.92</b>
66 mm x 315 mm	-	0.65	11.11	8.58	m	<b>19.69</b>
90 mm x 315 mm	-	0.83	14.19	11.70	m	<b>25.89</b>
90 mm x 405 mm	-	1.06	18.12	15.04	m	<b>33.17</b>
115 mm x 405 mm	-	1.34	22.91	19.22	m	<b>42.13</b>
115 mm x 495 mm	-	1.67	28.55	23.50	m	<b>52.05</b>
115 mm x 630 mm	-	2.04	34.88	29.90	m	<b>64.78</b>
<b>"Masterboard" or other equal and approved; 6 mm thick</b>						
Eaves, verge soffit boards, fascia boards and the like over 300 mm wide						
75 mm wide	5.40	0.65	11.11	6.29	m <sup>2</sup>	<b>17.41</b>
150 mm wide	-	0.19	3.25	0.48	m	<b>3.73</b>
225 mm wide	-	0.22	3.76	0.94	m	<b>4.71</b>
300 mm wide	-	0.26	4.45	1.41	m	<b>5.85</b>
	-	0.28	4.79	1.87	m	<b>6.66</b>
<b>Plywood; external quality; 12 mm thick</b>						
Eaves, verge soffit boards, fascia boards and the like over 300 mm wide						
75 mm wide	8.01	0.76	12.99	9.17	m <sup>2</sup>	<b>22.17</b>
150 mm wide	-	0.23	3.93	0.70	m	<b>4.63</b>
225 mm wide	-	0.27	4.62	1.38	m	<b>5.99</b>
300 mm wide	-	0.31	5.30	2.06	m	<b>7.36</b>
	-	0.34	5.81	2.73	m	<b>8.55</b>
<b>Plywood; external quality; 15 mm thick</b>						
Eaves, verge soffit boards, fascia boards and the like over 300 mm wide						
75 mm wide	10.06	0.76	12.99	11.42	m <sup>2</sup>	<b>24.42</b>
150 mm wide	-	0.23	3.93	0.87	m	<b>4.80</b>
225 mm wide	-	0.27	4.62	1.71	m	<b>6.33</b>
300 mm wide	-	0.31	5.30	2.56	m	<b>7.86</b>
	-	0.34	5.81	3.41	m	<b>9.22</b>
<b>Plywood; external quality; 18 mm thick</b>						
Eaves, verge soffit boards, fascia boards and the like over 300 mm wide						
75 mm wide	12.01	0.76	12.99	13.58	m <sup>2</sup>	<b>26.57</b>
150 mm wide	-	0.23	3.93	1.03	m	<b>4.96</b>
225 mm wide	-	0.27	4.62	2.04	m	<b>6.65</b>
300 mm wide	-	0.31	5.30	3.05	m	<b>8.35</b>
	-	0.34	5.81	4.06	m	<b>9.87</b>
<b>Plywood; marine quality; 18 mm thick</b>						
Gutter boards; butt joints over 300 mm wide						
150 mm wide	9.30	0.86	14.70	10.60	m <sup>2</sup>	<b>25.30</b>
225 mm wide	-	0.31	5.30	1.59	m	<b>6.89</b>
300 mm wide	-	0.34	5.81	2.39	m	<b>8.21</b>
	-	0.38	6.50	3.18	m	<b>9.68</b>

**G STRUCTURAL/CARCASSING METAL/TIMBER**

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Eaves, verge soffit boards, fascias boards and the like over 300 mm wide	-	0.76	12.99	10.60	m <sup>2</sup>	<b>23.59</b>
75 mm wide	-	0.23	3.93	0.80	m	<b>4.74</b>
150 mm wide	-	0.27	4.62	1.59	m	<b>6.21</b>
225 mm wide	-	0.31	5.30	2.38	m	<b>7.68</b>
300 mm wide	-	0.34	5.81	3.16	m	<b>8.97</b>
<b>Plywood; marine quality; 25 mm thick</b>						
Gutter boards; butt joints over 300 mm wide	12.93	0.93	15.90	14.59	m <sup>2</sup>	<b>30.49</b>
150 mm wide	-	0.32	5.47	2.19	m	<b>7.66</b>
225 mm wide	-	0.37	6.33	3.29	m	<b>9.62</b>
300 mm wide	-	0.42	7.18	4.38	m	<b>11.56</b>
Eaves, verge soffit boards, fascia boards and the like over 300 mm wide	-	0.81	13.85	14.59	m <sup>2</sup>	<b>28.44</b>
75 mm wide	-	0.24	4.10	1.10	m	<b>5.21</b>
150 mm wide	-	0.29	4.96	2.19	m	<b>7.15</b>
225 mm wide	-	0.29	4.96	3.27	m	<b>8.23</b>
300 mm wide	-	0.37	6.33	4.36	m	<b>10.69</b>
<b>Sawn softwood; untreated</b>						
Gutter boards; butt joints						
19 mm thick; sloping	-	1.16	19.83	5.89	m <sup>2</sup>	<b>25.72</b>
19 mm thick; 75 mm wide	-	0.32	5.47	0.45	m	<b>5.92</b>
19 mm thick; 150 mm wide	-	0.37	6.33	0.86	m	<b>7.19</b>
19 mm thick; 225 mm wide	-	0.42	7.18	1.56	m	<b>8.74</b>
25 mm thick; sloping	-	1.16	19.83	9.42	m <sup>2</sup>	<b>29.25</b>
25 mm thick; 75 mm wide	-	0.32	5.47	0.58	m	<b>6.05</b>
25 mm thick; 150 mm wide	-	0.37	6.33	1.39	m	<b>7.72</b>
25 mm thick; 225 mm wide	-	0.42	7.18	2.20	m	<b>9.38</b>
Cesspools with 25 mm thick sides and bottom						
225 mm x 225 mm x 150 mm	-	1.11	18.98	1.85	nr	<b>20.83</b>
300 mm x 300 mm x 150 mm	-	1.30	22.23	2.43	nr	<b>24.66</b>
Individual supports; firrings						
50 mm wide x 36 mm average depth	-	0.14	2.39	1.20	m	<b>3.59</b>
50 mm wide x 50 mm average depth	-	0.14	2.39	1.86	m	<b>4.25</b>
50 mm wide x 75 mm average depth	-	0.14	2.39	2.42	m	<b>4.81</b>
Individual supports; bearers						
25 mm x 50 mm	-	0.09	1.54	0.54	m	<b>2.08</b>
38 mm x 50 mm	-	0.09	1.54	0.70	m	<b>2.24</b>
50 mm x 50 mm	-	0.09	1.54	0.73	m	<b>2.27</b>
50 mm x 75 mm	-	0.09	1.54	1.13	m	<b>2.67</b>
Individual supports; angle fillets						
38 mm x 38 mm	-	0.09	1.54	0.48	m	<b>2.02</b>
50 mm x 50 mm	-	0.09	1.54	0.62	m	<b>2.16</b>
75 mm x 75 mm	-	0.11	1.88	1.29	m	<b>3.17</b>
Individual supports; tilting fillets						
19 mm x 38 mm	-	0.09	1.54	0.29	m	<b>1.83</b>
25 mm x 50 mm	-	0.09	1.54	0.47	m	<b>2.00</b>
38 mm x 75 mm	-	0.09	1.54	0.73	m	<b>2.27</b>
50 mm x 75 mm	-	0.09	1.54	0.94	m	<b>2.48</b>
75 mm x 100 mm	-	0.14	2.39	1.77	m	<b>4.16</b>
Individual supports; grounds or battens						
13 mm x 19 mm	-	0.04	0.68	0.23	m	<b>0.92</b>
13 mm x 32 mm	-	0.04	0.68	0.23	m	<b>0.92</b>
25 mm x 50 mm	-	0.04	0.68	0.51	m	<b>1.19</b>

**G STRUCTURAL/CARCASSING METAL/TIMBER**

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING – cont'd</b>						
<b>Sawn softwood; untreated – cont'd</b>						
Individual supports; grounds or battens; plugged and screwed						
13 mm x 19 mm	-	0.14	2.39	0.26	m	<b>2.66</b>
13 mm x 32 mm	-	0.14	2.39	0.26	m	<b>2.66</b>
25 mm x 50 mm	-	0.14	2.39	0.54	m	<b>2.93</b>
Framed supports; open-spaced grounds or battens; at 300 mm centres one way						
25 mm x 50 mm	-	0.14	2.39	1.69	m <sup>2</sup>	<b>4.08</b>
25 mm x 50 mm; plugged and screwed	-	0.42	7.18	1.80	m <sup>2</sup>	<b>8.98</b>
Framed supports; at 300 mm centres one way and 600 mm centres the other way						
25 mm x 50 mm	-	0.69	11.80	2.54	m <sup>2</sup>	<b>14.33</b>
38 mm x 50 mm	-	0.69	11.80	3.33	m <sup>2</sup>	<b>15.13</b>
50 mm x 50 mm	-	0.69	11.80	3.46	m <sup>2</sup>	<b>15.26</b>
50 mm x 75 mm	-	0.69	11.80	5.44	m <sup>2</sup>	<b>17.24</b>
75 mm x 75 mm	-	0.69	11.80	7.46	m <sup>2</sup>	<b>19.26</b>
Framed supports; at 300 mm centres one way and 600 mm centres the other way; plugged and screwed						
25 mm x 50 mm	-	1.16	19.83	2.85	m <sup>2</sup>	<b>22.68</b>
38 mm x 50 mm	-	1.16	19.83	3.64	m <sup>2</sup>	<b>23.47</b>
50 mm x 50 mm	-	1.16	19.83	3.77	m <sup>2</sup>	<b>23.61</b>
50 mm x 75 mm	-	1.16	19.83	5.76	m <sup>2</sup>	<b>25.59</b>
75 mm x 75 mm	-	1.16	19.83	7.77	m <sup>2</sup>	<b>27.61</b>
Framed supports; at 500 mm centres both ways						
25 mm x 50 mm; to bath panels	-	0.83	14.19	3.30	m <sup>2</sup>	<b>17.49</b>
Framed supports; as bracketing and cradling around steelwork						
25 mm x 50 mm	-	1.30	22.23	3.57	m <sup>2</sup>	<b>25.80</b>
50 mm x 50 mm	-	1.39	23.76	4.87	m <sup>2</sup>	<b>28.63</b>
50 mm x 75 mm	-	1.48	25.30	7.65	m <sup>2</sup>	<b>32.95</b>
<b>Sawn softwood; "Tanalised"</b>						
Gutter boards; butt joints						
19 mm thick; sloping	-	1.16	19.83	6.55	m <sup>2</sup>	<b>26.38</b>
19 mm thick; 75 mm wide	-	0.32	5.47	0.50	m	<b>5.97</b>
19 mm thick; 150 mm wide	-	0.37	6.33	0.96	m	<b>7.29</b>
19 mm thick; 225 mm wide	-	0.42	7.18	1.71	m	<b>8.89</b>
25 mm thick; sloping	-	1.16	19.83	10.29	m <sup>2</sup>	<b>30.12</b>
25 mm thick; 75 mm wide	-	0.32	5.47	0.65	m	<b>6.12</b>
25 mm thick; 150 mm wide	-	0.37	6.33	1.52	m	<b>7.85</b>
25 mm thick; 225 mm wide	-	0.42	7.18	2.40	m	<b>9.58</b>
Cesspools with 25 mm thick sides and bottom						
225 mm x 225 mm x 150 mm	-	1.11	18.98	2.02	nr	<b>21.00</b>
300 mm x 300 mm x 150 mm	-	1.30	22.23	2.67	nr	<b>24.89</b>
Individual supports; firings						
50 mm wide x 36 mm average depth	-	0.14	2.39	1.26	m	<b>3.66</b>
50 mm wide x 50 mm average depth	-	0.14	2.39	1.95	m	<b>4.34</b>
50 mm wide x 75 mm average depth	-	0.14	2.39	2.55	m	<b>4.95</b>
Individual supports; bearers						
25 mm x 50 mm	-	0.09	1.54	0.59	m	<b>2.13</b>
38 mm x 50 mm	-	0.09	1.54	0.77	m	<b>2.31</b>
50 mm x 50 mm	-	0.09	1.54	0.82	m	<b>2.36</b>
50 mm x 75 mm	-	0.09	1.54	1.26	m	<b>2.80</b>

**G STRUCTURAL/CARCASSING METAL/TIMBER**

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Individual supports; angle fillets						
38 mm x 38 mm	-	0.09	1.54	0.50	m	<b>2.04</b>
50 mm x 50 mm	-	0.09	1.54	0.66	m	<b>2.20</b>
75 mm x 75 mm	-	0.11	1.88	1.39	m	<b>3.27</b>
Individual supports; tilting fillets						
19 mm x 38 mm	-	0.09	1.54	0.30	m	<b>1.84</b>
25 mm x 50 mm	-	0.09	1.54	0.49	m	<b>2.02</b>
38 mm x 75 mm	-	0.09	1.54	0.78	m	<b>2.32</b>
50 mm x 75 mm	-	0.09	1.54	1.01	m	<b>2.54</b>
75 mm x 100 mm	-	0.14	2.39	1.90	m	<b>4.29</b>
Individual supports; grounds or battens						
13 mm x 19 mm	-	0.04	0.68	0.24	m	<b>0.92</b>
13 mm x 32 mm	-	0.04	0.68	0.25	m	<b>0.93</b>
25 mm x 50 mm	-	0.04	0.68	0.56	m	<b>1.24</b>
Individual supports; grounds or battens; plugged and screwed						
13 mm x 19 mm	-	0.14	2.39	0.27	m	<b>2.66</b>
13 mm x 32 mm	-	0.14	2.39	0.28	m	<b>2.67</b>
25 mm x 50 mm	-	0.14	2.39	0.59	m	<b>2.98</b>
Framed supports; open-spaced grounds or battens; at 300 mm centres one way						
25 mm x 50 mm	-	0.14	2.39	1.84	m <sup>2</sup>	<b>4.23</b>
25 mm x 50 mm; plugged and screwed	-	0.42	7.18	1.95	m <sup>2</sup>	<b>9.13</b>
Framed supports; at 300 mm centres one way and 600 mm centres the other way						
25 mm x 50 mm	-	0.69	11.80	2.75	m <sup>2</sup>	<b>14.55</b>
38 mm x 50 mm	-	0.69	11.80	3.66	m <sup>2</sup>	<b>15.45</b>
50 mm x 50 mm	-	0.69	11.80	3.89	m <sup>2</sup>	<b>15.69</b>
50 mm x 75 mm	-	0.69	11.80	6.10	m <sup>2</sup>	<b>17.89</b>
75 mm x 75 mm	-	0.69	11.80	8.44	m <sup>2</sup>	<b>20.23</b>
Framed supports; at 300 mm centres one way and 600 mm centres the other way; plugged and screwed						
25 mm x 50 mm	-	1.16	19.83	3.07	m <sup>2</sup>	<b>22.90</b>
38 mm x 50 mm	-	1.16	19.83	3.97	m <sup>2</sup>	<b>23.80</b>
50 mm x 50 mm	-	1.16	19.83	4.21	m <sup>2</sup>	<b>24.04</b>
50 mm x 75 mm	-	1.16	19.83	6.41	m <sup>2</sup>	<b>26.24</b>
75 mm x 75 mm	-	1.16	19.83	8.75	m <sup>2</sup>	<b>28.58</b>
Framed supports; at 500 mm centres both ways						
25 mm x 50 mm; to bath panels	-	0.83	14.19	3.58	m <sup>2</sup>	<b>17.77</b>
Framed supports; as bracketing and cradling around steelwork						
25 mm x 50 mm	-	1.30	22.23	3.88	m <sup>2</sup>	<b>26.11</b>
50 mm x 50 mm	-	1.39	23.76	5.48	m <sup>2</sup>	<b>29.24</b>
50 mm x 75 mm	-	1.48	25.30	8.56	m <sup>2</sup>	<b>33.86</b>
<b>Wrought softwood</b>						
Gutter boards; tongued and grooved joints						
19 mm thick; sloping	-	1.39	23.76	6.95	m <sup>2</sup>	<b>30.71</b>
19 mm thick; 75 mm wide	-	0.37	6.33	0.66	m	<b>6.99</b>
19 mm thick; 150 mm wide	-	0.42	7.18	1.02	m	<b>8.20</b>
19 mm thick; 225 mm wide	-	0.46	7.86	1.65	m	<b>9.51</b>
25 mm thick; sloping	-	1.39	23.76	8.93	m <sup>2</sup>	<b>32.69</b>
25 mm thick; 75 mm wide	-	0.37	6.33	0.74	m	<b>7.07</b>
25 mm thick; 150 mm wide	-	0.42	7.18	1.27	m	<b>8.46</b>
25 mm thick; 225 mm wide	-	0.46	7.86	1.96	m	<b>9.83</b>



## G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING – cont'd</b>						
<b>Wrought softwood – cont'd</b>						
Eaves, verge soffit boards, fascia boards and the like						
19 mm thick; over 300 mm wide	-	1.15	19.66	9.23	m <sup>2</sup>	<b>28.89</b>
19 mm thick; 150 mm wide; once grooved	-	0.19	3.25	1.56	m	<b>4.80</b>
25 mm thick; 150 mm wide; once grooved	-	0.19	3.25	1.36	m	<b>4.61</b>
25 mm thick; 175 mm wide; once grooved	-	0.19	3.25	1.89	m	<b>5.14</b>
32 mm thick; 225 mm wide; once grooved	-	0.23	3.93	2.42	m	<b>6.35</b>
<b>Wrought softwood; "Tanalised"</b>						
Gutter boards; tongued and grooved joints						
19 mm thick; sloping	-	1.39	23.76	7.61	m <sup>2</sup>	<b>31.37</b>
19 mm thick; 75 mm wide	-	0.37	6.33	0.71	m	<b>7.03</b>
19 mm thick; 150 mm wide	-	0.42	7.18	1.12	m	<b>8.30</b>
19 mm thick; 225 mm wide	-	0.46	7.86	1.79	m	<b>9.66</b>
25 mm thick; sloping	-	1.39	23.76	9.80	m <sup>2</sup>	<b>33.56</b>
25 mm thick; 75 mm wide	-	0.37	6.33	0.80	m	<b>7.13</b>
25 mm thick; 150 mm wide	-	0.42	7.18	1.41	m	<b>8.59</b>
25 mm thick; 225 mm wide	-	0.46	7.86	2.16	m	<b>10.02</b>
Eaves, verge soffit boards, fascia boards and the like						
19 mm thick; over 300 mm wide	-	1.15	19.66	9.89	m <sup>2</sup>	<b>29.55</b>
19 mm thick; 150 mm wide; once grooved	-	0.19	3.25	1.66	m	<b>4.90</b>
25 mm thick; 150 mm wide; once grooved	-	0.19	3.25	1.49	m	<b>4.74</b>
25 mm thick; 175 mm wide; once grooved	-	0.20	3.42	2.04	m	<b>5.46</b>
32 mm thick; 225 mm wide; once grooved	-	0.23	3.93	2.67	m	<b>6.60</b>
<b>Straps; mild steel; galvanised</b>						
Standard twisted vertical restraint; fixing to softwood and brick or blockwork						
27.5 mm x 2.5 mm x 400 mm girth	-	0.23	3.93	0.89	nr	<b>4.82</b>
27.5 mm x 2.5 mm x 600 mm girth	-	0.24	4.10	1.25	nr	<b>5.35</b>
27.5 mm x 2.5 mm x 800 mm girth	-	0.25	4.27	1.78	nr	<b>6.05</b>
27.5 mm x 2.5 mm x 1000 mm girth	-	0.28	4.79	2.41	nr	<b>7.20</b>
27.5 mm x 2.5 mm x 1200 mm girth	-	0.29	4.96	2.91	nr	<b>7.86</b>
<b>Hangers; mild steel; galvanised</b>						
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	1.16	0.11	1.88	1.38	nr	<b>3.26</b>
75 mm wide; all sizes to 225 mm deep	1.21	0.14	2.39	1.51	nr	<b>3.90</b>
100 mm wide; all sizes to 225 mm deep	1.30	0.17	2.91	1.67	nr	<b>4.58</b>
Joist hangers 2.50 mm thick; for building in; joist sizes						
50 mm x 100 mm	2.25	0.07	1.28	2.51	nr	<b>3.79</b>
50 mm x 125 mm	2.25	0.07	1.28	2.52	nr	<b>3.80</b>
50 mm x 150 mm	2.12	0.09	1.62	2.41	nr	<b>4.04</b>
50 mm x 175 mm	2.21	0.09	1.62	2.52	nr	<b>4.15</b>
50 mm x 200 mm	2.45	0.11	1.97	2.82	nr	<b>4.79</b>
50 mm x 225 mm	2.60	0.11	1.97	2.99	nr	<b>4.95</b>
75 mm x 150 mm	3.26	0.09	1.62	3.65	nr	<b>5.27</b>
75 mm x 175 mm	3.06	0.09	1.62	3.43	nr	<b>5.05</b>
75 mm x 200 mm	3.26	0.11	1.97	3.69	nr	<b>5.66</b>
75 mm x 225 mm	3.50	0.11	1.97	3.94	nr	<b>5.91</b>
75 mm x 250 mm	3.07	0.13	2.31	3.53	nr	<b>5.84</b>
100 mm x 200 mm	4.05	0.11	1.97	4.55	nr	<b>6.51</b>

## G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Metal connectors; mild steel; galvanised</b>						
Round toothed plate; for 10 mm or 12 mm diameter bolts						
38 mm diameter; single sided	-	0.01	0.17	0.16	nr	0.33
38 mm diameter; double sided	-	0.01	0.17	0.17	nr	0.34
50 mm diameter; single sided	-	0.01	0.17	0.22	nr	0.39
50 mm diameter; double sided	-	0.01	0.17	0.22	nr	0.39
63 mm diameter; single sided	-	0.01	0.17	0.31	nr	0.48
63 mm diameter; double sided	-	0.01	0.17	0.34	nr	0.51
75 mm diameter; single sided	-	0.01	0.17	0.32	nr	0.49
75 mm diameter; double sided	-	0.01	0.17	0.35	nr	0.52
framing anchor	-	0.14	2.39	0.27	nr	2.67
<b>Bolts; mild steel; galvanised</b>						
Fixing only bolts; 50 mm–200 mm long						
6 mm diameter	-	0.03	0.51	-	nr	0.51
8 mm diameter	-	0.03	0.51	-	nr	0.51
10 mm diameter	-	0.04	0.68	-	nr	0.68
12 mm diameter	-	0.04	0.68	-	nr	0.68
16 mm diameter	-	0.05	0.85	-	nr	0.85
20 mm diameter	-	0.05	0.85	-	nr	0.85
<b>Bolts</b>						
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	1.54	0.59	nr	2.13
6 mm diameter; ref M6 25P	-	0.09	1.54	0.67	nr	2.21
6 mm diameter; ref M6 60P	-	0.09	1.54	0.85	nr	2.39
8 mm diameter; ref M8 25P	-	0.09	1.54	1.00	nr	2.54
8 mm diameter; ref M8 60P	-	0.09	1.54	1.02	nr	2.56
10 mm diameter; ref M10 15P	-	0.09	1.54	1.26	nr	2.80
10 mm diameter; ref M10 30P	-	0.09	1.54	1.32	nr	2.85
10 mm diameter; ref M10 60P	-	0.09	1.54	1.38	nr	2.92
12 mm diameter; ref M12 15P	-	0.09	1.54	2.05	nr	3.59
12 mm diameter; ref M12 30P	-	0.10	1.71	0.19	nr	1.90
12 mm diameter; ref M12 75P	-	0.09	1.54	2.66	nr	4.20
16 mm diameter; ref M16 35P	-	0.09	1.54	4.92	nr	6.46
16 mm diameter; ref M16 75P	-	0.09	1.54	5.45	nr	6.99
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	1.54	0.48	nr	2.02
6 mm diameter; ref M6 25L	-	0.09	1.54	0.56	nr	2.10
6 mm diameter; ref M6 40L	-	0.09	1.54	0.63	nr	2.17
8 mm diameter; ref M8 25L	-	0.09	1.54	0.76	nr	2.29
8 mm diameter; ref M8 40L	-	0.09	1.54	1.05	nr	2.59
10 mm diameter; ref M10 10L	-	0.09	1.54	1.07	nr	2.61
10 mm diameter; ref M10 25L	-	0.09	1.54	1.41	nr	2.95
10 mm diameter; ref M10 50L	-	0.09	1.54	1.49	nr	3.03
10 mm diameter; ref M10 75L	-	0.09	1.54	1.45	nr	2.99
12 mm diameter; ref M12 10L	-	0.09	1.54	1.46	nr	3.00
12 mm diameter; ref M12 25L	-	0.09	1.54	1.79	nr	3.33
12 mm diameter; ref M12 40L	-	0.09	1.54	2.35	nr	3.88
12 mm diameter; ref M12 60L	-	0.09	1.54	2.44	nr	3.98
16 mm diameter; ref M16 30L	-	0.09	1.54	3.96	nr	5.50
16 mm diameter; ref M16 60L	-	0.09	1.54	4.25	nr	5.79

## G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING – cont'd</b>						
<b>Truss clips</b>						
Truss clips; fixing to softwood; joist size						
38 mm wide	0.40	0.14	2.39	0.71	nr	<b>3.10</b>
50 mm wide	0.32	0.14	2.39	0.61	nr	<b>3.01</b>
<b>Sole plate angles; mild steel galvanised</b>						
Sole plate angle; fixing to softwood and concrete						
112 mm x 40 mm x 76 mm	0.92	0.19	3.25	1.72	nr	<b>4.97</b>
<b>Chemical anchors</b>						
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	4.27	1.38	nr	<b>5.65</b>
capsule ref 60-410; stud ref 60-454	-	0.28	4.79	1.49	nr	<b>6.28</b>
capsule ref 60-412; stud ref 60-460	-	0.31	5.30	1.78	nr	<b>7.08</b>
capsule ref 60-416; stud ref 60-472	-	0.34	5.81	2.57	nr	<b>8.38</b>
capsule ref 60-420; stud ref 60-478	-	0.36	6.15	4.67	nr	<b>10.83</b>
capsule ref 60-424; stud ref 60-484	-	0.40	6.84	5.49	nr	<b>12.33</b>
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	4.27	2.35	nr	<b>6.62</b>
capsule ref 60-410; stud ref 60-910	-	0.28	4.79	3.06	nr	<b>7.85</b>
capsule ref 60-412; stud ref 60-915	-	0.31	5.30	4.13	nr	<b>9.44</b>
capsule ref 60-416; stud ref 60-920	-	0.34	5.81	6.80	nr	<b>12.62</b>
capsule ref 60-420; stud ref 60-925	-	0.36	6.15	11.42	nr	<b>17.57</b>
capsule ref 60-424; stud ref 60-930	-	0.40	6.84	18.39	nr	<b>25.23</b>
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	4.27	1.62	nr	<b>5.90</b>
capsule ref 60-410; socket ref 60-656	-	0.28	4.79	1.65	nr	<b>6.44</b>
capsule ref 60-412; socket ref 60-662	-	0.31	5.30	1.99	nr	<b>7.29</b>
capsule ref 60-416; socket ref 60-668	-	0.34	5.81	2.50	nr	<b>8.31</b>
capsule ref 60-420; socket ref 60-674	-	0.36	6.15	3.86	nr	<b>10.01</b>
capsule ref 60-424; socket ref 60-676	-	0.40	6.84	6.20	nr	<b>13.03</b>
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	4.27	2.84	nr	<b>7.12</b>
capsule ref 60-410; socket ref 60-945	-	0.28	4.79	2.87	nr	<b>7.66</b>
capsule ref 60-412; socket ref 60-947	-	0.31	5.30	3.26	nr	<b>8.56</b>
capsule ref 60-416; socket ref 60-949	-	0.34	5.81	4.39	nr	<b>10.20</b>
capsule ref 60-420; socket ref 60-951	-	0.36	6.15	6.14	nr	<b>12.30</b>
capsule ref 60-424; socket ref 60-955	-	0.40	6.84	11.06	nr	<b>17.89</b>
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	4.27	3.22	nr	<b>7.50</b>
capsule ref 60-410; sleeve ref 60-544; stud ref 60-454	-	0.28	4.79	3.55	nr	<b>8.34</b>
capsule ref 60-412; sleeve ref 60-550; stud ref 60-460	-	0.31	5.30	4.05	nr	<b>9.35</b>

**G STRUCTURAL/CARCASSING METAL/TIMBER**

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
capsule ref 60-416; sleeve ref 60-562; stud ref 60-472 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	-	0.34	5.81	4.89	nr	<b>10.70</b>
capsule ref 60-408; sleeve ref 60-538; stud ref 60-905	-	0.25	4.27	4.19	nr	<b>8.46</b>
capsule ref 60-410; sleeve ref 60-544; stud ref 60-910	-	0.28	4.79	5.13	nr	<b>9.91</b>
capsule ref 60-412; sleeve ref 60-550; stud ref 60-915	-	0.31	5.30	6.41	nr	<b>11.71</b>
capsule ref 60-416; sleeve ref 60-562; stud ref 60-920 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	-	0.34	5.81	9.12	nr	<b>14.94</b>
capsule ref 60-408; sleeve ref 60-538; socket ref 60-650	-	0.25	4.27	3.47	nr	<b>7.74</b>
capsule ref 60-410; sleeve ref 60-544; socket ref 60-656	-	0.28	4.79	3.72	nr	<b>8.50</b>
capsule ref 60-412; sleeve ref 60-550; socket ref 60-662 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	-	0.31	5.30	4.27	nr	<b>9.57</b>
capsule ref 60-416; sleeve ref 60-562; socket ref 60-668	-	0.34	5.81	4.82	nr	<b>10.63</b>
capsule ref 60-408; sleeve ref 60-538; socket ref 60-943	-	0.25	4.27	4.69	nr	<b>8.96</b>
capsule ref 60-410; sleeve ref 60-544; socket ref 60-945	-	0.28	4.79	4.93	nr	<b>9.72</b>
capsule ref 60-412; sleeve ref 60-550; socket ref 60-947	-	0.31	5.30	5.53	nr	<b>10.83</b>
capsule ref 60-416; sleeve ref 60-562; socket ref 60-949	-	0.34	5.81	6.71	nr	<b>12.52</b>

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING – cont'd</b>						
<b>H10 PATENT GLAZING</b>						
<b>Patent glazing; aluminium alloy bars 2.55 m long at 622 mm centres; fixed to supports</b>						
Roof cladding						
single glazed with 6.4 mm laminated glass	-	-	-	-	m <sup>2</sup>	128.13
single glazed with 7 mm thick Georgian wired cast glass	-	-	-	-	m <sup>2</sup>	138.38
thermally broken and double glazed with low-e clear toughened and laminated double glazed units; aluminium finished RAL matt colour	-	-	-	-	m <sup>2</sup>	358.75
Extra for opening roof vents						
600 mm x 900 mm top hung opening roof vent; manually operated	-	-	-	-	nr	410.00
600 mm x 900 mm top hung opening roof vent; electrically operated	-	-	-	-	nr	512.50
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 <sup>2</sup>	717.50
Associated code 4 lead flashings						
top flashing; 210 mm girth	-	-	-	-	m	56.38
bottom flashing; 240 mm girth	-	-	-	-	m	64.58
end flashing; 300 mm girth	-	-	-	-	m	69.70
Wall cladding						
single glazed with 6.4 mm laminated glass	-	-	-	-	m <sup>2</sup>	133.25
single glazed with 7 mm thick Georgian wired cast glass	-	-	-	-	m <sup>2</sup>	143.50
thermally broken and double glazed with low-e clear toughened and laminated double glazed units; aluminium finished RAL matt colour	-	-	-	-	m <sup>2</sup>	377.20
Extra for aluminium alloy perimeter members						
38 mm x 38 mm x 3 mm angle jamb	-	-	-	-	m	19.48
pressed cill member	-	-	-	-	m	38.95
pressed channel head and PVC case	-	-	-	-	m	38.95
<b>H11 CURTAIN WALLING</b>						
<b>Stick curtain walling system; Schuco FW50+ proprietary system or other equal and approved</b>						
Polyester powder coated solid colour matt finish or natural anodised curtain walling with mullions spaced 1.5m apart and spanning typical storey height of 3.8m. Floor to ceiling glass sealed units with 8.8mm low E coated laminated inner pane, filled FW60 (or similar) cavity and 8mm clear annealed outer pane, retained by external pressure plates and caps. Rates to include 0.8m 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 <sup>2</sup>	450.00

## 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 <sup>2</sup>	30.00
outer glass pane to be toughened and heat soak tested or heat strengthened in lieu of annealed	-	-	-	-	m <sup>2</sup>	20.00
inner laminated glass to be toughened and heat soak tested laminated, or heat strengthened laminated	-	-	-	-	m <sup>2</sup>	40.00
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 <sup>2</sup>	50.00
typical coping detail, including pressed aluminium profiles, membranes, seals, etc.	-	-	-	-	m	250.00
typical cill detail, including pressed aluminium profiles, membranes, seals, etc.	-	-	-	-	m	200.00
intermediate transoms (per transom)	-	-	-	-	m	40.00
<b>Unitised curtain walling system; Schuco Skyline 65 (or similar) proprietary system or other equal and approved</b>						
Polyester powder coated solid colour matt finish or natural anodised curtain walling elemental widths of 1.5m spanning typical storey height of 3.8m. Floor to ceiling glass sealed units with 8.8mm low E coated laminated inner pane, air filled cavity and 8mm clear annealed outer pane, retained by external beading system. Rates to include 0.8m 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 <sup>2</sup>	600.00
Extra over for						
neutral selective high performance coating in lieu of low E, for assisting in solar control	-	-	-	-	m <sup>2</sup>	30.00
outer glass pane to be toughened and heat soak tested or heat strengthened in lieu of annealed	-	-	-	-	m <sup>2</sup>	20.00
inner laminated glass to be toughened and heat soak tested laminated, or heat strengthened laminated	-	-	-	-	m <sup>2</sup>	40.00
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 <sup>2</sup>	75.00
typical coping detail, including pressed aluminium profiles, membranes, seals, etc.	-	-	-	-	m	250.00
typical cill detail, including pressed aluminium profiles, membranes, seals, etc.	-	-	-	-	m	200.00
<b>Other curtain walling systems/costs</b>						
Unitised curtain walling system; bespoke solution via specialist façade 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 <sup>2</sup>	700.00

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING – cont'd</b>						
<b>Other curtain walling systems/costs – cont'd</b> Bespoke unitised curtain walling generally requires project specific performance testing. The rate opposite is for a single wall type.	-	-	-	-	nr	<b>75000.00</b>
Visual mock-ups are often required for bespoke curtain walling solutions and in cases for proprietary unitised and stick curtain walling projects. The rate opposite is for a single wall type.	-	-	-	-	nr	<b>25000.00</b>
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	<b>5000.00</b>
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 anodised 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.	-	-	-	-	m	<b>125.00</b>
300 mm deep	-	-	-	-	m	<b>125.00</b>
<b>H20 RIGID SHEET CLADDING</b>						
<b>"Resoplan" sheet or other equal and approved; Eternit UK Ltd; flexible neoprene gasket joints; fixing with stainless steel screws and coloured caps</b>						
6 mm thick cladding to walls	-	1.94	33.17	54.66	m <sup>2</sup>	<b>87.82</b>
over 300 mm wide	-	0.65	11.11	20.00	m	<b>31.11</b>
not exceeding 300 mm wide	-	0.65	11.11	20.00	m	<b>31.11</b>
<b>Eternit 2000 "Glasal" sheet or other equal and approved; Eternit UK Ltd; flexible neoprene gasket joints; fixing with stainless steel screws and coloured caps</b>						
7.50 mm thick cladding to walls	-	1.94	33.17	48.15	m <sup>2</sup>	<b>81.32</b>
over 300 mm wide	-	0.65	11.11	18.05	m	<b>29.16</b>
not exceeding 300 mm wide	-	0.65	11.11	18.05	m	<b>29.16</b>
external angle trim	-	0.09	1.54	9.31	m	<b>10.85</b>
7.50 mm thick cladding to eaves, verge soffit boards, fascia boards or the like	-	0.46	7.86	9.22	m	<b>17.09</b>
100 mm wide	-	0.56	9.57	13.64	m	<b>23.21</b>
200 mm wide	-	0.65	11.11	18.05	m	<b>29.16</b>
300 mm wide	-	0.65	11.11	18.05	m	<b>29.16</b>
<b>Prodema ProdEX high density resin-bonded cellulose fibre weatherboarding panels; including secondary supports and fixing</b>						
<b>Walls</b>						
8 mm Panels face fixed on to timber battens	-	-	-	-	m <sup>2</sup>	<b>151.70</b>
8 mm Panels face fixed on to aluminium rails	-	-	-	-	m <sup>2</sup>	<b>170.66</b>

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
8 mm Panels adhesive fixed on to timber battens or aluminium rails	-	-	-	-	m <sup>2</sup>	180.14
10 mm Panels secret fixed on to helping hand aluminium system	-	-	-	-	m <sup>2</sup>	208.59
<b>H30 FIBRE CEMENT PROFILED SHEET CLADDING</b>						
<b>Asbestos-free corrugated sheets; Eternit "2000" or other equal and approved</b>						
Roof cladding; sloping not exceeding 50°; fixing to steel purlins with hook bolts						
"Profile 3"; natural grey	-	0.23	6.51	14.72	m <sup>2</sup>	21.23
"Profile 3"; coloured	-	0.23	6.51	17.10	m <sup>2</sup>	23.61
"Profile 6"; natural grey	-	0.28	7.92	11.24	m <sup>2</sup>	19.16
"Profile 6"; coloured	-	0.28	7.92	12.94	m <sup>2</sup>	20.87
"Profile 6"; natural grey; insulated 80 glass fibre infill; lining panel	-	0.46	13.01	24.22	m <sup>2</sup>	37.23
"Profile 6"; coloured; insulated 80 glass fibre infill; lining panel	-	0.46	13.01	28.23	m <sup>2</sup>	41.24
Accessories; to "Profile 3" cladding; natural grey eaves filler	-	0.09	2.55	10.26	m	12.80
external corner piece	-	0.11	3.11	7.58	m	10.69
apron flashing	-	0.11	3.11	10.26	m	13.37
plain wing or close fitting two piece adjustable capping to ridge	-	0.16	4.53	9.61	m	14.14
ventilating two piece adjustable capping to ridge	-	0.16	4.53	14.79	m	19.32
Accessories; to "Profile 6" cladding; natural grey eaves filler	-	0.09	2.55	6.18	m	8.73
external corner piece	-	0.11	3.11	7.04	m	10.15
apron flashing	-	0.11	3.11	6.87	m	9.98
underglazing flashing	-	0.11	3.11	9.06	m	12.17
plain cranked crown to ridge	-	0.16	4.53	13.60	m	18.12
plain wing or close fitting two piece adjustable capping to ridge	-	0.16	4.53	12.36	m	16.89
ventilating two piece adjustable capping to ridge	-	0.16	4.53	15.80	m	20.33
<b>H31 METAL PROFILED/FLAT SHEET CLADDING/COVERING/SIDING</b>						
<b>Lightweight galvanised steel roof tiles; Decra Roof Systems 'Stratos'; or other equal and approved; coated finish</b>						
Roof coverings	-	0.23	6.51	19.38	m <sup>2</sup>	25.88
Accessories for roof cladding						
pitched "D" ridge	-	0.09	2.55	8.83	m	11.38
barge cover (handed)	-	0.09	2.55	9.50	m	12.05
in line air vent	-	0.09	2.55	47.69	nr	50.24
in line soil vent	-	0.09	2.55	68.81	nr	71.36
gas flue terminal	-	0.19	5.38	89.32	nr	94.69
<b>Galvanised steel strip troughed sheets; Corus Products or other equal and approved</b>						
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 <sup>2</sup>	13.44
0.7 mm thick; 60 profile	-	-	-	-	m <sup>2</sup>	14.72
0.7 mm thick; 100 profile	-	-	-	-	m <sup>2</sup>	16.01



## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING – cont'd</b>						
<b>Galvanised steel strip troughed sheets; PMF Strip Mill Products or other equal and approved</b>						
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 <sup>2</sup>	15.17
0.7 mm thick type HPS200 R32/1000	-	-	-	-	m <sup>2</sup>	13.77
0.7 mm thick type Arcline 40; plasticol finished	-	-	-	-	m <sup>2</sup>	20.06
Extra over last for aluminium roof cladding or decking	-	-	-	-	m <sup>2</sup>	7.78
Accessories for roof cladding						
HPS200 Drip flashing; 250 mm girth	-	-	-	-	m	4.54
HPS200 Ridge flashing; 375 mm girth	-	-	-	-	m	5.94
HPS200 Gable flashing; 500 mm girth	-	-	-	-	m	7.55
HPS200 Internal angle; 625 mm girth	-	-	-	-	m	8.71
<b>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</b>						
Roof cladding; vertical fixing to steel rails (measured elsewhere)						
80 mm wall panel; ref. KS1000RW	-	-	-	-	m <sup>2</sup>	37.77
Wall cladding; vertical fixing to steel rails (measured elsewhere)						
60 mm wall panel; ref. KS1000RW	-	-	-	-	m <sup>2</sup>	36.33
70 mm wall panel; ref. KS1000RW	-	-	-	-	m <sup>2</sup>	37.17
80 mm wall panel; ref. KS1000RW	-	-	-	-	m <sup>2</sup>	38.01
70 mm wall panel; ref. KS1000MR	-	-	-	-	m <sup>2</sup>	52.03
80 mm wall panel; ref. KS1000MR	-	-	-	-	m <sup>2</sup>	52.87
70 mm wall panel; ref. KS900MR	-	-	-	-	m <sup>2</sup>	55.39
80 mm wall panel; ref. KS900MR	-	-	-	-	m <sup>2</sup>	56.23
70 mm wall panel ; ref. KS600MR	-	-	-	-	m <sup>2</sup>	76.49
80 mm wall panel ; ref. KS600MR	-	-	-	-	m <sup>2</sup>	77.21
Extra over for						
raking cutting to 60 mm KS1000RW panel including waste	-	-	-	-	m	19.18
raking cutting to 70 mm KS1000RW panel including waste	-	-	-	-	m	19.58
raking cutting to 80 mm KS1000RW panel including waste	-	-	-	-	m	19.99
raking cutting to 70 mm KS1000MR panel including waste	-	-	-	-	m	27.22
raking cutting to 80 mm KS1000MR panel including waste	-	-	-	-	m	27.58
raking cutting to 70 mm KS900MR panel including waste	-	-	-	-	m	28.77
raking cutting to 80 mm KS900MR panel including waste	-	-	-	-	m	29.17
raking cutting to 70 mm KS600MR panel including waste	-	-	-	-	m	38.37
raking cutting to 80 mm KS600MR panel including waste	-	-	-	-	m	38.76
panel bearers ' 1500 mm centres	-	-	-	-	m	6.76
vertical tophat joint in HPS200	-	-	-	-	m	11.90

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
vertical tophat joint with cap in HPS200	-	-	-	-	m	15.33
cranked KS1000MR panel	-	-	-	-	m	110.33
cranked KS900MR panel	-	-	-	-	m	122.58
cranked KS600MR panel	-	-	-	-	m	183.88
roof penetration; 150 mm dia. opening; with top hat flashing and collar 150 mm high; and silicone joint to roofsheet	-	-	-	-	nr	58.19
roof penetration; 250 mm dia. opening; with top hat flashing and collar 150 mm high; and silicone joint to roofsheet	-	-	-	-	nr	82.81
<b>GRP Translucent rooflights; factory assembled</b>						
Rooflight; vertical fixing to steel purlins (measured elsewhere)						
double skin; class 3 over 1	-	-	-	-	m <sup>2</sup>	58.25
triple skin; class 3 over 1	-	-	-	-	m <sup>2</sup>	58.15
<b>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</b>						
Coverings; fixing to and including vertical and horizontal secondary supports						
250 mm girth	-	-	-	-	m <sup>2</sup>	62.82
<b>H32 PLASTICS PROFILED SHEET CLADDING/COVERING/SIDING</b>						
<b>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</b>						
Wall cladding; vertical; fixing to timber						
100 mm shiplap profiles; Code 001	-	0.35	5.98	46.56	m <sup>2</sup>	52.55
150 mm shiplap profiles; Code 002	-	0.32	5.47	41.29	m <sup>2</sup>	46.76
125 mm feather-edged profiles; Code C208	-	0.34	5.81	52.50	m <sup>2</sup>	58.31
Vertical angles	-	0.19	3.25	4.84	m	8.08
Raking cutting	-	0.14	2.39	-	m	2.39
Holes for pipes and the like	-	0.03	0.51	-	nr	0.51
<b>H41 GLASS REINFORCED PLASTICS PANEL CLADDING FEATURES</b>						
<b>Glass fibre translucent sheeting grade AB class 3</b>						
Roof cladding; sloping not exceeding 50°; fixing to timber purlins with drive screws; to suit						
"Profile 3" or other equal and approved	10.22	0.18	5.09	12.35	m <sup>2</sup>	17.45
"Profile 6" or other equal and approved	10.46	0.23	6.51	12.62	m <sup>2</sup>	19.13
Roof cladding; sloping not exceeding 50°; fixing to timber purlins with hook bolts; to suit						
"Profile 3" or other equal and approved	10.22	0.23	6.51	13.35	m <sup>2</sup>	19.86
"Profile 6" or other equal and approved	10.46	0.28	7.92	13.61	m <sup>2</sup>	21.54
"Longrib 1000" or other equal and approved	11.76	0.28	7.92	15.01	m <sup>2</sup>	22.93

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>H51 NATURAL STONE SLAB CLADDING FEATURES</b>						
<b>SUPPLY AND FIX PRICES</b>						
<b>Portland Whitbed limestone bedded and jointed in cement – lime – mortar (1:2:9); slurring with weak lime and stone dust mortar; flush pointing and cleaning on completion (cramps etc. not included)</b>						
Facework; one face plain and rubbed; bedded against backing						
50 mm thick stones	-	-	-	-	m <sup>2</sup>	<b>302.38</b>
63 mm thick stones	-	-	-	-	m <sup>2</sup>	<b>344.40</b>
75 mm thick stones	-	-	-	-	m <sup>2</sup>	<b>389.50</b>
100 mm thick stones	-	-	-	-	m <sup>2</sup>	<b>415.13</b>
Fair returns on facework						
50 mm wide	-	-	-	-	m	<b>4.10</b>
63 mm wide	-	-	-	-	m	<b>5.13</b>
75 mm wide	-	-	-	-	m	<b>7.17</b>
100 mm wide	-	-	-	-	m	<b>9.22</b>
Fair raking cutting on facework						
50 mm thick	-	-	-	-	m	<b>18.45</b>
63 mm thick	-	-	-	-	m	<b>20.50</b>
75 mm thick	-	-	-	-	m	<b>24.60</b>
100 mm thick	-	-	-	-	m	<b>26.65</b>
Copings; once weathered; and throated; rubbed; set horizontal or raking						
250 mm x 50 mm	-	-	-	-	m	<b>143.50</b>
extra for external angle	-	-	-	-	nr	<b>25.63</b>
extra for internal angle	-	-	-	-	nr	<b>25.63</b>
300 mm x 50 mm	-	-	-	-	m	<b>151.70</b>
extra for external angle	-	-	-	-	nr	<b>25.63</b>
extra for internal angle	-	-	-	-	nr	<b>30.75</b>
350 mm x 75 mm	-	-	-	-	m	<b>169.13</b>
extra for external angle	-	-	-	-	nr	<b>25.63</b>
extra for internal angle	-	-	-	-	nr	<b>32.80</b>
400 mm x 100 mm	-	-	-	-	m	<b>202.95</b>
extra for external angle	-	-	-	-	nr	<b>30.75</b>
extra for internal angle	-	-	-	-	nr	<b>43.05</b>
450 mm x 100 mm	-	-	-	-	m	<b>246.00</b>
extra for external angle	-	-	-	-	nr	<b>38.95</b>
extra for internal angle	-	-	-	-	nr	<b>53.30</b>
500 mm x 125 mm	-	-	-	-	m	<b>374.13</b>
extra for external angle	-	-	-	-	nr	<b>53.30</b>
extra for internal angle	-	-	-	-	nr	<b>66.63</b>
Band courses; plain; rubbed; horizontal						
225 mm x 112 mm	-	-	-	-	m	<b>112.75</b>
300 mm x 112 mm	-	-	-	-	m	<b>150.68</b>
extra for stopped ends	-	-	-	-	nr	<b>6.15</b>
extra for external angles	-	-	-	-	nr	<b>6.15</b>
Band courses; moulded 100 mm girth on face; rubbed; horizontal						
125 mm x 75 mm	-	-	-	-	m	<b>128.13</b>
extra for stopped ends	-	-	-	-	nr	<b>20.50</b>
extra for external angles	-	-	-	-	nr	<b>25.63</b>
extra for internal angles	-	-	-	-	nr	<b>51.25</b>
150 mm x 75 mm	-	-	-	-	m	<b>148.63</b>
extra for stopped ends	-	-	-	-	nr	<b>20.50</b>
extra for external angles	-	-	-	-	nr	<b>35.88</b>

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
extra for internal angles	-	-	-	-	nr	61.50
200 mm x 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 x 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 x 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 x 450 mm x 225 mm	-	-	-	-	nr	502.25
Coping kneeler block; three sunk faces; rubbed						
350 mm x 350 mm x 375 mm	-	-	-	-	nr	399.75
450 mm x 450 mm x 375 mm	-	-	-	-	nr	461.25
Corbel; turned and moulded; rubbed						
225 mm x 225 mm x 375 mm	-	-	-	-	nr	328.00
Slab surrounds to openings; one face splayed; rubbed						
75 mm x 100 mm	-	-	-	-	m	71.75
75 mm x 200 mm	-	-	-	-	m	97.38
100 mm x 100 mm	-	-	-	-	m	87.13
125 mm x 100 mm	-	-	-	-	m	97.38
125 mm x 150 mm	-	-	-	-	m	117.88
175 mm x 175 mm	-	-	-	-	m	143.50
225 mm x 175 mm	-	-	-	-	m	169.13
300 mm x 175 mm	-	-	-	-	m	205.00
300 mm x 225 mm	-	-	-	-	m	266.50
Slab surrounds to openings; one face sunk splayed; rubbed						
75 mm x 100 mm	-	-	-	-	m	92.25
75 mm x 200 mm	-	-	-	-	m	117.88
100 mm x 100 mm	-	-	-	-	m	107.63
125 mm x 100 mm	-	-	-	-	m	117.88
125 mm x 150 mm	-	-	-	-	m	138.38
175 mm x 175 mm	-	-	-	-	m	164.00
225 mm x 175 mm	-	-	-	-	m	189.63
300 mm x 175 mm	-	-	-	-	m	225.50
300 mm x 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
<b>Sundries – stone walling</b>						
Coating backs of stones with brush applied cold bitumen solution; two coats						
limestone facework	-	0.19	2.50	1.42	m <sup>2</sup>	3.92
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

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>H51 NATURAL STONE SLAB CLADDING</b>						
<b>FEATURES – cont'd</b>						
<b>"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</b>						
25 mm insulation to walls over 300 mm wide; fixing with proprietary screws and plates to timber	-	1.39	27.56	46.77	m <sup>2</sup>	<b>74.33</b>
50 mm insulation to walls over 300 mm wide; fixing with proprietary screws and plates; to timber	-	1.39	27.56	51.09	m <sup>2</sup>	<b>78.65</b>
<b>Stainless steel cramps and dowels; Halfen-Deha or other equal and approved; one end built into brickwork or set in slot in concrete</b>						
<b>Dowel</b>						
8 mm diameter x 75 mm long	0.18	0.04	0.85	0.20	nr	<b>1.05</b>
10 mm diameter x 150 mm long	0.53	0.04	0.85	0.57	nr	<b>1.43</b>
<b>Pattern "J" tie</b>						
25 mm x 3 mm x 100 mm	0.39	0.06	1.28	0.42	nr	<b>1.71</b>
<b>Pattern "S" cramp; with two 20 mm turndowns (190 mm girth)</b>						
25 mm x 3 mm x 150 mm	0.55	0.06	1.28	0.59	nr	<b>1.88</b>
<b>Pattern "B" anchor; with 8 mm x 75 mm loose dowel</b>						
25 mm x 3 mm x 150 mm	0.68	0.09	1.92	0.73	nr	<b>2.66</b>
<b>Pattern "Q" tie</b>						
25 mm x 3 mm x 200 mm	0.69	0.06	1.28	0.74	nr	<b>2.02</b>
38 mm x 3 mm x 250 mm	1.39	0.06	1.28	1.50	nr	<b>2.78</b>
<b>Pattern "P" half twist tie</b>						
25 mm x 3 mm x 200 mm	0.74	0.06	1.28	0.80	nr	<b>2.08</b>
38 mm x 3 mm x 250 mm	1.17	0.06	1.28	1.26	nr	<b>2.54</b>
<b>H53 CLAY SLAB/CLADDING/FEATURES</b>						
<b>Terracotta cladding and panels; LockClad or equal and approved; 240 mm x 390 mm x 14½ mm thick terracotta panels; including horizontal rails, clips and vertical spacers, insulation, structural liner trays and fixings</b>						
<b>Walls</b>						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	<b>207.95</b>
<b>H60 PLAIN ROOF TILING</b>						
<b>ALTERNATIVE TILE PRICES (£/1000)</b>						
Discounts of 5–25% available depending on quantity / status. Clay tiles; plain, interlocking and pantiles						
Dreadnought						
Red smooth/sandfaced	-	-	-	304.90	1000	-
Country brown smooth/sandfaced	-	-	-	339.80	1000	-
Brown Antique smooth/sandfaced	-	-	-	352.90	1000	-
Blue / Dark Heather	-	-	-	370.30	1000	-

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Sandtoft pantiles						
Bridgewater Double Roman	-	-	-	5408.90	1000	-
"Gaelic"	-	-	-	2131.00	1000	-
Arcadia	-	-	-	1297.70	1000	-
William Blyth pantiles						
"Barco bold Roll"	-	-	-	911.20	1000	-
"Celtic (french)"	-	-	-	1030.10	1000	-
Concrete tiles; plain and interlocking Marley Eternit roof tiles						
"Anglia"	-	-	-	462.80	1000	-
"Ashmore"	-	-	-	557.30	1000	-
"Duo Modern"	-	-	-	698.00	1000	-
"Pewter Mendip"	-	-	-	803.30	1000	-
"Malvern"	-	-	-	750.30	1000	-
"Plain"	-	-	-	266.80	1000	-
Redland roof tiles						
"Redland 49"	-	-	-	654.00	1000	-
"50 Double Roman"	-	-	-	934.80	1000	-
"Mini Stoneworld"	-	-	-	994.20	1000	-
"Grovebury"	-	-	-	947.10	1000	-
<b>SUPPLY AND FIX PRICES</b>						
<b>NOTE:</b> 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 galvanised nails; prices also include for all bedding and pointing at verges, beneath ridge tiles, etc.						
<b>Clay interlocking plain tiles; Sandtoft "20/20" natural red faced or other equal and approved; 370 mm x 223 mm; to 75 mm lap; on 25 mm x 38 mm battens and type 1F reinforced underlay</b>						
Roof coverings (PC £ per 1000)	740.80	0.42	11.88	15.09	m <sup>2</sup>	<b>26.97</b>
Extra over coverings for						
fixing every tile	-	0.02	0.57	1.45	m <sup>2</sup>	<b>2.01</b>
double course at eaves	-	0.28	7.92	11.20	m	<b>19.12</b>
verges; extra single undercloak course of plain tiles	-	0.28	7.92	4.73	m	<b>12.65</b>
open valleys; cutting both sides	-	0.17	4.81	3.19	m	<b>8.00</b>
dry ridge tiles	-	0.56	15.84	13.12	m	<b>28.96</b>
dry hips; cutting both sides	-	0.69	19.52	11.04	m	<b>30.56</b>
holes for pipes and the like	-	0.19	5.38	-	nr	<b>5.38</b>
<b>Clay pantiles; Sandtoft "Old English"; red sand faced or other equal and approved; 342 mm x 241 mm; to 75 mm lap; on 25 mm x 38 mm battens and type 1F reinforced underlay</b>						
Roof coverings (PC £ per 1000)	887.20	0.42	11.88	19.14	m <sup>2</sup>	<b>31.02</b>
Extra over coverings for						
fixing every tile	-	0.02	0.57	3.62	m <sup>2</sup>	<b>4.18</b>
other colours	-	-	-	1.03	m <sup>2</sup>	-
double course at eaves	-	0.31	8.77	5.03	m	<b>13.80</b>
verges; extra single undercloak course of plain tiles	-	0.28	7.92	12.37	m	<b>20.29</b>
open valleys; cutting both sides	-	0.17	4.81	3.82	m	<b>8.63</b>
ridge tiles; tile slips	-	0.56	15.84	25.44	m	<b>41.28</b>
hips; cutting both sides	-	0.69	19.52	29.26	m	<b>48.78</b>
holes for pipes and the like	-	0.19	5.38	-	nr	<b>5.38</b>

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>H60 PLAIN ROOF TILING – cont'd</b>						
<b>Clay pantiles; William Blyth's "Lincoln" natural or other equal and approved; 343 mm x 280 mm; to 75 mm lap; on 19 mm x 38 mm battens and type 1F reinforced underlay</b>						
Roof coverings (PC £ per 1000)	1020.00	0.42	11.88	20.87	m <sup>2</sup>	<b>32.75</b>
Extra over coverings for						
fixing every tile	-	0.02	0.57	3.62	m <sup>2</sup>	<b>4.18</b>
other colours	-	-	-	1.42	m <sup>2</sup>	-
double course at eaves	-	0.31	8.77	5.60	m	<b>14.37</b>
verges; extra single undercloak course of plain tiles	-	0.28	7.92	11.50	m	<b>19.42</b>
open valleys; cutting both sides	-	0.17	4.81	4.39	m	<b>9.20</b>
ridge tiles; tile slips	-	0.56	15.84	23.77	m	<b>39.61</b>
hips; cutting both sides	-	0.69	19.52	28.16	m	<b>47.68</b>
holes for pipes and the like	-	0.19	5.38	-	nr	<b>5.38</b>
<b>Clay plain tiles; Hinton, Perry and Davenhill "Dreadnought" smooth red machine-made or other equal and approved; 265 mm x 165 mm; on 19 mm x 38 mm battens and type 1F reinforced underlay</b>						
Roof coverings; to 64 mm lap (PC £ per 1000)	297.50	0.97	27.44	26.07	m <sup>2</sup>	<b>53.51</b>
Wall coverings; to 38 mm lap	-	1.16	32.82	22.17	m <sup>2</sup>	<b>54.99</b>
Extra over coverings for						
other colours	-	-	-	2.31	m <sup>2</sup>	-
ornamental tiles	-	-	-	20.18	m <sup>2</sup>	-
double course at eaves	-	0.23	6.51	2.97	m	<b>9.48</b>
verges	-	0.28	7.92	1.11	m	<b>9.04</b>
swept valleys; cutting both sides	-	0.60	16.97	33.94	m	<b>50.91</b>
bonnet hips; cutting both sides	-	0.74	20.93	34.01	m	<b>54.94</b>
external vertical angle tiles; supplementary nail fixings	-	0.37	10.47	38.54	m	<b>49.01</b>
half round ridge tiles	-	0.56	15.84	11.76	m	<b>27.61</b>
holes for pipes and the like	-	0.19	5.38	-	nr	<b>5.38</b>
<b>Concrete interlocking tiles; Marley Eternit "Anglia" granule finish tiles or other equal and approved; 387 mm x 230 mm; to 75 mm lap; on 25 mm x 38 mm battens and type 1F reinforced underlay</b>						
Roof coverings (PC £ per 1000)	451.50	0.42	11.88	10.48	m <sup>2</sup>	<b>22.36</b>
Extra over coverings for						
fixing every tile	-	0.02	0.57	0.60	m <sup>2</sup>	<b>1.17</b>
eaves; eaves filler	-	0.04	1.13	9.34	m	<b>10.48</b>
verges; 150 mm wide asbestos free strip undercloak	-	0.21	5.94	1.61	m	<b>7.55</b>
valley trough tiles; cutting both sides	-	0.51	14.43	20.61	m	<b>35.04</b>
segmental ridge tiles; tile slips	-	0.51	14.43	10.64	m	<b>25.07</b>
segmental hip tiles; tile slips; cutting both sides	-	0.65	18.39	12.10	m	<b>30.49</b>
dry ridge tiles; segmental including batten sections; unions and filler pieces	-	0.28	7.92	15.52	m	<b>23.44</b>
segmental mono-ridge tiles	-	0.51	14.43	16.70	m	<b>31.13</b>
gas ridge terminal	-	0.46	13.01	57.66	nr	<b>70.67</b>
holes for pipes and the like	-	0.19	5.38	-	nr	<b>5.38</b>

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Concrete interlocking tiles; Marley Eternit "Ludlow Major" granule finish tiles or other equal and approved; 420 mm x 330 mm; to 75 mm lap; on 25 mm x 38 mm battens and type 1F reinforced underlay</b>						
Roof coverings (PC £ per 1000)	654.00	0.32	9.05	9.30	m <sup>2</sup>	<b>18.35</b>
Extra over coverings for						
fixing every tile	-	0.02	0.57	0.60	m <sup>2</sup>	<b>1.17</b>
eaves; eaves filler	-	0.04	1.13	0.47	m	<b>1.60</b>
verges; 150 mm wide asbestos free strip						
undercloak	-	0.21	5.94	1.61	m	<b>7.55</b>
dry verge system; extruded white pvc	-	0.14	3.96	9.46	m	<b>13.42</b>
segmental ridge cap to dry verge	-	0.02	0.57	3.05	m	<b>3.62</b>
valley trough tiles; cutting both sides	-	0.51	14.43	21.05	m	<b>35.47</b>
segmental ridge tiles	-	0.46	13.01	6.77	m	<b>19.78</b>
segmental hip tiles; cutting both sides	-	0.60	16.97	8.88	m	<b>25.85</b>
dry ridge tiles; segmental including batten sections;						
unions and filler pieces	-	0.28	7.92	15.52	m	<b>23.44</b>
segmental mono-ridge tiles	-	0.46	13.01	14.44	m	<b>27.46</b>
gas ridge terminal	-	0.46	13.01	57.66	nr	<b>70.67</b>
holes for pipes and the like	-	0.19	5.38	-	nr	<b>5.38</b>
<b>Concrete interlocking tiles; Marley Eternit "Ecologic Ludlow Major" granule finish tiles or other equal and approved; 420 mm x 330 mm; to 75 mm lap; on 25 mm x 38 mm battens and type 1F reinforced underlay</b>						
Roof coverings (PC £ per 1000)	702.00	0.32	9.05	9.80	m <sup>2</sup>	<b>18.85</b>
Extra over coverings for						
fixing every tile	-	0.02	0.57	0.60	m <sup>2</sup>	<b>1.17</b>
eaves; eaves filler	-	0.04	1.13	0.47	m	<b>1.60</b>
verges; 150 mm wide asbestos free strip						
undercloak	-	0.21	5.94	1.61	m	<b>7.55</b>
dry verge system; extruded white pvc	-	0.14	3.96	9.46	m	<b>13.42</b>
segmental ridge cap to dry verge	-	0.02	0.57	3.05	m	<b>3.62</b>
valley trough tiles; cutting both sides	-	0.51	14.43	21.15	m	<b>35.58</b>
segmental ridge tiles	-	0.46	13.01	6.77	m	<b>19.78</b>
segmental hip tiles; cutting both sides	-	0.60	16.97	9.03	m	<b>26.01</b>
dry ridge tiles; segmental including batten sections;						
unions and filler pieces	-	0.28	7.92	15.52	m	<b>23.44</b>
segmental mono-ridge tiles	-	0.46	13.01	14.44	m	<b>27.46</b>
gas ridge terminal	-	0.46	13.01	57.66	nr	<b>70.67</b>
holes for pipes and the like	-	0.19	5.38	-	nr	<b>5.38</b>
<b>Concrete interlocking tiles; Marley Eternit "Mendip" granule finish double pantiles or other equal and approved; 420 mm x 330 mm; to 75 mm lap; on 22 mm x 38 mm battens and type 1F reinforced underlay</b>						
Roof coverings (PC £ per 1000)	666.00	0.32	9.05	9.35	m <sup>2</sup>	<b>18.40</b>
Extra over coverings for						
fixing every tile	-	0.02	0.57	0.60	m <sup>2</sup>	<b>1.17</b>
eaves; eaves filler	-	0.02	0.57	8.99	m	<b>9.56</b>
verges; 150 mm wide asbestos free strip						
undercloak	-	0.21	5.94	1.61	m	<b>7.55</b>
dry verge system; extruded white pvc	-	0.14	3.96	9.46	m	<b>13.42</b>
segmental ridge cap to dry verge	-	0.02	0.57	3.05	m	<b>3.62</b>
valley trough tiles; cutting both sides	-	0.51	14.43	21.07	m	<b>35.50</b>
segmental ridge tiles	-	0.51	14.43	10.64	m	<b>25.07</b>



## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>H60 PLAIN ROOF TILING – cont'd</b>						
<b>Concrete interlocking tiles; Marley Eternit "Mendip" granule finish double pantiles or other equal and approved; 420 mm x 330 mm; to 75 mm lap; on 22 mm x 38 mm battens and type 1F reinforced underlay – cont'd</b>						
Extra over coverings for – cont'd						
segmental hip tiles; cutting both sides	-	0.65	18.39	12.79	m	<b>31.18</b>
dry ridge tiles; segmental including batten sections; unions and filler pieces	-	0.28	7.92	15.52	m	<b>23.44</b>
segmental mono-ridge tiles	-	0.46	13.01	16.38	m	<b>29.39</b>
gas ridge terminal	-	0.46	13.01	57.66	nr	<b>70.67</b>
holes for pipes and the like	-	0.19	5.38	-	nr	<b>5.38</b>
<b>Concrete interlocking tiles; Marley Eternit "Modern" smooth finish tiles or other equal and approved; 420 mm x 220 mm; to 75 mm lap; on 25 mm x 38 mm battens and type 1F reinforced underlay</b>						
Roof coverings (PC £ per 1000)	681.00	0.32	9.05	9.86	m <sup>2</sup>	<b>18.91</b>
Extra over coverings for						
fixing every tile	-	0.02	0.57	0.60	m <sup>2</sup>	<b>1.17</b>
verges; 150 wide asbestos free strip undercloak	-	0.21	5.94	1.61	m	<b>7.55</b>
dry verge system; extruded white pvc	-	0.19	5.38	9.46	m	<b>14.84</b>
"Modern" ridge cap to dry verge	-	0.02	0.57	3.05	m	<b>3.62</b>
valley trough tiles; cutting both sides	-	0.51	14.43	21.10	m	<b>35.53</b>
"Modern" ridge tiles	-	0.46	13.01	8.47	m	<b>21.48</b>
"Modern" hip tiles; cutting both sides	-	0.60	16.97	10.67	m	<b>27.64</b>
dry ridge tiles; "Modern"; including batten sections; unions and filler pieces	-	0.28	7.92	17.23	m	<b>25.15</b>
"Modern" mono-ridge tiles	-	0.46	13.01	14.44	m	<b>27.46</b>
gas ridge terminal	-	0.46	13.01	57.66	nr	<b>70.67</b>
holes for pipes and the like	-	0.19	5.38	-	nr	<b>5.38</b>
<b>Concrete interlocking tiles; Marley Eternit "Wessex" smooth finish tiles or other equal and approved; 413 mm x 330 mm; to 75 mm lap; on 25 mm x 38 mm battens and type 1F reinforced underlay</b>						
Roof coverings (PC £ per 1000)	1031.25	0.32	9.05	13.59	m <sup>2</sup>	<b>22.64</b>
Extra over coverings for						
fixing every tile	-	0.02	0.57	0.60	m <sup>2</sup>	<b>1.17</b>
verges; 150 mm wide asbestos free strip undercloak	-	0.21	5.94	1.61	m	<b>7.55</b>
dry verge system; extruded white pvc	-	0.19	5.38	9.46	m	<b>14.84</b>
"Modern" ridge cap to dry verge	-	0.02	0.57	3.05	m	<b>3.62</b>
valley trough tiles; cutting both sides	-	0.51	14.43	21.86	m	<b>36.29</b>
"Modern" ridge tiles	-	0.46	13.01	8.47	m	<b>21.48</b>
"Modern" hip tiles; cutting both sides	-	0.60	16.97	11.80	m	<b>28.77</b>
dry ridge tiles; "Modern"; including batten sections; unions and filler pieces	-	0.28	7.92	17.23	m	<b>25.15</b>
"Modern" mono-ridge tiles	-	0.46	13.01	14.44	m	<b>27.46</b>
gas ridge terminal	-	0.46	13.01	57.66	nr	<b>70.67</b>
holes for pipes and the like	-	0.19	5.38	-	nr	<b>5.38</b>

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Concrete interlocking slates; Redland "Richmond" smooth finish tiles or other equal and approved; 430 x 380; to 75 mm lap; on 25 mm x 38 mm battens and type 1F reinforced underlay</b>						
Roof coverings (PC £ per 1000)	991.95	0.32	9.05	11.22	m <sup>2</sup>	<b>20.27</b>
Extra over coverings for						
fixing every tile	-	0.02	0.57	0.60	m <sup>2</sup>	<b>1.17</b>
eaves; eaves filler	-	0.02	0.57	5.30	m	<b>5.87</b>
verges; extra single undercloak course of plain tiles	-	0.23	6.51	3.57	m	<b>10.08</b>
ambi-dry verge system	-	0.19	5.38	10.36	m	<b>15.74</b>
ambi-dry verge eave/ridge end piece	-	0.02	0.57	3.71	m	<b>4.27</b>
universal valley trough tiles; cutting both sides	-	0.56	15.84	33.19	m	<b>49.03</b>
universal hip tiles; cutting both sides	-	0.60	16.97	12.20	m	<b>29.17</b>
universal angle ridge tiles	-	0.46	13.01	9.00	m	<b>22.01</b>
dry ridge system; universal angle ridge tiles	-	0.23	6.51	24.09	m	<b>30.60</b>
universal mono-pitch angle ridge tiles	-	0.51	14.43	17.33	m	<b>31.76</b>
gas ridge terminal	-	0.46	13.01	67.77	nr	<b>80.79</b>
ridge vent with 110 mm diameter flexible adaptor	-	0.46	13.01	80.45	nr	<b>93.46</b>
holes for pipes and the like	-	0.19	5.38	-	nr	<b>5.38</b>
<b>Concrete interlockingslates; Redland "Stonewold II" smooth finish tiles or other equal and approved; 430 mm x 380 mm; to 75 mm lap; on 25 mm x 38 mm battens and type 1F reinforced underlay</b>						
Roof coverings (PC £ per 1000)	1518.10	0.32	9.05	18.56	m <sup>2</sup>	<b>27.62</b>
Extra over coverings for						
fixing every tile	-	0.02	0.57	0.72	m <sup>2</sup>	<b>1.29</b>
verges; extra single undercloak course of plain tiles	-	0.28	7.92	3.57	m	<b>11.49</b>
ambi-dry verge system	-	0.19	5.38	10.36	m	<b>15.74</b>
ambi-dry verge eave/ridge end piece	-	0.02	0.57	3.71	m	<b>4.27</b>
valley trough tiles; cutting both sides	-	0.51	14.43	33.71	m	<b>48.14</b>
universal angle ridge tiles	-	0.46	13.01	9.00	m	<b>22.01</b>
universal hip tiles; cutting both sides	-	0.60	16.97	13.90	m	<b>30.87</b>
dry ridge system; universal angle ridge tiles	-	0.23	6.51	24.09	m	<b>30.60</b>
universal mono-pitch angle ridge tiles	-	0.51	14.43	17.33	m	<b>31.76</b>
universal gas flue angle ridge tile	-	0.46	13.01	68.42	nr	<b>81.44</b>
universal angle ridge vent tile with 110 mm diameter adaptor	-	0.46	13.01	69.24	nr	<b>82.25</b>
holes for pipes and the like	-	0.19	5.38	-	nr	<b>5.38</b>
<b>Concrete interlocking tiles; Redland "Norfolk" smooth finish pantiles or other equal and approved; 381 mm x 229 mm; to 75 mm lap; on 25 mm x 38 mm battens and type 1F reinforced underlay</b>						
Roof coverings (PC £ per 1000)	563.55	0.42	11.88	13.67	m <sup>2</sup>	<b>25.55</b>
Extra over coverings for						
fixing every tile	-	0.04	1.13	0.15	m <sup>2</sup>	<b>1.28</b>
eaves; eaves filler	-	0.04	1.13	1.15	m	<b>2.28</b>
verges; extra single undercloak course of plain tiles	-	0.28	7.92	6.31	m	<b>14.23</b>
valley trough tiles; cutting both sides	-	0.56	15.84	31.84	m	<b>47.68</b>
universal ridge tiles	-	0.46	13.01	12.12	m	<b>25.13</b>
universal hip tiles; cutting both sides	-	0.60	16.97	15.15	m	<b>32.12</b>
universal gas flue ridge tile	-	0.46	13.01	68.46	nr	<b>81.47</b>
universal ridge vent tile with 110 mm diameter adaptor	-	0.50	14.14	80.17	nr	<b>94.31</b>
holes for pipes and the like	-	0.19	5.38	-	nr	<b>5.38</b>

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>H60 PLAIN ROOF TILING – cont'd</b>						
<b>Concrete interlocking tiles; Redland "Regent" granule finish bold roll tiles or other equal and approved; 418 mm x 332 mm; to 75 mm lap; on 25 mm x 38 mm battens and type 1F reinforced underlay</b>						
Roof coverings (PC £ per 1000)	799.00	0.32	9.05	10.99	m <sup>2</sup>	<b>20.04</b>
Extra over coverings for						
fixing every tile	-	0.03	0.85	0.55	m <sup>2</sup>	<b>1.39</b>
eaves; eaves filler	-	0.04	1.13	0.87	m	<b>2.00</b>
verges; extra single undercloak course of plain tiles	-	0.23	6.51	3.07	m	<b>9.58</b>
cloakd verge system	-	0.14	3.96	7.27	m	<b>11.24</b>
valley trough tiles; cutting both sides	-	0.51	14.43	31.39	m	<b>45.81</b>
universal ridge tiles	-	0.46	13.01	12.12	m	<b>25.13</b>
universal hip tiles; cutting both sides	-	0.60	16.97	14.70	m	<b>31.67</b>
dry ridge system; universal ridge tiles	-	0.23	6.51	41.57	m	<b>48.07</b>
universal half round mono-pitch ridge tiles	-	0.51	14.43	25.56	m	<b>39.99</b>
universal gas flue ridge tile	-	0.46	13.01	68.46	nr	<b>81.47</b>
universal ridge vent tile with 110 mm diameter adaptor	-	0.46	13.01	80.17	nr	<b>93.18</b>
holes for pipes and the like	-	0.19	5.38	-	nr	<b>5.38</b>
<b>Concrete interlocking tiles; Redland "Renown" granule finish tiles or other equal and approved; 418 mm x 330 mm; to 75 mm lap; on 25 mm x 38 mm battens and type 1F reinforced underlay</b>						
Roof coverings (PC £ per 1000)	771.80	0.32	9.05	10.71	m <sup>2</sup>	<b>19.76</b>
Extra over coverings for						
fixing every tile	-	0.02	0.57	0.18	m <sup>2</sup>	<b>0.74</b>
verges; extra single undercloak course of plain tiles	-	0.23	6.51	3.68	m	<b>10.18</b>
cloakd verge system	-	0.14	3.96	7.36	m	<b>11.32</b>
valley trough tiles; cutting both sides	-	0.51	14.43	31.30	m	<b>45.73</b>
universal ridge tiles	-	0.46	13.01	12.12	m	<b>25.13</b>
universal hip tiles; cutting both sides	-	0.60	16.97	14.61	m	<b>31.58</b>
dry ridge system; universal ridge tiles	-	0.23	6.51	40.55	m	<b>47.06</b>
universal half round mono-pitch ridge tiles	-	0.51	14.43	25.56	m	<b>39.99</b>
universal gas flue ridge tile	-	0.46	13.01	68.46	nr	<b>81.47</b>
universal ridge vent tile with 110 mm diameter adaptor	-	0.46	13.01	80.17	nr	<b>93.18</b>
holes for pipes and the like	-	0.19	5.38	-	nr	<b>5.38</b>
<b>Concrete plain tiles; BS EN 490 group A; 267 mm x 165 mm; on 25 mm x 38 mm battens and type 1F reinforced underlay</b>						
Roof coverings; to 64 mm lap (PC £ per 1000)	325.55	0.97	27.44	27.88	m <sup>2</sup>	<b>55.32</b>
Wall coverings; to 38 mm lap	-	1.16	32.82	23.77	m <sup>2</sup>	<b>56.59</b>
Extra over coverings for						
ornamental tiles	-	-	-	18.01	m <sup>2</sup>	<b>-</b>
double course at eaves	-	0.23	6.51	3.16	m	<b>9.66</b>
verges	-	0.31	8.77	1.35	m	<b>10.12</b>
swept valleys; cutting both sides	-	0.60	16.97	30.83	m	<b>47.80</b>
bonnet hips; cutting both sides	-	0.74	20.93	30.90	m	<b>51.83</b>
external vertical angle tiles; supplementary nail fixings	-	0.37	10.47	21.84	m	<b>32.30</b>
half round ridge tiles	-	0.46	13.01	7.83	m	<b>20.84</b>
third round hip tiles; cutting both sides	-	0.46	13.01	9.93	m	<b>22.94</b>
holes for pipes and the like	-	0.19	5.38	-	nr	<b>5.38</b>

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Sundries</b>						
Hip irons galvanised mild steel; fixing with screws	-	0.09	2.55	1.94	nr	<b>4.49</b>
"Rytons Clip strip" or other equal and approved; continuous soffit ventilator 51 mm wide; plastic; code CS351	-	0.28	7.92	0.80	m	<b>8.72</b>
"Rytons over fascia ventilator" or other equal and approved; continuous eaves ventilator 40 mm wide; plastic; code OFV890	-	0.09	2.55	1.68	m	<b>4.23</b>
"Rytons roof ventilator" or other equal and approved; to suit rafters at 600 mm centres 250 mm deep x 43 mm high; plastic; code TV600	-	0.09	2.55	1.23	m	<b>3.78</b>
"Rytons push and lock ventilators" or other equal and approved; circular 83 mm diameter; plastic; code PL235	-	0.04	0.68	0.32	nr	<b>1.00</b>
Fixing only lead soakers (supply cost not included)	-	0.07	1.52	-	nr	<b>1.52</b>
Pressure impregnated softwood counter battens; 25 mm x 50 mm 450 mm centres	-	0.06	1.70	1.31	m <sup>2</sup>	<b>3.00</b>
600 mm centres	-	0.04	1.13	0.99	m <sup>2</sup>	<b>2.12</b>
<b>Underlay; BS EN 13707 type 1B; bitumen felt weighing 14 kg/10 m<sup>2</sup>; 75 mm laps</b> To sloping or vertical surfaces	0.40	0.02	0.57	0.73	m <sup>2</sup>	<b>1.29</b>
<b>Underlay; BS EN 13707 type 1F; reinforced bitumen felt weighing 22.50 kg/10 m<sup>2</sup>; 75 mm laps</b> To sloping or vertical surfaces	0.68	0.02	0.57	1.03	m <sup>2</sup>	<b>1.59</b>
<b>Underlay; Visqueen "Tilene 200P" or other equal and approved; micro-perforated sheet; 75 mm laps</b> To sloping or vertical surfaces	0.43	0.02	0.57	0.78	m <sup>2</sup>	<b>1.34</b>
<b>Underlay; "Powerlon 250 BM" or other equal and approved; reinforced breather membrane; 75 mm laps</b> To sloping or vertical surfaces	1.27	0.02	0.57	1.73	m <sup>2</sup>	<b>2.30</b>
<b>Underlay; "Anticon" or other equal and approved sarking membrane; Eurorof Ltd; polyethylene; 75 mm laps</b> To sloping or vertical surfaces	-	0.02	0.57	1.33	m <sup>2</sup>	<b>1.90</b>
<b>H61 FIBRE CEMENT SLATING</b>						
<b>Asbestos-free artificial slates; Eternit "Garsdale/ E2000T" or other equal and approved; to 75 mm lap; on 19 mm x 50 mm battens and type 1F reinforced underlay</b>						
Coverings; 500 mm x 250 mm slates roof coverings	-	0.60	16.97	20.56	m <sup>2</sup>	<b>37.54</b>
wall coverings	-	0.74	20.93	20.56	m <sup>2</sup>	<b>41.50</b>
Coverings; 600 mm x 300 mm slates roof coverings	-	0.46	13.01	16.75	m <sup>2</sup>	<b>29.76</b>
wall coverings	-	0.60	16.97	16.75	m <sup>2</sup>	<b>33.72</b>
Extra over slate coverings for double course at eaves	-	0.23	6.51	4.21	m	<b>10.72</b>

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>H61 FIBRE CEMENT SLATING – cont'd</b>						
<b>Asbestos-free artificial slates; Eternit "Garsdale/E2000T" or other equal and approved; to 75 mm lap; on 19 mm x 50 mm battens and type 1F reinforced underlay – cont'd</b>						
Extra over slate coverings for – cont'd						
verges; extra single undercloak course	-	0.31	8.77	0.91	m	<b>9.68</b>
open valleys; cutting both sides	-	0.19	5.38	3.65	m	<b>9.02</b>
stop end	-	0.09	2.55	9.35	nr	<b>11.90</b>
roll top ridge tiles	-	0.56	15.84	29.84	m	<b>45.68</b>
stop end	-	0.09	2.55	16.54	nr	<b>19.08</b>
mono-pitch ridge tiles	-	0.46	13.01	34.88	m	<b>47.89</b>
stop end	-	0.09	2.55	37.93	nr	<b>40.47</b>
duo-pitch ridge tiles	-	0.46	13.01	28.25	m	<b>41.27</b>
stop end	-	0.09	2.55	27.81	nr	<b>30.35</b>
half round hip tiles; cutting both sides	-	0.19	5.38	62.64	m	<b>68.02</b>
holes for pipes and the like	-	0.19	5.38	-	nr	<b>5.38</b>
<b>H62 NATURAL SLATING</b>						
<b>NOTE:</b> 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 galvanised nails; prices also include for all bedding and pointing at verges; beneath verge tiles etc.						
<b>Natural slates; BS EN 12326 Part 2; Spanish blue grey; uniform size; to 75 mm lap; on 25 mm x 50 mm battens and type 1F reinforced underlay</b>						
Coverings; 400 mm x 250 mm slates						
roof coverings (PC £ per 1000)	544.00	0.83	23.48	20.18	m <sup>2</sup>	<b>43.66</b>
wall coverings	-	1.06	29.99	20.18	m <sup>2</sup>	<b>50.17</b>
Coverings; 500 mm x 250 mm slates						
roof coverings (PC £ per 1000)	892.50	0.73	20.65	22.60	m <sup>2</sup>	<b>43.25</b>
wall coverings	-	0.88	24.90	22.60	m <sup>2</sup>	<b>47.50</b>
Coverings; 600 mm x 300 mm slates						
roof coverings (PC £ per 1000)	1423.75	0.56	15.84	23.10	m <sup>2</sup>	<b>38.94</b>
wall coverings	-	0.69	19.52	23.10	m <sup>2</sup>	<b>42.62</b>
Extra over coverings for						
double course at eaves	-	0.28	7.92	5.87	m	<b>13.79</b>
verges; extra single undercloak course	-	0.39	11.03	3.19	m	<b>14.22</b>
open valleys; cutting both sides	-	0.20	5.66	12.26	m	<b>17.92</b>
blue/black glass reinforced concrete 152 mm half round ridge tiles	-	0.46	13.01	13.78	m	<b>26.80</b>
blue/black glass reinforced concrete 125 mm x 125 mm plain angle ridge tiles	-	0.46	13.01	13.78	m	<b>26.80</b>
mitred hips; cutting both sides	-	0.20	5.66	12.26	m	<b>17.92</b>
blue/black glass reinforced concrete 152 mm half round hip tiles; cutting both sides	-	0.65	18.39	26.04	m	<b>44.43</b>
blue/black glass reinforced concrete 125 mm x 125 mm plain angle hip tiles; cutting both sides	-	0.65	18.39	26.03	m	<b>44.42</b>
holes for pipes and the like	-	0.19	5.38	-	nr	<b>5.38</b>

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Natural slates; BS EN 12326 Part 2; Welsh blue grey; uniform size; to 75 mm lap; on 25 mm x 50 mm battens and type 1F reinforced underlay</b>						
Coverings; 400 mm x 250 mm slates						
roof coverings (PC £ per 1000)	1276.00	0.75	21.22	39.48	m <sup>2</sup>	<b>60.70</b>
wall coverings	-	1.00	28.29	39.48	m <sup>2</sup>	<b>67.77</b>
Coverings; 500 mm x 250 mm slates						
roof coverings (PC £ per 1000)	2440.00	0.70	19.80	53.75	m <sup>2</sup>	<b>73.55</b>
wall coverings	-	0.80	22.63	53.75	m <sup>2</sup>	<b>76.38</b>
Coverings; 500 mm x 300 mm slates						
roof coverings (PC £ per 1000)	2720.00	0.65	18.39	50.31	m <sup>2</sup>	<b>68.69</b>
wall coverings	-	0.75	21.22	50.31	m <sup>2</sup>	<b>71.52</b>
Coverings; 600 mm x 300 mm slates						
roof coverings (PC £ per 1000)	5148.00	0.50	14.14	73.60	m <sup>2</sup>	<b>87.74</b>
wall coverings	-	0.65	18.39	73.60	m <sup>2</sup>	<b>91.99</b>
Extra over coverings for						
double course at eaves	-	0.25	7.07	19.10	m	<b>26.17</b>
verges; extra single undercloak course	-	0.35	9.90	11.20	m	<b>21.10</b>
open valleys; cutting both sides	-	0.20	5.66	44.32	m	<b>49.98</b>
blue/black glazed ware 152 mm half round ridge tiles	-	0.46	13.01	8.89	m	<b>21.90</b>
blue/black glazed ware 125 mm x 125 mm plain angle ridge tiles	-	0.46	13.01	25.45	m	<b>38.47</b>
mitred hips; cutting both sides	-	0.20	5.66	44.32	m	<b>49.98</b>
blue/black glazed ware 152 mm half round hip tiles; cutting both sides	-	0.65	18.39	53.21	m	<b>71.60</b>
blue/black glazed ware 125 mm x 125 mm plain angle hip tiles; cutting both sides	-	0.65	18.39	69.78	m	<b>88.17</b>
holes for pipes and the like	-	0.19	5.38	-	nr	<b>5.38</b>
<b>Natural slates; Westmoreland green; random lengths; 457 mm–229 mm proportionate widths to 75 mm lap; in diminishing courses; on 25 mm x 50 mm battens and type 1F underlay</b>						
Roof coverings (PC £ per tonne)	1912.50	1.00	28.29	116.36	m <sup>2</sup>	<b>144.65</b>
Wall coverings	-	1.30	36.78	116.36	m <sup>2</sup>	<b>153.14</b>
Extra over coverings for						
double course at eaves	-	0.60	16.97	21.55	m	<b>38.52</b>
verges; extra single undercloak course slates 152 mm wide	-	0.67	18.95	18.71	m	<b>37.66</b>
holes for pipes and the like	-	0.25	7.07	-	nr	<b>7.07</b>
<b>H63 RECONSTRUCTED STONE SLATING/TILING</b>						
<b>Reconstructed stone slates; "Hardrow Slates" or other equal and approved; standard colours; or similar; 75 mm lap; on 25 mm x 50 mm battens and type 1F reinforced underlay</b>						
Coverings; 457 mm x 305 mm slates						
roof coverings	18.06	0.74	20.93	24.82	m <sup>2</sup>	<b>45.75</b>
wall coverings	-	0.93	26.31	24.82	m <sup>2</sup>	<b>51.13</b>
Coverings; 457 mm x 457 mm slates						
roof coverings	18.11	0.60	16.97	24.51	m <sup>2</sup>	<b>41.49</b>
wall coverings	-	0.79	22.35	24.51	m <sup>2</sup>	<b>46.86</b>
Extra over 457 mm x 305 mm coverings for						
double course at eaves	-	0.28	7.92	4.60	m	<b>12.52</b>
verges; pointed	-	0.39	11.03	0.07	m	<b>11.10</b>
open valleys; cutting both sides	-	0.20	5.66	11.30	m	<b>16.96</b>
ridge tiles	-	0.46	13.01	29.27	m	<b>42.28</b>

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>H63 RECONSTRUCTED STONE SLATING/TILING – cont'd</b>						
<b>Reconstructed stone slates; "Hardrow Slates" or other equal and approved; standard colours; or similar; 75 mm lap; on 25 mm x 50 mm battens and type 1F reinforced underlay – cont'd</b>						
Extra over 457 mm x 305 mm coverings for – cont'd						
hip tiles; cutting both sides	-	0.65	18.39	24.46	m	<b>42.85</b>
holes for pipes and the like	-	0.19	5.38	-	nr	<b>5.38</b>
<b>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 x 50 mm battens and type 1F reinforced underlay</b>						
Roof coverings (all-in rate inclusive of eaves and verges)	27.86	0.97	27.44	35.75	m <sup>2</sup>	<b>63.19</b>
Extra over coverings for						
open valleys/mitred hips; cutting both sides	-	0.42	11.88	13.66	m <sup>2</sup>	<b>25.55</b>
ridge tiles	-	0.61	17.26	18.11	m	<b>35.37</b>
hip tiles; cutting both sides	-	0.97	27.44	30.87	m	<b>58.31</b>
holes for pipes and the like	-	0.28	7.92	-	nr	<b>7.92</b>
<b>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 x 50 mm battens and type 1F reinforced underlay</b>						
Roof coverings (all-in rate inclusive of eaves and verges)	26.22	0.97	27.44	33.95	m <sup>2</sup>	<b>61.39</b>
Extra over coverings for						
open valleys/mitred hips; cutting both sides	-	0.42	11.88	12.86	m <sup>2</sup>	<b>24.74</b>
ridge tiles	-	0.61	17.26	18.11	m	<b>35.37</b>
holes for pipes and the like	-	0.28	7.92	-	nr	<b>7.92</b>
<b>H64 TIMBER SHINGLING</b>						
<b>Red cedar sawn shingles preservative treated; uniform length 400 mm; to 125 mm gauge; on 25 mm x 38 mm battens and type 1F reinforced underlay</b>						
Roof coverings; 125 mm gauge, 2.28 m <sup>2</sup> /bundle (PC £ per bundle)	37.50	0.97	27.44	23.30	m <sup>2</sup>	<b>50.74</b>
Wall coverings; 190 mm gauge, 3.47 m <sup>2</sup> /bundle	-	0.74	20.93	15.61	m <sup>2</sup>	<b>36.54</b>
Extra over coverings for						
double course at eaves	-	0.19	5.38	2.31	m	<b>7.69</b>
open valleys; cutting both sides	-	0.19	5.38	4.34	m	<b>9.71</b>
pre-formed ridge capping	-	0.28	7.92	11.61	m	<b>19.53</b>
pre-formed hip capping; cutting both sides	-	0.46	13.01	15.95	m	<b>28.96</b>
double starter course to cappings	-	0.09	2.55	1.20	m	<b>3.75</b>
holes for pipes and the like	-	0.14	3.96	-	nr	<b>3.96</b>

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>H71 LEAD SHEET COVERINGS/FLASHINGS</b>						
<b>Milled Lead; BS EN 12588; on and including Geotec underlay</b>						
The following rates are based upon the measurement allowances and the coverage rules of SMM7 clause M2(a-f)						
<b>Roof and dormer coverings</b>						
1.80 mm thick (code 4) roof coverings						
flat (in wood roll construction (PC £ per kg)	1.65	0.90	27.00	55.81	m <sup>2</sup>	<b>82.81</b>
pitched (in wood roll construction)	-	1.00	30.00	56.09	m <sup>2</sup>	<b>86.09</b>
pitched (in welded seam construction)	-	0.90	27.00	55.81	m <sup>2</sup>	<b>82.81</b>
vertical (in welded seam construction)	-	1.00	30.00	53.27	m <sup>2</sup>	<b>83.27</b>
1.80 mm thick (code 4) dormer coverings						
flat (in wood roll construction)	-	0.68	20.25	55.17	m <sup>2</sup>	<b>75.42</b>
pitched (in wood roll construction)	-	0.75	22.50	55.39	m <sup>2</sup>	<b>77.89</b>
pitched (in welded seam construction)	-	0.68	20.25	55.17	m <sup>2</sup>	<b>75.42</b>
vertical (in welded seam construction)	-	1.50	45.00	53.27	m <sup>2</sup>	<b>98.27</b>
2.24 mm thick (code 5) roof coverings						
flat (in wood roll construction)	-	0.94	28.35	67.28	m <sup>2</sup>	<b>95.63</b>
pitched (in wood roll construction)	-	1.05	31.50	67.57	m <sup>2</sup>	<b>99.07</b>
pitched (in welded seam construction)	-	0.94	28.35	67.28	m <sup>2</sup>	<b>95.63</b>
vertical (in welded seam construction)	-	1.05	31.50	64.61	m <sup>2</sup>	<b>96.11</b>
2.24 mm thick (code 5) dormer coverings						
flat (in wood roll construction)	-	0.71	21.27	66.61	m <sup>2</sup>	<b>87.88</b>
pitched (in wood roll construction)	-	0.79	23.64	66.83	m <sup>2</sup>	<b>90.47</b>
pitched (in welded seam construction)	-	0.71	21.27	66.61	m <sup>2</sup>	<b>87.88</b>
vertical (in welded seam construction)	-	1.57	47.25	64.61	m <sup>2</sup>	<b>111.86</b>
2.65 mm thick (code 6) roof coverings						
flat (in wood roll construction)	-	0.99	29.70	77.97	m <sup>2</sup>	<b>107.67</b>
pitched (in wood roll construction)	-	1.10	33.00	78.28	m <sup>2</sup>	<b>111.28</b>
pitched (in welded seam construction)	-	0.99	29.70	77.97	m <sup>2</sup>	<b>107.67</b>
vertical (in welded seam construction)	-	1.10	33.00	75.18	m <sup>2</sup>	<b>108.18</b>
2.65 mm thick (code 6) dormer coverings						
flat (in wood roll construction)	-	0.74	22.29	77.27	m <sup>2</sup>	<b>99.56</b>
pitched (in wood roll construction)	-	0.82	24.75	77.51	m <sup>2</sup>	<b>102.26</b>
pitched (in welded seam construction)	-	0.74	22.29	77.27	m <sup>2</sup>	<b>99.56</b>
vertical (in welded seam construction)	-	1.65	49.50	75.18	m <sup>2</sup>	<b>124.68</b>
3.15 mm thick (code 7) roof coverings (35.72 kg per m <sup>2</sup> )						
flat (in wood roll construction)	-	1.06	31.74	91.05	m <sup>2</sup>	<b>122.79</b>
pitched (in wood roll construction)	-	1.18	35.25	91.38	m <sup>2</sup>	<b>126.63</b>
pitched (in welded seam construction)	-	1.06	31.74	91.05	m <sup>2</sup>	<b>122.79</b>
vertical (in welded seam construction)	-	1.18	35.25	88.07	m <sup>2</sup>	<b>123.32</b>
3.15 mm thick (code 7) dormer coverings						
flat (in wood roll construction)	-	0.79	23.79	90.30	m <sup>2</sup>	<b>114.09</b>
pitched (in wood roll construction)	-	0.88	26.43	90.55	m <sup>2</sup>	<b>116.98</b>
pitched (in welded seam construction)	-	0.79	23.79	90.30	m <sup>2</sup>	<b>114.09</b>
vertical (in welded seam construction)	-	1.76	52.89	88.07	m <sup>2</sup>	<b>140.96</b>
3.55 mm thick (code 8) roof coverings (40.26 kg per m <sup>2</sup> )						
flat (in wood roll construction)	-	1.15	34.44	101.62	m <sup>2</sup>	<b>136.06</b>
pitched (in wood roll construction)	-	1.27	38.25	101.98	m <sup>2</sup>	<b>140.23</b>
pitched (in welded seam construction)	-	1.15	34.44	101.62	m <sup>2</sup>	<b>136.06</b>
vertical (in welded seam construction)	-	1.27	38.25	98.38	m <sup>2</sup>	<b>136.63</b>



## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>H71 LEAD SHEET COVERINGS/FLASHINGS – cont'd</b>						
<b>Roof and dormer coverings – cont'd</b>						
3.55 mm thick (code 8) dormer coverings						
flat (in wood roll construction)	-	0.86	25.83	100.81	m <sup>2</sup>	<b>126.64</b>
pitched (in wood roll construction)	-	0.96	28.68	101.08	m <sup>2</sup>	<b>129.76</b>
pitched (in welded seam construction)	-	0.86	25.83	100.81	m <sup>2</sup>	<b>126.64</b>
vertical (in welded seam construction)	-	1.91	57.39	98.38	m <sup>2</sup>	<b>155.77</b>
Sundries						
patination oil to finished work surfaces	-	0.03	0.75	0.28	m <sup>2</sup>	<b>1.03</b>
chalk slurry to underside of panels	-	0.33	9.99	2.48	m <sup>2</sup>	<b>12.47</b>
provision of 45 x 45 mm wood rolls at 600 mm centres (per m)	-	0.10	3.00	1.17	m	<b>4.17</b>
dressing over glazing bars and glass	-	0.25	7.50	0.76	m	<b>8.26</b>
soldered nail head	-	0.01	0.24	0.06	nr	<b>0.30</b>
<b>1.32 mm thick (code 3) lead flashings, etc.</b>						
Soakers						
200 x 200 mm	-	0.02	0.45	1.25	nr	<b>1.70</b>
300 x 300 mm	-	0.02	0.45	2.85	nr	<b>3.30</b>
<b>1.80 mm thick (code 4) lead flashings, etc.</b>						
Flashings; wedging into grooves						
150 mm girth	-	0.25	7.50	7.23	m	<b>14.73</b>
200 mm girth	-	0.25	7.50	9.64	m	<b>17.14</b>
240 mm girth	-	0.25	7.50	11.57	m	<b>19.07</b>
300 mm girth	-	0.25	7.50	14.46	m	<b>21.96</b>
Stepped flashings; wedging into grooves						
180 mm girth	-	0.50	15.00	8.68	m	<b>23.68</b>
270 mm girth	-	0.50	15.00	13.02	m	<b>28.02</b>
Linings to sloping gutters						
390 mm girth	-	0.40	12.00	18.80	m	<b>30.80</b>
450 mm girth	-	0.45	13.50	21.70	m	<b>35.20</b>
600 mm girth	-	0.55	16.50	28.92	m	<b>45.42</b>
Cappings to hips or ridges						
450 mm girth	-	0.50	15.00	21.70	m	<b>36.70</b>
600 mm girth	-	0.60	18.00	28.92	m	<b>46.92</b>
Saddle flashings; at intersections of hips and ridges; dressing and bossing						
450 x 450 mm	-	0.50	15.00	12.58	nr	<b>27.58</b>
600 x 200 mm	-	0.50	15.00	20.17	nr	<b>35.17</b>
Slates; with 150 mm high collar						
450 x 450 mm; to suit 50 mm diameter pipe	-	0.75	22.50	15.13	nr	<b>37.63</b>
450 x 450 mm; to suit 100 mm diameter pipe	-	0.75	22.50	16.26	nr	<b>38.76</b>
450 x 450 mm; to suit 150 mm diameter pipe	-	0.75	22.50	17.40	nr	<b>39.90</b>
<b>2.24 mm thick (code 5) lead flashings, etc.</b>						
Flashings; wedging into grooves						
150 mm girth	-	0.25	7.50	8.89	m	<b>16.39</b>
200 mm girth	-	0.25	7.50	11.85	m	<b>19.35</b>
240 mm girth	-	0.25	7.50	14.21	m	<b>21.71</b>
300 mm girth	-	0.25	7.50	17.77	m	<b>25.27</b>
Stepped flashings; wedging into grooves						
180 mm girth	-	0.50	15.00	10.66	m	<b>25.66</b>
270 mm girth	-	0.50	15.00	15.99	m	<b>30.99</b>

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Linings to sloping gutters						
390 mm girth	-	0.40	12.00	23.10	m	<b>35.10</b>
450 mm girth	-	0.45	13.50	26.65	m	<b>40.15</b>
600 mm girth	-	0.55	16.50	35.54	m	<b>52.04</b>
Cappings to hips or ridges						
450 mm girth	-	0.50	15.00	26.65	m	<b>41.65</b>
600 mm girth	-	0.60	18.00	35.54	m	<b>53.54</b>
Saddle flashings; at intersections of hips and ridges; dressing and bossing						
450 x 450 mm	-	0.50	15.00	13.40	nr	<b>28.40</b>
600 x 200 mm	-	0.50	15.00	22.73	nr	<b>37.73</b>
Slates; with 150 mm high collar						
450 x 450 mm; to suit 50 mm diameter pipe	-	0.75	22.50	15.51	nr	<b>38.01</b>
450 x 450 mm; to suit 100 mm diameter pipe	-	0.75	22.50	16.90	nr	<b>39.40</b>
450 x 450 mm; to suit 150 mm diameter pipe	-	0.75	22.50	18.30	nr	<b>40.80</b>
<b>H72 ALUMINIUM SHEET COVERINGS/FLASHINGS</b>						
<b>Aluminium roofing; commercial grade; on and including Geotec underlay</b>						
The following rates are based upon nett 'deck' or 'wall' areas, and depart from SMM7 coverage rules						
<b>Roof, dormer and wall coverings</b>						
0.7 mm thick roof coverings; mill finish						
flat (in wood roll construction) (PC per kg)	4.50	1.00	30.00	24.44	m <sup>2</sup>	<b>54.44</b>
eaves detail ED1	-	0.20	6.00	3.03	m	<b>9.03</b>
abutment upstands at perimeters	-	0.33	9.90	1.21	m	<b>11.11</b>
pitched over 3° (in standing seam construction)	-	0.75	22.50	20.45	m <sup>2</sup>	<b>42.95</b>
vertical (in angled or flat seam construction)	-	0.80	24.00	20.45	m <sup>2</sup>	<b>44.45</b>
0.7 mm thick dormer coverings; mill finish						
flat (in wood roll construction)	-	1.50	45.00	24.08	m <sup>2</sup>	<b>69.08</b>
eaves detail ED1	-	0.20	6.00	3.03	m	<b>9.03</b>
pitched over 3° (in standing seam construction)	-	1.25	37.50	20.45	m <sup>2</sup>	<b>57.95</b>
vertical (in angled or flat seam construction)	-	1.35	40.50	20.45	m <sup>2</sup>	<b>60.95</b>
0.7 mm thick roof coverings; Pvf2 finish						
flat (in wood roll construction) (PC per kg)	5.60	1.00	30.00	28.66	m <sup>2</sup>	<b>58.66</b>
eaves detail ED1	-	0.20	6.00	3.77	m	<b>9.77</b>
abutment upstands at perimeters	-	0.33	9.90	1.51	m	<b>11.41</b>
pitched over 3° (in standing seam construction)	-	0.75	22.50	24.89	m <sup>2</sup>	<b>47.39</b>
vertical (in angled or flat seam construction)	-	0.80	24.00	24.89	m <sup>2</sup>	<b>48.89</b>
0.7 mm thick dormer coverings; Pvf2 finish						
flat (in wood roll construction)	-	1.50	45.00	28.66	m <sup>2</sup>	<b>73.66</b>
eaves detail ED1	-	0.20	6.00	3.77	m	<b>9.77</b>
pitched over 3° (in standing seam construction)	-	1.25	37.50	24.89	m <sup>2</sup>	<b>62.39</b>
vertical (in angled or flat seam construction)	-	1.35	40.50	24.89	m <sup>2</sup>	<b>65.39</b>
<b>0.7 mm thick aluminium flashings, etc.</b>						
Flashings; wedging into grooves; mill finish						
150 mm girth (PC per kg)	4.50	0.25	7.50	1.82	m	<b>9.32</b>
240 mm girth	-	0.25	7.50	2.91	m	<b>10.41</b>
300 mm girth	-	0.25	7.50	3.63	m	<b>11.13</b>
Stepped flashings; wedging into grooves; mill finish						
180 mm girth	-	0.50	15.00	2.18	m	<b>17.18</b>
270 mm girth	-	0.50	15.00	3.27	m	<b>18.27</b>
Flashings; wedging into grooves; Pvf2 finish						
150 mm girth (PC per kg)	5.60	0.25	7.50	2.26	m	<b>9.76</b>
240 mm girth	-	0.25	7.50	3.62	m	<b>11.12</b>
300 mm girth	-	0.25	7.50	4.52	m	<b>12.02</b>

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>H72 ALUMINIUM SHEET COVERINGS/FLASHINGS</b> – cont'd						
<b>0.7 mm thick aluminium flashings, etc.</b> – cont'd						
Stepped flashings; wedging into grooves; Pvf2 finish						
180 mm girth	-	0.50	15.00	2.71	m	17.71
270 mm girth	-	0.50	15.00	4.07	m	19.07
Sundries						
provision of square batten roll at 500 mm centres (per m)	-	0.10	3.00	1.48	m	4.48
<b>Standing seam aluminium roof cladding "Kalzip"</b> <b>Corus Building Systems; 65mm seam, 400 cover</b> <b>width, Ref BS AW 3004 standard natural</b> <b>aluminium, stucco embossed finish, 0.9mm thick;</b> <b>ST Clips fixed with stainless steel fasteners; 37</b> <b>Plus 180mm Glassfibre Insulation compressed to</b> <b>165mm (0.25 U Value); vapour control layer, clear</b> <b>reinforced polyethelyne 530MNs/g all laps sealed;</b> <b>Liner Sheets, profiled steel, 1000mm cover width,</b> <b>bright white polyester paint finish Ref TR35/200S,</b> <b>0.7mm thick, fixed with stainless steel fasteners</b>						
Roof coverings (twin skin construction); pitch not less than 1.5°; fixed to cold rolled purlins (not included	-	-	-	-	m <sup>2</sup>	65.34
Eaves details 40 x 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	21.17
0.90mm thick stucco embossed natural aluminium external eaves closure; 375mm girth twice bent	-	-	-	-	m	8.90
0.70mm thick bright white polyester liner sheet closure internal flashing; 200mm girth once bent with stainless steel fasteners, black solid rubber profiled liner small flute filler sealed top and bottom with sealant tape	-	-	-	-	m	10.24
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 tolerance clip hooked over gable end channel	-	-	-	-	m	17.27
0.90mm thick stucco embossed natural aluminium external verge closure 600mm girth four times bent, fixed to extruded aluminium gable tolerance clip and vertical cladding with stainless steel fasteners, black profiled filler blocks to vertical cladding	-	-	-	-	m	17.34
0.70mm thick bright white polyester liner sheet closure internal flashing 200mm girth once bent fixed with stainless steel fasteners, black solid rubber profiled filler blocks sealed top and bottom with sealant tape	-	-	-	-	m	10.41
Duo-Ridge details 2Nr Extruded aluminium zed sections fixed to kalzip seams using aluminium blind sealed rivets; 2Nr natural aluminium stucco embossed "U" Type ridge closures fixed to kalzip seams using aluminium blind sealed rivets; 2Nr black solid rubber ridge filler blocks, 2Nr 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	33.45

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
0.90mm thick stucco embossed natural aluminium external ridge closure; 600mm girth three times bent, fixed to "U" Type Ridge closure with stainless steel fasteners	-	-	-	-	m	13.29
0.70mm thick bright white polyester liner sheet closure flashing 600mm girth once bent fixed with stainless steel fasteners, black solid rubber profiled filler blocks	-	-	-	-	m	11.58
sealed top and bottom with sealant tape	-	-	-	-	m	11.58
<b>Accessories</b>						
extra over for						
smooth curving Kalzip sheets	-	-	-	-	m <sup>2</sup>	11.25
crimp curving liner (below 52.5m convex radius)	-	-	-	-	sheet	18.98
polyester coating Kalzip sheets	-	-	-	-	m <sup>2</sup>	5.85
PvDF coating Kalzip sheets	-	-	-	-	m <sup>2</sup>	6.75
vapour control layer, foil encapsulated polythene 4300MNs/g	-	-	-	-	m <sup>2</sup>	1.24
200mm thick thermal insulation quilt	-	-	-	-	m <sup>2</sup>	0.38
30mm thick semi-rigid acoustic insulation slab	-	-	-	-	m <sup>2</sup>	9.34
1.0 mm Flashings etc.; fixing/wedging into grooves						
Flashing; 500 mm girth	-	-	-	-	m	17.45
Flashing; 750 mm girth	-	-	-	-	m	23.06
Flashing; 1000 mm girth	-	-	-	-	m	32.43
1.2 mm Flashings etc.; fixing/wedging into grooves						
Flashing; 500 mm girth	-	-	-	-	m	19.20
Flashing; 750 mm girth	-	-	-	-	m	25.36
Flashing; 1000 mm girth	-	-	-	-	m	32.04
1.4 mm Flashings etc.; fixing/wedging into grooves						
Flashing; 500 mm girth	-	-	-	-	m	22.08
Flashing; 750 mm girth	-	-	-	-	m	29.16
Flashing; 1000 mm girth	-	-	-	-	m	43.81
<b>Aluminium Alumasc "Eavesline" coping system; polyester powder coated</b>						
Coping; fixing straps plugged and screwed to brickwork						
362 mm wide; for parapet wall 241–300 mm wide	-	0.50	10.85	21.20	m	32.04
Extra for						
90 degree angle	-	0.25	5.42	51.73	nr	57.16
90 degree tee junction	-	0.35	7.59	56.96	nr	64.55
stop end	-	0.15	3.25	26.38	nr	29.64
stop end upstand	-	0.20	4.34	28.95	nr	33.29
<b>H73 COPPER STRIP SHEET COVERINGS/ FLASHINGS</b>						
<b>Copper roofing; BS EN 504; on and including Geotec underlay</b>						
The following rates are based upon nett 'deck' or 'wall' areas, and depart from SMM7 coverage rules						
<b>Roof and dormer coverings</b>						
0.6 mm thick roof coverings; mill finish						
flat (in wood roll construction) (PC per kg)	5.50	1.10	33.00	67.03	m <sup>2</sup>	100.03
eaves detail ED1	-	0.20	6.00	8.14	m	14.14
abutment upstands at perimeters	-	0.33	9.90	4.07	m	13.97
pitched over 3° (in standing seam construction)	-	0.85	25.50	54.82	m <sup>2</sup>	80.32
vertical (in angled or flat seam construction)	-	0.90	27.00	54.82	m <sup>2</sup>	81.82

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>H73 COPPER STRIP SHEET COVERINGS/ FLASHINGS – cont'd</b>						
<b>Roof and dormer coverings – cont'd</b>						
0.6 mm thick dormer coverings; mill finish						
flat (in wood roll construction)	-	1.60	48.00	67.03	m <sup>2</sup>	<b>115.03</b>
eaves detail ED1	-	0.20	6.00	8.14	m	<b>14.14</b>
pitched over 3° (in standing seam construction)	-	1.25	37.50	54.82	m <sup>2</sup>	<b>92.32</b>
vertical (in angled or flat seam construction)	-	1.35	40.50	54.82	m <sup>2</sup>	<b>95.32</b>
0.6 mm thick roof coverings; oxid finish						
flat (in wood roll construction) (PC per kg)	6.75	1.10	33.00	81.29	m <sup>2</sup>	<b>114.29</b>
eaves detail ED1	-	0.20	6.00	9.99	m	<b>15.99</b>
abutment upstands at perimeters	-	0.33	9.90	4.99	m	<b>14.89</b>
pitched over 3° (in standing seam construction)	-	0.85	25.50	66.76	m <sup>2</sup>	<b>92.26</b>
vertical (in angled or flat seam construction)	-	0.80	24.00	66.76	m <sup>2</sup>	<b>90.76</b>
0.6 mm thick dormer coverings; oxid finish						
flat (in wood roll construction)	-	1.50	45.00	81.29	m <sup>2</sup>	<b>126.29</b>
eaves detail ED1	-	0.20	6.00	9.99	m	<b>15.99</b>
pitched over 3° (in standing seam construction)	-	1.25	37.50	66.76	m <sup>2</sup>	<b>104.26</b>
vertical (in angled or flat seam construction)	-	1.35	40.50	66.76	m <sup>2</sup>	<b>107.26</b>
0.6 mm thick roof coverings; KME pre-patinated finish						
flat (in wood roll construction)	56.50	1.10	33.00	120.10	m <sup>2</sup>	<b>153.10</b>
eaves detail ED1	-	0.20	6.00	15.20	m	<b>21.20</b>
abutment upstands at perimeters	-	0.33	9.90	7.60	m	<b>17.50</b>
pitched over 3° (in standing seam construction)	-	0.85	25.50	97.30	m <sup>2</sup>	<b>122.80</b>
vertical (in angled or flat seam construction)	-	0.90	27.00	97.30	m <sup>2</sup>	<b>124.30</b>
0.6 mm thick dormer coverings; KME pre-patinated finish						
flat (in wood roll construction)	-	1.50	45.00	120.10	m <sup>2</sup>	<b>165.10</b>
eaves detail ED1	-	0.20	6.00	15.20	m	<b>21.20</b>
pitched over 3° (in standing seam construction)	-	1.25	37.50	97.30	m <sup>2</sup>	<b>134.80</b>
vertical (in angled or flat seam construction)	-	1.35	40.50	97.30	m <sup>2</sup>	<b>137.80</b>
0.7 mm thick roof coverings; mill finish						
flat (in wood roll construction) (PC per kg)	5.50	1.00	30.00	75.91	m <sup>2</sup>	<b>105.91</b>
eaves detail ED1	-	0.20	6.00	9.32	m	<b>15.32</b>
abutment upstands at perimeters	-	0.33	9.90	4.66	m	<b>14.56</b>
pitched over 3° (in standing seam construction)	-	0.75	22.50	61.92	m <sup>2</sup>	<b>84.42</b>
vertical (in angled or flat seam construction)	-	0.80	24.00	61.92	m <sup>2</sup>	<b>85.92</b>
0.7 mm thick dormer coverings; mill finish						
flat (in wood roll construction)	-	1.50	45.00	75.91	m <sup>2</sup>	<b>120.91</b>
eaves detail ED1	-	0.20	6.00	9.32	m	<b>15.32</b>
pitched over 3° (in standing seam construction)	-	1.25	37.50	61.89	m <sup>2</sup>	<b>99.39</b>
vertical (in angled or flat seam construction)	-	1.35	40.50	61.85	m <sup>2</sup>	<b>102.35</b>

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
0.7 mm thick roof coverings; oxid finish						
flat (in wood roll construction) (PC per kg)	6.75	1.00	30.00	103.08	m <sup>2</sup>	133.08
eaves detail ED1	-	0.20	6.00	11.44	m	17.44
abutment upstands at perimeters	-	0.33	9.90	5.72	m	15.62
pitched over 3° (in standing seam construction)	-	0.75	22.50	84.01	m <sup>2</sup>	106.51
vertical (in angled or flat seam construction)	-	0.80	24.00	74.93	m <sup>2</sup>	98.93
0.7 mm thick dormer coverings; oxid finish						
flat (in wood roll construction)	-	1.50	45.00	92.19	m <sup>2</sup>	137.19
eaves detail ED1	-	0.20	6.00	11.44	m	17.44
pitched over 3° (in standing seam construction)	-	1.25	37.50	74.93	m <sup>2</sup>	112.43
vertical (in angled or flat seam construction)	-	1.35	40.50	74.93	m <sup>2</sup>	115.43
0.7 mm thick roof coverings; KME pre-patinated finish						
flat (in wood roll construction)	65.00	1.10	33.00	137.83	m <sup>2</sup>	170.83
eaves detail ED1	-	0.20	6.00	17.49	m	23.49
abutment upstands at perimeters	-	0.33	9.90	8.74	m	18.64
pitched over 3° (in standing seam construction)	-	0.85	25.50	111.59	m <sup>2</sup>	137.09
vertical (in angled or flat seam construction)	-	0.90	27.00	111.59	m <sup>2</sup>	138.59
0.7 mm thick dormer coverings; KME pre-patinated finish						
flat (in wood roll construction)	-	1.50	45.00	137.83	m <sup>2</sup>	182.83
eaves detail ED1	-	0.20	6.00	17.49	m	23.49
pitched over 3° (in standing seam construction)	-	1.25	37.50	111.59	m <sup>2</sup>	149.09
vertical (in angled or flat seam construction)	-	1.35	40.50	111.59	m <sup>2</sup>	152.09
<b>0.6 mm thick copper flashings, etc.</b>						
Flashings; wedging into grooves; mill finish						
150 mm girth (PC per kg)	5.50	0.25	7.50	4.88	m	12.38
240 mm girth	-	0.25	7.50	9.77	m	17.27
300 mm girth	-	0.25	7.50	12.21	m	19.71
Stepped flashings; wedging into grooves; mill finish						
180 mm girth	-	0.50	15.00	7.33	m	22.33
270 mm girth	-	0.50	15.00	10.99	m	25.99
Flashings; wedging into grooves; oxid finish						
150 mm girth (PC per kg)	6.75	0.25	7.50	7.49	m	14.99
240 mm girth	-	0.25	7.50	11.99	m	19.49
300 mm girth	-	0.25	7.50	14.98	m	22.48
Stepped flashings; wedging into grooves; oxid finish						
180 mm girth	-	0.50	15.00	8.99	m	23.99
270 mm girth	-	0.50	15.00	13.48	m	28.48
Flashings; wedging into grooves; KME pre-patinated finish						
150 mm girth (PC per m <sup>2</sup> )	56.50	0.25	7.50	11.40	m	18.90
240 mm girth	-	0.25	7.50	18.24	m	25.74
300 mm girth	-	0.25	7.50	22.80	m	30.30
Stepped flashings; wedging into grooves; KME pre-patinated finish						
180 mm girth	-	0.50	15.00	13.68	m	28.68
270 mm girth	-	0.50	15.00	20.52	m	35.52
<b>0.7 mm thick copper flashings, etc.</b>						
Flashings; wedging into grooves; mill finish						
150 mm girth (PC per kg)	5.50	0.25	7.50	6.99	m	14.49
240 mm girth	-	0.25	7.50	11.19	m	18.69
300 mm girth	-	0.25	7.50	13.98	m	21.48
Stepped flashings; wedging into grooves; mill finish						
180 mm girth	-	0.50	15.00	8.39	m	23.39
270 mm girth	-	0.50	15.00	12.59	m	27.59

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>H73 COPPER STRIP SHEET COVERINGS/ FLASHINGS – cont'd</b>						
<b>0.7 mm thick copper flashings, etc. – cont'd</b>						
Flashings; wedging into grooves; oxid finish						
150 mm girth (PC per kg)	6.75	0.25	7.50	8.58	m	16.08
240 mm girth	-	0.25	7.50	13.73	m	21.23
300 mm girth	-	0.25	7.50	17.16	m	24.66
Stepped flashings; wedging into grooves; oxid finish						
180 mm girth	-	0.50	15.00	10.30	m	25.30
270 mm girth	-	0.50	15.00	15.45	m	30.45
Flashings; wedging into grooves; KME pre-patinated finish						
150 mm girth (PC per m <sup>2</sup> )	65.00	0.25	7.50	13.12	m	20.62
240 mm girth	-	0.25	7.50	20.99	m	28.49
300 mm girth	-	0.25	7.50	26.23	m	33.73
Stepped flashings; wedging into grooves; KME pre-patinated finish						
180 mm girth	-	0.50	15.00	15.74	m	30.74
270 mm girth	-	0.50	15.00	23.61	m	38.61
Sundries						
provision of square batten roll at 500 mm centres (per m)	-	0.10	3.00	1.48	m	4.48
<b>H74 ZINC STRIP SHEET COVERINGS/FLASHINGS</b>						
<b>Zinc roofing; BS EN 506; on and including Klobber breather membrane/underlay</b>						
The following rates are based upon nett 'deck' or 'wall' areas, and depart from SMM7 coverage rules						
<b>Roof, dormer and wall coverings</b>						
0.7 mm thick roof coverings; pre-weathered Rheinzink						
flat (in wood roll construction) (PC per kg)	3.35	1.00	30.00	39.36	m <sup>2</sup>	69.36
eaves detail ED1	-	0.20	6.00	6.81	m	12.81
abutment upstands at perimeters	-	0.33	9.90	3.40	m	13.30
pitched over 3° (in standing seam construction)	3.35	0.75	22.50	38.64	m <sup>2</sup>	61.14
0.7 mm thick dormer coverings; pre-weathered Rheinzink						
flat (in wood roll construction)	-	1.50	45.00	45.40	m <sup>2</sup>	90.40
eaves detail ED1	-	0.20	6.00	6.81	m	12.81
pitched over 3° (in standing seam construction)	-	1.25	37.50	38.64	m <sup>2</sup>	76.14
0.8 mm thick wall coverings; pre-weathered Rheinzink						
vertical (in angled or flat seam construction)	-	0.80	24.00	42.69	m <sup>2</sup>	66.69
0.8 mm thick dormer coverings; pre-weathered Rheinzink						
vertical (in angled or flat seam construction)	-	1.35	40.50	42.69	m <sup>2</sup>	83.19
<b>0.7 mm thick zinc flashings, etc.; pre-weathered Rheinzink</b>						
Flashings; wedging into grooves						
150 mm girth (PC per kg)	3.35	0.25	7.50	3.91	m	11.41
240 mm girth	-	0.25	7.50	6.25	m	13.75
300 mm girth	-	0.25	7.50	7.81	m	15.31
Stepped flashings; wedging into grooves						
180 mm girth	-	0.50	15.00	4.69	m	19.69
270 mm girth	-	0.50	15.00	7.03	m	22.03
Integral box gutter						
900 mm girth; 2 x bent; 2 x welted	-	1.00	30.00	32.30	m	62.30

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Valley gutter 600 mm girth; 2 x bent; 2 x welted	-	0.75	22.50	19.53	m	<b>42.03</b>
Hips and ridges 450 mm girth; 2 x bent; 2 x welted	-	1.00	30.00	11.72	m	<b>41.72</b>
Sundries provision of trapezoidal batten roll at 500 mm centres (per m)	-	0.10	3.00	1.35	m	<b>4.35</b>
<b>H75 STAINLESS STEEL SHEET COVERINGS/ FLASHINGS</b>						
<b>Terne-coated stainless steel roofing; Associated Lead Mills Ltd; or other equal and approved: on and including Metmatt underlay</b>						
The following rates are based upon nett 'deck' or 'wall' areas, and depart from SMM7 coverage rules						
<b>Roof, dormer and wall coverings in 'Uginox' grade 316; marine</b>						
0.4 mm thick roof coverings						
flat (in wood roll construction) (PC per kg)	6.75	1.00	30.00	46.18	m <sup>2</sup>	<b>76.18</b>
eaves detail ED1	-	0.20	6.00	5.45	m	<b>11.45</b>
abutment upstands at perimeters	-	0.33	9.90	2.72	m	<b>12.62</b>
pitched over 3° (in standing seam construction)	-	0.75	22.50	38.00	m <sup>2</sup>	<b>60.50</b>
0.5mm thick dormer coverings						
flat (in wood roll construction) (PC per kg)	6.30	1.50	45.00	53.62	m <sup>2</sup>	<b>98.62</b>
eaves detail ED1	-	0.20	6.00	5.09	m	<b>11.09</b>
pitched over 3° (in standing seam construction)	-	1.25	37.50	43.96	m <sup>2</sup>	<b>81.46</b>
0.5 mm thick wall coverings						
vertical (in angled or flat seam construction)	-	0.80	24.00	43.96	m <sup>2</sup>	<b>67.96</b>
vertical (with Coulisseau joint construction)	-	1.25	37.50	45.38	m <sup>2</sup>	<b>82.88</b>
<b>0.5 mm thick 'Uginox' grade 316 flashings, etc.</b>						
Flashings; wedging into grooves						
150 mm girth (PC per kg)	6.30	0.25	7.50	4.83	m	<b>12.33</b>
240 mm girth	-	0.25	7.50	7.73	m	<b>15.23</b>
300 mm girth	-	0.25	7.50	9.66	m	<b>17.16</b>
Stepped flashings; wedging into grooves						
180 mm girth	-	0.50	15.00	5.80	m	<b>20.80</b>
270 mm girth	-	0.50	15.00	8.70	m	<b>23.70</b>
Fan apron						
250 mm girth	-	0.25	7.50	8.05	m	<b>15.55</b>
Integral box gutter						
900 mm girth; 2 x bent; 2 x welted	-	1.00	30.00	33.17	m	<b>63.17</b>
Valley gutter						
600 mm girth; 2 x bent; 2 x welted	-	0.75	22.50	23.58	m	<b>46.08</b>
Hips and ridges						
450 mm girth; 2 x bent; 2 x welted	-	1.00	30.00	14.49	m	<b>44.49</b>
<b>Roof, dormer and wall coverings in 'Ugitop' grade 304</b>						
0.4 mm thick roof coverings						
flat (in wood roll construction) (PC per kg)	5.10	1.00	30.00	39.62	m <sup>2</sup>	<b>69.62</b>
eaves detail ED1	-	0.20	6.00	4.12	m	<b>10.12</b>
abutment upstands at perimeters	-	0.33	9.90	2.06	m	<b>11.96</b>
pitched over 3° (in standing seam construction)	-	0.75	22.50	30.01	m <sup>2</sup>	<b>52.51</b>



## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>H75 STAINLESS STEEL SHEET COVERINGS/ FLASHINGS – cont'd</b>						
<b>Roof, dormer and wall coverings in 'Ugitop' grade 304 – cont'd</b>						
0.5mm thick dormer coverings						
flat (in wood roll construction) (PC per kg)	4.85	1.50	45.00	42.51	m <sup>2</sup>	<b>87.51</b>
eaves detail ED1	-	0.20	6.00	3.91	m	<b>9.91</b>
pitched over 3° (in standing seam construction)	-	1.25	37.50	35.07	m <sup>2</sup>	<b>72.57</b>
0.5 mm thick wall coverings						
vertical (in angled or flat seam construction)	-	0.80	24.00	35.07	m <sup>2</sup>	<b>59.07</b>
vertical (with Coulisseau joint construction)	-	1.25	37.50	36.16	m <sup>2</sup>	<b>73.66</b>
<b>0.5 mm thick 'Ugitop' grade 304 flashings, etc.</b>						
Flashings; wedging into grooves						
150 mm girth (PC per kg)	4.85	0.25	7.50	3.91	m	<b>11.41</b>
240 mm girth	-	0.25	7.50	6.26	m	<b>13.76</b>
300 mm girth	-	0.25	7.50	7.82	m	<b>15.32</b>
Stepped flashings; wedging into grooves						
180 mm girth	-	0.50	15.00	4.69	m	<b>19.69</b>
270 mm girth	-	0.50	15.00	7.04	m	<b>22.04</b>
Fan apron						
250 mm girth	-	0.25	7.50	6.52	m	<b>14.02</b>
Integral box gutter						
900 mm girth; 2 x bent; 2 x welted	-	1.00	30.00	26.85	m	<b>56.85</b>
Valley gutter						
600 mm girth; 2 x bent; 2 x welted	-	0.75	22.50	19.08	m	<b>41.58</b>
Hips and ridges						
450 mm girth; 2 x bent; 2 x welted	-	1.00	30.00	11.73	m	<b>41.73</b>
<b>Roof, dormer and wall coverings in 'Ugitop' grade 316</b>						
0.4 mm thick roof coverings						
flat (in wood roll construction) (PC per kg)	6.30	1.00	30.00	47.69	m <sup>2</sup>	<b>77.69</b>
eaves detail ED1	-	0.20	6.00	5.09	m	<b>11.09</b>
abutment upstands at perimeters	-	0.33	9.90	2.54	m	<b>12.44</b>
pitched over 3° (in standing seam construction)	-	0.75	22.50	35.83	m <sup>2</sup>	<b>58.33</b>
0.5mm thick dormer coverings						
flat (in wood roll construction) (PC per kg)	6.00	1.50	45.00	51.32	m <sup>2</sup>	<b>96.32</b>
eaves detail ED1	-	0.20	6.00	4.84	m	<b>10.84</b>
pitched over 3° (in standing seam construction)	-	1.25	37.50	42.12	m <sup>2</sup>	<b>79.62</b>
0.5 mm thick wall coverings						
vertical (in angled or flat seam construction)	-	0.80	24.00	42.12	m <sup>2</sup>	<b>66.12</b>
vertical (with Coulisseau joint construction)	-	1.25	37.50	36.16	m <sup>2</sup>	<b>73.66</b>
<b>0.5 mm thick 'Ugitop' grade 316 flashings, etc.</b>						
Flashings; wedging into grooves						
150 mm girth (PC per kg)	6.00	0.25	7.50	4.83	m	<b>12.33</b>
240 mm girth	-	0.25	7.50	7.73	m	<b>15.23</b>
300 mm girth	-	0.25	7.50	9.66	m	<b>17.16</b>
Stepped flashings; wedging into grooves						
180 mm girth	-	0.50	15.00	5.80	m	<b>20.80</b>
270 mm girth	-	0.50	15.00	8.70	m	<b>23.70</b>
Fan apron						
250 mm girth	-	0.25	7.50	8.05	m	<b>15.55</b>
Integral box gutter						
900 mm girth; 2 x bent; 2 x welted	-	1.00	30.00	33.17	m	<b>63.17</b>
Valley gutter						
600 mm girth; 2 x bent; 2 x welted	-	0.75	22.50	23.58	m	<b>46.08</b>

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Hips and ridges 450 mm girth; 2 x bent; 2 x welted	-	1.00	30.00	14.49	m	<b>44.49</b>
Sundries provision of square batten roll at 500 mm centres (per m)	-	0.10	3.00	1.48	m	<b>4.48</b>
<b>H76 FIBRE BITUMEN THERMOPLASTIC SHEET COVERINGS/FLASHINGS</b>						
<b>Glass fibre reinforced bitumen strip slates; "Ruberglas 105" or other equal and approved; 1000 mm x 336 mm mineral finish; to external quality plywood boarding (boarding not included)</b>						
Roof coverings	7.94	0.23	6.51	8.86	m <sup>2</sup>	<b>15.37</b>
Wall coverings	-	0.37	10.47	8.86	m <sup>2</sup>	<b>19.33</b>
Extra over coverings for double course at eaves; felt soaker	-	0.19	5.38	6.00	m	<b>11.37</b>
verges; felt soaker	-	0.14	3.96	4.97	m	<b>8.93</b>
valley slate; cut to shape; felt soaker and cutting both sides	-	0.42	11.88	7.85	m	<b>19.73</b>
ridge slate; cut to shape	-	0.28	7.92	4.97	m	<b>12.89</b>
hip slate; cut to shape; felt soaker and cutting both sides	-	0.42	11.88	7.79	m	<b>19.67</b>
holes for pipes and the like	-	0.48	13.58	-	nr	<b>13.58</b>
<b>Bostik Findley "Flashband Plus" sealing strips and flashings or other equal and approved; special grey finish</b>						
Flashings; wedging at top if required; pressure bonded; to walls						
100 mm girth	-	0.23	4.99	1.38	m	<b>6.37</b>
150 mm girth	-	0.31	6.73	1.80	m	<b>8.53</b>
225 mm girth	-	0.37	8.03	2.71	m	<b>10.73</b>
300 mm girth	-	0.42	9.11	3.08	m	<b>12.19</b>
<b>H92 RAINSCREEN CLADDING</b>						
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 <sup>2</sup>	<b>99.17</b>
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 <sup>2</sup>	<b>155.80</b>
Terracotta clay rainscreen cladding; including insulation, vapour control membrane and aluminium support system 400 x 200 x 30 mm tile cladding; fixed to walls						
	-	-	-	-	m <sup>2</sup>	<b>282.39</b>

## J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>J10 SPECIALIST WATERPROOF RENDERING</b>						
<b>"Sika" waterproof rendering or other equal and approved; steel trowelled</b>						
20 mm work to walls; three coat; to concrete base over 300 mm wide	-	-	-	-	m <sup>2</sup>	40.27
not exceeding 300 mm wide	-	-	-	-	m <sup>2</sup>	61.02
25 mm work to walls; three coat; to concrete base over 300 mm wide	-	-	-	-	m <sup>2</sup>	47.59
not exceeding 300 mm wide	-	-	-	-	m <sup>2</sup>	73.22
40 mm work to walls; four coat; to concrete base over 300 mm wide	-	-	-	-	m <sup>2</sup>	70.17
not exceeding 300 mm wide	-	-	-	-	m <sup>2</sup>	109.84
<b>J20 MASTIC ASPHALT TANKING/DAMP PROOF MEMBRANES</b>						
<b>Mastic asphalt to BS 6925 Type T 1097</b>						
13 mm thick one coat coverings to concrete base; flat; subsequently covered						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	12.53
225 mm–300 mm wide	-	-	-	-	m <sup>2</sup>	36.01
150 mm–225 mm wide	-	-	-	-	m <sup>2</sup>	39.49
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	49.33
20 mm thick two coat coverings to concrete base; flat; subsequently covered						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	15.78
225 mm–300 mm wide	-	-	-	-	m <sup>2</sup>	32.50
150 mm–225 mm wide	-	-	-	-	m <sup>2</sup>	45.47
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	53.13
30 mm thick three coat coverings to concrete base; flat; subsequently covered						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	25.32
225 mm–300 mm wide	-	-	-	-	m <sup>2</sup>	52.18
150 mm–225 mm wide	-	-	-	-	m <sup>2</sup>	56.61
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	68.99
13 mm thick two coat coverings to brickwork base; vertical; subsequently covered						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	34.84
225 mm–300 mm wide	-	-	-	-	m <sup>2</sup>	50.08
150 mm–225 mm wide	-	-	-	-	m <sup>2</sup>	54.06
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	70.66
20 mm thick three coat coverings to brickwork base; vertical; subsequently covered						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	56.35
225 mm–300 mm wide	-	-	-	-	m <sup>2</sup>	67.46
150 mm–225 mm wide	-	-	-	-	m <sup>2</sup>	74.02
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	95.98
Turning into groove 20 mm deep	-	-	-	-	m	0.67
Internal angle fillets; subsequently covered	-	-	-	-	m	3.91

## J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>J21 MASTIC ASPHALT ROOFING/INSULATION/ FINISHES</b>						
<b>Mastic asphalt to BS 6925 Type R 988</b>						
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 <sup>2</sup>	16.69
225 mm–300 mm wide	-	-	-	-	m <sup>2</sup>	25.77
150 mm–225 mm wide	-	-	-	-	m <sup>2</sup>	30.10
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	38.74
Add to the above for covering with:						
10 mm thick limestone chippings in hot bitumen coverings with solar reflective paint	-	-	-	-	m <sup>2</sup>	2.72
300 mm x 300 mm x 8 mm g.r.p. tiles in hot bitumen	-	-	-	-	m <sup>2</sup>	3.06
Cutting to line; jointing to old asphalt	-	-	-	-	m	46.14
13 mm thick two coat skirtings to brickwork base	-	-	-	-	m	5.28
not exceeding 150 mm girth	-	-	-	-	m	11.38
150 mm–225 mm girth	-	-	-	-	m	13.05
225 mm–300 mm girth	-	-	-	-	m	15.98
13 mm thick three coat skirtings; expanded metal lathing reinforcement nailed to timber base						
not exceeding 150 mm girth	-	-	-	-	m	19.11
150 mm–225 mm girth	-	-	-	-	m	22.78
225 mm–300 mm girth	-	-	-	-	m	26.64
13 mm thick two coat fascias to concrete base						
not exceeding 150 mm girth	-	-	-	-	m	11.38
150 mm–225 mm girth	-	-	-	-	m	13.05
20 mm thick two coat linings to channels to concrete base						
not exceeding 150 mm girth	-	-	-	-	m	25.00
150 mm–225 mm girth	-	-	-	-	m	28.43
225 mm–300 mm girth	-	-	-	-	m	29.26
20 mm thick two coat lining to cesspools						
250 mm x 150 mm x 150 mm deep	-	-	-	-	nr	24.50
Collars around pipes, standards and like members	-	-	-	-	nr	17.53
<b>Accessories</b>						
Eaves trim; extruded aluminium alloy; working asphalt into trim						
"Alutrim"; type A roof edging or other equal and approved	-	-	-	-	m	10.46
extra; angle	-	-	-	-	nr	5.84
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	20.24
<b>J30 LIQUID APPLIED TANKING/DAMP PROOF MEMBRANES</b>						
<b>Tanking and damp proofing</b>						
"Synthaprufe" or other equal and approved; blinding with sand; horizontal on slabs						
two coats	-	0.19	2.50	2.02	m <sup>2</sup>	4.52
three coats	-	0.26	3.42	2.97	m <sup>2</sup>	6.39
"Tretolastex 202T" or other equal and approved; on vertical surfaces of concrete						
two coats	-	0.19	2.50	0.46	m <sup>2</sup>	2.96
three coats	-	0.26	3.42	0.69	m <sup>2</sup>	4.12

## J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>J30 LIQUID APPLIED TANKING/DAMP PROOF MEMBRANES – cont'd</b>						
<b>Tanking and damp proofing – cont'd</b>						
One coat Vandex "Super" 0.75 kg/m <sup>2</sup> slurry or other equal and approved; one consolidating coat of Vandex "BB75" 1 kg/m <sup>2</sup> slurry or other equal and approved; horizontal on beds over 225 mm wide	-	0.32	4.21	6.10	m <sup>2</sup>	10.31
"Intergritank" MMA (Methyl Methacrylate) resin elastomeric structural waterproofing membrane; in two separate 1mm colour coded coats; or other equal and approved; on a primed substrate over 225 mm wide	-	-	-	-	m <sup>2</sup>	30.75
<b>J40 FLEXIBLE SHEET TANKING/DAMP PROOF MEMBRANES</b>						
<b>Tanking and damp proofing</b>						
Visqueen self-adhesive damp proof membrane over 300 mm wide; horizontal	-	-	-	-	m <sup>2</sup>	7.75
not exceeding 300 mm wide; horizontal	-	-	-	-	m	2.98
Tanking primer for self-adhesive dpm over 300 mm wide; horizontal	-	-	-	-	m <sup>2</sup>	5.36
not exceeding 300 mm wide; horizontal	-	-	-	-	m	2.45
"Bituthene" sheeting or other equal and approved; lapped joints; horizontal on slabs	-	-	-	-	-	-
3000 grade	-	0.09	1.18	4.62	m <sup>2</sup>	5.80
8000 grade	-	0.10	1.32	6.43	m <sup>2</sup>	7.74
5000HD heavy duty grade	-	0.12	1.58	6.12	m <sup>2</sup>	7.70
"Bituthene" sheeting or other equal and approved; lapped joints; dressed up vertical face of concrete 8000 grade	-	0.17	2.24	6.43	m <sup>2</sup>	8.66
RIW "Structureseal" tanking and damp proof membrane; or other equal and approved over 300 mm wide; horizontal	-	-	-	-	m <sup>2</sup>	6.27
"Structureseal" Fillet 40mm x 40mm	-	-	-	-	m	4.59
Ruberoid "Plasfrufe 2000SA" self-adhesive damp proof membrane over 300 mm wide; horizontal	-	-	-	-	m <sup>2</sup>	14.76
not exceeding 300 mm wide; horizontal	-	-	-	-	m	5.66
Extra for 50 mm thick sand blinding	-	-	-	-	m <sup>2</sup>	2.58
"Servi-pak" protection board or other equal and approved; butt jointed; taped joints; to horizontal surfaces;	-	-	-	-	-	-
3 mm thick	-	0.14	1.84	4.96	m <sup>2</sup>	6.81
6 mm thick	-	0.14	1.84	7.43	m <sup>2</sup>	9.27
12 mm thick	-	0.19	2.50	13.11	m <sup>2</sup>	15.61
"Servi-pak" protection board or other equal and approved; butt jointed; taped joints; to vertical surfaces	-	-	-	-	-	-
3 mm thick	-	0.19	2.50	4.96	m <sup>2</sup>	7.46
6 mm thick	-	0.19	2.50	7.43	m <sup>2</sup>	9.93
12 mm thick	-	0.23	3.03	13.11	m <sup>2</sup>	16.14
"Bituthene" reinforcing strip or other equal and approved; 70 mm wide Bitutape 4000	-	0.09	1.18	0.49	m	1.68

## J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Expandite "Famflex" hot bitumen bonded waterproof tanking or other equal and approved; 150 mm laps horizontal; over 300 mm wide	-	0.37	4.87	11.68	m <sup>2</sup>	16.55
vertical; over 300 mm wide	-	0.60	7.90	11.68	m <sup>2</sup>	19.57
<b>J41 BUILT UP FELT ROOF COVERINGS</b>						
<b>NOTE:</b> 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 Extra over felt for covering with and bedding in hot bitumen	-	-	-	-	m <sup>2</sup>	15.20
13 mm thick stone chippings	-	-	-	-	m <sup>2</sup>	4.40
300 mm x 300 mm x 8 mm g.r.p. tiles	-	-	-	-	m <sup>2</sup>	47.10
working into outlet pipes and the like	-	-	-	-	m <sup>2</sup>	11.94
Skirtings; three layer; top layer mineral surfaced; dressed over tilting fillet; turned into groove	-	-	-	-	m	11.32
not exceeding 200 mm girth	-	-	-	-	m	13.99
200 mm–400 mm girth	-	-	-	-	m	18.11
Coverings to kerbs; three layer 400 mm–600 mm girth	-	-	-	-	m	22.00
Linings to gutters; three layer 400 mm–600 mm girth	-	-	-	-	m	12.02
Collars around pipes and the like; three layer mineral surface; 150 mm high	-	-	-	-	nr	12.02
not exceeding 55 mm nominal size	-	-	-	-	nr	12.02
55 mm–110 mm nominal size	-	-	-	-		
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 <sup>2</sup>	25.89
Coverings to kerbs	-	-	-	-	m	10.94
not exceeding 200 mm girth	-	-	-	-	m	14.31
200 mm–400 mm girth	-	-	-	-	nr	13.03
Outlets and dishing to gullies 300 mm diameter	-	-	-	-	nr	13.03
<b>"Andersons" high performance polyester-based roofing system or other equal and approved</b>						
Two layer coverings; first layer HT 125 underlay; second layer HT 350; fully bonded to wood; fibre or cork base	-	-	-	-	m <sup>2</sup>	21.47
Extra over for	-	-	-	-	m <sup>2</sup>	1.82
top layer mineral surfaced	-	-	-	-	m <sup>2</sup>	4.40
13 mm thick stone chippings	-	-	-	-	m <sup>2</sup>	5.62
third layer of type 3B as underlay for concrete or screeded base	-	-	-	-	m <sup>2</sup>	13.02
working into outlet pipes and the like	-	-	-	-	nr	13.02
Skirtings; two layer; top layer mineral surfaced; dressed over tilting fillet; turned into groove	-	-	-	-	m	110.57
not exceeding 200 mm girth	-	-	-	-	m	14.31
200 mm–400 mm girth	-	-	-	-		

## J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>J41 BUILT UP FELT ROOF COVERINGS – cont'd</b>						
<b>"Andersons" high performance polyester-based roofing system or other equal and approved – cont'd</b>						
Coverings to kerbs; two layer 400 mm–600 mm girth	-	-	-	-	m	18.54
Linings to gutters; three layer 400 mm–600 mm girth	-	-	-	-	m	19.94
Collars around pipes and the like; two layer; 150 mm high not exceeding 55 mm nominal size	-	-	-	-	nr	13.02
55 mm–110 mm nominal size	-	-	-	-	nr	13.02
<b>"Ruberoid Challenger SBS" high performance roofing or other equal and approved (10 year guarantee specification)</b>						
Two layer coverings; first and second layers Ruberglas 120 GP; fully bonded to wood, fibre or cork base						
Extra over for	-	-	-	-	m <sup>2</sup>	14.13
top layer mineral surfaced	-	-	-	-	m <sup>2</sup>	4.99
13 mm thick stone chippings	-	-	-	-	m <sup>2</sup>	4.40
third layer of "Rubervent 3G" as underlay for concrete or screeded base	-	-	-	-	m <sup>2</sup>	5.60
working into outlet pipes and the like	-	-	-	-	nr	12.93
Skirtings; two layer; top layer mineral surfaced; dressed over tilting fillet; turned into groove not exceeding 200 mm girth	-	-	-	-	m	10.78
200 mm–400 mm girth	-	-	-	-	m	14.11
Coverings to kerbs; two layer 400 mm–600 mm girth	-	-	-	-	m	18.28
Linings to gutters; three layer 400 mm–600 mm girth	-	-	-	-	m	19.58
Collars around pipes and the like; two layer, 150 mm high not exceeding 55 mm nominal size	-	-	-	-	nr	12.93
55 mm–110 mm nominal size	-	-	-	-	nr	12.93
<b>"Ruberfort HP 350" high performance roofing or other equal and approved</b>						
Two layer coverings; first layer Ruberfort HP 180; second layer Ruberfort HP 350; fully bonded; to wood; fibre or cork base						
Extra over for	-	-	-	-	m <sup>2</sup>	16.65
top layer mineral surfaced	-	-	-	-	m <sup>2</sup>	6.89
13 mm thick stone chippings	-	-	-	-	m <sup>2</sup>	4.40
third layer of "Rubervent 3G"; as underlay for concrete or screeded base	-	-	-	-	m <sup>2</sup>	5.60
working into outlet pipes and the like	-	-	-	-	nr	13.08
Skirtings; two layer; top layer mineral surface; dressed over tilting fillet; turned into groove not exceeding 200 mm girth	-	-	-	-	m	11.00
200 mm–400 mm girth	-	-	-	-	m	14.39
Coverings to kerbs; two layer 400 mm–600 mm girth	-	-	-	-	m	18.66
Linings to gutters; three layer 400 mm–600 mm girth	-	-	-	-	m	24.09

## J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Collars around pipes and the like; two layer; 150 mm high						
not exceeding 55 mm nominal size	-	-	-	-	nr	13.08
55 mm–110 mm nominal size	-	-	-	-	nr	13.08
<b>"Ruberoid Superflex Firebloc" high performance roofing or other equal and approved (15 year guarantee specification)</b>						
Two layer coverings; first layer Superflex 180; second layer Superflex 250; fully bonded to wood; fibre or cork base	-	-	-	-	m <sup>2</sup>	20.58
Extra over for						
top layer mineral surfaced	-	-	-	-	m <sup>2</sup>	4.90
13 mm thick stone chippings	-	-	-	-	m <sup>2</sup>	4.40
third layer of "Rubervent 3G" as underlay for concrete or screeded base	-	-	-	-	m <sup>2</sup>	5.60
working into outlet pipes and the like	-	-	-	-	nr	14.85
Skirtings; two layer; top layer mineral surfaced; dressed over tilting fillet; turned into groove						
not exceeding 200 mm girth	-	-	-	-	m	12.86
200 mm–400 mm girth	-	-	-	-	m	16.97
Coverings to kerbs; two layer						
400 mm–600 mm girth	-	-	-	-	m	22.65
Linings to gutters; three layer						
400 mm–600 mm girth	-	-	-	-	m	24.53
Collars around pipes and the like; two layer; 150 mm high						
not exceeding 55 mm nominal size	-	-	-	-	nr	14.85
55 mm–110 mm nominal size	-	-	-	-	nr	14.85
<b>"Ruberoid Ultra prevENT" high performance roofing or other equal and approved (20 year guarantee specification)</b>						
Two layer coverings; first layer Ultra prevENT underlay; second layer Ultra prevENT mineral surface cap sheet.	-	-	-	-	m <sup>2</sup>	37.87
Extra over for						
third layer of "Rubervent 3G" as underlay for concrete or screeded base	-	-	-	-	m <sup>2</sup>	5.60
working into outlet pipes and the like	-	-	-	-	nr	17.96
Skirtings; two layer; dressed over tilting fillet; turned into groove						
not exceeding 200 mm girth	-	-	-	-	m	16.09
200 mm–400 mm girth	-	-	-	-	m	21.44
Coverings to kerbs; two layer						
400 mm–600 mm girth	-	-	-	-	m	29.59
Linings to gutters; three layer						
400 mm–600 mm girth	-	-	-	-	m	30.93
Collars around pipes and the like; two layer; 150 mm high						
not exceeding 55 mm nominal size	-	-	-	-	nr	17.94
55 mm–110 mm nominal size	-	-	-	-	nr	17.94
<b>Accessories</b>						
Eaves trim; extruded aluminium alloy; working felt into trim						
Rubertrim; type FL/G; 65 mm face	-	-	-	-	m	13.18
extra over for; external angle	-	-	-	-	nr	13.27



## J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>J41 BUILT UP FELT ROOF COVERINGS – cont'd</b>						
<b>Accessories – cont'd</b>						
Roof screed ventilator – aluminium alloy "Extr-aqua-vent" or other equal and approved – set on screed over and including dished sinking and collar	-	-	-	-	nr	41.70
<b>Insulation board underlays</b>						
Vapour barrier reinforced; metal lined	-	-	-	-	m <sup>2</sup>	12.60
Rockwool; Duorock flat insulation board (0.25 U-value) 140 mm thick	-	-	-	-	m <sup>2</sup>	34.53
Kingspan TherमारooF TR21 zero OPD urethane insulation board	-	-	-	-	m <sup>2</sup>	21.23
50 mm thick	-	-	-	-	m <sup>2</sup>	36.56
90 mm thick	-	-	-	-	m <sup>2</sup>	40.62
100 mm thick (0.25 U-value)	-	-	-	-	m <sup>2</sup>	40.62
Wood fibre boards; impregnated; density 220–350 kg/m <sup>3</sup> 12.70 mm thick	-	-	-	-	m <sup>2</sup>	5.72
<b>Tapered insulation board underlays</b>						
Tapered insulation £/m <sup>2</sup> 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.						
Tapered PIR (Polyisocyanurate) boards; bedded in hot bitumen						
average thickness achieving 0.25W/m <sup>2</sup> K	19.80	-	-	-	m <sup>2</sup>	54.21
minimum thickness achieving 0.25W/m <sup>2</sup> K	25.20	-	-	-	m <sup>2</sup>	60.19
Tapered PIR boards; mechanically fastened						
average thickness achieving 0.25W/m <sup>2</sup> K	19.80	-	-	-	m <sup>2</sup>	56.60
minimum thickness achieving 0.25W/m <sup>2</sup> K	25.20	-	-	-	m <sup>2</sup>	62.58
Tapered Rockwool boards; bedded in hot bitumen						
average thickness achieving 0.25W/m <sup>2</sup> K	19.80	-	-	-	m <sup>2</sup>	79.75
minimum thickness achieving 0.25W/m <sup>2</sup> K	25.20	-	-	-	m <sup>2</sup>	96.36
Tapered Rockwool boards; mechanically fastened						
average thickness achieving 0.25W/m <sup>2</sup> K	19.80	-	-	-	m <sup>2</sup>	82.14
minimum thickness achieving 0.25W/m <sup>2</sup> K	25.20	-	-	-	m <sup>2</sup>	89.12
<b>Insulation board overlays</b>						
Dow "Roofmate SL" extruded polystyrene foam boards or other equal and approved						
50 mm thick	-	-	-	-	m <sup>2</sup>	14.05
140 mm thick (0.25 U-value)	-	-	-	-	m <sup>2</sup>	24.52
Dow "Roofmate LG" extruded polystyrene foam boards or other equal and approved						
80 mm thick	-	-	-	-	m <sup>2</sup>	50.02
100 mm thick	-	-	-	-	m <sup>2</sup>	53.63
120 mm thick	-	-	-	-	m <sup>2</sup>	57.26

## J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>J42 SINGLE LAYER PLASTICS ROOF COVERINGS</b>						
<b>"Trocal S" PVC roofing or other equal and approved</b>						
Coverings	-	-	-	-	m <sup>2</sup>	17.66
Skirtings; dressed over metal upstands						
not exceeding 200 mm girth	-	-	-	-	m	13.72
200 mm–400 mm girth	-	-	-	-	m	16.86
Coverings to kerbs						
400 mm–600 mm girth	-	-	-	-	m	30.86
Collars around pipes and the like; 150 mm high						
not exceeding 55 mm nominal size	-	-	-	-	nr	9.43
55 mm–110 mm nominal size	-	-	-	-	nr	9.43
"Trocal" metal upstands or other equal and approved						
not exceeding 200 mm girth	-	-	-	-	m	10.00
200 mm–400 mm girth	-	-	-	-	m	12.97
<b>Sarnafil polymeric waterproofing membrane; ref. S327–12EL; Sarnabar mechanically fastened system; 85mm thick Sarnaform G CFC &amp; HCFC free (0.25 U-value) rigid urethane insulation board mechanically fastened; Sarnavap 1000E vapour control layer loose laid all laps sealed</b>						
Roof coverings						
Pitch not exceeding 5°; to metal decking or the like	-	-	-	-	m <sup>2</sup>	41.56
<b>Sarnafil polymeric waterproofing membrane; ref. G410 – 12ELF fleece backed membrane; fully adhered system; 90mm thick Sarnaform G CFC &amp; HCFC free (0.25 U-value) insulation board bedded in hot bitumen; BS 747 type 5U felt vapour control layer in hot bitumen; prime concrete with spirit priming solution</b>						
Roof coverings						
Pitch not exceeding 5°; to concrete base or the like	-	-	-	-	m <sup>2</sup>	45.57
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	30.19
200 mm–400 mm girth	-	-	-	-	m	35.38
400 mm–600 mm girth	-	-	-	-	m	38.10
Eaves detail; Sarnatrim metal drip edge to gutter; standard Sarnafil detail 1.3						
not exceeding 200 mm girth	-	-	-	-	m	27.92
Skirtings/Upstands; skirting to brickwork with galvanised steel counter flashing to top edge; standard Sarnafil detail 2.3						
not exceeding 200 mm girth	-	-	-	-	m	26.21
200 mm–400 mm girth	-	-	-	-	m	30.73
400 mm–600 mm girth	-	-	-	-	m	32.93
Skirtings/Upstands; skirting to brickwork with Sarnamet metal Raglet to chase; standard Sarnafil detail 2.8						
not exceeding 200 mm girth	-	-	-	-	m	29.05
200 mm–400 mm girth	-	-	-	-	m	32.07
400 mm–600 mm girth	-	-	-	-	m	36.81
Collars around pipe standards, and the like						
50 mm diameter x 150 mm high	-	-	-	-	nr	32.62
100 mm diameter x 150 mm high	-	-	-	-	nr	38.05

## J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>J42 SINGLE LAYER PLASTICS ROOF COVERINGS</b> – cont'd						
<b>Sarnafil polymeric waterproofing membrane; ref. G410 – 12ELF fleece backed membrane; fully adhered system; 90mm thick Sarnaform G CFC &amp; HCFC free (0.25 U-value) insulation board bedded in hot bitumen; BS 747 type 5U felt vapour control layer in hot bitumen; prime concrete with spirit priming solution – cont'd</b>						
Outlets and dishing to gullies Fix Sarnadrain pvc rainwater outlet; 110 mm diameter; weld membrane to same; fit plastic leafguard	-	-	-	-	nr	<b>95.04</b>
<b>J43 PROPRIETARY ROOF DECKING WITH FELT FINISH</b>						
<b>"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</b>						
0.70 mm thick galvanized steel						
35 mm deep profiled decking; 2.38 m span	-	-	-	-	m <sup>2</sup>	<b>73.91</b>
46 mm deep profiled decking; 2.96 m span	-	-	-	-	m <sup>2</sup>	<b>74.31</b>
60 mm deep profiled decking; 3.74 m span	-	-	-	-	m <sup>2</sup>	<b>75.47</b>
100 mm deep profiled decking; 5.13 m span	-	-	-	-	m <sup>2</sup>	<b>76.71</b>
0.90 mm thick aluminium; mill finish						
35 mm deep profiled decking; 1.79 m span	-	-	-	-	m <sup>2</sup>	<b>78.93</b>
60 mm deep profiled decking; 2.34 m span	-	-	-	-	m <sup>2</sup>	<b>79.36</b>
<b>"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</b>						
0.70 mm thick galvanised steel						
35 mm deep profiled decking; 2.38 m span	-	-	-	-	m <sup>2</sup>	<b>80.18</b>
46 mm deep profiled decking; 2.96 m span	-	-	-	-	m <sup>2</sup>	<b>80.58</b>
60 mm deep profiled decking; 3.74 m span	-	-	-	-	m <sup>2</sup>	<b>81.73</b>
100 mm deep profiled decking; 5.13 m span	-	-	-	-	m <sup>2</sup>	<b>82.98</b>
0.90 mm thick aluminium; mill finish						
35 mm deep profiled decking; 1.79 m span	-	-	-	-	m <sup>2</sup>	<b>85.20</b>
60 mm deep profiled decking; 2.34 m span	-	-	-	-	m <sup>2</sup>	<b>85.62</b>

## K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>K10 PLASTERBOARD DRY LINING/PARTITIONS/ CEILINGS</b>						
<b>ALTERNATIVE SHEET LINING MATERIAL PRICES</b>						
Fibreboard; 19 mm Decorative faced (£/10 m <sup>2</sup> )						
Ash	-	-	-	94.65	10 m <sup>2</sup>	-
Beech	-	-	-	90.48	10 m <sup>2</sup>	-
Oak	-	-	-	91.25	10 m <sup>2</sup>	-
Edgings; self adhesive (£/50 m roll)						
22 mm Ash	-	-	-	14.88	50 m	-
22 mm Beech	-	-	-	14.88	50 m	-
22 mm Oak	-	-	-	14.88	50 m	-
Chipboard Standard Grade (£/10m <sup>2</sup> )						
12 mm	-	-	-	22.82	10 m <sup>2</sup>	-
18 mm	-	-	-	32.24	10 m <sup>2</sup>	-
22 mm	-	-	-	39.44	10 m <sup>2</sup>	-
25 mm	-	-	-	45.19	10 m <sup>2</sup>	-
Chipboard; melamine faced (£/10m <sup>2</sup> )						
12 mm	-	-	-	38.76	10 m <sup>2</sup>	-
18 mm	-	-	-	44.69	10 m <sup>2</sup>	-
Medium density fibreboard; external quality (£/10m <sup>2</sup> )						
6 mm	-	-	-	42.90	10 m <sup>2</sup>	-
9 mm	-	-	-	56.98	10 m <sup>2</sup>	-
19 mm	-	-	-	92.56	10 m <sup>2</sup>	-
25 mm	-	-	-	128.94	10 m <sup>2</sup>	-
Plasterboards						
Wallboard plank (£/100m <sup>2</sup> )						
9.5 mm	-	-	-	164.00	100 m <sup>2</sup>	-
12.5 mm	-	-	-	164.00	100 m <sup>2</sup>	-
15 mm	-	-	-	196.80	100 m <sup>2</sup>	-
Moisture resistant board (£/100 m <sup>2</sup> )						
9.5 mm	-	-	-	259.20	100 m <sup>2</sup>	-
Fireline board (£/100 m <sup>2</sup> )						
12.5 mm	-	-	-	204.80	100 m <sup>2</sup>	-
15 mm	-	-	-	245.60	100 m <sup>2</sup>	-
<b>SUPPLY AND FIX PRICES</b>						
<b>Linings; "Gyproc GypLyner" metal framed wall lining system; or other equal and approved; floor and ceiling channels plugged and screwed to concrete</b>						
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	18.64	20.03	m	<b>38.67</b>
height 2.40 m–2.70 m	-	1.15	20.47	22.07	m	<b>42.53</b>
height 2.70 m–3.00 m	-	1.27	22.68	24.05	m	<b>46.72</b>
height 3.00 m–3.30 m	-	1.45	25.94	26.04	m	<b>51.98</b>
height 3.30 m–3.60 m	-	1.63	29.20	27.73	m	<b>56.93</b>
height 3.60 m–3.90 m	-	1.88	33.70	30.01	m	<b>63.72</b>
height 3.90 m–4.20 m	-	2.11	37.82	32.00	m	<b>69.82</b>

## K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>K10 PLASTERBOARD DRY LINING/PARTITIONS/ CEILING – cont'd</b>						
<b>Linings; "Gyproc GyLyner 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</b>						
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	53.98	13.17	m	<b>67.15</b>
height 2.40 m–2.70 m	-	3.56	63.62	15.47	m	<b>79.09</b>
height 2.70 m–3.00 m	-	3.94	70.58	16.89	m	<b>87.47</b>
height 3.00 m–3.30 m	-	4.58	81.98	18.36	m	<b>100.33</b>
height 3.30 m–3.60 m	-	4.95	88.76	19.85	m	<b>108.61</b>
height 3.60 m–3.90 m	-	5.65	101.19	21.34	m	<b>122.53</b>
height 3.90 m–4.20 m	-	6.20	111.05	22.84	m	<b>133.89</b>
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	53.98	20.98	m	<b>74.96</b>
height 2.40 m–2.70 m	-	3.56	63.62	24.26	m	<b>87.88</b>
height 2.70 m–3.00 m	-	3.94	70.58	26.66	m	<b>97.23</b>
height 3.00 m–3.30 m	-	4.58	81.98	29.10	m	<b>111.07</b>
height 3.30 m–3.60 m	-	4.95	88.76	31.56	m	<b>120.33</b>
height 3.60 m–3.90 m	-	5.65	101.19	34.03	m	<b>135.22</b>
height 3.90 m–4.20 m	-	6.20	111.05	36.51	m	<b>147.56</b>
<b>"Gypwall Rapid/db Plus" metal stud housing partitioning system; or other equal and approved; floor and ceiling channels plugged and screwed to concrete</b>						
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	48.92	27.37	m	<b>76.29</b>
height 2.10 m–2.40 m; studs at 900 mm centres; with 25 mm Isowool 1200 insulation within the stud cavity	-	2.70	48.92	29.05	m	<b>77.97</b>
height 2.10 m–2.40 m; studs at 450 mm centres	-	3.70	66.01	30.63	m	<b>96.64</b>
height 2.10 m–2.40 m; studs at 450 mm centres; with 25 mm Isowool 1200 insulation within the stud cavity	-	3.70	66.01	32.30	m	<b>98.32</b>
height 2.40 m–2.70 m; studs at 450 mm centres	-	4.07	72.62	33.99	m	<b>106.61</b>
height 2.40 m–2.70 m; studs at 450 mm centres; with 25 mm Isowool 1200 insulation within the stud cavity	-	4.07	72.62	35.67	m	<b>108.28</b>
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	54.05	31.03	m	<b>85.08</b>
height 2.10 m–2.40 m; studs at 900 mm centres; with 25 mm Isowool 1200 insulation within the stud cavity	-	3.00	54.05	32.71	m	<b>86.75</b>

## K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
height 2.10 m–2.40 m; studs at 450 mm centres	-	4.00	71.14	36.37	m	<b>107.51</b>
height 2.10 m–2.40 m; studs at 450 mm centres; with 25 mm Isowool 1200 insulation within the stud cavity	-	4.00	71.14	38.05	m	<b>109.19</b>
height 2.40 m–2.70 m; studs at 900 mm centres	-	3.32	59.79	34.03	m	<b>93.82</b>
height 2.40 m–2.70 m; studs at 900 mm centres; with 25 mm Isowool 1200 insulation within the stud cavity	-	3.32	59.79	35.70	m	<b>95.50</b>
height 2.40 m–2.70 m; studs at 450 mm centres	-	4.32	76.89	40.34	m	<b>117.23</b>
height 2.40 m–2.70 m; studs at 450 mm centres; with 25 mm Isowool 1200 insulation within the stud cavity	-	4.32	76.89	42.01	m	<b>118.90</b>
<b>"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 x 48 mm tanalised softwood sole plate</b>						
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	68.34	24.76	m	<b>93.11</b>
height 2.40 m–2.70 m	-	4.49	79.52	28.43	m	<b>107.95</b>
height 2.70 m–3.00 m	-	5.00	88.70	31.21	m	<b>119.91</b>
height 3.00 m–3.30 m	-	5.78	102.49	34.34	m	<b>136.84</b>
height 3.30 m–3.60 m	-	6.34	112.53	36.89	m	<b>149.42</b>
height 3.60 m–3.90 m	-	7.59	134.36	39.75	m	<b>174.11</b>
height 3.90 m–4.20 m	-	8.14	144.22	42.61	m	<b>186.83</b>
angles	-	0.19	3.48	1.72	m	<b>5.20</b>
T-junctions	-	0.09	1.54	-	m	<b>1.54</b>
fair ends	-	0.19	3.48	0.49	m	<b>3.97</b>
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	84.07	33.31	m	<b>117.39</b>
height 2.40 m–2.70 m	-	5.53	97.30	38.06	m	<b>135.36</b>
height 2.70 m–3.00 m	-	6.15	108.36	41.91	m	<b>150.27</b>
height 3.00 m–3.30 m	-	6.13	108.48	46.11	m	<b>154.59</b>
height 3.30 m–3.60 m	-	7.72	136.12	49.72	m	<b>185.84</b>
height 3.60 m–3.90 m	-	7.59	134.36	53.67	m	<b>188.03</b>
height 3.90 m–4.20 m	-	9.76	171.92	57.57	m	<b>229.49</b>
angles	-	0.28	5.02	1.82	m	<b>6.83</b>
T-junctions	-	0.09	1.54	-	m	<b>1.54</b>
fair ends	-	0.28	5.02	0.59	m	<b>5.60</b>
<b>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</b>						
9.50 mm board to ceilings						
over 300 mm wide	-	0.23	3.93	1.85	m <sup>2</sup>	<b>5.78</b>
9.50 mm board to beams						
girth not exceeding 600 mm	-	0.28	4.79	1.13	m <sup>2</sup>	<b>5.91</b>
girth 600 mm–1200 mm	-	0.37	6.33	2.23	m <sup>2</sup>	<b>8.56</b>
12.50 mm board to ceilings						
over 300 mm wide	-	0.31	5.30	1.91	m <sup>2</sup>	<b>7.21</b>

## K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>K10 PLASTERBOARD DRY LINING/PARTITIONS/ CEILING</b> – cont'd						
<b>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 – cont'd</b>						
12.50 mm board to beams	-	0.28	4.79	1.17	m <sup>2</sup>	<b>5.96</b>
girth not exceeding 600 mm	-	0.37	6.33	2.30	m <sup>2</sup>	<b>8.63</b>
girth 600 mm–1200 mm	-					
<b>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</b>						
<b>Plain grade tapered edge wallboard</b>						
9.50 mm board to walls						
wall height 2.40 m–2.70 m	-	0.93	17.28	6.24	m	<b>23.52</b>
wall height 2.70 m–3.00 m	-	1.06	19.73	6.94	m	<b>26.67</b>
wall height 3.00 m–3.30 m	-	1.20	22.35	7.64	m	<b>29.99</b>
wall height 3.30 m–3.60 m	-	1.39	25.83	8.38	m	<b>34.21</b>
9.50 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	-	0.19	3.48	1.27	m	<b>4.75</b>
300 mm–600 mm wide	-	0.37	6.79	1.82	m	<b>8.60</b>
9.50 mm board to faces of columns – 4 nr						
not exceeding 600 mm total girth	-	0.46	8.44	2.58	m	<b>11.01</b>
600 mm–1200 mm total girth	-	0.93	17.16	3.67	m	<b>20.83</b>
1200 mm–1800 mm total girth	-	1.20	22.35	4.76	m	<b>27.11</b>
9.50 mm board to ceilings						
over 300 mm wide	-	0.39	7.13	2.31	m <sup>2</sup>	<b>9.44</b>
9.50 mm board to faces of beams – 3 nr						
not exceeding 600 mm total girth	-	0.56	10.26	2.54	m	<b>12.81</b>
600 mm–1200 mm total girth	-	1.02	18.82	3.63	m	<b>22.45</b>
1200 mm–1800 mm total girth	-	1.30	24.18	4.73	m	<b>28.90</b>
12.50 mm board to walls						
wall height 2.40 m–2.70 m	-	0.97	17.96	6.36	m	<b>24.32</b>
wall height 2.70 m–3.00 m	-	1.11	20.58	7.07	m	<b>27.65</b>
wall height 3.00 m–3.30 m	-	1.25	23.21	7.78	m	<b>30.99</b>
wall height 3.30 m–3.60 m	-	1.43	26.52	8.53	m	<b>35.05</b>
12.50 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	-	0.19	3.48	1.30	m	<b>4.78</b>
300 mm–600 mm wide	-	0.37	6.79	1.85	m	<b>8.64</b>
12.50 mm board to faces of columns – 4 nr						
not exceeding 600 mm total girth	-	0.46	8.44	2.64	m	<b>11.08</b>
600 mm–1200 mm total girth	-	0.93	17.16	3.75	m	<b>20.91</b>
1200 mm–1800 mm total girth	-	1.20	22.35	4.86	m	<b>27.21</b>
12.50 mm board to ceilings						
over 300 mm wide	-	0.41	7.47	2.36	m <sup>2</sup>	<b>9.83</b>
12.50 mm board to faces of beams – 3 nr						
not exceeding 600 mm total girth	-	0.56	10.26	2.59	m	<b>12.86</b>
600 mm–1200 mm total girth	-	1.02	18.82	3.70	m	<b>22.52</b>
1200 mm–1800 mm total girth	-	1.30	24.18	4.81	m	<b>28.99</b>
external angle; with joint tape bedded and covered with "Jointex" or other equal and approved	-	0.11	2.13	0.35	m	<b>2.48</b>

## K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Tapered edge wallboard TEN</b>						
12.50 mm board to walls						
wall height 2.40 m–2.70 m	-	0.97	17.96	7.31	m	25.27
wall height 2.70 m–3.00 m	-	1.11	20.58	8.13	m	28.71
wall height 3.00 m–3.30 m	-	1.25	23.21	8.95	m	32.15
wall height 3.30 m–3.60 m	-	1.43	26.52	9.80	m	36.32
12.50 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	-	0.19	3.48	1.41	m	4.89
300 mm–600 mm wide	-	0.37	6.79	2.06	m	8.85
12.50 mm board to faces of columns – 4 nr						
not exceeding 600 mm total girth	-	0.46	8.44	2.85	m	11.29
600 mm–1200 mm total girth	-	0.93	17.16	4.17	m	21.34
1200 mm–1800 mm total girth	-	1.20	22.35	5.49	m	27.85
12.50 mm board to ceilings						
over 300 mm wide	-	0.41	7.47	2.71	m <sup>2</sup>	10.18
12.50 mm board to faces of beams – 3 nr						
not exceeding 600 mm total girth	-	0.56	10.26	2.80	m	13.07
600 mm–1200 mm total girth	-	1.02	18.82	4.12	m	22.94
1200 mm–1800 mm total girth	-	1.30	24.18	5.44	m	29.62
external angle; with joint tape bedded and covered with "Jointex" or other equal and approved	-	0.11	2.13	0.35	m	2.48
<b>Tapered edge plank</b>						
19 mm plank to walls						
wall height 2.40 m–2.70 m	-	1.02	18.82	11.75	m	30.57
wall height 2.70 m–3.00 m	-	1.20	22.12	13.06	m	35.18
wall height 3.00 m–3.30 m	-	1.30	24.06	14.37	m	38.44
wall height 3.30 m–3.60 m	-	1.53	28.22	15.72	m	43.95
19 mm plank to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	-	0.20	3.65	1.90	m	5.55
300 mm–600 mm wide	-	0.42	7.64	3.05	m	10.69
19 mm plank to faces of columns – 4 nr						
not exceeding 600 mm total girth	-	0.51	9.29	3.84	m	13.13
600 mm–1200 mm total girth	-	0.97	17.85	6.15	m	23.99
1200 mm–1800 mm total girth	-	1.25	23.21	8.45	m	31.66
19 mm plank to ceilings						
over 300 mm wide	-	0.43	7.81	4.35	m <sup>2</sup>	12.16
19 mm plank to faces of beams – 3 nr						
not exceeding 600 mm total girth	-	0.60	10.95	3.79	m	14.74
600 mm–1200 mm total girth	-	1.06	19.50	6.10	m	25.60
1200 mm–1800 mm total girth	-	1.34	24.86	8.40	m	33.27
<b>Thermal Board</b>						
27 mm board to walls						
wall height 2.40 m–2.70 m	-	1.06	19.50	18.24	m	37.74
wall height 2.70 m–3.00 m	-	1.23	22.64	20.27	m	42.90
wall height 3.00 m–3.30 m	-	1.34	24.63	22.30	m	46.93
wall height 3.30 m–3.60 m	-	1.62	29.76	24.37	m	54.13
27 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	-	0.21	3.82	2.62	m	6.44
300 mm–600 mm wide	-	0.43	7.81	4.49	m	12.30
27 mm board to faces of columns – 4 nr						
not exceeding 600 mm total girth	-	0.52	9.46	5.28	m	14.75
600 mm–1200 mm total girth	-	1.02	18.70	9.03	m	27.73
1200 mm–1800 mm total girth	-	1.30	24.06	12.78	m	36.84



## K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>K10 PLASTERBOARD DRY LINING/PARTITIONS/ CEILING</b> – cont'd						
<b>Thermal Board</b> – cont'd						
27 mm board to ceilings over 300 mm wide	-	0.46	8.32	6.76	m <sup>2</sup>	<b>15.08</b>
27 mm board to faces of beams – 3 nr not exceeding 600 mm total girth	-	0.56	10.15	5.23	m	<b>15.38</b>
600 mm–1200 mm total girth	-	1.06	19.39	8.98	m	<b>28.37</b>
1200 mm–1800 mm total girth	-	1.43	26.40	12.73	m	<b>39.13</b>
50 mm board to walls						
wall height 2.40 m–2.70 m	-	1.06	19.50	19.50	m	<b>39.00</b>
wall height 2.70 m–3.00 m	-	1.30	23.83	21.68	m	<b>45.52</b>
wall height 3.00 m–3.30 m	-	1.43	26.17	23.85	m	<b>50.02</b>
wall height 3.30 m–3.60 m	-	1.71	31.30	26.07	m	<b>57.37</b>
50 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	-	0.23	4.16	2.77	m	<b>6.93</b>
300 mm–600 mm wide	-	0.46	8.32	4.78	m	<b>13.11</b>
50 mm board to faces of columns – 4 nr						
not exceeding 600 mm total girth	-	0.56	10.15	5.61	m	<b>15.75</b>
600 mm–1200 mm total girth	-	1.11	20.24	9.63	m	<b>29.87</b>
1200 mm–1800 mm total girth	-	1.43	26.29	13.65	m	<b>39.94</b>
50 mm board to ceilings over 300 mm wide	-	0.49	8.84	7.23	m <sup>2</sup>	<b>16.06</b>
50 mm board to faces of beams – 3 nr						
not exceeding 600 mm total girth	-	0.58	10.49	5.64	m	<b>16.13</b>
600 mm–1200 mm total girth	-	1.17	21.27	9.70	m	<b>30.96</b>
1200 mm–1800 mm total girth	-	1.57	28.79	13.75	m	<b>42.55</b>
<b>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</b>						
12.50 mm board to walls						
wall height 2.40 m–2.70 m	-	0.69	11.80	14.62	m	<b>26.41</b>
wall height 2.70 m–3.00 m	-	0.83	14.19	16.24	m	<b>30.43</b>
wall height 3.00 m–3.30 m	-	0.97	16.58	17.85	m	<b>34.44</b>
wall height 3.30 m–3.60 m	-	1.11	18.98	19.47	m	<b>38.45</b>
12.50 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	-	0.15	2.56	1.64	m	<b>4.20</b>
300 mm–600 mm wide	-	0.30	5.13	3.25	m	<b>8.38</b>
12.50 mm board to faces of columns – 4 nr						
not exceeding 600 mm total girth	-	0.39	6.67	3.32	m	<b>9.98</b>
600 mm–1200 mm total girth	-	0.78	13.34	6.59	m	<b>19.93</b>
1200 mm–1800 mm total girth	-	1.02	17.44	9.85	m	<b>27.28</b>
<b>Plasterboard jointing system; filling joint with jointing compounds</b>						
To ceilings						
to suit 9.50 mm or 12.50 mm thick boards	-	0.09	1.54	1.82	m	<b>3.35</b>
<b>Angle trim; plasterboard edge support system</b>						
To ceilings						
to suit 9.50 mm or 12.50 mm thick boards	-	0.09	1.54	1.69	m	<b>3.23</b>

## K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>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</b>						
<b>Tapered edge board</b>						
12.50 mm board to walls						
wall height 2.40 m–2.70 m	-	0.97	17.96	8.29	m	<b>26.25</b>
wall height 2.70 m–3.00 m	-	1.11	20.58	9.22	m	<b>29.80</b>
wall height 3.00 m–3.30 m	-	1.24	23.04	10.14	m	<b>33.18</b>
wall height 3.30 m–3.60 m	-	1.43	26.52	11.11	m	<b>37.63</b>
12.50 mm board to ceilings over 300 mm wide	-	0.41	7.47	3.07	m <sup>2</sup>	<b>10.54</b>
15.00 mm board to walls						
wall height 2.40 m–2.70 m	-	1.00	18.47	9.78	m	<b>28.25</b>
wall height 2.70 m–3.00 m	-	1.14	21.10	10.87	m	<b>31.96</b>
wall height 3.00 m–3.30 m	-	1.27	23.55	11.96	m	<b>35.51</b>
wall height 3.30 m–3.60 m	-	1.46	27.03	13.09	m	<b>40.12</b>
15.00 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	-	0.20	3.65	1.68	m	<b>5.33</b>
300 mm–600 mm wide	-	0.38	6.96	2.61	m	<b>9.57</b>
15.00 mm board to ceilings over 300 mm wide	-	0.43	7.81	3.62	m <sup>2</sup>	<b>11.43</b>
<b>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</b>						
19 mm two layer board to walls						
wall height 2.40 m–2.70 m	-	1.30	23.60	11.34	m	<b>34.94</b>
wall height 2.70 m–3.00 m	-	1.48	26.91	12.61	m	<b>39.52</b>
wall height 3.00 m–3.30m	-	1.67	30.39	13.88	m	<b>44.27</b>
wall height 3.30 m–3.60m	-	1.94	35.23	15.18	m	<b>50.42</b>
19 mm two layer board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	-	0.28	5.02	1.88	m	<b>6.90</b>
300 mm–600 mm wide	-	0.56	10.03	2.98	m	<b>13.01</b>
19 mm two layer board to faces of columns – 4 nr						
not exceeding 600 mm total girth	-	0.69	12.37	3.83	m	<b>16.20</b>
600 mm–1200 mm total girth	-	1.34	24.17	6.03	m	<b>30.21</b>
1200 mm–1800 mm total girth	-	1.67	30.39	8.23	m	<b>38.62</b>
25 mm two layer board to walls						
wall height 2.40 m–2.70 m	-	1.39	25.14	11.45	m	<b>36.60</b>
wall height 2.70 m–3.00 m	-	1.57	28.45	12.73	m	<b>41.18</b>
wall height 3.00 m–3.30 m	-	1.76	31.93	14.02	m	<b>45.95</b>
wall height 3.30 m–3.60 m	-	2.04	36.94	15.33	m	<b>52.27</b>
25 mm two layer board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	-	0.28	5.02	1.92	m	<b>6.93</b>
300 mm–600 mm wide	-	0.56	10.03	3.01	m	<b>13.04</b>
25 mm two layer board to faces of columns – 4 nr						
not exceeding 600 mm total girth	-	0.69	12.37	3.90	m	<b>16.27</b>
600 mm–1200 mm total girth	-	1.34	24.17	6.12	m	<b>30.29</b>
1200 mm–1800 mm total girth	-	1.67	30.39	8.33	m	<b>38.72</b>

## K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>K10 PLASTERBOARD DRY LINING/PARTITIONS/ CEILING</b> – cont'd						
<b>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</b>						
9.50 mm board to walls						
wall height 2.40 m–2.70 m	-	1.11	20.36	8.37	m	<b>28.72</b>
wall height 2.70 m–3.00 m	-	1.28	23.49	9.28	m	<b>32.77</b>
wall height 3.00 m–3.30 m	-	1.43	26.29	10.20	m	<b>36.49</b>
wall height 3.30 m–3.60 m	-	1.67	30.62	11.16	m	<b>41.78</b>
9.50 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	-	0.23	4.16	1.47	m	<b>5.63</b>
300 mm–600 mm wide	-	0.46	8.32	2.24	m	<b>10.57</b>
9.50 mm board to faces of columns – 4 nr						
not exceeding 600 mm total girth	-	0.58	10.49	2.94	m	<b>13.43</b>
600 mm–1200 mm total girth	-	1.14	20.75	4.65	m	<b>25.41</b>
1200 mm–1800 mm total girth	-	1.43	26.29	6.04	m	<b>32.33</b>
Angle; with joint tape bedded and covered with "Jointex" or other equal and approved						
internal	-	0.05	0.97	0.35	m	<b>1.32</b>
external	-	0.11	2.13	0.35	m	<b>2.48</b>
<b>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</b>						
12.50 mm board to walls						
wall height 2.40 m–2.70 m	-	1.48	26.68	14.04	m	<b>40.72</b>
wall height 2.70 m–3.00 m	-	1.69	30.50	15.59	m	<b>46.09</b>
wall height 3.00 m–3.30 m	-	1.90	34.32	17.15	m	<b>51.47</b>
wall height 3.30 m–3.60 m	-	2.22	40.02	18.76	m	<b>58.78</b>
12.50 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	-	0.23	4.16	1.28	m	<b>5.45</b>
300 mm–600 mm wide	-	0.46	8.32	1.87	m	<b>10.20</b>
<b>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</b>						
<b>Megadeco wallboard</b>						
12.50 mm board to walls						
wall height 2.40 m–2.70 m	-	0.97	17.96	9.30	m	<b>27.27</b>
wall height 2.70 m–3.00 m	-	1.11	20.58	10.34	m	<b>30.93</b>
wall height 3.00 m–3.30 m	-	1.25	23.21	11.38	m	<b>34.59</b>
wall height 3.30 m–3.60 m	-	1.43	26.52	12.41	m	<b>38.93</b>
12.50 mm board to ceilings over 300 mm wide	-	0.41	7.47	3.45	m <sup>2</sup>	<b>10.92</b>

## K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Gypsum cladding; Glasroc "Firecase s" board or other equal and approved; fixed with adhesive; joints pointed in adhesive</b>						
25 mm thick column linings, faces – 4; 2 hour fire protection rating						
not exceeding 600 mm girth	-	0.30	5.13	12.49	m	17.62
600 mm–1200 mm girth	-	0.45	7.69	20.87	m	28.56
1200 mm–1800 mm girth	-	0.60	10.26	29.25	m	39.51
30 mm thick beam linings, faces – 3; 2 hour fire protection rating						
not exceeding 600 mm girth	-	0.60	10.26	12.76	m	23.02
600 mm–1200 mm girth	-	0.90	15.39	22.22	m	37.61
1200 mm–1800 mm girth	-	1.20	20.52	31.69	m	52.21
<b>Vermiculite gypsum cladding; "Vermiculux" board or other equal and approved; fixed with adhesive; joints pointed in adhesive</b>						
25 mm thick column linings, faces – 4; 2 hour fire protection rating						
not exceeding 600 mm girth	-	0.30	5.13	15.03	m	20.16
600 mm–1200 mm girth	-	0.45	7.69	29.89	m	37.59
1200 mm–1800 mm girth	-	0.60	10.26	44.75	m	55.01
30 mm thick beam linings, faces – 3; 2 hour fire protection rating						
not exceeding 600 mm girth	-	0.60	10.26	19.77	m	30.03
600 mm–1200 mm girth	-	0.90	15.39	39.38	m	54.76
1200 mm–1800 mm girth	-	1.20	20.52	58.98	m	79.50
55 mm thick column linings, faces – 4 ; 4 hour fire protection rating						
not exceeding 600 mm girth	-	0.35	5.98	42.14	m	48.12
600 mm–1200 mm girth	-	0.50	8.55	84.10	m	92.65
1200 mm–1800 mm girth	-	0.65	11.11	126.07	m	137.18
60 mm thick beam linings, faces – 3; 4 hour fire protection rating						
not exceeding 600 mm girth	-	0.70	11.97	45.54	m	57.51
600 mm–1200 mm girth	-	1.00	17.10	90.91	m	108.01
1200 mm–1800 mm girth	-	1.02	17.44	134.59	m	152.03
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	7.18	-	m	7.18
not exceeding 0.30 m girth	-	0.28	4.79	-	nr	4.79
0.30 m–1 m girth	-	0.37	6.33	-	nr	6.33
1 m–2 m girth	-	0.51	8.72	-	nr	8.72
<b>K11 RIGID SHEET FLOORING/SHEATHING/ LININGS/CASINGS</b>						
<b>Blockboard (Birch faced)</b>						
Lining to walls 18 mm thick						
over 300 wide	5.14	0.46	7.86	5.80	m <sup>2</sup>	13.66
not exceeding 300 wide	-	0.30	5.13	1.75	m	6.88
holes for pipes and the like	-	0.04	0.68	-	nr	0.68

## K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>K11 RIGID SHEET FLOORING/SHEATHING/ LININGS/CASINGS – cont'd</b>						
<b>Chipboard (plain)</b>						
Lining to walls 12 mm thick						
over 300 mm wide	2.04	0.35	5.98	2.38	m <sup>2</sup>	<b>8.36</b>
not exceeding 300 mm wide	-	0.20	3.42	0.72	m	<b>4.14</b>
holes for pipes and the like	-	0.02	0.34	-	nr	<b>0.34</b>
Lining to walls 15 mm thick						
over 300 mm wide	2.39	0.37	6.33	2.77	m <sup>2</sup>	<b>9.09</b>
not exceeding 300 mm wide	-	0.22	3.76	0.84	m	<b>4.60</b>
holes for pipes and the like	-	0.03	0.51	-	nr	<b>0.51</b>
Two-sided 15 mm thick pipe casing; to softwood framing (not included)						
300 mm girth	-	0.56	9.57	0.89	m	<b>10.47</b>
600 mm girth	-	0.65	11.11	1.68	m	<b>12.79</b>
Three-sided 15 mm thick pipe casing; to softwood framing (not included)						
450 mm girth	-	1.16	19.83	1.34	m	<b>21.17</b>
900 mm girth	-	1.39	23.76	2.54	m	<b>26.30</b>
extra for 400 mm x 400 mm removable access panel; brass cups and screws; additional framing	-	0.93	15.90	0.89	nr	<b>16.79</b>
Lining to walls 18 mm thick						
over 300 mm wide	2.86	0.39	6.67	3.33	m <sup>2</sup>	<b>9.99</b>
not exceeding 300 mm wide	-	0.25	4.27	1.00	m	<b>5.27</b>
holes for pipes and the like	-	0.04	0.68	-	nr	<b>0.68</b>
<b>Fire-retardant chipboard; Antivlam or other equal and approved; Class 1 spread of flame</b>						
Lining to walls 12 mm thick						
over 300 mm wide	-	0.35	5.98	8.15	m <sup>2</sup>	<b>14.13</b>
not exceeding 300 mm wide	-	0.20	3.42	2.46	m	<b>5.87</b>
holes for pipes and the like	-	0.02	0.34	-	nr	<b>0.34</b>
Lining to walls 18 mm thick						
over 300 mm wide	-	0.39	6.67	10.60	m <sup>2</sup>	<b>17.26</b>
not exceeding 300 mm wide	-	0.25	4.27	3.19	m	<b>7.46</b>
holes for pipes and the like	-	0.04	0.68	-	nr	<b>0.68</b>
Lining to walls 22 mm thick						
over 300 mm wide	-	0.41	7.01	13.71	m <sup>2</sup>	<b>20.72</b>
not exceeding 300 mm wide	-	0.28	4.79	4.12	m	<b>8.91</b>
holes for pipes and the like	-	0.05	0.85	-	nr	<b>0.85</b>
<b>Chipboard Melamine faced; white matt finish; laminated masking strips</b>						
Lining to walls 15 mm thick						
over 300 mm wide	3.00	0.97	16.58	3.68	m <sup>2</sup>	<b>20.26</b>
not exceeding 300 mm wide	-	0.63	10.77	1.20	m	<b>11.97</b>
holes for pipes and the like	-	0.06	1.03	-	nr	<b>1.03</b>
<b>Chipboard boarding and flooring</b>						
Boarding to floors; butt joints						
18 mm thick	3.74	0.28	4.79	4.29	m <sup>2</sup>	<b>9.08</b>
Boarding to floors; tongued and grooved joints						
18 mm thick	3.64	0.30	5.13	4.19	m <sup>2</sup>	<b>9.32</b>
22 mm thick	4.69	0.32	5.47	5.34	m <sup>2</sup>	<b>10.81</b>

## K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Acoustic Chipboard flooring</b>						
Boarding to floors; tongued and grooved joints chipboard on blue bat bearers	-	-	-	-	m <sup>2</sup>	<b>18.81</b>
chipboard on New Era levelling system	-	-	-	-	m <sup>2</sup>	<b>25.77</b>
<b>Laminated engineered board flooring; 180 or 240 mm face widths; with 6 mm wear surface down to tongue; pre-finished laquered, oiled or untreated.</b>						
Boarding to floors; micro bevel or square edge Country laquered; on 10 mm Pro Foam	-	-	-	-	m <sup>2</sup>	<b>44.70</b>
Rustic laquered; on 10 mm Pro Foam	-	-	-	-	m <sup>2</sup>	<b>46.78</b>
<b>Plywood flooring</b>						
Boarding to floors; tongued and grooved joints 18 mm thick	6.73	0.41	7.01	7.59	m <sup>2</sup>	<b>14.60</b>
22 mm thick	8.38	0.45	7.69	9.41	m <sup>2</sup>	<b>17.10</b>
<b>Plywood; external quality; 18 mm thick</b>						
Boarding to roofs; butt joints flat to falls	12.01	0.37	6.33	13.41	m <sup>2</sup>	<b>19.73</b>
sloping	12.01	0.40	6.84	13.41	m <sup>2</sup>	<b>20.24</b>
vertical	12.01	0.53	9.06	13.41	m <sup>2</sup>	<b>22.47</b>
<b>Plywood; external quality; 12 mm thick</b>						
Boarding to roofs; butt joints flat to falls	8.01	0.37	6.33	9.00	m <sup>2</sup>	<b>15.33</b>
sloping	8.01	0.40	6.84	9.00	m <sup>2</sup>	<b>15.84</b>
vertical	8.01	0.53	9.06	9.00	m <sup>2</sup>	<b>18.06</b>
<b>Glazed hardboard to BS EN 622; on and including 38 mm x 38 mm sawn softwood framing</b>						
3.20 mm thick panel to side of bath	-	1.67	28.55	4.71	nr	<b>33.26</b>
to end of bath	-	0.65	11.11	1.35	nr	<b>12.46</b>
<b>Insulation board to BS EN 622</b>						
Lining to walls 12 mm thick over 300 mm wide	1.61	0.22	3.76	1.91	m <sup>2</sup>	<b>5.67</b>
not exceeding 300 mm wide	-	0.13	2.22	0.58	m	<b>2.81</b>
holes for pipes and the like	-	0.01	0.17	-	nr	<b>0.17</b>
<b>Non-asbestos board; "Masterboard" or other equal and approved; sanded finish</b>						
Lining to walls 6 mm thick over 300 mm wide	5.40	0.31	5.30	6.05	m <sup>2</sup>	<b>11.35</b>
not exceeding 300 mm wide	-	0.19	3.25	1.82	m	<b>5.07</b>
Lining to ceilings 6 mm thick over 300 mm wide	5.40	0.41	7.01	6.05	m <sup>2</sup>	<b>13.06</b>
not exceeding 300 mm wide	-	0.25	4.27	1.82	m	<b>6.09</b>
holes for pipes and the like	-	0.02	0.34	-	nr	<b>0.34</b>
Lining to walls 9 mm thick over 300 mm wide	12.28	0.33	5.64	13.63	m <sup>2</sup>	<b>19.27</b>
not exceeding 300 mm wide	-	0.19	3.25	4.09	m	<b>7.34</b>
Lining to ceilings 9 mm thick over 300 mm wide	12.28	0.42	7.18	13.63	m <sup>2</sup>	<b>20.81</b>
not exceeding 300 mm wide	-	0.27	4.62	4.09	m	<b>8.71</b>
holes for pipes and the like	-	0.03	0.51	-	nr	<b>0.51</b>

## K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>K11 RIGID SHEET FLOORING/SHEATHING/ LININGS/CASINGS – cont'd</b>						
<b>Non-asbestos board; "Supalux" or other equal and approved; sanded finish</b>						
Lining to walls 6 mm thick over 300 mm wide	9.20	0.31	5.30	10.25	m <sup>2</sup>	<b>15.55</b>
not exceeding 300 mm wide	-	0.19	3.25	3.08	m	<b>6.33</b>
Lining to ceilings 6 mm thick over 300 mm wide	9.20	0.41	7.01	10.25	m <sup>2</sup>	<b>17.25</b>
not exceeding 300 mm wide	-	0.25	4.27	3.08	m	<b>7.35</b>
holes for pipes and the like	-	0.03	0.51	-	nr	<b>0.51</b>
Lining to walls 9 mm thick over 300 mm wide	13.69	0.33	5.64	15.19	m <sup>2</sup>	<b>20.83</b>
not exceeding 300 mm wide	-	0.19	3.25	4.56	m	<b>7.81</b>
Lining to ceilings 9 mm thick over 300 mm wide	13.69	0.42	7.18	15.19	m <sup>2</sup>	<b>22.37</b>
not exceeding 300 mm wide	-	0.27	4.62	4.56	m	<b>9.18</b>
holes for pipes and the like	-	0.03	0.51	-	nr	<b>0.51</b>
Lining to walls 12 mm thick over 300 mm wide	18.13	0.37	6.33	20.08	m <sup>2</sup>	<b>26.41</b>
not exceeding 300 mm wide	-	0.22	3.76	6.03	m	<b>9.79</b>
Lining to ceilings 12 mm thick over 300 mm wide	18.13	0.49	8.38	20.08	m <sup>2</sup>	<b>28.46</b>
not exceeding 300 mm wide	-	0.30	5.13	6.03	m	<b>11.16</b>
holes for pipes and the like	-	0.04	0.68	-	nr	<b>0.68</b>
<b>Non-asbestos board; "Monolux 40" or other equal and approved; 6 mm x 50 mm "Supalux" cover fillets or other equal and approved one side</b>						
Lining to walls 19 mm thick over 300 mm wide	36.55	0.65	11.11	42.01	m <sup>2</sup>	<b>53.12</b>
not exceeding 300 mm wide	-	0.46	7.86	14.16	m	<b>22.02</b>
Lining to walls 25 mm thick over 300 mm wide	43.82	0.69	11.80	50.02	m <sup>2</sup>	<b>61.82</b>
not exceeding 300 mm wide	13.15	0.49	8.38	16.56	m	<b>24.94</b>
<b>Plywood (Eastern European); internal quality</b>						
Lining to walls 4 mm thick over 300 mm wide	2.72	0.34	5.81	3.13	m <sup>2</sup>	<b>8.95</b>
not exceeding 300 mm wide	-	0.22	3.76	0.95	m	<b>4.71</b>
Lining to ceilings 4 mm thick over 300 mm wide	2.72	0.46	7.86	3.13	m <sup>2</sup>	<b>11.00</b>
not exceeding 300 mm wide	-	0.30	5.13	0.95	m	<b>6.08</b>
holes for pipes and the like	-	0.02	0.34	-	nr	<b>0.34</b>
Lining to walls 6 mm thick over 300 mm wide	3.55	0.37	6.33	4.05	m <sup>2</sup>	<b>10.37</b>
not exceeding 300 mm wide	-	0.24	4.10	1.22	m	<b>5.33</b>
Lining to ceilings 6 mm thick over 300 mm wide	3.55	0.49	8.38	4.05	m <sup>2</sup>	<b>12.42</b>
not exceeding 300 mm wide	-	0.32	5.47	1.22	m	<b>6.70</b>
holes for pipes and the like	-	0.02	0.34	-	nr	<b>0.34</b>
Two-sided 6 mm thick pipe casings; to softwood framing (not included)						
300 mm girth	-	0.74	12.65	1.28	m	<b>13.93</b>
600 mm girth	-	0.93	15.90	2.45	m	<b>18.35</b>

**K LININGS/SHEATHING/DRY PARTITIONING**

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Three-sided 6 mm thick pipe casing; to softwood framing (not included)						
450 mm girth	-	1.06	18.12	1.91	m	<b>20.04</b>
900 mm girth	-	1.25	21.37	3.69	m	<b>25.06</b>
Lining to walls 12 mm thick						
over 300 mm wide	5.86	0.43	7.35	6.59	m <sup>2</sup>	<b>13.94</b>
not exceeding 300 mm wide	-	0.28	4.79	1.99	m	<b>6.78</b>
Lining to ceilings 12 mm thick						
over 300 mm wide	5.86	0.56	9.57	6.59	m <sup>2</sup>	<b>16.17</b>
not exceeding 300 mm wide	-	0.37	6.33	1.99	m	<b>8.31</b>
holes for pipes and the like	-	0.03	0.51	-	nr	<b>0.51</b>
Lining to walls 18 mm thick						
over 300 mm wide	8.57	0.46	7.86	9.58	m <sup>2</sup>	<b>17.44</b>
not exceeding 300 mm wide	-	0.30	5.13	2.88	m	<b>8.01</b>
Lining to ceilings 18 mm thick						
over 300 mm wide	8.57	0.60	10.26	9.58	m <sup>2</sup>	<b>19.84</b>
not exceeding 300 mm wide	-	0.40	6.84	2.88	m	<b>9.72</b>
holes for pipes and the like	-	0.03	0.51	-	nr	<b>0.51</b>
<b>Plywood (Eastern European); external quality</b>						
Lining to walls 4 mm thick						
over 300 mm wide	3.91	0.34	5.81	4.45	m <sup>2</sup>	<b>10.26</b>
not exceeding 300 mm wide	-	0.22	3.76	1.34	m	<b>5.11</b>
Lining to ceilings 4 mm thick						
over 300 mm wide	3.91	0.46	7.86	4.45	m <sup>2</sup>	<b>12.31</b>
not exceeding 300 mm wide	-	0.30	5.13	1.34	m	<b>6.47</b>
holes for pipes and the like	-	0.02	0.34	-	nr	<b>0.34</b>
Lining to walls 6.5 mm thick						
over 300 mm wide	3.91	0.37	6.33	4.44	m <sup>2</sup>	<b>10.77</b>
not exceeding 300 mm wide	-	0.24	4.10	1.34	m	<b>5.45</b>
Lining to ceilings 6.5 mm thick						
over 300 mm wide	3.91	0.49	8.38	4.44	m <sup>2</sup>	<b>12.82</b>
not exceeding 300 mm wide	-	0.32	5.47	1.34	m	<b>6.81</b>
holes for pipes and the like	-	0.02	0.34	-	nr	<b>0.34</b>
Two-sided 6.5 mm thick pipe casings; to softwood framing (not included)						
300 mm girth	-	0.74	12.65	1.40	m	<b>14.05</b>
600 mm girth	-	0.93	15.90	2.69	m	<b>18.59</b>
Three-sided 6.5 mm thick pipe casing; to softwood framing (not included)						
450 mm girth	-	1.06	18.12	2.09	m	<b>20.22</b>
900 mm girth	-	1.25	21.37	4.05	m	<b>25.42</b>
Lining to walls 9 mm thick						
over 300 mm wide	5.18	0.40	6.84	5.85	m <sup>2</sup>	<b>12.69</b>
not exceeding 300 mm wide	-	0.26	4.45	1.76	m	<b>6.21</b>
Lining to ceilings 9 mm thick						
over 300 mm wide	5.18	0.53	9.06	5.85	m <sup>2</sup>	<b>14.91</b>
not exceeding 300 mm wide	-	0.34	5.81	1.76	m	<b>7.58</b>
holes for pipes and the like	-	0.03	0.51	-	nr	<b>0.51</b>
Lining to walls 12 mm thick						
over 300 mm wide	6.00	0.43	7.35	6.75	m <sup>2</sup>	<b>14.11</b>
not exceeding 300 mm wide	-	0.28	4.79	2.04	m	<b>6.82</b>
holes for pipes and the like	-	0.03	0.51	-	nr	<b>0.51</b>
Two-sided 12 mm thick pipe casing; to softwood framing (not included)						
300 mm girth	-	0.69	11.80	2.09	m	<b>13.88</b>
600 mm girth	-	0.83	14.19	4.07	m	<b>18.26</b>



## K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>K11 RIGID SHEET FLOORING/SHEATHING/ LININGS/CASINGS – cont'd</b>						
<b>Plywood (Eastern European); external quality – cont'd</b>						
Three-sided 12 mm thick pipe casing; to softwood framing (not included)						
450 mm girth	-	0.93	15.90	3.13	m	19.03
900 mm girth	-	1.11	18.98	6.13	m	25.10
extra for 400 mm x 400 mm removable access panel; brass cups and screws; additional framing	-	1.00	17.10	0.89	nr	17.99
Lining to ceilings 12 mm thick						
over 300 mm wide	6.00	0.56	9.57	6.75	m <sup>2</sup>	16.33
not exceeding 300 mm wide	-	0.37	6.33	2.04	m	8.36
holes for pipes and the like	-	0.03	0.51	-	nr	0.51
Extra over wall linings fixed with nails for screwing	-	-	-	-	m <sup>2</sup>	1.76
<b>Preformed white melamine faced plywood casings; Pendock Profiles Ltd or other equal and approved; to softwood battens (not included)</b>						
Skirting trunking profile; plain butt joints in the running length						
45 mm x 150 mm; ref TK150	-	0.11	1.88	25.29	m	27.17
extra for stop end	-	0.04	0.68	15.75	nr	16.44
extra for external corner	-	0.09	1.54	21.76	nr	23.30
extra for internal corner	-	0.09	1.54	13.22	nr	14.75
Casing profiles						
150 mm x 150 mm; ref MX150/150; 5 mm thick	-	0.11	1.88	21.10	m	22.98
extra for stop end	-	0.04	0.68	5.44	nr	6.13
extra for external corner	-	0.09	1.54	33.30	nr	34.84
extra for internal corner	-	0.09	1.54	13.22	nr	14.75
<b>Internal quality American Cherry veneered plywood; 6 mm thick</b>						
Lining to walls						
over 300 mm wide	5.11	0.41	7.01	5.73	m <sup>2</sup>	12.74
not exceeding 300 mm wide	-	0.27	4.62	1.74	m	6.36
<b>"Tacboard" or other equal and approved; Eternit UK Ltd; fire resisting boards; butt joints; to softwood base</b>						
Lining to walls; 6 mm thick						
over 300 mm wide	-	0.31	5.30	7.92	m <sup>2</sup>	13.23
not exceeding 300 mm wide	-	0.19	3.25	2.40	m	5.65
Lining to walls; 9 mm thick						
over 300 mm wide	-	0.33	5.64	14.52	m <sup>2</sup>	20.16
not exceeding 300 mm wide	-	0.20	3.42	4.38	m	7.80
Lining to walls; 12 mm thick						
over 300 wide	-	0.37	6.33	18.88	m <sup>2</sup>	25.20
not exceeding 300 mm wide	-	0.22	3.76	5.68	m	9.44
<b>"Tacfire" or other equal and approved; Eternit UK Ltd; fire resisting boards</b>						
Lining to walls; 6 mm thick						
over 300 mm wide	-	0.31	5.30	10.61	m <sup>2</sup>	15.91
not exceeding 300 mm wide	-	0.19	3.25	3.21	m	6.45
Lining to walls; 9 mm thick						
over 300 mm wide	-	0.33	5.64	16.20	m <sup>2</sup>	21.85
not exceeding 300 mm wide	-	0.20	3.42	4.88	m	8.30

## K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Lining to walls; 12 mm thick over 300 mm wide	-	0.37	6.33	21.35	m <sup>2</sup>	27.67
not exceeding 300 mm wide	-	0.22	3.76	6.42	m	10.19
<b>K13 RIGID SHEET FINE LININGS/PANELLING</b>						
<b>Perforated steel acoustic wall panels; Eckel type HD EFP or other equal and approved; polyurethane enamel finish; fibrous glass acoustic insulation</b>						
Walls over 300 mm wide; fixed to timber or masonry	-	-	-	-	m <sup>2</sup>	185.45
<b>K14 GLASS REINFORCED GYPSUM LININGS/ PANELLING</b>						
<b>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</b>						
10 mm board to walls						
wall height 2.40 m–2.70 m	-	0.93	17.28	45.21	m	62.48
wall height 2.70 m–3.00 m	-	1.06	19.73	50.24	m	69.97
wall height 3.00 m–3.30 m	-	1.20	22.35	55.26	m	77.61
wall height 3.30 m–3.60 m	-	1.39	25.83	60.33	m	86.16
12.50 mm board to walls						
wall height 2.40 m–2.70 m	-	0.97	17.96	59.13	m	77.09
wall height 2.70 m–3.00 m	-	1.11	20.58	65.70	m	86.29
wall height 3.00 m–3.30 m	-	1.25	23.21	72.28	m	95.49
wall height 3.30 m–3.60 m	-	1.43	26.52	78.89	m	105.41
<b>K20 TIMBER BOARD FLOORING/SHEATHING/ LININGS/CASINGS</b>						
<b>Sawn softwood; untreated</b>						
Boarding to roofs; 150 mm wide boards; butt joints						
19 mm thick; flat; over 300 mm wide	-	0.42	7.18	5.63	m <sup>2</sup>	12.81
19 mm thick; flat; not exceeding 300 mm wide	-	0.28	4.79	1.71	m	6.49
19 mm thick; sloping; over 300 mm wide	-	0.46	7.86	5.63	m <sup>2</sup>	13.50
19 mm thick; sloping; not exceeding 300 mm wide	-	0.31	5.30	1.71	m	7.01
19 mm thick; sloping; laid diagonally; over 300 mm wide	-	0.58	9.92	5.63	m <sup>2</sup>	15.55
19 mm thick; sloping; laid diagonally; not exceeding 300 mm wide	-	0.37	6.33	1.71	m	8.03
25 mm thick; flat; over 300 mm wide	-	0.42	7.18	9.16	m <sup>2</sup>	16.34
25 mm thick; flat; not exceeding 300 mm wide	-	0.28	4.79	2.76	m	7.55
25 mm thick; sloping; over 300 mm wide	-	0.46	7.86	9.16	m <sup>2</sup>	17.02
25 mm thick; sloping; not exceeding 300 mm wide	-	0.31	5.30	2.76	m	8.07
25 mm thick; sloping; laid diagonally; over 300 mm wide	-	0.58	9.92	9.16	m <sup>2</sup>	19.08
25 mm thick; sloping; laid diagonally; not exceeding 300 mm wide	-	0.37	6.33	2.76	m	9.09

## K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>K20 TIMBER BOARD FLOORING/SHEATHING/ LININGS/CASINGS – cont'd</b>						
<b>Sawn softwood; untreated – cont'd</b>						
Boarding to tops or cheeks of dormers; 150 mm wide boards; butt joints						
19 mm thick; laid diagonally; over 300 mm wide	-	0.74	12.65	5.63	m <sup>2</sup>	<b>18.29</b>
19 mm thick; laid diagonally; not exceeding 300 mm wide	-	0.46	7.86	1.71	m	<b>9.57</b>
19 mm thick; laid diagonally; area not exceeding 1.00 m <sup>2</sup> irrespective of width	-	0.93	15.90	5.41	nr	<b>21.31</b>
<b>Sawn softwood; "Tanalised"</b>						
Boarding to roofs; 150 wide boards; butt joints						
19 mm thick; flat; over 300 mm wide	-	0.42	7.18	6.29	m <sup>2</sup>	<b>13.47</b>
19 mm thick; flat; not exceeding 300 mm wide	-	0.28	4.79	1.90	m	<b>6.69</b>
19 mm thick; sloping; over 300 mm wide	-	0.46	7.86	6.29	m <sup>2</sup>	<b>14.16</b>
19 mm thick; sloping; not exceeding 300 mm wide	-	0.31	5.30	1.90	m	<b>7.20</b>
19 mm thick; sloping; laid diagonally; over 300 mm wide	-	0.58	9.92	6.29	m <sup>2</sup>	<b>16.21</b>
19 mm thick; sloping; laid diagonally; not exceeding 300 mm wide	-	0.37	6.33	1.90	m	<b>8.23</b>
25 mm thick; flat; over 300 mm wide	-	0.42	7.18	10.03	m <sup>2</sup>	<b>17.21</b>
25 mm thick; flat; not exceeding 300 mm wide	-	0.28	4.79	3.03	m	<b>7.81</b>
25 mm thick; sloping; over 300 mm wide	-	0.46	7.86	10.03	m <sup>2</sup>	<b>17.89</b>
25 mm thick; sloping; not exceeding 300 mm wide	-	0.31	5.30	3.03	m	<b>8.33</b>
25 mm thick; sloping; laid diagonally; over 300 mm wide	-	0.58	9.92	10.03	m <sup>2</sup>	<b>19.94</b>
25 mm thick; sloping; laid diagonally; not exceeding 300 mm wide	-	0.37	6.33	3.03	m	<b>9.35</b>
Boarding to tops or cheeks of dormers; 150 mm wide boards; butt joints						
19 mm thick; laid diagonally; over 300 mm wide	-	0.74	12.65	6.29	m <sup>2</sup>	<b>18.94</b>
19 mm thick; laid diagonally; not exceeding 300 mm wide	-	0.46	7.86	1.90	m	<b>9.77</b>
19 mm thick; laid diagonally; area not exceeding 1.00 m <sup>2</sup> irrespective of width	-	0.93	15.90	6.07	nr	<b>21.97</b>
<b>Wrought softwood</b>						
Boarding to floors; butt joints						
19 mm x 75 mm boards	-	0.56	9.57	7.57	m <sup>2</sup>	<b>17.14</b>
19 mm x 125 mm boards	-	0.51	8.72	5.83	m <sup>2</sup>	<b>14.54</b>
22 mm x 150 mm boards	-	0.46	7.86	6.49	m <sup>2</sup>	<b>14.36</b>
25 mm x 100 mm boards	-	0.51	8.72	7.11	m <sup>2</sup>	<b>15.83</b>
25 mm x 150 mm boards	-	0.46	7.86	7.23	m <sup>2</sup>	<b>15.10</b>
Boarding to floors; tongued and grooved joints						
19 mm x 75 mm boards	-	0.65	11.11	8.17	m <sup>2</sup>	<b>19.28</b>
19 mm x 125 mm boards	-	0.60	10.26	6.56	m <sup>2</sup>	<b>16.82</b>
22 mm x 150 mm boards	-	0.56	9.57	6.69	m <sup>2</sup>	<b>16.27</b>
25 mm x 100 mm boards	-	0.60	10.26	8.46	m <sup>2</sup>	<b>18.72</b>
25 mm x 150 mm boards	-	0.56	9.57	7.92	m <sup>2</sup>	<b>17.50</b>

## K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Boarding to internal walls; tongued and grooved and V-jointed						
12 mm x 100 mm boards	-	0.74	12.65	5.91	m <sup>2</sup>	18.56
16 mm x 100 mm boards	-	0.74	12.65	6.70	m <sup>2</sup>	19.35
19 mm x 100 mm boards	-	0.74	12.65	7.10	m <sup>2</sup>	19.75
19 mm x 125 mm boards	-	0.69	11.80	7.82	m <sup>2</sup>	19.61
19 mm x 125 mm boards; chevron pattern	-	1.11	18.98	7.82	m <sup>2</sup>	26.80
25 mm x 125 mm boards	-	0.69	11.80	8.66	m <sup>2</sup>	20.46
12 mm x 100 mm boards; knotty pine	-	0.74	12.65	4.96	m <sup>2</sup>	17.61
Boarding to internal ceilings						
12 mm x 100 mm boards	-	0.93	15.90	5.91	m <sup>2</sup>	21.81
16 mm x 100 mm boards	-	0.93	15.90	6.70	m <sup>2</sup>	22.60
19 mm x 100 mm boards	-	0.93	15.90	7.10	m <sup>2</sup>	23.00
19 mm x 125 mm boards	-	0.88	15.05	7.82	m <sup>2</sup>	22.86
19 mm x 125 mm boards; chevron pattern	-	1.30	22.23	7.82	m <sup>2</sup>	30.04
25 mm x 125 mm boards	-	0.88	15.05	8.66	m <sup>2</sup>	23.71
12 mm x 100 mm boards; knotty pine	-	0.93	15.90	4.96	m <sup>2</sup>	20.86
Boarding to roofs; tongued and grooved joints						
19 mm thick; flat to falls	-	0.51	8.72	6.69	m <sup>2</sup>	15.41
19 mm thick; sloping	-	0.56	9.57	6.69	m <sup>2</sup>	16.27
19 mm thick; sloping; laid diagonally	-	0.72	12.31	6.69	m <sup>2</sup>	19.00
25 mm thick; flat to falls	-	0.51	8.72	8.50	m <sup>2</sup>	17.22
25 mm thick; sloping	-	0.56	9.57	8.50	m <sup>2</sup>	18.07
Boarding to tops or cheeks of dormers; tongued and grooved joints						
19 mm thick; laid diagonally	-	0.93	15.90	6.69	m <sup>2</sup>	22.59
<b>Wrought softwood; "Tanalised"</b>						
Boarding to roofs; tongued and grooved joints						
19 mm thick; flat to falls	-	0.51	8.72	7.35	m <sup>2</sup>	16.07
19 mm thick; sloping	-	0.56	9.57	7.35	m <sup>2</sup>	16.92
19 mm thick; sloping; laid diagonally	-	0.72	12.31	7.35	m <sup>2</sup>	19.66
25 mm thick; flat to falls	-	0.51	8.72	9.37	m <sup>2</sup>	18.09
25 mm thick; sloping	-	0.56	9.57	9.37	m <sup>2</sup>	18.94
Boarding to tops or cheeks of dormers; tongued and grooved joints						
19 mm thick; laid diagonally	-	0.93	15.90	7.35	m <sup>2</sup>	23.25
<b>Wood strip; 22 mm thick; Junckers All in Beech Sylva Sport Premium pre-treated or other equal and approved; tongued and grooved joints; on bearers etc.; level fixing to cement and sand base</b>						
Strip flooring; over 300 mm wide						
on 45 x 45 mm blue bat bearers	-	-	-	-	m <sup>2</sup>	47.51
on 10 mm Pro Foam	-	-	-	-	m <sup>2</sup>	49.88
on Uno bat 50 mm bearers	-	-	-	-	m <sup>2</sup>	52.53
on New Era levelling system	-	-	-	-	m <sup>2</sup>	54.48
on Uno bat 62 mm bearers	-	-	-	-	m <sup>2</sup>	56.34
on Duo bat 110 mm bearers	-	-	-	-	m <sup>2</sup>	67.79

## K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>K20 TIMBER BOARD FLOORING/SHEATHING/ LININGS/CASINGS – cont'd</b>						
<b>Wood strip; 22 mm thick; Junckers pre-treated or other equal and approved flooring systems; tongued and grooved joints; on bearers etc.; level fixing to cement and sand base</b>						
Strip flooring; over 300 mm wide						
Sylva Squash Beech untreated on blue bat bearers	-	-	-	-	m <sup>2</sup>	64.62
Classic Beech clip system	-	-	-	-	m <sup>2</sup>	67.00
Harmoni Oak clip system	-	-	-	-	m <sup>2</sup>	67.00
Classic Beech on blue bat bearers	-	-	-	-	m <sup>2</sup>	67.00
Harmoni Oak on blue bat bearers	-	-	-	-	m <sup>2</sup>	67.00
<b>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</b>						
Strip flooring; over 300 mm wide						
Prime Iroko	-	-	-	-	m <sup>2</sup>	57.42
Prime Maple	-	-	-	-	m <sup>2</sup>	61.38
American Oak	-	-	-	-	m <sup>2</sup>	62.66
<b>K30 DEMOUNTABLE PARTITIONS</b>						
<b>Insulated panel and two-hour fire wall system for warehouses etc., comprising white polyester coated galvanised steel frame and 0.55 mm galvanised steel panels either side of rockwool infill</b>						
100 mm thick wall: 31 Rw dB acoustic rating	-	-	-	-	m <sup>2</sup>	49.20
150 mm thick wall: 31 Rw dB acoustic rating	-	-	-	-	m <sup>2</sup>	52.89
intumescent mastic sealant; bedding frames at perimeter of metal fire walls	-	-	-	-	m	4.30
<b>Getalit laminated both sides top hung movable acoustic panel wall with concealed uPVC vertical edge profiles, 9 nr 1106 mm x 3000 mm panels and type K two point panel support system</b>						
105 mm thick wall: 47 Rw dB acoustic rating	-	-	-	-	m <sup>2</sup>	455.10
105 mm thick wall: 50 Rw dB acoustic rating	-	-	-	-	m <sup>2</sup>	492.00
105 mm thick wall: 53 Rw dB acoustic rating	-	-	-	-	m <sup>2</sup>	528.90
<b>K32 FRAMED PANEL CUBICLE PARTITIONS</b>						
<b>Toilet cubicle partitions; Amwells or other equal and approved; standard colours and ironmongery; assembling and screwing to floor and wall</b>						
"Axis" standard cubicle set; 800 mm x 1500 mm x 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	133.25	272.65	nr	405.90
range of 3 cubicle sets; 4 nr panels; 3 nr doors	-	9.75	399.75	779.00	nr	1178.75
range of 6 cubicle sets; 7 nr panels; 6 nr doors	-	19.50	799.50	1538.53	nr	2338.03
Reduction of 1 nr panel for end unit adjoining side wall	-	-	-	-107.11	nr	-

**K LININGS/SHEATHING/DRY PARTITIONING**

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
"Minima" designer cubicle set; 800 mm x 1500 mm x 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	133.25	574.51	nr	<b>707.76</b>
range of 3 cubicle sets; 4 nr panels; 3 nr doors	-	9.75	399.75	1489.84	nr	<b>1889.59</b>
range of 6 cubicle sets; 7 nr panels; 6 nr doors	-	19.50	799.50	2862.82	nr	<b>3662.32</b>
Reduction of 1 nr panel for end unit adjoining side wall	-	-	-	-155.80	nr	-
"Sylan " corporate cubicle set; 800 mm x 1500 mm x 2400 mm high per cubicle, with sating 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	205.00	1699.19	nr	<b>1904.19</b>
range of 3 cubicle sets; 4 nr panels; 3 nr doors	-	15.00	615.00	4591.23	nr	<b>5206.23</b>
range of 6 cubicle sets; 7 nr panels; 6 nr doors	-	30.00	1230.00	8924.42	nr	<b>10154.42</b>
Reduction of 1 nr panel for end unit adjoining side wall	-	-	-	-345.68	nr	-
<b>K33 CONCRETE/TERRAZZO PARTITIONS</b>						
<b>Terrazzo faced partitions; polished on two faces</b>						
Precast reinforced terrazzo faced WC partitions						
38 mm thick; over 300 mm wide	-	-	-	-	m <sup>2</sup>	<b>276.00</b>
50 mm thick; over 300 mm wide	-	-	-	-	m <sup>2</sup>	<b>287.17</b>
Wall post; once rebated						
64 mm x 102 mm	-	-	-	-	m	<b>127.51</b>
64 mm x 152 mm	-	-	-	-	m	<b>139.67</b>
Centre post; twice rebated						
64 mm x 102 mm	-	-	-	-	m	<b>133.09</b>
64 mm x 152 mm	-	-	-	-	m	<b>145.26</b>
Lintel; once rebated						
64 mm x 102 mm	-	-	-	-	m	<b>127.51</b>
Pair of brass topped plates or sockets cast into posts for fixings (not included)						
	-	-	-	-	nr	<b>32.18</b>
Brass indicator bolt lugs cast into posts for fixings (not included)						
	-	-	-	-	nr	<b>15.48</b>
<b>K40 DEMOUNTABLE SUSPENDED CEILINGS</b>						
<b>Suspended ceilings; Donn Products exposed suspended ceiling system or other equal and approved; hangers plugged and screwed to concrete soffit; 600 mm x 600 mm x 15 mm Cape TAP Ceilings Ltd; "Solitude" tegular fissured tile</b>						
Lining to ceilings; hangers average 400 mm long over 300 mm wide	-	0.32	7.58	10.13	m <sup>2</sup>	<b>17.71</b>
<b>Suspended ceilings, Gyproc M/F suspended ceiling system or other equal and approved; hangers plugged and screwed to concrete soffit, 900 mm x 1800 mm x 12.50 mm tapered edge wallboard infill; joints filled with joint filler and taped to receive direct decoration</b>						
Lining to ceilings; hangers average 400 mm long over 300 mm wide	-	-	-	-	m <sup>2</sup>	<b>30.24</b>
not exceeding 300 mm wide in isolated strips	-	-	-	-	m	<b>26.05</b>
300 mm–600 mm wide in isolated strips	-	-	-	-	m	<b>30.63</b>

## K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>K40 DEMOUNTABLE SUSPENDED CEILINGS – cont'd</b>						
<b>Suspended ceilings, Gyproc M/F suspended ceiling system or other equal and approved; hangers plugged and screwed to concrete soffit, 900 mm x 1800 mm x 12.50 mm tapered edge wallboard infill; joints filled with joint filler and taped to receive direct decoration – cont'd</b>						
Edge treatments						
20 x 20 mm SAS perimeter shadow gap; screwed to plasterboard	-	-	-	-	m	5.51
20 x 20 mm SAS shadow gap around 450 mm dia. column; including 15 x 44 mm batten plugged and screwed to concrete	-	-	-	-	nr	65.34
Vertical bulkhead; including additional hangers over 300 mm wide	-	-	-	-	m <sup>2</sup>	38.16
not exceeding 300 mm wide in isolated strips	-	-	-	-	m	36.96
300 mm–600 mm wide in isolated strips	-	-	-	-	m	37.63
<b>Suspended ceilings; Rockfon, or other equal and approved; "Z" demountable suspended concealed ceiling system; 400 mm long hangers plugged and screwed to concrete soffit</b>						
Lining to ceilings; 600 mm x 600mm x 20 mm 'Sonar' suspended ceiling tiles						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	38.69
not exceeding 300 mm wide	-	-	-	-	m	22.81
Edge trim; shadow-line trim	-	-	-	-	m	4.52
Vertical bulkhead, as upstand to rooflight well; including additional hangers; perimeter trim 300 mm x 600 mm wide	-	-	-	-	m	42.35
<b>Suspended ceilings; Ecophon, or other equal and approved; "Z" demountable suspended concealed ceiling system; 400 mm long hangers plugged and screwed to concrete soffit</b>						
Lining to ceilings; 600 mm x 600mm x 20 mm 'Gedina ET15' suspended ceiling tiles						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	33.56
not exceeding 300 mm wide	-	-	-	-	m	21.16
Edge trim; shadow-line trim	-	-	-	-	m	4.18
Vertical bulkhead, as upstand to rooflight well; including additional hangers; perimeter trim 300 mm x 600 mm wide	-	-	-	-	m	38.98
Lining to ceilings; 600 mm x 600mm x 20 mm 'Hygiene Performance' washable suspended ceiling tiles						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	44.83
not exceeding 300 mm wide	-	-	-	-	m	36.75
Edge trim; shadow-line trim	-	-	-	-	m	5.92
Vertical bulkhead, as upstand to rooflight well; including additional hangers; perimeter trim 300 mm x 600 mm wide	-	-	-	-	m	40.47

## K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Lining to ceilings; 1200 mm x 1200mm x 20 mm						
'Focus DG' suspended ceiling tiles	-	-	-	-	m <sup>2</sup>	40.67
over 300 mm wide	-	-	-	-	m	24.11
not exceeding 300 mm wide	-	-	-	-	m	4.18
Edge trim; shadow-line trim						
Vertical bulkhead, as upstand to rooflight well;						
including additional hangers; perimeter trim						
300 mm x 600 mm wide	-	-	-	-	m	41.06
<b>Suspended ceilings; "Z" demountable suspended ceiling system or other equal and approved; hangers plugged and screwed to concrete soffit, 600 mm x 600 mm x 19 mm "Echostop" glass reinforced fibrous plaster lightweight plain bevelled edge tiles</b>						
Lining to ceilings; hangers average 400 mm long	-	-	-	-	m <sup>2</sup>	83.10
over 300 mm wide	-	-	-	-	m	59.25
not exceeding 300 mm wide in isolated strips						
<b>Suspended ceilings; concealed galvanised steel suspension system; hangers plugged and screwed to concrete soffit, "Burgess" white stove enamelled perforated mild steel tiles 600 mm x 600 mm</b>						
Lining to ceilings; hangers average 400 mm long	-	-	-	-	m <sup>2</sup>	39.95
over 300 mm wide	-	-	-	-	m	35.03
not exceeding 300 mm wide; in isolated strips						
<b>Suspended ceilings; concealed galvanised steel "Trulok" suspension system or other equal and approved; hangers plugged and screwed to concrete; Armstrong "Ultima Microlok BE Plain" 300 mm x 300 mm x 18 mm mineral ceiling tiles</b>						
Linings to ceilings; hangers average 700 mm long	-	-	-	-	m <sup>2</sup>	25.08
over 300 mm wide	-	-	-	-	m <sup>2</sup>	26.03
over 300 mm wide; 3.50 m–5.00 m high						
over 300 mm wide; in staircase areas or plant rooms	-	-	-	-	m <sup>2</sup>	32.77
not exceeding 300 mm wide; in isolated strips	-	-	-	-	m	18.17
300 mm–600 mm wide; in isolated strips	-	-	-	-	m	23.11
Extra for cutting and fitting around modular downlighter including yoke	-	-	-	-	nr	15.10
24 mm x 19 mm white finished angle edge trim	-	-	-	-	m	3.75
Vertical bulkhead; including additional hangers						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	46.34
not exceeding 300 mm wide; in isolated strips	-	-	-	-	m	36.53
300 mm–600 mm wide; in isolated strips	-	-	-	-	m	41.79



## K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>K40 DEMOUNTABLE SUSPENDED CEILINGS – cont'd</b>						
<b>Suspended ceilings, metal; SAS system 330; EMAC suspension system; 100 mm Omega C profiles at 1500 mm centres filled in with 1400 mm x 250 mm perforated metal tiles with 18 mm thick x 80 kg/m<sup>3</sup> density foil wrapped tissue-faced acoustic pad adhered above; ceiling to achieve 40d Dnwc with 0.7 absorption coefficient</b>						
Linings to ceilings; hangers average 700 mm long not exceeding 300 mm wide; in isolated strips over 300 mm wide	-	-	-	-	m	20.76
Extra for cutting and reinforcing to receive a recessed light maximum 1300 mm x 500 mm.	-	-	-	-	m <sup>2</sup>	40.68
Edge trim; to perimeter	-	-	-	-	nr	12.91
Edge trim around 450 mm dia. column;	-	-	-	-	m	11.53
					nr	44.28
<b>Suspended ceilings; galvanised 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</b>						
Linings to ceilings; hangers average 700 mm long over 300 mm wide	-	-	-	-	m <sup>2</sup>	75.41
not exceeding 300 mm wide; in isolated strips	-	-	-	-	m	36.56
<b>K41 RAISED ACCESS FLOORS</b>						
<b>Raised flooring system; laid on or fixed to concrete floor</b>						
Full access system; 150 mm high overall; pedestal supports						
PSA light grade; steel finish	-	-	-	-	m <sup>2</sup>	32.80
PSA medium grade; steel finish	-	-	-	-	m <sup>2</sup>	32.80
PSA heavy grade; steel finish	-	-	-	-	m <sup>2</sup>	47.16
Extra for						
factory applied needlepunch carpet	-	-	-	-	m <sup>2</sup>	15.38
factory applied anti-static vinyl	-	-	-	-	m <sup>2</sup>	25.63
factory applied black PVC edge strips	-	-	-	-	m	4.65
ramps; 3.00 m x 1.40 m (no finish)	-	-	-	-	nr	768.75
steps (no finish)	-	-	-	-	m	42.02
forming cut-out for electrical boxes	-	-	-	-	nr	4.51
supply and lay protection to raised floor; 2440 x 1220 polypropylene sheets with taped joints	-	-	-	-	m <sup>2</sup>	2.41

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>L10 WINDOWS/ROOFLIGHTS/SCREENS/ LOUVRES</b>						
<b>SUPPLY ONLY PRICES</b>						
<b>NOTE:</b> 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.						
<b>Purpose made window casements; "treated" wrought softwood</b>						
Casements; rebated; moulded						
44 mm thick	-	-	-	49.28	m <sup>2</sup>	-
57 mm thick	-	-	-	51.73	m <sup>2</sup>	-
Casements; rebated; moulded; in medium panes						
44 mm thick	-	-	-	78.77	m <sup>2</sup>	-
57 mm thick	-	-	-	82.07	m <sup>2</sup>	-
Casements; rebated; moulded; with semi-circular head						
44 mm thick	-	-	-	102.99	m <sup>2</sup>	-
57 mm thick	-	-	-	106.21	m <sup>2</sup>	-
Casements; rebated; moulded; to bullseye window						
44 mm thick; 600 mm diameter	-	-	-	163.25	nr	-
44 mm thick; 900 mm diameter	-	-	-	194.48	nr	-
57 mm thick; 600 mm diameter	-	-	-	170.94	nr	-
57 mm thick; 900 mm diameter	-	-	-	23.52	nr	-
Fitting and hanging casements (in factory)						
square or rectangular	-	-	-	11.52	nr	-
semi-circular	-	-	-	18.72	nr	-
bullseye	-	-	-	23.52	nr	-
<b>Purpose made window casements; selected Sapele</b>						
Casements; rebated; moulded						
44 mm thick	-	-	-	56.01	m <sup>2</sup>	-
57 mm thick	-	-	-	61.35	m <sup>2</sup>	-
Casements; rebated; moulded; in medium panes						
44 mm thick	-	-	-	90.69	m <sup>2</sup>	-
57 mm thick	-	-	-	97.84	m <sup>2</sup>	-
Casements; rebated; moulded with semi-circular head						
44 mm thick	-	-	-	114.24	m <sup>2</sup>	-
57 mm thick	-	-	-	121.23	m <sup>2</sup>	-
Casements; rebated; moulded; to bullseye window						
44 mm thick; 600 mm diameter	-	-	-	201.91	nr	-
44 mm thick; 900 mm diameter	-	-	-	242.98	nr	-
57 mm thick; 600 mm diameter	-	-	-	218.56	nr	-
57 mm thick; 900 mm diameter	-	-	-	264.19	nr	-
Fitting and hanging casements (in factory)						
square or rectangular	-	-	-	12.48	nr	-
semi-circular	-	-	-	20.63	nr	-
bullseye	-	-	-	26.39	nr	-

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>L10 WINDOWS/ROOFLIGHTS/SCREENS/ LOUVRES – cont'd</b>						
<b>Purpose made window frames; "treated" wrought softwood</b>						
Frames; rounded; rebated check grooved						
44 mm x 69 mm	-	-	-	13.40	m	-
44 mm x 94 mm	-	-	-	14.04	m	-
44 mm x 119 mm	-	-	-	14.68	m	-
57 mm x 94 mm	-	-	-	14.71	m	-
69 mm x 144 mm	-	-	-	19.39	m	-
90 mm x 140 mm	-	-	-	27.52	m	-
Mullions and transoms; twice rounded, rebated and check grooved						
57 mm x 69 mm	-	-	-	15.60	m	-
57 mm x 94 mm	-	-	-	16.39	m	-
69 mm x 94 mm	-	-	-	18.54	m	-
69 mm x 144 mm	-	-	-	27.23	m	-
Sill; sunk weathered, rebated and grooved						
69 mm x 94 mm	-	-	-	32.54	m	-
69 mm x 144 mm	-	-	-	34.44	m	-
Add 5% to the above material prices for "selected" softwood for staining						
<b>Purpose made window frames; selected Sapele</b>						
Frames; rounded; rebated check grooved						
44 mm x 69 mm	-	-	-	17.11	m	-
44 mm x 94 mm	-	-	-	18.40	m	-
44 mm x 119 mm	-	-	-	19.69	m	-
57 mm x 94 mm	-	-	-	21.53	m	-
69 mm x 144 mm	-	-	-	30.84	m	-
90 mm x 140 mm	-	-	-	43.82	m	-
Mullions and transoms; twice rounded, rebated and check grooved						
57 mm x 69 mm	-	-	-	19.43	m	-
57 mm x 94 mm	-	-	-	22.61	m	-
69 mm x 94 mm	-	-	-	27.12	m	-
69 mm x 144 mm	-	-	-	41.21	m	-
Sill; sunk weathered, rebated and grooved						
69 mm x 94 mm	-	-	-	38.40	m	-
69 mm x 144 mm	-	-	-	42.57	m	-
<b>Thermally broken composite double glazed aluminium/ timber windows; 'Velfac 200' or other approved; with a maximum glazing U value of 1.5 W/m<sup>2</sup>K; low e glazing with laminated glass unless otherwise specified; including multi point espagnolette locking mechanisms and other ironmongery</b>						
<b>NOTE:</b> 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.						

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Outward opening standard fixed sash casement windows						
1200 mm x 1200 mm single fixed pane; low-e glass 4/16/4	-	-	-	266.50	nr	-
2200 mm x 2200 mm single fixed pane; low-e glass 6/12/6	-	-	-	676.50	nr	-
1200 mm x 2200 mm three fixed panes; low-e glass 4/16/4	-	-	-	533.00	nr	-
Outward opening standard sash casement windows						
1600 mm x 1600 mm with two sidehung sashes; low-e glass 4/16/4	-	-	-	543.25	nr	-
1600 mm x 1600 mm with two sidehung projecting sashes; low-e glass 4/16/4	-	-	-	604.75	nr	-
2000 mm x 1600 mm with one sidehung sash next to a tophung projecting sash over a fixed sash; low-e glass 4/16/4	-	-	-	666.25	nr	-
1200 mm x 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 4/16/4	-	-	-	527.88	nr	-
1200 mm x 2200 mm with fixed lower sash and fully reversible upper sash; lower low-e upper low-e glass 4 toughened/16/6.4; upper low-e glass 4/16/4	-	-	-	574.00	nr	-
Outward opening standard doors						
2200 mm x 2200 mm French casement patio door; low-e toughened glass 4/16/4	-	-	-	1019.88	nr	-
2200 mm x 2200 mm Sliding patio door; low-e glass 4 toughened/16/4 laminated	-	-	-	1271.00	nr	-
<b>Guide price for installation:</b>	-	1.00	61.50	-	m <sup>2</sup>	<b>61.50</b>
<b>SUPPLY AND FIX PRICES</b>						
<b>Standard windows; "treated" wrought softwood; Jeld-Wen or other equal and approved</b>						
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 x 750 mm; ref LEWN07V	100.56	0.65	11.11	103.26	nr	<b>114.38</b>
488 mm x 900 mm; ref LEWN09V	102.31	0.74	12.65	105.05	nr	<b>117.70</b>
630 mm x 750 mm; ref LEW107C	90.92	0.74	12.65	93.37	nr	<b>106.02</b>
630 mm x 750 mm; ref LEW107V	111.50	0.74	12.65	114.48	nr	<b>127.13</b>
630 mm x 900 mm; ref LEW109V	115.53	0.83	14.19	118.60	nr	<b>132.79</b>
630 mm x 900 mm; ref LEW109CH	98.05	0.74	12.65	100.68	nr	<b>113.33</b>
630 mm x 1050 mm; ref LEW110C	101.64	0.93	15.90	104.43	nr	<b>120.33</b>
630 mm x 1050 mm; ref LEW110V	120.88	0.74	12.65	124.14	nr	<b>136.79</b>
915 mm x 900 mm; ref LEW2N09W	138.99	1.02	17.44	142.65	nr	<b>160.09</b>
915 mm x 1050 mm; ref LEW2N10W	146.02	1.06	18.12	149.92	nr	<b>168.04</b>
915 mm x 1200 mm; ref LEW2N12W	158.00	1.11	18.98	162.20	nr	<b>181.17</b>
915 mm x 1350 mm; ref LEW2N13W	165.65	1.25	21.37	170.03	nr	<b>191.40</b>
915 mm x 1500 mm; ref LEW2N15W	187.95	1.30	22.23	192.96	nr	<b>215.18</b>
1200 mm x 750 mm; ref LEW2O7C	142.85	1.06	18.12	146.67	nr	<b>164.79</b>
1200 mm x 750 mm; ref LEW2O7CV	180.69	1.06	18.12	185.45	nr	<b>203.57</b>
1200 mm x 900 mm; ref LEW2O9C	151.97	1.11	18.98	156.01	nr	<b>174.99</b>
1200 mm x 900 mm; ref LEW2O9W	159.92	1.11	18.98	164.16	nr	<b>183.14</b>
1200 mm x 900 mm; ref LEW2O9CV	188.81	1.11	18.98	193.77	nr	<b>212.75</b>
1200 mm x 1050 mm; ref LEW210C	160.88	1.25	21.37	165.20	nr	<b>186.58</b>

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>L10 WINDOWS/ROOFLIGHTS/SCREENS/ LOUVRES – cont'd</b>						
<b>Standard windows; "treated" wrought softwood; Jeld-Wen or other equal and approved – cont'd</b>						
Side hung casement windows – cont'd						
1200 mm x 1050 mm; ref LEW210W	169.50	1.25	21.37	174.05	nr	195.42
1200 mm x 1050 mm; ref LEW210T	200.00	1.25	21.37	205.31	nr	226.68
1200 mm x 1050 mm; ref LEW210CV	196.15	1.25	21.37	201.36	nr	222.73
1200 mm x 1200 mm; ref LEW212C	172.97	1.34	22.91	177.67	nr	200.58
1200 mm x 1200 mm; ref LEW212W	179.29	1.34	22.91	184.14	nr	207.05
1200 mm x 1200 mm; ref LEW212TX	233.00	1.34	22.91	239.19	nr	262.10
1200 mm x 1200 mm; ref LEW212CV	206.63	1.34	22.91	212.16	nr	235.07
1200 mm x 1350 mm; ref LEW213W	192.47	1.43	24.45	197.66	nr	222.10
1200 mm x 1350 mm; ref LEW213CV	228.52	1.43	24.45	234.60	nr	259.05
1200 mm x 1500 mm; ref LEW215W	223.21	1.57	26.84	229.21	nr	256.06
1770 mm x 750 mm; ref LEW307CC	209.79	1.30	22.23	215.40	nr	237.63
1770 mm x 900 mm; ref LEW309CC	223.22	1.57	26.84	229.16	nr	256.01
1770 mm x 1050 mm; ref LEW310C	211.56	1.62	27.70	217.22	nr	244.91
1770 mm x 1050 mm; ref LEW310T	249.75	1.57	26.84	256.36	nr	283.20
1770 mm x 1050 mm; ref LEW310CC	234.25	1.30	22.23	240.47	nr	262.70
1770 mm x 1050 mm; ref LEW310CWC	246.67	1.30	22.23	253.21	nr	275.43
1770 mm x 1200 mm; ref LEW312C	225.94	1.67	28.55	232.01	nr	260.57
1770 mm x 1200 mm; ref LEW312T	264.56	1.67	28.55	271.61	nr	300.16
1770 mm x 1200 mm; ref LEW312CC	252.46	1.67	28.55	259.20	nr	287.75
1770 mm x 1200 mm; ref LEW312CWC	261.49	1.67	28.55	268.45	nr	297.00
1770 mm x 1200 mm; ref LEW312CVC	294.56	1.67	28.55	302.35	nr	330.91
1770 mm x 1350 mm; ref LEW313CC	285.88	1.76	30.09	293.45	nr	323.54
1770 mm x 1350 mm; ref LEW313CWC	284.73	1.76	30.09	292.28	nr	322.37
1770 mm x 1350 mm; ref LEW313CVC	320.72	1.76	30.09	329.17	nr	359.26
1770 mm x 1500 mm; ref LEW315T	340.15	1.85	31.63	349.08	nr	380.71
2340 mm x 1050 mm; ref LEW410CWC	325.38	1.80	30.77	333.95	nr	364.72
2340 mm x 1200 mm; ref LEW412CWC	345.65	1.90	32.48	354.79	nr	387.27
2340 mm x 1350 mm; ref LEW413CWC	380.08	2.04	34.88	390.13	nr	425.01
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 x 750 mm; ref LEW107A	98.01	0.74	12.65	100.64	nr	113.30
630 mm x 900 mm; ref LEW109A	103.45	0.83	14.19	106.23	nr	120.42
630 mm x 1050 mm; ref LEW110A	109.59	0.93	15.90	112.58	nr	128.48
915 mm x 750 mm; ref LEW2N07A	119.03	0.97	16.58	122.19	nr	138.77
915 mm x 900 mm; ref LEW2N09A	133.56	1.02	17.44	137.08	nr	154.52
915 mm x 1050 mm; ref LEW2N10A	142.09	1.06	18.12	145.89	nr	164.01
915 mm x 1350 mm; ref LEW2N13AS	179.26	1.25	21.37	184.05	nr	205.42
1200 mm x 750 mm; ref LEW207A	140.06	1.06	18.12	143.81	nr	161.93
1200 mm x 900 mm; ref LEW209A	152.85	1.11	18.98	156.92	nr	175.90
1200 mm x 1050 mm; ref LEW210A	163.42	1.25	21.37	167.81	nr	189.18
1200 mm x 1200 mm; ref LEW212A	177.12	1.34	22.91	181.85	nr	204.77
1200 mm x 1350 mm; ref LEW213AS	206.81	1.43	24.45	212.34	nr	236.79
1200 mm x 1500 mm; ref LEW215AS	225.68	1.57	26.84	231.69	nr	258.53
1770 mm x 1050 mm; ref LEW310AE	226.26	1.57	26.84	232.28	nr	259.13
1770 mm x 1200 mm; ref LEW312AE	241.13	1.67	28.55	247.52	nr	276.07

## 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 24mm double glazing; weather stripping; opening panes hung on rustproof hinges; fitted with aluminized lacquered espagnolette bolts						
600 mm x 900 mm; ref LECFR609AR	173.24	0.83	14.19	177.75	nr	191.94
600 mm x 1050 mm; ref LECFR610AR	182.44	0.93	15.90	187.25	nr	203.15
600 mm x 1200 mm; ref LECFR612AR	190.81	1.03	17.61	195.89	nr	213.50
600 mm x 1350 mm; ref LECFR613AR	199.03	1.11	18.98	204.31	nr	223.29
1200 mm x 900 mm; ref LECFR1209AFR	257.73	1.11	18.98	264.42	nr	283.40
1200 mm x 1050 mm; ref LECFR1210AFR	273.77	1.25	21.37	280.93	nr	302.30
1200 mm x 1200 mm; ref LECFR1212AFR	287.88	1.34	22.91	295.45	nr	318.36
1200 mm x 1350 mm; ref LECFR1213AFR	301.88	1.43	24.45	309.80	nr	334.25
1800 mm x 900 mm; ref LECFR1809AFAR	395.01	1.57	26.84	405.25	nr	432.10
1800 mm x 1050 mm; ref LECFR1810AFAR	418.37	1.62	27.70	429.19	nr	456.89
1800 mm x 1200 mm; ref LECFR1812AFAR	441.56	1.67	28.55	453.02	nr	481.58
1800 mm x 1350 mm; ref LECFR1813AFAR	462.94	1.76	30.09	474.94	nr	505.03
High performance double hung sash windows with glazing bars; factory glazed with low E 24mm double glazing; solid frames; 63 mm x 175 mm softwood sills; standard flush external linings; spiral spring balances and sash catch						
635 mm x 1050 mm; ref LESV0610B	321.45	1.85	31.63	329.74	nr	361.37
635 mm x 1350 mm; ref LESV0613B	355.88	2.04	34.88	365.09	nr	399.97
635 mm x 1650 mm; ref LESV0616B	401.86	2.27	38.81	412.27	nr	451.08
860 mm x 1050 mm; ref LESV0810B	368.25	2.13	36.42	377.70	nr	414.12
860 mm x 1350 mm; ref LESV0813B	410.76	2.41	41.20	421.34	nr	462.54
860 mm x 1650 mm; ref LESV0816B	476.83	2.78	47.53	489.12	nr	536.65
1085 mm x 1050 mm; ref LESV1010B	420.77	2.41	41.20	431.53	nr	472.74
1085 mm x 1350 mm; ref LESV1013B	475.56	2.78	47.53	487.75	nr	535.28
1085 mm x 1650 mm; ref LESV1016B	586.80	3.42	58.47	601.84	nr	660.31
1725 mm x 1050 mm; ref LESV1710B	616.39	3.42	58.47	632.11	nr	690.58
1725 mm x 1350 mm; ref LESV1713B	700.13	4.26	72.83	718.00	nr	790.83
1725 mm x 1650 mm; ref LESV1716B	835.64	4.35	74.37	856.96	nr	931.33
Add to the above material prices for full factory finish	-	-	-	27.68	%	-
<b>Standard windows; Jeld-Wen Hardwood or other equal and approved; factory applied preservative stain base coat</b>						
Side hung casement windows; factory glazed with low E 24mm double glazing; 45 mm x 140 mm hardwood sills; weather stripping; opening sashes on canopy hinges; fitted with fasteners; brown finish ironmongery						
630 mm x 750 mm; ref LEW107CH	189.60	0.88	15.05	194.52	nr	209.57
630 mm x 900 mm; ref LEW109CH	200.44	1.11	18.98	205.64	nr	224.62
630 mm x 900 mm; ref LEW109VH	221.51	0.88	15.05	227.24	nr	242.28
630 mm x 1050 mm; ref LEW2110VH	230.40	1.20	20.52	236.34	nr	256.86
915 mm x 900 mm; ref LEWN09WH	272.25	1.39	23.76	279.31	nr	303.07
915 mm x 1050 mm; ref LEWN10WH	283.01	1.48	25.30	290.39	nr	315.69
915 mm x 1200 mm; ref LEWN12WH	295.48	1.57	26.84	303.17	nr	330.01
915 mm x 1350 mm; ref LEWN13WH	307.66	1.67	28.55	315.66	nr	344.21
915 mm x 1550 mm; ref LEWN15WH	339.21	1.76	30.09	348.06	nr	378.15
1200 mm x 900 mm; ref LEW209CH	294.57	1.57	26.84	302.12	nr	328.96
1200 mm x 900 mm; ref LEW209WH	307.83	1.57	26.84	315.71	nr	342.56
1200 mm x 1050 mm; ref LEW210CH	306.34	1.67	28.55	314.18	nr	342.73
1200 mm x 1050 mm; ref LEW210WH	322.32	1.67	28.55	330.56	nr	359.12
1200 mm x 1200 mm; ref LEW212CH	333.76	1.80	30.77	342.35	nr	373.13
1200 mm x 1200 mm; ref LEW212WH	337.07	1.80	30.77	345.75	nr	376.52

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>L10 WINDOWS/ROOFLIGHTS/SCREENS/ LOUVRES – cont'd</b>						
<b>Standard windows; Jeld-Wen Hardwood or other equal and approved; factory applied preservative stain base coat – cont'd</b>						
Side hung casement windows – cont'd						
1200 mm x 1350 mm; ref LEW213WH	356.47	1.94	33.17	365.63	nr	<b>398.80</b>
1200 mm x 1550 mm; ref LEW215WH	397.35	2.04	34.88	407.52	nr	<b>442.40</b>
1770 mm x 1050 mm; ref LEW310CCH	467.96	2.08	35.56	479.96	nr	<b>515.53</b>
1770 mm x 1200 mm ; ref LEW312CCH	498.37	2.22	37.96	511.13	nr	<b>549.09</b>
2339 mm x 1200 mm; ref LEW412CMCH	643.78	2.41	41.20	660.24	nr	<b>701.44</b>
Top hung casement windows; factory glazed with low E 24mm double glazing; 45 mm x 140 mm hardwood sills; weather stripping; opening sashes on canopy hinges; fitted with fasteners; brown finish ironmongery						
630 mm x 900 mm; ref LEW109AH	211.57	0.88	15.05	217.04	nr	<b>232.09</b>
630 mm x 1050 mm; ref LEW110AH	221.94	1.20	20.52	227.73	nr	<b>248.25</b>
915 mm x 900 mm; ref LEW2N09AH	273.46	1.39	23.76	280.48	nr	<b>304.24</b>
915 mm x 1050 mm; ref LEW2N10AH	288.86	1.48	25.30	296.32	nr	<b>321.63</b>
915 mm x 1350 mm; ref LEW2N13ASH	332.81	1.67	28.55	341.44	nr	<b>369.99</b>
1200 mm x 1050 mm; ref LEW210AH	329.54	1.57	26.84	338.03	nr	<b>364.87</b>
1200 mm x 1350 mm; ref LEW213ASH	398.48	1.67	28.55	408.69	nr	<b>437.24</b>
1770 mm x 1050 mm; ref LEW310AEH	434.03	1.80	30.77	445.19	nr	<b>475.96</b>
<b>Purpose made double hung sash windows; "treated" wrought softwood</b>						
Cased frames of 100 mm x 25 mm grooved inner linings; 114 mm x 25 mm grooved outer linings; 125 mm x 38 mm twice rebated head linings; 125 mm x 32 mm twice rebated grooved pulley stiles; 150 mm x 13 mm linings; 50 mm x 19 mm parting slips; 25 mm x 19 mm inside beads; 150 mm x 75 mm Oak twice sunk weathered throated sill; 50 mm thick rebated and moulded sashes; moulded horns over 1.25 m <sup>2</sup> each; both sashes in medium panes; including spiral spring balances						
	386.38	2.08	35.56	463.36	m <sup>2</sup>	<b>498.92</b>
As above but with cased mullions	439.18	2.31	39.49	517.48	m <sup>2</sup>	<b>556.98</b>
<b>Purpose made double hung sash windows; selected Sapele</b>						
Cased frames of 100 mm x 25 mm grooved inner linings; 114 mm x 25 mm grooved outer linings; 125 mm x 38 mm twice rebated head linings; 125 mm x 32 mm twice rebated grooved pulley stiles; 150 mm x 13 mm linings; 50 mm x 19 mm parting slips; 25 mm x 19 mm inside beads; 150 mm x 75 mm Oak twice sunk weathered throated sill; 50 mm thick rebated and moulded sashes; moulded horns over 1.25 m <sup>2</sup> each; both sashes in medium panes; including spiral sash balances						
	426.56	2.78	47.53	504.55	m <sup>2</sup>	<b>552.08</b>
As above but with cased mullions	457.71	3.08	52.66	536.47	m <sup>2</sup>	<b>589.13</b>

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Clements 'EB24' range of factory finished steel fixed light; casement and fanlight windows and doors; with a U-value of 2.0 W/m<sup>2</sup>K (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</b>						
Basic fixed light including easy-glaze ali snap-on beads						
508 mm x 292 mm	128.70	2.00	56.58	132.04	nr	<b>188.62</b>
508 mm x 457 mm	140.40	2.00	56.58	144.03	nr	<b>200.61</b>
508 mm x 628 mm	152.10	2.00	56.58	156.09	nr	<b>212.67</b>
508 mm x 923 mm	175.50	2.00	56.58	180.13	nr	<b>236.71</b>
508 mm x 1218 mm	198.90	2.50	70.72	204.18	nr	<b>274.90</b>
Basic'Tilt and Turn' window; including easy-glaze ali snap-on beads						
508 mm x 292 mm	304.20	2.00	56.58	311.93	nr	<b>368.51</b>
508 mm x 457 mm	315.90	2.00	56.58	323.92	nr	<b>380.50</b>
508 mm x 628 mm	327.60	2.00	56.58	335.97	nr	<b>392.55</b>
508 mm x 923 mm; including fixed light	386.10	2.00	56.58	396.00	nr	<b>452.58</b>
508 mm x 1218 mm; including fixed light	409.50	2.50	70.72	420.04	nr	<b>490.77</b>
Basic casement; including easy-glaze ali snap-on beads						
508 mm x 628 mm	362.70	2.00	56.58	371.95	nr	<b>428.53</b>
508 mm x 923 mm	386.10	2.00	56.58	396.00	nr	<b>452.58</b>
508 mm x 1218 mm	409.50	2.50	70.72	420.04	nr	<b>490.77</b>
Double door						
1143 mm x 2057 mm	2293.20	3.50	99.02	2350.96	nr	<b>2449.97</b>
Extra over for						
pressed steel sills; to suit above windows	35.10	0.50	8.55	36.04	m	<b>44.59</b>
G + bar	70.20	-	-	71.95	m	-
simulated leaded light	70.20	-	-	71.95	m	-
<b>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</b>						
Casement/fixed light; including e.p.d.m. glazing gaskets and weather seals						
630 mm x 900 mm; ref P109C	56.81	1.25	35.36	58.48	nr	<b>93.84</b>
630 mm x 1200 mm; ref P112V	38.30	1.50	42.44	39.56	nr	<b>82.00</b>
1200 mm x 1200 mm; ref P212C	102.37	1.75	49.51	105.30	nr	<b>154.81</b>
1770 mm x 1200 mm; ref P312CC	194.13	2.00	56.58	199.35	nr	<b>255.93</b>
Casement/fixed light; including vents; e.p.d.m. glazing gaskets and weather seals						
630 mm x 900 mm; ref P109V	32.14	1.25	35.36	33.19	nr	<b>68.55</b>
630 mm x 1200 mm; ref P112C	64.77	1.50	42.44	66.70	nr	<b>109.13</b>
1200 mm x 1200 mm; ref P212W	59.86	1.75	49.51	61.72	nr	<b>111.23</b>
1200 mm x 1200 mm; ref P212CV	103.58	1.75	49.51	106.54	nr	<b>156.05</b>
1770 mm x 1200 mm; ref P312WW	137.03	2.00	56.58	140.82	nr	<b>197.40</b>
1770 mm x 1200 mm; ref P312CV	128.57	2.00	56.58	132.15	nr	<b>188.73</b>



## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>L10 WINDOWS/ROOFLIGHTS/SCREENS/ LOUVRES – cont'd</b>						
<b>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</b>						
Casement/fixed light; including e.p.d.m. glazing gaskets and weather seals						
630 mm x 900 mm; ref P109C	56.81	2.50	70.72	58.48	nr	<b>129.20</b>
630 mm x 1200 mm; ref P112V	38.30	2.50	70.72	39.56	nr	<b>110.29</b>
1200 mm x 1200 mm; ref P212C	102.37	3.00	84.87	105.30	nr	<b>190.17</b>
1770 mm x 1200 mm; ref P312CC	194.13	3.25	91.94	199.35	nr	<b>291.29</b>
Casement/fixed light; including vents; e.p.d.m. glazing gaskets and weather seals						
630 mm x 900 mm; ref P109V	32.14	2.50	70.72	33.19	nr	<b>103.91</b>
630 mm x 1200 mm; ref P112C	64.77	2.75	77.80	66.70	nr	<b>144.49</b>
1200 mm x 1200 mm; ref P212W	59.86	3.00	84.87	61.72	nr	<b>146.59</b>
1200 mm x 1200 mm; ref P212CV	103.58	3.00	84.87	106.54	nr	<b>191.41</b>
1770 mm x 1200 mm; ref P312WW	137.03	3.25	91.94	140.82	nr	<b>232.77</b>
1770 mm x 1200 mm; ref P312CV	128.57	3.25	91.94	132.15	nr	<b>224.10</b>
<b>Aluminium windows; Schuco AWS 50 (or similar) proprietary system or equal and approved</b>						
Polyester powder coated solid colour matt finish or natural anodised window system of glass sealed units with 6.4mm low E coated laminated inner pane, air filled cavity and 6mm 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 <sup>2</sup>	<b>450.00</b>
Punched hole windows fixing into prepared apertures by others	-	-	-	-	m <sup>2</sup>	<b>500.00</b>
Extra over for						
1.25 m wide x 1.5 m high opening vents, assuming tilt and turn operation	-	-	-	-	m <sup>2</sup>	<b>150.00</b>
neutral selective high performance coating in lieu of low E, for assisting in solar control	-	-	-	-	m <sup>2</sup>	<b>30.00</b>
outer glass pane to be toughened and heat soak tested or heat strengthened in lieu of annealed	-	-	-	-	m <sup>2</sup>	<b>20.00</b>
inner laminated glass to be toughened and heat soak tested laminated, or heat strengthened laminated	-	-	-	-	m <sup>2</sup>	<b>40.00</b>
<b>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)</b>						
Roof windows						
550 mm x 780 mm; ref GGL-3073-C02	165.00	1.85	31.63	169.32	nr	<b>200.95</b>
550 mm x 980 mm; ref GGL-3073-C04	176.25	2.08	35.56	180.86	nr	<b>216.42</b>
660 mm x 1180 mm; ref GGL-3073-F06	206.25	2.31	39.49	211.65	nr	<b>251.14</b>

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
780 mm x 980 mm; ref GGL-3073-M04	195.00	2.31	39.49	200.11	nr	<b>239.61</b>
780 mm x 1180 mm; ref GGL-3073-M06	217.50	2.78	47.53	223.30	nr	<b>270.83</b>
780 mm x 1400 mm; ref GGL-3073-M08	228.75	2.31	39.49	234.79	nr	<b>274.28</b>
940 mm x 1600 mm; ref GGL-3073-P10	273.75	2.78	47.53	280.95	nr	<b>328.48</b>
1140 mm x 1180 mm; ref GGL-3073-S06	258.75	2.78	47.53	265.58	nr	<b>313.11</b>
1340 mm x 980 mm; ref GGL-3073-U04	262.50	2.78	47.53	269.42	nr	<b>316.95</b>
<b>Rooflights, skylights, roof windows and frames; uPVC; plugged and screwed to concrete; or screwed to timber</b>						
Rooflight; Cox "Suntube" range or other equal and approved; double skin polycarbonate dome 230 mm dia.; for flat roof using felt or membrane	196.52	2.50	42.74	201.84	nr	<b>244.58</b>
230 mm dia.; for up to 30 degree pitch roof with standard tiles	196.52	3.00	51.29	201.76	nr	<b>253.06</b>
230 mm dia.; for up to 30 degree pitch roof with bold roll tiles	211.69	3.00	51.29	217.35	nr	<b>268.64</b>
Rooflight; Cox "Galaxy" range or other equal and approved; double skin polycarbonate dome 600 mm x 600 mm	88.87	1.50	25.65	91.31	nr	<b>116.96</b>
900 mm x 900 mm	164.01	1.75	29.92	168.40	nr	<b>198.32</b>
1200 mm x 1200 mm	251.43	2.00	34.19	258.08	nr	<b>292.28</b>
Rooflight; Cox "Trade" range or other equal and approved; double skin polycarbonate dome on 150mm PVCU upstand 630 mm x 630 mm	195.07	2.00	34.19	200.21	nr	<b>234.40</b>
930 mm x 930 mm	307.06	2.25	38.47	315.07	nr	<b>353.54</b>
1230 mm x 1230 mm	434.94	2.50	42.74	446.22	nr	<b>488.97</b>
Rooflight; Cox "2000" range or other equal and approved; double skin polycarbonate dome on 235mm PVCU upstand 900 mm x 900 mm	778.13	2.50	42.74	797.84	nr	<b>840.59</b>
1200 mm x 1200 mm	1068.58	3.00	51.29	1095.59	nr	<b>1146.88</b>
<b>Louvres, Brise Soleils and frames; polyester powder coated aluminium; fixing in position including brackets</b>						
Louvre; Levolux or other equal and approved; 5 rows of 400 aerofins set in steel plate frame 6700 mm x 2200 mm (14.75 m <sup>2</sup> overall)	-	-	-	-	m <sup>2</sup>	<b>285.00</b>
Brise Soleil; Levolux or other equal and approved; on galvanised steel cantilever beams and runners 1000 mm deep	-	-	-	-	m	<b>380.01</b>
<b>L20 DOORS/SHUTTERS/HATCHES</b>						
<b>Doors; standard matchboarded; wrought softwood</b>						
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 x 1981mm	160.05	1.67	28.55	164.05	nr	<b>192.60</b>
838 mm x 1981mm	160.05	1.67	28.55	164.05	nr	<b>192.60</b>
<b>Doors; standard flush; softwood composition</b>						
Flush door; internal quality; skeleton or cellular core; hardboard faced both sides; lipped on two long edges; Jeld-Wen "Silverwood" or other equal and approved 457 mm x 1981 mm x 35 mm	27.54	1.16	19.83	28.22	nr	<b>48.06</b>

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>L20 DOORS/SHUTTERS/HATCHES – cont'd</b>						
<b>Doors; standard flush; softwood composition – cont'd</b>						
Flush door – cont'd						
533 mm x 1981 mm x 35 mm	27.54	1.16	19.83	28.22	nr	48.06
610 mm x 1981 mm x 35 mm	27.54	1.16	19.83	28.22	nr	48.06
686 mm x 1981 mm x 35 mm	27.54	1.16	19.83	28.22	nr	48.06
762 mm x 1981 mm x 35 mm	27.54	1.16	19.83	28.22	nr	48.06
838 mm x 1981 mm x 35 mm	28.78	1.16	19.83	29.50	nr	49.33
626 mm x 2040 mm x 40 mm	28.78	1.16	19.83	29.50	nr	49.33
726 mm x 2040 mm x 40 mm	28.78	1.16	19.83	29.50	nr	49.33
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 x 1981 mm x 35 mm	27.04	1.16	19.83	27.71	nr	47.54
533 mm x 1981 mm x 35 mm	27.04	1.16	19.83	27.71	nr	47.54
610 mm x 1981 mm x 35 mm	27.04	1.16	19.83	27.71	nr	47.54
686 mm x 1981 mm x 35 mm	27.04	1.16	19.83	27.71	nr	47.54
762 mm x 1981 mm x 35 mm	27.04	1.16	19.83	27.71	nr	47.54
838 mm x 1981 mm x 35 mm	29.85	1.16	19.83	30.60	nr	50.43
526 mm x 2040 mm x 40 mm	28.16	1.16	19.83	28.86	nr	48.69
626 mm x 2040 mm x 40 mm	28.16	1.16	19.83	28.86	nr	48.69
726 mm x 2040 mm x 40 mm	28.16	1.16	19.83	28.86	nr	48.69
826 mm x 2040 mm x 40 mm	32.10	1.16	19.83	32.90	nr	52.73
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 x 1981 mm x 35 mm	43.76	1.25	21.37	44.85	nr	66.23
533 mm x 1981 mm x 35 mm	43.76	1.25	21.37	44.85	nr	66.23
610 mm x 1981 mm x 35 mm	43.76	1.25	21.37	44.85	nr	66.23
686 mm x 1981 mm x 35 mm	43.76	1.25	21.37	44.85	nr	66.23
762 mm x 1981 mm x 35 mm	43.76	1.25	21.37	44.85	nr	66.23
838 mm x 1981 mm x 35 mm	47.30	1.25	21.37	48.49	nr	69.86
526 mm x 2040 mm x 40 mm	45.56	1.25	21.37	46.70	nr	68.07
626 mm x 2040 mm x 40 mm	45.56	1.25	21.37	46.70	nr	68.07
726 mm x 2040 mm x 40 mm	45.56	1.25	21.37	46.70	nr	68.07
826 mm x 2040 mm x 40 mm	48.55	1.25	21.37	49.76	nr	71.13
Flush door; half-hour fire resisting (FD30); hardboard faced both sides; Jeld-Wen "Silverwood" or other equal and approved						
762 mm x 1981 mm x 44 mm	46.52	1.62	27.70	47.68	nr	75.38
838 mm x 1981 mm x 44 mm	48.38	1.62	27.70	49.58	nr	77.28
726 mm x 2040 mm x 44 mm	48.38	1.62	27.70	49.58	nr	77.28
826 mm x 2040 mm x 44 mm	48.99	1.62	27.70	50.22	nr	77.92
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 x 1981 mm x 44 mm	38.30	1.62	27.70	39.25	nr	66.95
686 mm x 1981 mm x 44 mm	38.30	1.62	27.70	39.25	nr	66.95
762 mm x 1981 mm x 44 mm	38.30	1.62	27.70	39.25	nr	66.95
838 mm x 1981 mm x 44 mm	41.11	1.62	27.70	42.14	nr	69.83
526 mm x 2040 mm x 44 mm	39.42	1.62	27.70	40.41	nr	68.10
626 mm x 2040 mm x 44 mm	39.42	1.62	27.70	40.41	nr	68.10
726 mm x 2040 mm x 44 mm	39.42	1.62	27.70	40.41	nr	68.10
826 mm x 2040 mm x 44 mm	45.05	1.62	27.70	46.18	nr	73.87

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
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 x 1981 mm x 44 mm	61.77	1.71	29.24	63.32	nr	92.56
686 mm x 1981 mm x 44 mm	61.77	1.71	29.24	63.32	nr	92.56
762 mm x 1981 mm x 44 mm	61.77	1.71	29.24	63.32	nr	92.56
838 mm x 1981 mm x 44 mm	66.63	1.71	29.24	68.29	nr	97.53
726 mm x 2040 mm x 44 mm	63.58	1.71	29.24	65.17	nr	94.41
826 mm x 2040 mm x 44 mm	68.42	1.71	29.24	70.13	nr	99.37
Flush door; half-hour fire resisting; chipboard for painting; hardwood lipping two long edges; "Leaderflush" type B30 or other equal and approved;						
526 mm x 2040 mm x 44 mm	110.55	1.71	29.24	114.73	nr	143.97
626 mm x 2040 mm x 44 mm	112.21	1.71	29.24	116.45	nr	145.69
726 mm x 2040 mm x 44 mm	113.34	1.71	29.24	117.62	nr	146.86
826 mm x 2040 mm x 44 mm	114.15	1.71	29.24	118.47	nr	147.71
Flush door; half-hour fire resisting; American light oak veneer; hardwood lipping all edges; "Leaderflush" type B30 or other equal and approved;						
526 mm x 2040 mm x 44 mm	128.51	1.71	29.24	133.37	nr	162.61
626 mm x 2040 mm x 44 mm	132.09	1.71	29.24	137.08	nr	166.32
726 mm x 2040 mm x 44 mm	134.56	1.71	29.24	139.65	nr	168.88
826 mm x 2040 mm x 44 mm	137.87	1.71	29.24	143.09	nr	172.32
Flush door; one-hour fire resisting; Iroko veneer; hardwood lipping all edges; Leaderflush" type B60 or other equal and approved; including groove and "Leaderseal" intumescent strip						
457 mm x 1981 mm x 54 mm	163.98	1.94	33.17	170.18	nr	203.35
533 mm x 1981 mm x 54 mm	179.53	1.94	33.17	186.32	nr	219.49
610 mm x 1981 mm x 54 mm	182.21	1.94	33.17	189.10	nr	222.27
686 mm x 1981 mm x 54 mm	185.55	1.94	33.17	192.57	nr	225.74
762 mm x 1981 mm x 54 mm	189.19	1.94	33.17	196.34	nr	229.51
838 mm x 1981 mm x 54 mm	192.78	1.94	33.17	200.07	nr	233.24
526 mm x 2040 mm x 54 mm	179.71	1.94	33.17	186.50	nr	219.67
626 mm x 2040 mm x 54 mm	183.21	1.94	33.17	190.14	nr	223.31
726 mm x 2040 mm x 54 mm	188.65	1.94	33.17	195.79	nr	228.95
826 mm x 2040 mm x 54 mm	193.06	1.94	33.17	200.36	nr	233.53
Flush door; external quality; skeleton or cellular core; plywood faced both sides; lipped on all four edges						
762 mm x 1981 mm x 54 mm	38.20	1.62	27.70	39.16	nr	66.85
838 mm x 1981 mm x 54 mm	42.13	1.62	27.70	43.18	nr	70.88
Flush door; half-hour fire resisting; external quality with Georgian wired standard glass opening; skeleton or cellular core; plywood faced both sides; lipped on all four edges; including glazing beads						
762 mm x 1981 mm x 54 mm	214.03	1.62	27.70	219.38	nr	247.07
838 mm x 1981 mm x 54 mm	218.52	1.62	27.70	223.98	nr	251.68
<b>Doors; purpose made panelled; wrought softwood</b>						
Panelled doors; one open panel for glass; including glazing beads						
686 mm x 1981 mm x 44 mm	89.86	1.62	27.70	92.10	nr	119.80
762 mm x 1981 mm x 44 mm	90.60	1.62	27.70	92.87	nr	120.57
838 mm x 1981 mm x 44 mm	91.35	1.62	27.70	93.64	nr	121.33
Panelled doors; two open panel for glass; including glazing beads						
686 mm x 1981 mm x 44 mm	125.64	1.62	27.70	128.78	nr	156.47
762 mm x 1981 mm x 44 mm	126.72	1.62	27.70	129.89	nr	157.59
838 mm x 1981 mm x 44 mm	127.80	1.62	27.70	131.00	nr	158.70

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>L20 DOORS/SHUTTERS/HATCHES – cont'd</b>						
<b>Doors; purpose made panelled; wrought softwood</b>						
– cont'd						
Panelled doors; four 19 mm thick plywood panels; mouldings worked on solid both sides						
686 mm x 1981 mm x 44 mm	190.78	1.62	27.70	195.55	nr	<b>223.25</b>
762 mm x 1981 mm x 44 mm	193.25	1.62	27.70	198.08	nr	<b>225.78</b>
838 mm x 1981 mm x 44 mm	195.72	1.62	27.70	200.61	nr	<b>228.31</b>
Panelled doors; six 25 mm thick panels raised and fielded; mouldings worked on solid both sides						
686 mm x 1981 mm x 44 mm	351.04	1.94	33.17	359.82	nr	<b>392.99</b>
762 mm x 1981 mm x 44 mm	354.55	1.94	33.17	363.41	nr	<b>396.58</b>
838 mm x 1981 mm x 44 mm	358.05	1.94	33.17	367.00	nr	<b>400.17</b>
rebated edges beaded	-	-	-	2.16	m	-
rounded edges or heels	-	-	-	0.49	m	-
weatherboard fixed to bottom rail	-	0.23	3.93	7.68	m	<b>11.62</b>
stopped groove for weatherboard	-	-	-	2.46	m	-
<b>Doors; purpose made panelled; selected Sapele</b>						
Panelled doors; one open panel for glass; including glazing beads						
686 mm x 1981 mm x 44 mm	123.68	2.31	39.49	126.77	nr	<b>166.26</b>
762 mm x 1981 mm x 44 mm	125.35	2.31	39.49	128.48	nr	<b>167.98</b>
838 mm x 1981 mm x 44 mm	127.04	2.31	39.49	130.21	nr	<b>169.71</b>
686 mm x 1981 mm x 57 mm	132.20	2.54	43.43	135.50	nr	<b>178.93</b>
762 mm x 1981 mm x 57 mm	134.19	2.54	43.43	137.54	nr	<b>180.97</b>
838 mm x 1981 mm x 57 mm	136.17	2.54	43.43	139.58	nr	<b>183.00</b>
Panelled doors; 250 mm wide cross tongued intermediate rail; two open panels for glass; mouldings worked on the solid one side; 19 mm x 13 mm beads one side; fixing with brass cups and screws						
686 mm x 1981 mm x 44 mm	189.08	2.31	39.49	193.81	nr	<b>233.30</b>
762 mm x 1981 mm x 44 mm	192.27	2.31	39.49	197.08	nr	<b>236.57</b>
838 mm x 1981 mm x 44 mm	201.62	2.31	39.49	206.66	nr	<b>246.16</b>
686 mm x 1981 mm x 57 mm	201.62	2.54	43.43	206.66	nr	<b>250.09</b>
762 mm x 1981 mm x 57 mm	205.39	2.54	43.43	210.52	nr	<b>253.95</b>
838 mm x 1981 mm x 57 mm	209.26	2.54	43.43	214.50	nr	<b>257.92</b>
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 x 1981 mm x 44 mm	265.69	2.31	39.49	272.33	nr	<b>311.82</b>
762 mm x 1981 mm x 44 mm	286.41	2.31	39.49	293.57	nr	<b>333.06</b>
838 mm x 1981 mm x 44 mm	300.57	2.31	39.49	308.08	nr	<b>347.58</b>
686 mm x 1981 mm x 57 mm	271.06	2.54	43.43	277.84	nr	<b>321.27</b>
762 mm x 1981 mm x 57 mm	293.49	2.54	43.43	300.83	nr	<b>344.26</b>
838 mm x 1981 mm x 57 mm	276.44	2.54	43.43	283.35	nr	<b>326.78</b>
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 x 1981 mm x 44 mm	453.56	2.31	39.49	464.90	nr	<b>504.39</b>
762 mm x 1981 mm x 44 mm	500.52	2.31	39.49	513.04	nr	<b>552.53</b>
838 mm x 1981 mm x 44 mm	510.03	2.31	39.49	522.78	nr	<b>562.27</b>
686 mm x 1981 mm x 57 mm	482.97	2.54	43.43	495.05	nr	<b>538.47</b>
762 mm x 1981 mm x 57 mm	532.55	2.54	43.43	545.87	nr	<b>589.29</b>
838 mm x 1981 mm x 57 mm	544.68	2.54	43.43	558.29	nr	<b>601.72</b>

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
rebated edges beaded	-	-	-	2.80	m	-
rounded edges or heels	-	-	-	0.74	m	-
weatherboard fixed to bottom rail	-	0.31	5.30	10.56	m	15.86
stopped groove for weatherboard	-	-	-	2.60	m	-
<b>Doors; galvanised steel "up and over" type garage doors; Catnic "Horizon 90" or other equal and approved; spring counter balanced; fixed to timber frame (not included)</b>						
Garage door						
2135 mm x 1980 mm	221.00	3.70	63.26	226.76	nr	290.02
2135 mm x 2135 mm	253.50	3.70	63.26	260.08	nr	323.34
2400 mm x 2135 mm	321.75	3.70	63.26	330.07	nr	393.33
3965 mm x 2135 mm	841.75	5.55	94.89	863.35	nr	958.24
<b>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</b>						
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 x 65 mm hardwood frame; polyester coated standard ironmongery; weather stripping all round; low projecting aluminium threshold; plugging; screwing						
for 980 mm x 2100 mm structural opening; single door sets; panic bolt	-	-	-	-	nr	1469.08
for 1830 mm x 2100 mm structural opening; double door sets; panic bolt	-	-	-	-	nr	2486.14
<b>Doorsets; galvanised steel IG "Weatherbeater Original" door and frame units or other equal and approved; treated softwood frame, primed hardwood sill; fixing in position; plugged and screwed to brickwork or blockwork</b>						
Door and frame						
762 mm x 1981 mm; ref IGD01	130.19	2.78	47.53	133.69	nr	181.21
<b>Doorsets; steel security door and frame; Hormann or other equal and approved; including ironmongery, weather seals and all necessary fixing accessories</b>						
Hormann ref E55-1 door set.						
To suit structural opening 1100 x 2105 mm; fire rating 30 minutes; acoustic rating 38dB; including stainless steel ironmongery	-	-	-	-	nr	1928.28
To suit structural opening 2000 x 2105 mm; fire rating 30 minutes; acoustic rating 38dB; including stainless steel ironmongery	-	-	-	-	nr	2864.88
<b>Doorsets; steel door and frame units; Jandor Architectural Ltd or other equal and approved; polyester powder coated; ironmongery</b>						
Single action door set; "Metset MD01" doors and "Metset MF" frames						
900 mm x 2100 mm	-	-	-	-	nr	1828.18
pair 1800 mm x 2100 mm	-	-	-	-	nr	2525.41

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>L20 DOORS/SHUTTERS/HATCHES – cont'd</b>						
<b>Doorsets; steel bullet-resistant door and frame units; Wormald Doors or other equal and approved; Medite laquered panels; ironmongery</b>						
Door and frame 1000 mm x 2060mm overall; fixed to masonry	-	-	-	-	nr	4302.44
<b>Insulated rolling shutters; Bolton Gate Company Ltd or other equal and approved; electrically operated, self-coiling; galvanised finish; fixing by bolting</b>						
Shutters						
2400 mm x 2400 mm clear opening	-	-	-	-	nr	2956.10
3000 mm x 3000 mm clear opening	-	-	-	-	nr	3437.85
4300 mm x 4200 mm clear opening	-	-	-	-	nr	4443.38
<b>Rolling shutters and collapsible gates; steel counter shutters; Bolton Brady Ltd or other equal and approved; push-up, self-coiling; polyester power coated; fixing by bolting</b>						
Shutters						
3000 mm x 1000 mm	-	-	-	-	nr	1204.81
4000 mm x 1000 mm; in two panels	-	-	-	-	nr	2095.33
<b>Rolling shutters and collapsible gates; galvanised steel; one hour fire resisting; self-coiling; activated by fusible link; fixing with bolts</b>						
Rolling shutters and collapsible gates						
1000 mm x 2750 mm	-	-	-	-	nr	1440.54
1500 mm x 2750 mm	-	-	-	-	nr	1512.57
2400 mm x 2750 mm	-	-	-	-	nr	1787.58
<b>Translucent GRP stacking door; Envirolite; electrically operated; Envirodoor Ltd; fully enclosed aluminium track system with SAA finish; manual over-ride, lock interlock, stop and return safety cage, "deadmans" down button, anti-flip device, photo-electric cell and beam deflectors; fixing by bolting; standard panel finishes</b>						
Stacking doors						
HT40 stacking door 2500 mm x 3000 mm; 40mm thick x 500mm high translucent panels	-	-	-	-	nr	5022.50
HT40 stacking door 4500 mm x 6000 mm; 40mm thick x 500mm high translucent panels	-	-	-	-	nr	9327.50
HT60-N stacking door 6000 mm x 6000 mm: 60mm thick x 500mm high translucent panels	-	-	-	-	nr	13222.50
HT60-H stacking door 7000 mm x 8000 mm: 60mm thick x 1000mm high translucent panels	-	-	-	-	nr	20602.50
HT80-400 stacking door 10000 mm x 10000 mm; 80mm thick x 1000mm high translucent panels	-	-	-	-	nr	48380.00

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>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</b>						
Patio doors						
1800 mm x 2100 mm; ref PF1821	1509.50	2.31	39.49	1547.97	nr	<b>1587.47</b>
2400 m x 2100 mm; ref PF2421	1811.40	2.78	47.53	1857.42	nr	<b>1904.95</b>
2700 mm x 2100 mm; ref PF2721	2012.67	3.24	55.39	2063.72	nr	<b>2119.12</b>
<b>Grilles; "Galaxy" nylon rolling counter grille or other equal and approved; Bolton Brady Ltd; colour, off-white; self-coiling; fixing by bolting</b>						
Grilles						
3000 mm x 1000 mm	-	-	-	-	nr	<b>902.45</b>
4000 mm x 1000 mm	-	-	-	-	nr	<b>1359.12</b>
<b>Sliding/folding partitions; Alco Beldan Ltd or equal and approved</b>						
Sliding/folding partitions						
ref. NW100 Moveable Wall; 5000 mm (wide) x 2495 mm (high) comprising 4 nr. 954 mm (wide) standard panels and 1 nr. 954 mm (wide) telescopic panel; sealing; fixing						
-	-	-	-	-	nr	<b>8082.13</b>
<b>External softwood door frame composite standard joinery sets</b>						
External door frame composite set; 56 mm x 78mm wide (finished); for external doors						
762 mm x 1981 mm x 44mm	32.42	0.75	12.82	33.48	nr	<b>46.30</b>
813 mm x 1981 mm x 44mm	32.66	0.75	12.82	33.72	nr	<b>46.54</b>
838 mm x 1981 mm x 44mm	32.66	0.75	12.82	33.72	nr	<b>46.54</b>
External door frame composite set; 56 mm x 78mm wide (finished); with 45 mm x 140 mm (finished) hardwood cill; for external doors						
686 mm x 1981 mm x 44mm	48.02	1.00	17.10	49.47	nr	<b>66.56</b>
762 mm x 1981 mm x 44mm	49.53	1.00	17.10	51.01	nr	<b>68.11</b>
838 mm x 1981 mm x 44mm	51.52	1.00	17.10	53.05	nr	<b>70.15</b>
826 mm x 2040 mm x 44mm	53.08	1.00	17.10	54.65	nr	<b>71.74</b>
<b>Internal white foiled moisture-resistant MDF door lining composite standard joinery set</b>						
22 mm x 77mm wide (finished) set; with loose stops; for internal doors						
610 mm x 1981 mm x 35mm	13.62	0.70	11.97	14.20	nr	<b>26.17</b>
686 mm x 1981 mm x 35mm	13.60	0.70	11.97	14.19	nr	<b>26.15</b>
762 mm x 1981 mm x 35mm	13.60	0.70	11.97	14.19	nr	<b>26.15</b>
838 mm x 1981 mm x 35mm	18.49	0.70	11.97	19.20	nr	<b>31.17</b>
864 mm x 1981 mm x 35mm	14.24	0.70	11.97	14.84	nr	<b>26.81</b>
22 mm x 150mm wide (finished) set; with loose stops; for internal doors						
610 mm x 1981 mm x 35mm	17.64	0.70	11.97	18.33	nr	<b>30.29</b>
686 mm x 1981 mm x 35mm	17.64	0.70	11.97	18.33	nr	<b>30.29</b>
762 mm x 1981 mm x 35mm	17.64	0.70	11.97	18.33	nr	<b>30.29</b>
838 mm x 1981 mm x 35mm	18.49	0.70	11.97	19.20	nr	<b>31.17</b>
864 mm x 1981 mm x 35mm	18.49	0.70	11.97	19.20	nr	<b>31.17</b>



## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>L20 DOORS/SHUTTERS/HATCHES – cont'd</b>						
<b>Door frames and door linings, sets; purpose made; wrought softwood</b>						
Jambs and heads; as linings						
32 mm x 63 mm	-	0.16	2.74	5.33	m	8.07
32 mm x 100 mm	-	0.16	2.74	6.00	m	8.74
32 mm x 140 mm	-	0.16	2.74	6.41	m	9.14
Jambs and heads; as frames; rebated, rounded and grooved						
44 mm x 75 mm	-	0.16	2.74	8.57	m	11.30
44 mm x 100 mm	-	0.16	2.74	9.22	m	11.95
44 mm x 115 mm	-	0.16	2.74	9.28	m	12.01
44 mm x 140 mm	-	0.19	3.25	9.72	m	12.97
57 mm x 100 mm	-	0.19	3.25	9.86	m	13.11
57 mm x 125 mm	-	0.19	3.25	10.41	m	13.66
69 mm x 88 mm	-	0.19	3.25	10.03	m	13.27
69 mm x 100 mm	-	0.19	3.25	10.75	m	14.00
69 mm x 125 mm	-	0.20	3.42	11.41	m	14.83
69 mm x 150 mm	-	0.20	3.42	12.08	m	15.50
94 mm x 100 mm	-	0.23	3.93	16.28	m	20.21
94 mm x 150 mm	-	0.23	3.93	18.98	m	22.91
Mullions and transoms; in linings						
32 mm x 63 mm	-	0.11	1.88	7.08	m	8.96
32 mm x 100 mm	-	0.11	1.88	7.75	m	9.64
32 mm x 140 mm	-	0.11	1.88	8.09	m	9.97
Mullions and transoms; in frames; twice rebated, rounded and grooved						
44 mm x 75 mm	-	0.11	1.88	10.73	m	12.61
44 mm x 100 mm	-	0.11	1.88	11.18	m	13.06
44 mm x 115 mm	-	0.11	1.88	11.18	m	13.06
44 mm x 140 mm	-	0.13	2.22	11.62	m	13.84
57 mm x 100 mm	-	0.13	2.22	11.76	m	13.98
57 mm x 125 mm	-	0.13	2.22	12.31	m	14.53
69 mm x 88 mm	-	0.13	2.22	11.62	m	13.84
69 mm x 100 mm	-	0.13	2.22	12.29	m	14.52
Add 5% to the above material prices for selected softwood for staining						
<b>Door frames and door linings, sets; purpose made; medium density fireboard</b>						
Jambs and heads; as linings						
18 mm x 126 mm	-	0.16	2.74	6.41	m	9.14
22 mm x 126 mm	-	0.16	2.74	6.64	m	9.38
25mm x 126 mm	-	0.16	2.74	6.78	m	9.52
<b>Door frames and door linings, sets; purpose made; selected Sapele</b>						
Jambs and heads; as linings						
32 mm x 63 mm	8.01	0.21	3.59	8.27	m	11.86
32 mm x 100 mm	9.89	0.21	3.59	10.20	m	13.79
32 mm x 140 mm	10.83	0.21	3.59	11.22	m	14.81
Jambs and heads; as frames; rebated, rounded and grooved						
44 mm x 75 mm	13.12	0.21	3.59	13.51	m	17.10
44 mm x 100 mm	14.95	0.21	3.59	15.38	m	18.97
44 mm x 115 mm	15.45	0.21	3.59	15.96	m	19.55
44 mm x 140 mm	16.19	0.25	4.27	16.72	m	20.99
57 mm x 100 mm	16.55	0.25	4.27	17.09	m	21.37

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
57 mm x 125 mm	18.11	0.25	4.27	18.69	m	<b>22.96</b>
69 mm x 88 mm	16.54	0.25	4.27	17.01	m	<b>21.28</b>
69 mm x 100 mm	18.39	0.25	4.27	18.98	m	<b>23.25</b>
69 mm x 125 mm	20.25	0.28	4.79	20.88	m	<b>25.67</b>
69 mm x 150 mm	22.11	0.28	4.79	22.78	m	<b>27.57</b>
94 mm x 100 mm	25.82	0.28	4.79	26.59	m	<b>31.38</b>
94 mm x 150 mm	31.68	0.28	4.79	32.59	m	<b>37.38</b>
<b>Mullions and transoms; in linings</b>						
32 mm x 63 mm	10.05	0.15	2.56	10.30	m	<b>12.86</b>
32 mm x 100 mm	11.93	0.15	2.56	12.22	m	<b>14.79</b>
32 mm x 140 mm	12.87	0.15	2.56	13.19	m	<b>15.75</b>
<b>Mullions and transoms; in frames; twice rebated, rounded and grooved</b>						
44 mm x 75 mm	16.15	0.15	2.56	16.55	m	<b>19.12</b>
44 mm x 100 mm	17.38	0.15	2.56	17.82	m	<b>20.38</b>
44 mm x 115 mm	17.88	0.15	2.56	18.33	m	<b>20.89</b>
44 mm x 140 mm	18.62	0.17	2.91	19.09	m	<b>22.00</b>
57 mm x 100 mm	19.00	0.17	2.91	19.47	m	<b>22.38</b>
57 mm x 125 mm	20.56	0.17	2.91	21.07	m	<b>23.98</b>
69 mm x 88 mm	18.62	0.17	2.91	19.09	m	<b>22.00</b>
69 mm x 100 mm	20.96	0.17	2.91	21.49	m	<b>24.39</b>
<b>Sills; once sunk weathered; once rebated, three times grooved</b>						
63 mm x 175 mm	46.39	0.31	5.30	47.55	m	<b>52.85</b>
75 mm x 125 mm	44.69	0.31	5.30	45.81	m	<b>51.11</b>
75 mm x 150 mm	46.80	0.31	5.30	47.97	m	<b>53.27</b>
<b>Door frames and door linings, sets; European Oak</b>						
<b>Sills; once sunk weathered; once rebated, three times grooved</b>						
63 mm x 175 mm	76.27	0.31	5.30	78.18	m	<b>83.48</b>
75 mm x 125 mm	75.30	0.31	5.30	77.18	m	<b>82.48</b>
75 mm x 150 mm	82.32	0.31	5.30	84.38	m	<b>89.68</b>
<b>Bedding and pointing frames</b>						
<b>Pointing wood frames or sills with mastic</b>						
one side	-	0.09	1.31	0.52	m	<b>1.82</b>
both sides	-	0.19	2.76	1.04	m	<b>3.79</b>
<b>Pointing wood frames or sills with polysulphide sealant</b>						
one side	-	0.09	1.31	1.64	m	<b>2.95</b>
both sides	-	0.19	2.76	3.29	m	<b>6.04</b>
<b>Bedding wood frames in cement mortar (1:3) and point</b>						
one side	-	0.07	1.50	0.07	m	<b>1.56</b>
both sides	-	0.09	1.92	0.08	m	<b>2.01</b>
one side in mortar; other side in mastic	-	0.19	3.44	0.58	m	<b>4.03</b>

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>L30 STAIRS/WALKWAYS/BALUSTRADES</b>						
<b>Standard staircases; wrought softwood (parana pine)</b>						
Stairs; 25 mm thick treads with rounded nosings; 9 mm thick plywood risers; 32 mm thick strings; bullnose bottom tread; 50 mm x 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	110.79	330.50	nr	<b>441.29</b>
straight flight with turn; 838 mm wide; 2676 mm going; 2600 mm rise; with two newel posts; three top treads winding	-	6.48	110.79	431.36	nr	<b>542.15</b>
dogleg staircase; 838 mm wide; 2676 mm going; 2600 mm rise; with two newel posts; quarter space landing third riser from top	-	6.48	110.79	404.30	nr	<b>515.09</b>
dogleg staircase; 838 mm wide; 2676 mm going; 2600 mm rise; with two newel posts; half space landing third riser from top	-	7.40	126.52	497.78	nr	<b>624.30</b>
<b>Standard balustrades; wrought softwood</b>						
Landing balustrade; 50 mm x 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	63.26	83.64	nr	<b>146.90</b>
<b>Hardwood staircases; purpose made; assembled at works</b>						
Fixing only complete staircase including landings, balustrades, etc.						
plugging and screwing to brickwork or blockwork	-	13.88	237.31	1.48	nr	<b>238.78</b>
<b>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</b>						
Board landings; cross-tongued joints; 100 mm x 50 mm sawn softwood bearers						
25 mm thick	-	-	-	95.57	m <sup>2</sup>	-
32 mm thick	-	-	-	107.44	m <sup>2</sup>	-
Treads; cross-tongued joints and risers; rounded nosings; tongued, grooved, glued and blocked together; one 175 mm x 50 mm sawn softwood carriage						
25 mm treads; 19 mm risers	-	-	-	192.08	m <sup>2</sup>	-
ends; quadrant	-	-	-	58.51	nr	-
ends; housed to hardwood	-	-	-	1.08	nr	-
32 mm treads; 25 mm risers	-	-	-	198.99	m <sup>2</sup>	-
ends; quadrant	-	-	-	75.21	nr	-
ends; housed to hardwood	-	-	-	1.08	nr	-

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Winders; cross-tongued joints and risers in one width; rounded nosings; tongued, grooved glued and blocked together; one 175 mm x 50 mm sawn softwood carriage						
25 mm treads; 19 mm risers	-	-	-	267.02	m <sup>2</sup>	-
32 mm treads; 25 mm risers	-	-	-	273.29	m <sup>2</sup>	-
wide ends; housed to hardwood	-	-	-	2.15	nr	-
narrow ends; housed to hardwood	-	-	-	1.62	nr	-
Closed strings; in one width; 230 mm wide; rounded twice						
32 mm thick	-	-	-	35.17	m	-
38 mm thick	-	-	-	38.30	m	-
50 mm thick	-	-	-	42.65	m	-
Closed strings; cross-tongued joints; 280 mm wide; once rounded						
32 mm thick	-	-	-	45.65	m	-
extra for short ramp	-	-	-	23.45	nr	-
38 mm thick	-	-	-	49.79	m	-
extra for short ramp	-	-	-	26.66	nr	-
50 mm thick	-	-	-	55.57	m	-
extra for short ramp	-	-	-	33.01	nr	-
The following labours are irrespective of timber width						
ends; fitted	-	-	-	1.39	nr	-
ends; framed	-	-	-	8.17	nr	-
extra for tongued heading joint	-	-	-	4.03	nr	-
Closed strings; ramped; crossed tongued joints 280 mm wide; once rounded						
32 mm thick	-	-	-	45.65	m	-
44 mm thick	-	-	-	49.79	m	-
57 mm thick	-	-	-	55.57	m	-
Apron linings; in one width 230 mm wide						
19 mm thick	-	-	-	12.13	m	-
25 mm thick	-	-	-	14.30	m	-
Handrails; rounded						
40 mm x 50 mm	-	-	-	13.18	m	-
50 mm x 75 mm	-	-	-	15.90	m	-
57 mm x 87 mm	-	-	-	18.65	m	-
69 mm x 100 mm	-	-	-	23.18	m	-
Handrails; moulded						
40 mm x 50 mm	-	-	-	14.66	m	-
50 mm x 75 mm	-	-	-	17.37	m	-
57 mm x 87 mm	-	-	-	20.14	m	-
69 mm x 100 mm	-	-	-	24.65	m	-
Add to above for						
grooved once	-	-	-	0.66	m	-
ends; framed	-	-	-	6.16	nr	-
ends; framed on rake	-	-	-	7.56	nr	-
Heading joints to handrail; mitred or raked						
overall size not exceeding 50 mm x 75 mm	-	-	-	30.26	nr	-
overall size not exceeding 69 mm x 100 mm	-	-	-	37.82	nr	-
Knee piece to handrail; mitred or raked						
overall size not exceeding 69 mm x 100 mm	-	-	-	80.69	nr	-
Balusters; stiffeners						
25 mm x 25 mm	-	-	-	3.37	m	-
32 mm x 32 mm	-	-	-	3.84	m	-
44 mm x 44 mm	-	-	-	5.04	m	-
ends; housed	-	-	-	1.51	nr	-

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>L30 STAIRS/WALKWAYS/BALUSTRADES – cont'd</b>						
<b>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'd</b>						
Sub rails						
32 mm x 63 mm	-	-	-	7.78	m	-
ends; framed joint to newel	-	-	-	6.56	nr	-
Knee rails						
32 mm x 140 mm	-	-	-	12.90	m	-
ends; framed joint to newel	-	-	-	6.56	nr	-
Newel posts						
44 mm x 94 mm; half newel	-	-	-	8.96	m	-
69 mm x 69 mm	-	-	-	9.71	m	-
94 mm x 94 mm	-	-	-	19.86	m	-
Newel caps; splayed on four sides						
62.50 mm x 125 mm x 50 mm	-	-	-	9.47	nr	-
100 mm x 100 mm x 50 mm	-	-	-	9.67	nr	-
125 mm x 125 mm x 50 mm	-	-	-	10.16	nr	-
<b>The following are supply only prices for purpose made staircase components in selected American Oak; supplied as part of an assembled staircase</b>						
Board landings; cross-tongued joints; 100 mm x 50 mm sawn softwood bearers						
25 mm thick	-	-	-	151.32	m <sup>2</sup>	-
32 mm thick	-	-	-	182.72	m <sup>2</sup>	-
Treads; cross-tongued joints and risers; rounded nosings; tongued, grooved, glued and blocked together; one 175 mm x 50 mm sawn softwood carriage						
25 mm treads; 19 mm risers	-	-	-	251.19	m <sup>2</sup>	-
ends; quadrant	-	-	-	125.48	nr	-
ends; housed to hardwood	-	-	-	1.53	nr	-
32 mm treads; 25 mm risers	-	-	-	287.83	m <sup>2</sup>	-
ends; quadrant	-	-	-	154.47	nr	-
ends; housed to hardwood	-	-	-	1.53	nr	-
Winders; cross-tongued joints and risers in one width; rounded nosings; tongued, grooved glued and blocked together; one 175 mm x 50 mm sawn softwood carriage						
25 mm treads; 19 mm risers	-	-	-	318.42	m <sup>2</sup>	-
32 mm treads; 25 mm risers	-	-	-	347.43	m <sup>2</sup>	-
wide ends; housed to hardwood	-	-	-	3.10	nr	-
narrow ends; housed to hardwood	-	-	-	2.32	nr	-
Closed strings; in one width; 230 mm wide; rounded twice						
32 mm thick	-	-	-	59.34	m	-
44 mm thick	-	-	-	68.49	m	-
57 mm thick	-	-	-	94.04	m	-
Closed strings; cross-tongued joints; 280 mm wide; once rounded						
32 mm thick	-	-	-	75.40	m	-
extra for short ramp	-	-	-	43.11	nr	-
38 mm thick	-	-	-	87.38	m	-
extra for short ramp	-	-	-	49.11	nr	-
50 mm thick	-	-	-	119.81	m	-
extra for short ramp	-	-	-	65.32	nr	-

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Closed strings; ramped; crossed tongued joints 280 mm wide; once rounded						
32 mm thick	-	-	-	86.71	m	-
44 mm thick	-	-	-	100.50	m	-
57 mm thick	-	-	-	137.78	m	-
Apron linings; in one width 230 mm wide						
19 mm thick	-	-	-	20.21	m	-
25 mm thick	-	-	-	24.77	m	-
Handrails; rounded						
40 mm x 50 mm	-	-	-	16.38	m	-
50 mm x 75 mm	-	-	-	20.99	m	-
57 mm x 87 mm	-	-	-	31.51	m	-
69 mm x 100 mm	-	-	-	42.42	m	-
Handrails; moulded						
40 mm x 50 mm	-	-	-	17.97	m	-
50 mm x 75 mm	-	-	-	22.58	m	-
57 mm x 87 mm	-	-	-	33.10	m	-
69 mm x 100 mm	-	-	-	44.00	m	-
Add to above for						
grooved once	-	-	-	0.81	m	-
ends; framed	-	-	-	8.12	nr	-
ends; framed on rake	-	-	-	10.28	nr	-
Heading joints to handrail; mitred or raked						
overall size not exceeding 50 mm x 75 mm	-	-	-	43.30	nr	-
overall size not exceeding 69 mm x 100 mm	-	-	-	51.41	nr	-
Knee piece to handrail; mitred or raked						
overall size not exceeding 69 mm x 100 mm	-	-	-	92.00	nr	-
Balusters; stiffeners						
25 mm x 25 mm	-	-	-	3.73	m	-
32 mm x 32 mm	-	-	-	4.71	m	-
44 mm x 44 mm	-	-	-	7.44	m	-
ends; housed	-	-	-	1.89	nr	-
Sub rails						
32 mm x 63 mm	-	-	-	10.08	m	-
ends; framed joint to newel	-	-	-	8.12	nr	-
Knee rails						
32 mm x 140 mm	-	-	-	17.51	m	-
ends; framed joint to newel	-	-	-	8.12	nr	-
Newel posts						
44 mm x 94 mm; half newel	-	-	-	13.14	m	-
69 mm x 69 mm	-	-	-	22.38	m	-
94 mm x 94 mm	-	-	-	55.87	m	-
Newel caps; splayed on four sides						
62.50 mm x 125 mm x 50 mm	-	-	-	11.27	nr	-
100 mm x 100 mm x 50 mm	-	-	-	11.91	nr	-
125 mm x 125 mm x 50 mm	-	-	-	13.09	nr	-
<b>Spiral staircases, balustrades and handrails; mild steel; galvanised and polyester powder coated</b>						
Staircase						
2080 mm diameter x 3695 mm high; 18 nr treads; 16 mm diameter intermediate balusters; 1040 mm x 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	<b>5811.75</b>

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>L30 STAIRS/WALKWAYS/BALUSTRADES – cont'd</b>						
<b>Aluminium alloy folding loft ladders; "Zig Zag" stairways, on and including plywood backboard; fixing with screws to timber lining (not included)</b>						
Loft ladders						
ceiling height not exceeding 2500 mm; model 888801	-	0.93	15.90	442.92	nr	<b>458.82</b>
ceiling height not exceeding 2750 mm; model 888802	-	0.93	15.90	463.42	nr	<b>479.32</b>
ceiling height not exceeding 3000 mm; model 888803	-	0.93	15.90	488.02	nr	<b>503.92</b>
ceiling height not exceeding 3250 mm; model 888804	-	0.93	15.90	516.72	nr	<b>532.62</b>
<b>Access ladders; mild steel</b>						
Ladders						
400 mm wide; 3850 mm long (overall); 12 mm diameter rungs; 65 mm x 15 mm strings; 50 mm x 5 mm safety hoops; fixing with expanded bolts; to masonry; mortices; welded fabrication	-	-	-	-	nr	<b>1230.00</b>
<b>Flooring, balustrades and handrails; metalwork</b>						
Chequer plate flooring; galvanised mild steel; over 300 mm wide; bolted to steel supports						
6 mm thick	-	-	-	-	m <sup>2</sup>	<b>276.75</b>
8 mm thick	-	-	-	-	m <sup>2</sup>	<b>295.20</b>
Open mesh flooring; galvanised; over 300 mm wide; bolted to steel supports						
8 mm thick	-	-	-	-	m <sup>2</sup>	<b>276.75</b>
Balustrades; galvanised mild steel CHS posts and top rail, with one infill rail						
1100 mm high	-	-	-	-	m	<b>230.63</b>
Balustrades; painted mild steel flat bar posts and CHS top rail, with 3 nr. stainless steel infills						
1100 mm high	-	-	-	-	m	<b>322.88</b>
Balustrades; stainless steel flat bar posts and circular handrail, with 3 nr. stainless steel infills						
1100 mm high	-	-	-	-	m	<b>387.45</b>
Balustrades; stainless steel 50 mm Ø posts and circular handrail, with 10 mm thick toughened glass infill panels						
1100 mm high	-	-	-	-	m	<b>645.75</b>
Balustrades; laminated glass; with stainless steel cap channel to top and including all necessary support fixings						
1100 mm high	-	-	-	-	m	<b>830.25</b>
Wallrails; painted mild steel CHS wall rail; with wall rose bracket						
42 mm diameter	-	-	-	-	m	<b>92.25</b>
Wallrails; stainless steel circular wall rail; with wall rose bracket						
42 mm diameter	-	-	-	-	m	<b>129.15</b>

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Surface treatment</b>						
At works						
galvanising	-	-	-	-	tonne	<b>415.13</b>
shotblasting	-	-	-	-	m <sup>2</sup>	<b>3.69</b>
touch up primer and one coat of two pack epoxy zinc phosphate or chromate primer	-	-	-	-	m <sup>2</sup>	<b>7.38</b>
<b>L40 GENERAL GLAZING</b>						
<b>BASIC GLASS PRICES (£/m<sup>2</sup>)</b>						
Prices include discounts Ordinary translucent/ patterned glass						
3 mm	-	-	-	20.14	m <sup>2</sup>	-
4 mm	-	-	-	21.37	m <sup>2</sup>	-
5 mm	-	-	-	25.99	m <sup>2</sup>	-
6 mm	-	-	-	28.51	m <sup>2</sup>	-
Obscured ground sheet glass – patterned						
4 mm white	-	-	-	30.21	m <sup>2</sup>	-
6 mm white	-	-	-	33.25	m <sup>2</sup>	-
Rough cast						
6 mm	-	-	-	25.06	m <sup>2</sup>	-
Ordinary Georgian wired						
7 mm cast	-	-	-	25.46	m <sup>2</sup>	-
6 mm polish	-	-	-	39.53	m <sup>2</sup>	-
"Cetuff" toughened; float						
4 mm	-	-	-	23.63	m <sup>2</sup>	-
5 mm	-	-	-	31.32	m <sup>2</sup>	-
6 mm	-	-	-	34.51	m <sup>2</sup>	-
10 mm	-	-	-	56.67	m <sup>2</sup>	-
Clear laminated; safety						
4.40 mm	-	-	-	29.78	m <sup>2</sup>	-
6.40 mm	-	-	-	35.56	m <sup>2</sup>	-
<b>SUPPLY AND FIX PRICES</b>						
<b>NOTE:</b> The following "measured rates" are provided by a glazing subcontractor and assume in excess of 500 m <sup>2</sup> , within 20 miles of the suppliers branch.						
<b>Standard plain glass; BS EN 14449; clear float; panes area 0.15 m<sup>2</sup>–4.00 m<sup>2</sup></b>						
3 mm thick; glazed with screwed beads	-	-	-	-	m <sup>2</sup>	<b>37.57</b>
4 mm thick; glazed with screwed beads	-	-	-	-	m <sup>2</sup>	<b>39.84</b>
5 mm thick; glazed with screwed beads	-	-	-	-	m <sup>2</sup>	<b>48.52</b>
6 mm thick; glazed with screwed beads	-	-	-	-	m <sup>2</sup>	<b>53.17</b>
<b>Standard plain glass; BS EN 14449; obscure patterned; panes area 0.15 m<sup>2</sup>–4.00 m<sup>2</sup></b>						
4 mm thick; glazed with screwed beads	-	-	-	-	m <sup>2</sup>	<b>56.34</b>
6 mm thick; glazed with screwed beads	-	-	-	-	m <sup>2</sup>	<b>62.00</b>



## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>L40 GENERAL GLAZING – cont'd</b>						
<b>Standard plain glass; BS EN 14449; rough cast; panes area 0.15 m<sup>2</sup>–4.00 m<sup>2</sup></b> 6 mm thick; glazed with screwed beads	-	-	-	-	m <sup>2</sup>	<b>45.04</b>
<b>Standard plain glass; BS EN 14449; Georgian wired cast; panes area 0.15 m<sup>2</sup>–4.00 m<sup>2</sup></b> 7 mm thick; glazed with screwed beads	-	-	-	-	m <sup>2</sup>	<b>45.82</b>
Extra for lining up wired glass	-	-	-	-	m <sup>2</sup>	<b>3.70</b>
<b>Standard plain glass; BS EN 14449; Georgian wired polished; panes area 0.15 m<sup>2</sup>–4.00 m<sup>2</sup></b> 6 mm thick; glazed with screwed beads	-	-	-	-	m <sup>2</sup>	<b>71.09</b>
Extra for lining up wired glass	-	-	-	-	m <sup>2</sup>	<b>3.70</b>
<b>Special glass; BS EN 14449; toughened clear float; panes area 0.15 m<sup>2</sup>–4.00 m<sup>2</sup></b> 4 mm thick; glazed with screwed beads	-	-	-	-	m <sup>2</sup>	<b>39.95</b>
5 mm thick; glazed with screwed beads	-	-	-	-	m <sup>2</sup>	<b>53.07</b>
6 mm thick; glazed with screwed beads	-	-	-	-	m <sup>2</sup>	<b>58.37</b>
10 mm thick; glazed with screwed beads	-	-	-	-	m <sup>2</sup>	<b>96.87</b>
<b>Special glass; BS EN 14449; clear laminated safety glass; panes area 0.15 m<sup>2</sup>–4.00m<sup>2</sup></b> 4.40 mm thick; glazed with screwed beads	-	-	-	-	m <sup>2</sup>	<b>56.61</b>
6.40 mm thick; glazed with screwed beads	-	-	-	-	m <sup>2</sup>	<b>67.73</b>
<b>Special glass; BS EN 14449; "Pyran" half-hour fire resisting glass or other equal or approved</b> 6.50 mm thick rectangular panes; glazed with screwed hardwood beads and Sealmaster "Fireglaze" intumescent compound or other equal and approved frame						
300 mm x 400 mm pane	-	0.37	10.47	44.99	nr	<b>55.46</b>
400 mm x 800 mm pane	-	0.46	13.01	113.87	nr	<b>126.88</b>
500 mm x 1400 mm pane	-	0.74	20.93	242.73	nr	<b>263.67</b>
600 mm x 1800 mm pane	-	0.93	26.31	389.87	nr	<b>416.18</b>
<b>Special glass; BS EN 14449; "Pyrostop" one-hour fire resisting glass or other equal and approved</b> 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 x 400 mm pane	-	1.11	31.40	87.67	nr	<b>119.08</b>
400 mm x 800 mm pane	-	1.39	39.32	175.74	nr	<b>215.06</b>
500 mm x 1400 mm pane	-	1.85	52.34	358.99	nr	<b>411.33</b>
600 mm x 1800 mm pane	-	2.31	65.35	533.27	nr	<b>598.62</b>

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Special glass; BS EN 14449; clear laminated security glass</b>						
7.50 mm thick regular panes; glazed with screwed hardwood beads and Intergens intumescent strip						
300 mm x 400 mm pane	-	0.37	10.47	27.84	nr	38.31
400 mm x 800 mm pane	-	0.46	13.01	68.87	nr	81.88
500 mm x 1400 mm pane	-	0.74	20.93	144.51	nr	165.44
600 mm x 1800 mm pane	-	0.93	26.31	237.07	nr	263.38
<b>Mirror panels; BS EN 14449; silvered; insulation backing</b>						
4 mm thick float; fixing with adhesive						
1000 mm x 1000 mm	-	-	-	-	nr	40.07
1000 mm x 2000 mm	-	-	-	-	nr	80.20
1000 mm x 4000 mm	-	-	-	-	nr	292.30
<b>Glass louvres; BS EN 14449; with long edges ground or smooth</b>						
6 mm thick float						
150 mm wide	-	-	-	-	m	19.97
7 mm thick Georgian wired cast						
150 mm wide	-	-	-	-	m	27.72
6 mm thick Georgian wire polished						
150 mm wide	-	-	-	-	m	39.54
<b>Factory made double hermetically sealed units; to wood or metal with screwed or clipped beads</b>						
Two panes; BS EN 14449; clear float glass; 4 mm thick; 6 mm air space						
0.35 m <sup>2</sup> –2.00 m <sup>2</sup>	-	-	-	-	m <sup>2</sup>	100.73
Two panes; BS 952; clear float glass; 6 mm thick; 6 mm air space						
0.35 m <sup>2</sup> –2.0 m <sup>2</sup>	-	-	-	-	m <sup>2</sup>	117.31
2.00 m <sup>2</sup> –4.00 m <sup>2</sup>	-	-	-	-	m <sup>2</sup>	176.40
<b>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</b>						
Two panes; BS EN 14449; clear float glass; 4 mm thick; 6 mm air space						
0.35 m <sup>2</sup> –2.00 m <sup>2</sup>	-	-	-	-	m <sup>2</sup>	122.54
Two panes; BS EN 14449; clear float glass; 6 mm thick; 6 mm air space						
0.35 m <sup>2</sup> –2.0 m <sup>2</sup>	-	-	-	-	m <sup>2</sup>	142.66
2.00 m <sup>2</sup> –4.00 m <sup>2</sup>	-	-	-	-	m <sup>2</sup>	214.57
<b>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</b>						
Three panes; BS EN 14449; clear float glass; 4 mm thick; 6 mm air spaces						
0.35 m <sup>2</sup> –2.00 m <sup>2</sup>	-	-	-	-	m <sup>2</sup>	197.29
Three panes; BS EN 14449; clear float glass; 6 mm thick; 6 mm air spaces						
0.35 m <sup>2</sup> –2.0 m <sup>2</sup>	-	-	-	-	m <sup>2</sup>	229.73
2.00 m <sup>2</sup> –4.00 m <sup>2</sup>	-	-	-	-	m <sup>2</sup>	345.46

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>L40 GENERAL GLAZING – cont'd</b>						
<b>M10 CEMENT:SAND/CONCRETE SCREEDS/ GRANOLITHIC SCREEDS/TOPPING</b>						
<b>Cement and sand (1:3) screeds; steel trowelled</b>						
Work to floors; one coat level; to concrete base; screeded; over 300 mm wide						
25 mm thick	-	-	-	-	m <sup>2</sup>	9.04
50 mm thick	-	-	-	-	m <sup>2</sup>	10.70
75 mm thick	-	-	-	-	m <sup>2</sup>	14.16
100 mm thick	-	-	-	-	m <sup>2</sup>	17.62
Add to the above for work to falls and crossfalls and to slopes						
not exceeding 15° from horizontal	-	0.02	0.39	-	m <sup>2</sup>	0.39
over 15° from horizontal	-	0.09	1.75	-	m <sup>2</sup>	1.75
water repellent additive incorporated in the mix	-	0.02	0.39	4.20	m <sup>2</sup>	4.59
oil repellent additive incorporated in the mix	-	0.07	1.36	3.49	m <sup>2</sup>	4.85
<b>Fine concrete (1:4–5) levelling screeds; steel trowelled</b>						
Work to floors; one coat; level; to concrete base; over 300 mm wide						
50 mm thick	-	-	-	-	m <sup>2</sup>	10.70
75 mm thick	-	-	-	-	m <sup>2</sup>	14.16
Extra over last for isolation joint to perimeter	-	-	-	-	m	1.53
<b>Early drying floor screed; RMC Mortars "Readyscreed"; or other equal and approved; steel trowelled</b>						
Work to floors; one coat; level; to concrete base; over 300 mm wide						
100 mm thick	-	-	-	-	m <sup>2</sup>	24.60
Extra over last for galvanised chicken wire anticrack reinforcement	-	-	-	-	m <sup>2</sup>	1.17
<b>Granolithic paving; cement and granite chippings 5 to dust (1:1:2); steel trowelled</b>						
Work to floors; one coat; level; laid on concrete while green; bonded; over 300 mm wide						
25 mm thick	-	-	-	-	m <sup>2</sup>	24.35
38 mm thick	-	-	-	-	m <sup>2</sup>	27.11
Work to floors; two coat; laid on hacked concrete with slurry; over 300 mm wide						
50 mm thick	-	-	-	-	m <sup>2</sup>	29.98
75 mm thick	-	-	-	-	m <sup>2</sup>	36.90
Work to landings; one coat; level; laid on concrete while green; bonded; over 300 mm wide						
25 mm thick	-	-	-	-	m <sup>2</sup>	36.44
38 mm thick	-	-	-	-	m <sup>2</sup>	40.66
Work to landings; two coat; laid on hacked concrete with slurry; over 300 mm wide						
50 mm thick	-	-	-	-	m <sup>2</sup>	44.97
75 mm thick	-	-	-	-	m <sup>2</sup>	55.35
Add to the above over 300 mm wide for						
liquid hardening additive incorporated in the mix	-	0.04	0.78	0.48	m <sup>2</sup>	1.26
oil-repellent additive incorporated in the mix	-	0.07	1.36	3.49	m <sup>2</sup>	4.85

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
25 mm work to treads; one coat; to concrete base						
225 mm wide	-	0.83	20.72	8.88	m	<b>29.60</b>
275 mm wide	-	0.83	20.72	9.95	m	<b>30.67</b>
returned end	-	0.17	4.24	-	nr	<b>4.24</b>
13 mm skirtings; rounded top edge and covered bottom junction; to brickwork or blockwork base						
75 mm wide on face	-	0.51	12.73	0.43	m	<b>13.16</b>
150 mm wide on face	-	0.69	17.23	7.81	m	<b>25.04</b>
ends; fair	-	0.04	1.00	-	nr	<b>1.00</b>
angles	-	0.06	1.50	-	nr	<b>1.50</b>
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	20.72	4.26	m	<b>24.99</b>
angles	-	0.06	1.50	-	nr	<b>1.50</b>
13 mm wall string to stairs; fair edge and arris on top; covered bottom junction with treads and risers; to brickwork or blockwork base						
275 mm (extreme) wide	-	0.74	18.48	7.46	m	<b>25.94</b>
ends	-	0.04	1.00	-	nr	<b>1.00</b>
angles	-	0.06	1.50	-	nr	<b>1.50</b>
ramps	-	0.07	1.75	-	nr	<b>1.75</b>
ramped and wreathed corners	-	0.09	2.25	-	nr	<b>2.25</b>
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	18.48	9.23	m	<b>27.71</b>
ends	-	0.04	1.00	-	nr	<b>1.00</b>
angles	-	0.06	1.50	-	nr	<b>1.50</b>
ramps	-	0.07	1.75	-	nr	<b>1.75</b>
ramps and wreathed corners	-	0.09	2.25	-	nr	<b>2.25</b>
19 mm thick skirtings; rounded top edge and covered bottom junction; to brickwork or blockwork base						
75 mm wide on face	-	0.51	12.73	7.81	m	<b>20.55</b>
150 mm wide on face	-	0.69	17.23	12.08	m	<b>29.30</b>
ends; fair	-	0.04	0.78	-	nr	<b>0.78</b>
angles	-	0.06	1.50	-	nr	<b>1.50</b>
19 mm riser; one rounded nosing; to concrete base						
150 mm high; plain	-	0.83	20.72	6.75	m	<b>27.47</b>
150 mm high; undercut	-	0.83	20.72	6.75	m	<b>27.47</b>
180 mm high; plain	-	0.83	20.72	9.23	m	<b>29.96</b>
180 mm high; undercut	-	0.83	20.72	9.23	m	<b>29.96</b>
<b>M11 MASTIC ASPHALT FLOORING/FLOOR UNDERLAYS</b>						
<b>Mastic asphalt flooring to BS 6925 Type F 1076; black</b>						
20 mm thick; one coat coverings; felt isolating membrane; to concrete base; flat						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	<b>16.88</b>
225 mm–300 mm wide	-	-	-	-	m <sup>2</sup>	<b>31.36</b>
150 mm–225 mm wide	-	-	-	-	m <sup>2</sup>	<b>34.45</b>
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	<b>42.17</b>

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M11 MASTIC ASPHALT FLOORING/FLOOR UNDERLAYS – cont'd</b>						
<b>Mastic asphalt flooring to BS 6925 Type F 1076; black – cont'd</b>						
25 mm thick; one coat coverings; felt isolating membrane; to concrete base; flat						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	19.60
225 mm–300 mm wide	-	-	-	-	m <sup>2</sup>	33.46
150 mm–225 mm wide	-	-	-	-	m <sup>2</sup>	36.47
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	44.21
20 mm three coat skirtings to brickwork base						
not exceeding 150 mm girth	-	-	-	-	m	17.25
150 mm–225 mm girth	-	-	-	-	m	21.08
225 mm–300 mm girth	-	-	-	-	m	24.92
<b>Mastic asphalt flooring; acid-resisting; black</b>						
20 mm thick; one coat coverings; felt isolating membrane; to concrete base flat						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	19.78
225 mm–300 mm wide	-	-	-	-	m <sup>2</sup>	36.17
150 mm–225 mm wide	-	-	-	-	m <sup>2</sup>	37.35
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	45.06
25 mm thick; one coat coverings; felt isolating membrane; to concrete base; flat						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	23.36
225 mm–300 mm wide	-	-	-	-	m <sup>2</sup>	37.18
150 mm–225 mm wide	-	-	-	-	m <sup>2</sup>	40.23
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	47.97
20 mm thick; three coat skirtings to brickwork base						
not exceeding 150 mm girth	-	-	-	-	m	17.43
150 mm–225 mm girth	-	-	-	-	m	20.30
225 mm–300 mm girth	-	-	-	-	m	23.04
<b>Mastic asphalt flooring to BS 6925 Type F 1451; red</b>						
20 mm thick; one coat coverings; felt isolating membrane; to concrete base; flat						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	27.66
225 mm–300 mm wide	-	-	-	-	m <sup>2</sup>	45.70
150 mm–225 mm wide	-	-	-	-	m <sup>2</sup>	49.37
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	59.05
20 mm thick; three coat skirtings to brickwork base						
not exceeding 150 mm girth	-	-	-	-	m	21.72
150 mm–225 mm girth	-	-	-	-	m	27.66
<b>M12 TROWELLED BITUMEN/RESIN/RUBBER LATEX</b>						
<b>Latex cement floor screeds; steel trowelled</b>						
Work to floors; level; to concrete base; over 300 mm wide						
3 mm thick; one coat	-	-	-	-	m <sup>2</sup>	3.93
5 mm thick; two coats	-	-	-	-	m <sup>2</sup>	5.54

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Epoxy resin flooring; Altro "Altroflow 3000" or other equal and approved; steel trowelled</b> Work to floors; level; to concrete base; over 300 mm wide 3 mm thick; one coat	-	-	-	-	m <sup>2</sup>	<b>24.45</b>
<b>Isocrete K screeds or other equal and approved; steel trowelled</b> Work to floors; level; to concrete base; over 300 mm wide 35 mm thick; plus polymer bonder coat	-	-	-	-	m <sup>2</sup>	<b>13.19</b>
40 mm thick	-	-	-	-	m <sup>2</sup>	<b>12.18</b>
45 mm thick	-	-	-	-	m <sup>2</sup>	<b>12.87</b>
50 mm thick	-	-	-	-	m <sup>2</sup>	<b>13.56</b>
Work to floors; to falls or cross-falls; to concrete base; over 300 mm wide 55 mm (average) thick	-	-	-	-	m <sup>2</sup>	<b>14.25</b>
60 mm (average) thick	-	-	-	-	m <sup>2</sup>	<b>14.94</b>
65 mm (average) thick	-	-	-	-	m <sup>2</sup>	<b>15.64</b>
75 mm (average) thick	-	-	-	-	m <sup>2</sup>	<b>17.02</b>
90 mm (average) thick	-	-	-	-	m <sup>2</sup>	<b>19.10</b>
<b>Isocrete K screeds; quick drying; or other equal and approved; steel trowelled</b> Work to floors; level or to floors n.e. 15° from the horizontal; to concrete base; over 300 mm wide 55 mm thick	-	-	-	-	m <sup>2</sup>	<b>20.50</b>
75 mm thick	-	-	-	-	m <sup>2</sup>	<b>23.06</b>
<b>Isocrete pumpable "Self Level Plus" screeds; or other equal and approved; protected with "Corex" type polythene; knifed off prior to layin floor finish; flat smooth finish</b> Work to floors; level or to floors n.e. 15° from the horizontal; to concrete base; over 300 mm wide 20 mm thick	-	-	-	-	m <sup>2</sup>	<b>24.98</b>
50 mm thick	-	-	-	-	m <sup>2</sup>	<b>33.31</b>
<b>Bituminous lightweight insulating roof screeds</b> "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 <sup>2</sup>	<b>44.37</b>
100 mm (average) thick	-	-	-	-	m <sup>2</sup>	<b>56.24</b>
<b>M20 PLASTERED/RENDERED/ROUGHCAST COATING</b>						
<b>Cement and sand (1:3) beds and backings</b> 10 mm thick work to walls; one coat; to brickwork or blockwork base over 300 mm wide	-	-	-	-	m <sup>2</sup>	<b>14.20</b>
not exceeding 300 mm wide	-	-	-	-	m	<b>7.10</b>
13 mm thick; work to walls; two coats; to brickwork or blockwork base over 300 mm wide	-	-	-	-	m <sup>2</sup>	<b>17.08</b>
not exceeding 300 mm wide	-	-	-	-	m	<b>8.55</b>

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M20 PLASTERED/RENDERED/ROUGHCAST COATING – cont'd</b>						
<b>Cement and sand (1:3) beds and backings – cont'd</b>						
15 mm thick work to walls; two coats; to brickwork or blockwork base	-	-	-	-	m <sup>2</sup>	<b>18.41</b>
over 300 mm wide	-	-	-	-	m	<b>9.22</b>
not exceeding 300 mm wide	-	-	-	-		
<b>Cement and sand (1:3); steel trowelled</b>						
13 mm thick work to walls; two coats; to brickwork or blockwork base	-	-	-	-	m <sup>2</sup>	<b>14.86</b>
over 300 mm wide	-	-	-	-	m	<b>7.43</b>
not exceeding 300 mm wide	-	-	-	-		
16 mm thick work to walls; two coats; to brickwork or blockwork base	-	-	-	-	m <sup>2</sup>	<b>16.65</b>
over 300 mm wide	-	-	-	-	m	<b>8.34</b>
not exceeding 300 mm wide	-	-	-	-		
19 mm thick work to walls; two coats; to brickwork or blockwork base	-	-	-	-	m <sup>2</sup>	<b>19.26</b>
over 300 mm wide	-	-	-	-	m	<b>9.63</b>
not exceeding 300 mm wide	-	-	-	-		
ADD to above	-	-	-	-	m <sup>2</sup>	<b>3.95</b>
over 300 mm wide in water repellent cement finishing coat in colour cement	-	-	-	-	m <sup>2</sup>	<b>8.40</b>
<b>Cement-lime-sand (1:2:9); steel trowelled</b>						
19 mm thick work to walls; two coats; to brickwork or blockwork base	-	-	-	-	m <sup>2</sup>	<b>18.68</b>
over 300 mm wide	-	-	-	-	m	<b>9.34</b>
not exceeding 300 mm wide	-	-	-	-		
<b>Cement-lime-sand (1:1:6); steel trowelled</b>						
13 mm thick work to walls; two coats; to brickwork or blockwork base	-	-	-	-	m <sup>2</sup>	<b>15.28</b>
over 300 mm wide	-	-	-	-	m	<b>7.53</b>
not exceeding 300 mm wide	-	-	-	-		
Add to the above over 300 mm wide for waterproof additive	-	-	-	-	m <sup>2</sup>	<b>2.57</b>
19 mm thick work to ceilings; three coats; to metal lathing base	-	-	-	-	m <sup>2</sup>	<b>17.97</b>
over 300 mm wide	-	-	-	-	m	<b>10.50</b>
not exceeding 300 mm wide	-	-	-	-		
<b>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)</b>						
15 mm thick work to walls; two coats; to brickwork or blockwork base	-	-	-	-	m <sup>2</sup>	<b>54.51</b>
over 300 mm wide	-	-	-	-		
Extra for	-	-	-	-	m	<b>5.19</b>
bellcast bead	-	-	-	-	m	<b>4.79</b>
external angle with PVC mesh angle bead	-	-	-	-	m	<b>4.79</b>
internal angle with Sto Armor angle	-	-	-	-	m	<b>4.79</b>
render stop bead	-	-	-	-	m	<b>4.79</b>

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>K-Rend render or similar through-colour render system</b> 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 <sup>2</sup>	<b>61.81</b>
<b>Plaster; first 11 mm coat of "Thistle Hardwall" plaster; second 2 mm finishing coat of "Thistle Multi Finish" plaster; steel trowelled</b> 13 mm thick work to walls; two coats; to brickwork or blockwork base over 300 mm wide	-	-	-	-	m <sup>2</sup>	<b>11.79</b>
over 300 mm wide; in staircase areas or plant rooms	-	-	-	-	m <sup>2</sup>	<b>14.16</b>
not exceeding 300 mm wide	-	-	-	-	m	<b>6.26</b>
13 mm thick work to isolated brickwork or blockwork columns; two coats over 300 mm wide	-	-	-	-	m <sup>2</sup>	<b>22.20</b>
not exceeding 300 mm wide	-	-	-	-	m	<b>11.10</b>
<b>Plaster; first 11 mm coat of "Thistle Browning" plaster; second 2 mm finishing coat of "Thistle Multi Finish" plaster; steel trowelled</b> 13 mm thick; work to walls; two coats; to brickwork or blockwork base over 300 mm wide	-	-	-	-	m <sup>2</sup>	<b>11.79</b>
over 300 mm wide; in staircase areas or plant rooms	-	-	-	-	m <sup>2</sup>	<b>14.15</b>
not exceeding 300 mm wide	-	-	-	-	m	<b>6.26</b>
13 mm thick work to isolated brickwork or blockwork columns; two coats over 300 mm wide	-	-	-	-	m <sup>2</sup>	<b>22.20</b>
not exceeding 300 mm wide	-	-	-	-	m	<b>9.84</b>
<b>Plaster; first 8 mm or 11 mm coat of "Thistle Bonding" plaster; second 2 mm finishing coat of "Thistle Multi Finish" plaster; steel trowelled</b> 13 mm thick work to walls; two coats; to concrete base over 300 mm wide	-	-	-	-	m <sup>2</sup>	<b>13.20</b>
over 300 mm wide; in staircase areas or plant rooms	-	-	-	-	m <sup>2</sup>	<b>15.63</b>
not exceeding 300 mm wide	-	-	-	-	m	<b>6.04</b>
13 mm thick work to isolated piers or columns; two coats; to concrete base over 300 mm wide	-	-	-	-	m <sup>2</sup>	<b>23.58</b>
not exceeding 300 mm wide	-	-	-	-	m	<b>11.04</b>
10 mm thick work to ceilings; two coats; to concrete base over 300 mm wide	-	-	-	-	m <sup>2</sup>	<b>11.29</b>
over 300 wide; 3.50 m–5.00 m high	-	-	-	-	m <sup>2</sup>	<b>13.55</b>
over 300 mm wide; in staircase areas or plant rooms	-	-	-	-	m <sup>2</sup>	<b>14.99</b>
not exceeding 300 mm wide	-	-	-	-	m	<b>6.31</b>



## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M20 PLASTERED/RENDERED/ROUGHCAST COATING – cont'd</b>						
<b>Plaster; first 8 mm or 11 mm coat of "Thistle Bonding" plaster; second 2 mm finishing coat of "Thistle Multi Finish" plaster; steel trowelled – cont'd</b>						
10 mm thick work to isolated beams; two coats; to concrete base						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	22.58
over 300 mm wide; 3.50 m–5.00 m high	-	-	-	-	m <sup>2</sup>	24.08
not exceeding 300 mm wide	-	-	-	-	m	11.36
<b>Plaster; one coat "Snowplast" plaster or other equal and approved; steel trowelled</b>						
13 mm thick work to walls; one coat; to brickwork or blockwork base						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	13.03
over 300 mm wide; in staircase areas or plant rooms	-	-	-	-	m <sup>2</sup>	15.49
not exceeding 300 mm wide	-	-	-	-	m	6.53
13 mm thick work to isolated columns; one coat						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	15.77
not exceeding 300 mm wide	-	-	-	-	m	7.92
<b>Plaster; first coat of "Limelite" renovating plaster; finishing coat of "Limelite" finishing plaster; or other equal and approved; steel trowelled</b>						
13 mm thick work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	18.07
over 300 mm wide; in staircase areas or plant rooms	-	-	-	-	m <sup>2</sup>	19.84
not exceeding 300 mm wide	-	-	-	-	m	9.03
Dubbing out existing walls with undercoat plaster; average 6 mm thick						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	5.42
not exceeding 300 mm wide	-	-	-	-	m	2.74
Dubbing out existing walls with undercoat plaster; average 12 mm thick						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	10.84
not exceeding 300 mm wide	-	-	-	-	m	5.42
<b>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</b>						
17 mm thick work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	58.65
over 300 mm wide; in staircase areas or plant rooms	-	-	-	-	m <sup>2</sup>	63.02
not exceeding 300 mm wide	-	-	-	-	m	23.46
17 mm thick work to isolated columns; two coats						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	95.15
not exceeding 300 mm wide	-	-	-	-	m	38.03

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Plaster; one coat "Thistle" projection plaster or other equal and approved; steel trowelled</b> 13 mm thick work to walls; one coat; to brickwork or blockwork base						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	12.57
over 300 mm wide; in staircase areas or plant rooms	-	-	-	-	m <sup>2</sup>	14.38
not exceeding 300 mm wide	-	-	-	-	m	6.27
10 mm thick work to isolated columns; one coat						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	15.30
not exceeding 300 mm wide	-	-	-	-	m	7.64
<b>Plaster; first 11 mm coat of "Thistle Bonding" plaster; second 2 mm finishing coat of "Thistle Multi Finish" plaster; steel trowelled</b> 13 mm thick work to ceilings; three coats to metal lathing base						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	13.70
over 300 mm wide; in staircase areas or plant rooms	-	-	-	-	m <sup>2</sup>	16.44
not exceeding 300 mm wide	-	-	-	-	m	7.39
13 mm thick work to swept soffit of metal lathing arch former						
not exceeding 300 mm wide	-	-	-	-	m	9.86
300 mm–400 mm wide	-	-	-	-	m	13.18
13 mm thick work to vertical face of metal lathing arch former						
not exceeding 0.50 m <sup>2</sup> per side	-	-	-	-	nr	14.00
0.50 m <sup>2</sup> –1 m <sup>2</sup> per side	-	-	-	-	nr	21.01
<b>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</b> 12 mm thick work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	31.20
not exceeding 300 mm wide	-	-	-	-	m	15.34
demarcation lines on battens	-	-	-	-	m	4.42
<b>"Cemrend" self-coloured render or other equal and approved; one coat; to brickwork or blockwork base</b> 20 mm thick work to walls; to brickwork or blockwork base						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	31.54
not exceeding 300 mm wide	-	-	-	-	m	18.40
<b>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</b> To walls; four coats; to brickwork or blockwork base						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	30.05
not exceeding 300 mm wide	-	-	-	-	m	15.01

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M20 PLASTERED/RENDERED/ROUGHCAST COATING – cont'd</b>						
<b>Drydash (pebbledash) finish of Derbyshire Spar chippings or other equal and approved on and including cement-lime-sand (1:2:9) backing</b>						
18 mm thick work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	<b>26.05</b>
not exceeding 300 mm wide	-	-	-	-	m	<b>13.03</b>
<b>Plaster; one coat "Thistle" board finish or other equal and approved; steel trowelled (prices included within plasterboard rates)</b>						
3 mm thick work to walls or ceilings; one coat; to plasterboard base						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	<b>5.31</b>
over 300 mm wide; in staircase areas or plant rooms	-	-	-	-	m <sup>2</sup>	<b>6.37</b>
not exceeding 300 mm wide	-	-	-	-	m	<b>2.12</b>
<b>Plaster; one coat "Thistle" board finish or other 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</b>						
9.50 mm thick boards to walls						
over 300 mm wide	-	0.97	13.16	3.19	m <sup>2</sup>	<b>16.35</b>
not exceeding 300 mm wide	-	0.37	5.37	0.92	m	<b>6.29</b>
9.50 mm thick boards to walls; in staircase areas or plant rooms						
over 300 mm wide	-	1.06	14.46	3.19	m <sup>2</sup>	<b>17.65</b>
not exceeding 300 mm wide	-	0.46	6.67	0.92	m	<b>7.59</b>
9.50 mm thick boards to isolated columns						
over 300 mm wide	-	1.06	14.46	3.19	m <sup>2</sup>	<b>17.65</b>
not exceeding 300 mm wide	-	0.56	8.12	0.92	m	<b>9.05</b>
9.50 mm thick boards to ceilings						
over 300 mm wide	-	0.89	12.00	3.19	m <sup>2</sup>	<b>15.18</b>
over 300 mm wide; 3.50 m–5.00 m high	-	1.03	14.03	3.19	m <sup>2</sup>	<b>17.22</b>
not exceeding 300 mm wide	-	0.43	6.24	0.92	m	<b>7.16</b>
9.50 mm thick boards to ceilings; in staircase areas or plant rooms						
over 300 mm wide	-	0.98	13.30	3.19	m <sup>2</sup>	<b>16.49</b>
not exceeding 300 mm wide	-	0.47	6.82	0.92	m	<b>7.74</b>
9.50 mm thick boards to isolated beams						
over 300 mm wide	-	1.05	14.32	3.19	m <sup>2</sup>	<b>17.51</b>
not exceeding 300 mm wide	-	0.50	7.25	0.92	m	<b>8.18</b>
12.50 mm thick boards to walls; in staircase areas or plant rooms						
over 300 mm wide	-	1.12	15.33	3.19	m <sup>2</sup>	<b>18.52</b>
not exceeding 300 mm wide	-	0.50	7.25	0.92	m	<b>8.18</b>
12.50 mm thick boards to isolated columns						
over 300 mm wide	-	1.12	15.33	3.19	m <sup>2</sup>	<b>18.52</b>
not exceeding 300 mm wide	-	0.59	8.56	0.92	m	<b>9.48</b>

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
12.50 mm thick boards to ceilings						
over 300 mm wide	-	0.95	12.87	3.19	m <sup>2</sup>	<b>16.06</b>
over 300 mm wide; 3.50 m–5.00 m high	-	1.06	14.46	3.19	m <sup>2</sup>	<b>17.65</b>
not exceeding 300 mm wide	-	0.45	6.53	0.92	m	<b>7.45</b>
12.50 mm thick boards to ceilings; in staircase areas or plant rooms						
over 300 mm wide	-	1.06	14.46	3.19	m <sup>2</sup>	<b>17.65</b>
not exceeding 300 mm wide	-	0.51	7.40	0.92	m	<b>8.32</b>
12.50 mm thick boards to isolated beams						
over 300 mm wide	-	1.15	15.77	3.19	m <sup>2</sup>	<b>18.96</b>
not exceeding 300 mm wide	-	0.56	8.12	0.92	m	<b>9.05</b>
<b>Accessories</b>						
"Expamet" render beads or other equal and approved; white PVC nosings; to brickwork or blockwork base external stop bead; ref 573	-	0.07	1.02	3.16	m	<b>4.18</b>
"Expamet" render beads or other equal and approved; stainless steel; to brickwork or blockwork base stop bead; ref 546	-	0.07	1.02	5.53	m	<b>6.54</b>
stop bead; ref 547	-	0.07	1.02	4.19	m	<b>5.20</b>
"Expamet" plaster beads or other equal and approved; galvanised steel; to brickwork or blockwork base angle bead; ref 550	-	0.08	1.16	0.80	m	<b>1.97</b>
architrave bead; ref 579	-	0.10	1.45	0.92	m	<b>2.37</b>
stop bead; ref 562	-	0.07	1.02	0.84	m	<b>1.85</b>
stop beads; ref 563	-	0.07	1.02	0.92	m	<b>1.94</b>
movement bead; ref 588	-	0.09	1.31	12.81	m	<b>14.12</b>
"Expamet" plaster beads or other equal and approved; stainless steel; to brickwork or blockwork base angle bead; ref 545	-	0.08	1.16	6.04	m	<b>7.20</b>
stop bead; ref 534	-	0.07	1.02	5.52	m	<b>6.54</b>
stop bead; ref 533	-	0.07	1.02	5.52	m	<b>6.54</b>
"Expamet" thin coat plaster beads or other equal and approved; galvanised steel; to timber base angle bead; ref 553	-	0.07	1.02	0.64	m	<b>1.65</b>
angle bead; ref 554	-	0.07	1.02	0.62	m	<b>1.63</b>
stop bead; ref 560	-	0.06	0.87	1.12	m	<b>1.99</b>
stop bead; ref 561	-	0.06	0.87	1.12	m	<b>1.99</b>
<b>M21 INSULATION WITH RENDERED FINISH</b>						
<b>Sto Therm Classic M-system insulation render</b>						
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 <sup>2</sup>	<b>64.72</b>
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 <sup>2</sup>	<b>71.20</b>
rendered heads and reveals not exceeding 100 mm wide; including angle beads	-	-	-	-	m	<b>17.87</b>

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M21 INSULATION WITH RENDERED FINISH – cont'd</b>						
<b>Sto Therm Classic M-system insulation render – cont'd</b>						
Extra for						
aluminium starter track at base of insulated render system	-	-	-	-	m	<b>10.88</b>
external angle with PVC mesh angle bead	-	-	-	-	m	<b>4.79</b>
internal angle with Sto Armor angle	-	-	-	-	m	<b>4.79</b>
render stop bead	-	-	-	-	m	<b>4.79</b>
Sto seal tape to all vertical abutments	-	-	-	-	m	<b>4.45</b>
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 <sup>2</sup>	<b>14.32</b>
<b>M22 SPRAYED MINERAL FIBRE COATINGS</b>						
<b>Prepare and apply by spray "Mandolite CP2" fire protection or other equal and approved on structural steel/metalwork</b>						
16 mm thick (one hour) fire protection						
to walls and columns	-	-	-	-	m <sup>2</sup>	<b>9.10</b>
to ceilings and beams	-	-	-	-	m <sup>2</sup>	<b>10.05</b>
to isolated metalwork	-	-	-	-	m <sup>2</sup>	<b>20.02</b>
22 mm thick (one and a half hour) fire protection						
to walls and columns	-	-	-	-	m <sup>2</sup>	<b>10.58</b>
to ceilings and beams	-	-	-	-	m <sup>2</sup>	<b>11.74</b>
to isolated metalwork	-	-	-	-	m <sup>2</sup>	<b>23.48</b>
28 mm thick (two hour) fire protection						
to walls and columns	-	-	-	-	m <sup>2</sup>	<b>12.41</b>
to ceilings and beams	-	-	-	-	m <sup>2</sup>	<b>13.56</b>
to isolated metalwork	-	-	-	-	m <sup>2</sup>	<b>27.10</b>
52 mm thick (four hour) fire protection						
to walls and columns	-	-	-	-	m <sup>2</sup>	<b>18.77</b>
to ceilings and beams	-	-	-	-	m <sup>2</sup>	<b>20.90</b>
to isolated metalwork	-	-	-	-	m <sup>2</sup>	<b>41.59</b>
<b>Prepare and apply by spray; cementitious "Pyrok WF26" render or other equal and approved; on expanded metal lathing (not included)</b>						
15 mm thick						
to ceilings and beams	-	-	-	-	m <sup>2</sup>	<b>28.81</b>
<b>M30 METAL MESH LATHING/ANCHORED REINFORCEMENT FOR PLASTERED COATINGS</b>						
<b>Accessories</b>						
Pre-formed galvanised expanded steel semi-circular arch-frames; "Expamet" or other equal and approved; to suit walls up to 230 mm thick						
for 760 mm opening; ref ESC 30	27.78	0.46	5.83	29.19	nr	<b>35.02</b>
for 840 mm opening; ref ESC 32	28.23	0.46	5.83	29.66	nr	<b>35.49</b>
for 920 mm opening; ref ESC 36	34.12	0.46	5.83	35.84	nr	<b>41.68</b>
for 1220 mm opening; ref ESC 48	42.52	0.46	5.83	44.67	nr	<b>50.50</b>

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Lathing; Expamet "BB" expanded metal lathing or other equal and approved; BS EN 13658; 50 mm laps</b>						
6 mm thick mesh linings to ceilings; fixing with staples; to softwood base; over 300 mm wide						
ref BB263; 0.500 mm thick	6.35	0.56	7.10	6.84	m <sup>2</sup>	13.94
ref BB264; 0.675 mm thick	9.54	0.56	7.10	10.27	m <sup>2</sup>	17.37
6 mm thick mesh linings to ceilings; fixing with wire; to steelwork; over 300 mm wide						
ref BB263; 0.500 mm thick	-	0.59	7.50	6.84	m <sup>2</sup>	14.34
ref BB264; 0.675 mm thick	-	0.59	7.50	10.27	m <sup>2</sup>	17.77
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	4.67	6.84	m <sup>2</sup>	11.51
ref BB264; 0.675 mm thick	-	0.37	4.67	10.27	m <sup>2</sup>	14.94
raking cutting	-	0.19	2.76	-	m	2.76
cutting and fitting around pipes; not exceeding 0.30 m girth	-	0.28	4.06	-	nr	4.06
<b>Lathing; Expamet "Riblath" or "Spraylath" or other equal and approved stiffened expanded metal lathing or similar; 50 mm laps</b>						
10 mm thick mesh lining to walls; fixing with nails; to softwood base; over 300 mm wide						
"Riblath" ref 269; 0.30 mm thick	18.74	0.46	5.83	24.56	m <sup>2</sup>	30.39
"Riblath" ref 271; 0.50 mm thick	24.99	0.46	5.83	31.28	m <sup>2</sup>	37.12
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	3.55	8.98	m <sup>2</sup>	12.53
"Riblath" ref 271; 0.50 mm thick	-	0.28	3.55	11.00	m <sup>2</sup>	14.55
10 mm thick mesh lining to walls; fixing to brick or blockwork; over 300 mm wide						
"Red-rib" ref 274; 0.50 mm thick	23.72	0.37	4.67	25.88	m <sup>2</sup>	30.55
Stainless steel "Riblath" ref 267; 0.30 mm thick	39.22	0.37	4.67	42.57	m <sup>2</sup>	47.24
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	7.50	20.59	m <sup>2</sup>	28.08
"Riblath" ref 271; 0.50 mm thick	-	0.59	7.50	27.31	m <sup>2</sup>	34.81
<b>M31 FIBROUS PLASTER</b>						
<b>Fibrous plaster; fixing with screws; plugging; countersinking; stopping; filling and pointing joints with plaster</b>						
16 mm thick plain slab coverings to ceilings						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	125.12
not exceeding 300 mm wide	-	-	-	-	m	42.09
Coves; not exceeding 150 mm girth						
per 25 mm girth	-	-	-	-	m	6.03
Coves; 150 mm–300 mm girth						
per 25 mm girth	-	-	-	-	m	7.39
Cornices						
per 25 mm girth	-	-	-	-	m	7.51
Cornice enrichments						
per 25 mm girth; depending on degree of enrichments	-	-	-	-	m	8.87

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M31 FIBROUS PLASTER – cont'd</b>						
<b>Fibrous plaster; fixing with plaster wadding filling and pointing joints with plaster; to steel base</b>						
16 mm thick plain slab coverings to ceilings over 300 mm wide	-	-	-	-	m <sup>2</sup>	<b>125.12</b>
not exceeding 300 mm wide	-	-	-	-	m	<b>42.09</b>
16 mm thick plain casings to stanchions per 25 mm girth	-	-	-	-	m	<b>3.75</b>
16 mm thick plain casings to beams per 25 mm girth	-	-	-	-	m	<b>3.75</b>
<b>Gyproc cove or other equal and approved; fixing with adhesive; filling and pointing joints with plaster</b>						
Cove	-	0.19	2.76	2.73	m	<b>5.48</b>
Angles	-	0.03	0.44	2.00	nr	<b>2.43</b>
<b>M40 STONE/CONCRETE/QUARRY/CERAMIC TILING</b>						
<b>ALTERNATIVE TILE MATERIALS</b>						
Discounts of 10–30% available depending on quantity/status Dennis Ruabon clay floor quarries (£/1000)						
194 mm x 194 mm x 12.5 mm; square; red	-	-	-	666.25	1000	-
194 mm x 194 mm x 12.5 mm; red; polygon; red	-	-	-	49.38	m <sup>2</sup>	-
150 mm x 150 mm x 12.5 mm; square; heatherbrown	-	-	-	758.50	1000	-
150 mm x 150 mm x 12.5 mm; studded square; heatherbrown or red	-	-	-	1104.95	1000	-
150 mm x 150 mm x 12.5 mm; polygon; red	-	-	-	70.57	m <sup>2</sup>	-
<b>SUPPLY AND FIX PRICES</b>						
<b>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</b>						
Work to floors; over 300 mm wide						
150 mm x 150 mm x 12.50 mm thick; heatherbrown	-	0.74	14.35	33.26	m <sup>2</sup>	<b>47.61</b>
150 mm x 150 mm x 12.50 mm thick; red	-	0.74	14.35	30.00	m <sup>2</sup>	<b>44.35</b>
194 mm x 194 mm x 12.50 mm thick; heatherbrown	-	0.60	11.64	26.30	m <sup>2</sup>	<b>37.94</b>
Works to floors; in staircase areas or plant rooms						
150 mm x 150 mm x 12.50 mm thick; heatherbrown	-	0.83	16.10	33.26	m <sup>2</sup>	<b>49.35</b>
150 mm x 150 mm x 12.50 mm thick; red	-	0.83	16.10	30.00	m <sup>2</sup>	<b>46.10</b>
194 mm x 194 mm x 12.50 mm thick; heatherbrown	-	0.69	13.38	26.30	m <sup>2</sup>	<b>39.68</b>
Work to floors; not exceeding 300 mm wide						
150 mm x 150 mm x 12.50 mm thick; heatherbrown	-	0.37	7.18	8.87	m	<b>16.04</b>
150 mm x 150 mm x 12.50 mm thick; red	-	0.37	7.18	7.87	m	<b>15.04</b>
194 mm x 194 mm x 12.50 mm thick; heatherbrown	-	0.31	6.01	6.59	m	<b>12.60</b>
fair square cutting against flush edges of existing finishes						
-	-	0.11	1.49	2.19	m	<b>3.68</b>
raking cutting	-	0.19	2.63	2.47	m	<b>5.09</b>
cutting around pipes; not exceeding 0.30 m girth	-	0.14	2.03	-	nr	<b>2.03</b>

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
extra for cutting and fitting into recessed manhole cover 600 mm x 600 mm	-	0.93	13.49	-	nr	13.49
Work to sills; 150 mm wide; rounded edge tiles 200 mm x 150 mm x 22 mm thick; interior; heatherbrown or red	-	0.31	6.01	8.33	m	14.34
150 mm x 173 mm x 58 mm thick; exterior; heatherbrown or red	-	0.32	6.21	34.61	m	40.82
fitted end	-	0.14	2.03	-	nr	2.03
Coved skirtings; 150 mm high; rounded top edge 150 mm x 150 mm x 12.50 mm thick; ref. CBTR; heatherbrown or red	-	0.23	4.46	9.53	m	13.99
150 mm x 150 mm x 12.50 mm thick; ref. RE; heatherbrown or red	-	0.23	4.46	6.56	m	11.02
ends	-	0.04	0.58	-	nr	0.58
angles	-	0.14	2.03	2.54	nr	4.57
<b>Glazed ceramic wall tiles; BS EN 10545; fixing with adhesive; butt joints; straight both ways; flush pointing with white grout; to plaster base</b>						
Work to walls; over 300 mm wide						
152 mm x 152 mm x 5.50 mm thick; white	9.60	0.56	13.98	11.61	m <sup>2</sup>	25.60
152 mm x 152 mm x 5.50 mm thick; light colours	11.68	0.56	13.98	13.85	m <sup>2</sup>	27.83
152 mm x 152 mm x 5.50 mm thick; dark colours	12.77	0.56	13.98	15.02	m <sup>2</sup>	29.00
extra for RE or REX tile	-	-	-	5.27	m <sup>2</sup>	-
200 mm x 100 mm x 6.50 mm thick; white and light colours	9.60	0.56	13.98	11.61	m <sup>2</sup>	25.60
250 mm x 200 mm x 7 mm thick; white and light colours	10.37	0.56	13.98	12.44	m <sup>2</sup>	26.42
Work to walls; in staircase areas or plant rooms						
152 mm x 152 mm x 5.50 mm thick; white	-	0.62	15.48	11.61	m <sup>2</sup>	27.09
Work to walls; not exceeding 300 mm wide						
152 mm x 152 mm x 5.50 mm thick; white	-	0.28	6.99	3.47	m	10.46
152 mm x 152 mm x 5.50 mm thick; light colours	-	0.28	6.99	4.34	m	11.33
152 mm x 152 mm x 5.50 mm thick; dark colours	-	0.28	6.99	4.69	m	11.68
200 mm x 100 mm x 6.50 mm thick; white and light colours	-	0.28	6.99	3.47	m	10.46
250 mm x 200 mm x 7 mm thick; white and light colours	-	0.23	5.74	3.71	m	9.46
cutting around pipes; not exceeding 0.30 m girth	-	0.09	1.31	-	nr	1.31
Work to sills; 150 mm wide; rounded edge tiles						
152 mm x 152 mm x 5.50 mm thick; white	-	0.23	5.74	1.73	m	7.48
fitted end	-	0.09	1.31	-	nr	1.31
<b>198 mm x 64.50 mm x 6 mm thick wall tiles; fixing with adhesive; butt joints; straight both ways; flush pointing with white grout; to plaster base</b>						
Work to walls						
over 300 mm wide	23.50	1.67	41.70	26.58	m <sup>2</sup>	68.27
not exceeding 300 mm wide	-	0.65	16.23	7.96	m	24.19
<b>20 mm x 20 mm x 5.50 mm thick glazed mosaic wall tiles; fixing with adhesive; butt joints; straight both ways; flush pointing with white grout; to plaster base</b>						
Work to walls						
over 300 mm wide	28.85	1.76	43.95	32.40	m <sup>2</sup>	76.35
not exceeding 300 mm wide	-	0.69	17.23	10.02	m	27.25



## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M40 STONE/CONCRETE/QUARRY/CERAMIC TILING – cont'd</b>						
<b>50 mm x 50 mm x 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</b>						
Work to floors						
over 300 mm wide	28.33	1.76	34.13	32.06	m <sup>2</sup>	<b>66.19</b>
not exceeding 300 mm wide	-	0.69	13.38	9.85	m	<b>23.23</b>
<b>Dakota mahogany granite cladding; polished finish; jointed and pointed in coloured mortar (1:2:8)</b>						
20 mm work to floors; level; to cement and sand base						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	<b>291.67</b>
20 mm x 300 mm treads; plain nosings	-	-	-	-	m	<b>165.98</b>
raking, cutting	-	-	-	-	m	<b>29.76</b>
polished edges	-	-	-	-	m	<b>37.42</b>
birdsmouth	-	-	-	-	m	<b>38.62</b>
20 mm thick work to walls; to cement and sand base						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	<b>297.54</b>
not exceeding 300 mm wide	-	-	-	-	m	<b>133.89</b>
40 mm thick work to walls; to cement and sand base						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	<b>494.04</b>
not exceeding 300 mm wide	-	-	-	-	m	<b>222.30</b>
<b>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</b>						
Work to floors; over 300 mm wide						
250 mm x 250 mm x 12 mm–15 mm thick	-	0.56	13.98	34.44	m <sup>2</sup>	<b>48.42</b>
Work to floors; not exceeding 300 mm wide						
250 mm x 250 mm x 12 mm–15 mm thick	-	0.28	6.99	10.40	m	<b>17.39</b>
<b>Roman Travertine marble cladding; polished finish; jointed and pointed in coloured mortar (1:2:8)</b>						
20 mm thick work to floors; level; to cement and sand base						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	<b>190.48</b>
20 mm x 300 mm treads; plain nosings	-	-	-	-	m	<b>114.74</b>
raking cutting	-	-	-	-	m	<b>22.25</b>
polished edges	-	-	-	-	m	<b>20.45</b>
birdsmouth	-	-	-	-	m	<b>41.01</b>
20 mm thick work to walls; to cement and sand base						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	<b>226.49</b>
not exceeding 300 mm wide	-	-	-	-	m	<b>102.46</b>
40 mm thick work to walls; to cement and sand base						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	<b>311.79</b>
not exceeding 300 mm wide	-	-	-	-	m	<b>140.29</b>

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M41 TERRAZZO TILING/IN SITU TERRAZZO</b>						
<b>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</b>						
300 mm x 300 mm x 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 <sup>2</sup>	39.03
plain; to slopes exceeding 15° from horizontal	-	-	-	-	m <sup>2</sup>	47.57
to small areas/toilets	-	-	-	-	m <sup>2</sup>	89.33
Accessories						
plastic division strips; 6 mm x 38 mm; set into floor tiling above crack inducing joints, to the nearest full tile module						
-	-	-	-	-	m	2.69
<b>Specially made terrazzo precast units; BS EN 13748-1; aggregate size random; standard colour range; 3 mm joints; grouting with neat matching cement</b>						
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	204.39
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	122.98
extra over for 55 x 55 mm contrasting colour to step nosing	-	-	-	-	m	47.75
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	76.31

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M41 TERRAZZO TILING/IN SITU TERRAZZO – cont'd</b>						
<b>Specially made terrazzo precast units; BS EN 13748–1; aggregate size random; standard colour range; 3 mm joints; grouting with neat matching cement – cont'd</b>						
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	71.69
extra over for special internal/external angle pieces to match	-	-	-	-	m	20.36
extra over for special polished ends	-	-	-	-	nr	6.71
<b>M42 WOOD BLOCK/COMPOSITION BLOCK/ PARQUET</b>						
<b>Wood blocks; Havwoods or other equal and approved; 25 mm thick; level; laid to herringbone pattern with 2 block border; fixing with adhesive; to cement:sand base; sanded and sealed</b>						
Work to floors; over 300 mm wide						
Merbau	-	-	-	-	m <sup>2</sup>	58.22
Iroko	-	-	-	-	m <sup>2</sup>	64.36
American Oak	-	-	-	-	m <sup>2</sup>	72.37
European Oak	-	-	-	-	m <sup>2</sup>	85.04
Add to wood block flooring over 300 mm wide for buff; one coat seal	-	-	-	-	m <sup>2</sup>	3.04
buff; two coats seal	-	-	-	-	m <sup>2</sup>	4.82
sand; three coats for seal or oil	-	-	-	-	m <sup>2</sup>	15.22
<b>M50 RUBBER/PLASTICS/CORK/LINO/CARPET TILING/SHEETING</b>						
<b>Linoleum sheet; Forbo-Nairn "Marmoleum Real" or other equal and approved; level; fixing with adhesive; butt joints; to cement and sand base</b>						
Work to floors; over 300 mm wide						
2.50 mm thick	-	0.37	7.18	8.84	m <sup>2</sup>	16.02
3.20 mm thick; marbled	-	0.37	7.18	10.97	m <sup>2</sup>	18.15
<b>Linoleum sheet; Forbo-Nairn "Walton" or other equal and approved; level; with welded seams; fixing with adhesive; to cement and sand base</b>						
Work to floors; over 300 mm wide						
2.50 mm thick; plain	-	0.46	8.92	10.16	m <sup>2</sup>	19.08
<b>Vinyl sheet; Altro "Safety" range or other equal and approved; with welded seams; level; fixing with adhesive; to cement and sand base</b>						
Work to floors; over 300 mm wide						
2.00 mm thick; "Marine "	-	0.56	10.86	16.26	m <sup>2</sup>	27.12
2.50 mm thick; "Classic 25"	-	0.65	12.61	18.10	m <sup>2</sup>	30.70
3.50 mm thick; "Stronghold 30"	-	0.74	14.35	24.42	m <sup>2</sup>	38.77

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Slip resistant vinyl sheet; Forbo-Nairn "Surestep" or other equal and approved; level with welded seams; fixing with adhesive; to cement and sand base</b> Work to floors; over 300 mm wide 2.00 mm thick	-	0.46	8.92	10.89	m <sup>2</sup>	<b>19.81</b>
<b>Homogeneous Vinyl sheet; Marleyflor "Plus" or other equal and approved; level; with welded seams; fixing with adhesive; level; to cement and sand base</b> Work to floors; over 300 mm wide 2.00 mm thick	-	0.42	8.15	5.73	m <sup>2</sup>	<b>13.87</b>
2.00 mm thick skirtings 100 mm high	-	0.11	2.13	1.38	m	<b>3.51</b>
<b>Safety sheet; Marleyflor "Granite Multisafe" or other equal and approved; level; with welded seams; fixing with adhesive; level; to cement and sand base</b> Work to floors; over 300 mm wide 2.00 mm thick	-	0.42	8.15	11.08	m <sup>2</sup>	<b>19.22</b>
<b>Vinyl sheet; Marley "Omnisports" or other equal and approved; level; with welded seams; fixing with adhesive; level; to cement and sand base</b> Work to floors; over 300 mm wide 7.65 mm thick; Pro	-	0.90	17.45	22.29	m <sup>2</sup>	<b>39.74</b>
8.75 mm thick; Competition	-	1.00	19.39	26.07	m <sup>2</sup>	<b>45.46</b>
<b>Vinyl sheet; Gerflor "Gerflex" standard sheet; "Classic" range or other equal and approved; level; with welded seams; fixing with adhesive; to cement and sand base</b> Work to floors; over 300 mm wide 2.00 mm thick	-	0.46	8.92	6.35	m <sup>2</sup>	<b>15.27</b>
<b>Vinyl sheet; Armstrong "Royal" or other equal and approved; level; with welded seams; fixing with adhesive; to cement and sand base</b> Work to floors; over 300 mm wide 2.50 mm thick	-	0.46	8.92	9.87	m <sup>2</sup>	<b>18.79</b>
<b>Vinyl tiles; Armstrong "Royal" or other equal and approved; level; fixing with adhesive; butt joints; straight both ways; to cement and sand base</b> Work to floors; over 300 mm wide 608 mm x 608 mm x 2.00 mm thick	-	0.20	3.88	10.09	m <sup>2</sup>	<b>13.97</b>
<b>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</b> Work to floors; over 300 mm wide 250 mm x 250 mm x 2.00 mm thick	-	0.23	4.46	6.01	m <sup>2</sup>	<b>10.47</b>

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M50 RUBBER/PLASTICS/CORK/LINO/CARPET TILING/SHEETING – cont'd</b>						
<b>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</b>						
Work to floors; over 300 mm wide						
300 mm x 300 mm x 2.00 mm thick; Vylon Plus	-	0.23	4.46	4.90	m <sup>2</sup>	9.36
500 mm x 500 mm x 2.00 mm thick; Marleyflor Plus	-	0.20	3.88	5.95	m <sup>2</sup>	9.83
<b>Vinyl tiles; "Polyflex Plus" or other equal and approved; level; fixing with adhesive; butt joints; straight both ways; to cement and sand base</b>						
Work to floors; over 300 mm wide						
300 mm x 300 mm x 1.50 mm thick	-	0.23	4.46	4.30	m <sup>2</sup>	8.76
300 mm x 300 mm x 2.00 mm thick	-	0.23	4.46	4.75	m <sup>2</sup>	9.21
<b>Vinyl tiles; "Polyflor XL" or other equal and approved; level; fixing with adhesive; butt joints; straight both ways; to cement and sand base</b>						
Work to floors; over 300 mm wide						
300 mm x 300 mm x 2.00 mm thick	-	0.32	6.21	5.20	m <sup>2</sup>	11.41
<b>Vinyl tiles; "Polyflor SD"; level; fixing with adhesive; butt joints; straight both ways; to cement and sand base</b>						
Work to floors; over 300 mm wide						
457 mm x 457 mm x 2.00 mm thick	-	0.42	8.15	9.07	m <sup>2</sup>	17.22
<b>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</b>						
Work to floors; over 300 mm wide						
330 mm x 330 mm x 2.00 mm thick	-	0.23	4.46	7.84	m <sup>2</sup>	12.30
<b>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</b>						
Work to floors; over 300 mm wide						
500 mm x 500 mm x 2.00 mm thick	-	0.20	3.88	10.47	m <sup>2</sup>	14.35
<b>Linoleum tiles; Marley "Veneto XF" or other equal and approved; level; fixing with adhesive; butt joints; straight both ways; to cement and sand base</b>						
Work to floors; over 300 mm wide						
500 mm x 500 mm x 2.50 mm thick	-	0.20	3.88	12.36	m <sup>2</sup>	16.24
<b>PVC Wall lining; Altro Whiterock; or other equal and approved; fixed directly to plastered brick or blockwork</b>						
Work to walls						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	54.12
not exceeding 300 mm wide	-	-	-	-	m	27.06

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>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</b> Work to floors; over 300 mm wide 2.50 mm thick (marble pattern)	-	0.28	5.43	9.92	m <sup>2</sup>	<b>15.35</b>
<b>Cork tiles Wicanders "Cork-Master" or other equal and approved; level; fixing with adhesive; butt joints; straight both ways; to cement and sand base</b> Work to floors; over 300 mm wide 300 mm x 300 mm x 4.00 mm thick	-	0.37	7.18	18.84	m <sup>2</sup>	<b>26.01</b>
<b>Rubber studded tiles; Altro "Mondopave" or other equal and approved; level; fixing with adhesive; butt joints; straight to cement and sand base</b> Work to floors; over 300 mm wide 500 mm x 500 mm x 2.50 mm thick; type MRB; black	-	0.56	10.86	25.43	m <sup>2</sup>	<b>36.29</b>
500 mm x 500 mm x 4.00 mm thick; type MRB; black	-	0.56	10.86	28.88	m <sup>2</sup>	<b>39.74</b>
Work to landings; over 300 mm wide 500 mm x 500 mm x 4.00 mm thick; type MRB; black	-	0.74	14.35	28.88	m <sup>2</sup>	<b>43.23</b>
4.00 mm thick to tread 275 mm wide	-	0.46	8.92	8.58	m	<b>17.50</b>
4.00 mm thick to riser 180 mm wide	-	0.56	10.86	6.10	m	<b>16.96</b>
<b>Sundry floor sheeting underlays</b> For floor finishings; over 300 mm wide building paper to BS 1521; class A; 75 mm lap (laying only)	-	0.05	0.54	-	m <sup>2</sup>	<b>0.54</b>
3.20 mm thick hardboard	-	0.19	4.74	1.31	m <sup>2</sup>	<b>6.06</b>
6.00 mm thick plywood	-	0.28	6.99	6.02	m <sup>2</sup>	<b>13.01</b>
<b>Skirtings; plastic; Gradus or equivalent</b> Set-in skirtings 100 mm high; ref. SI1002.5P	-	0.11	2.13	1.73	m	<b>3.86</b>
150 mm high; ref. SI1502P	-	0.22	4.27	2.31	m	<b>6.58</b>
Set-on skirtings 100 mm high; ref. SO100P	-	0.22	4.27	1.42	m	<b>5.69</b>
<b>Stair nosings; aluminium; Gradus or equivalent</b> Medium duty hard aluminium alloy stair tread nosings; plugged and screwed in concrete 56 mm x 32 mm; ref AS11	8.29	0.23	3.34	8.81	m	<b>12.14</b>
84 mm x 32 mm; ref AS12	12.34	0.28	4.06	13.05	m	<b>17.12</b>
Heavy duty aluminium alloy stair tread nosings; plugged and screwed to concrete 48 mm x 38 mm; ref HE1	9.78	0.28	4.06	10.37	m	<b>14.43</b>
82 mm x 38 mm; ref HE2	14.61	0.32	4.64	15.44	m	<b>20.08</b>
<b>Heavy duty carpet tiles; "Heuga 580 Olympic" or other equal and approved; to cement and sand base</b> Work to floors over 300 mm wide	17.43	0.28	5.43	19.22	m <sup>2</sup>	<b>24.65</b>

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M51 EDGE FIXED CARPETING</b>						
<b>Fitted carpeting; Wilton wool/nylon or other equal and approved; 80/20 velvet pile; heavy domestic plain</b>						
Work to floors over 300 mm wide	34.00	0.37	4.87	38.34	m <sup>2</sup>	<b>43.20</b>
Work to treads and risers over 300 mm wide	-	0.74	9.74	38.34	m <sup>2</sup>	<b>48.07</b>
<b>Underlay to carpeting</b>						
Work to floors over 300 mm wide	2.51	0.07	0.92	2.70	m <sup>2</sup>	<b>3.62</b>
raking cutting	-	0.07	0.76	-	m	<b>0.76</b>
<b>Sundries</b>						
Carpet gripper fixed to floor; standard edging 22 mm wide	-	0.04	0.43	0.30	m	<b>0.74</b>
<b>M52 DECORATIVE PAPERS/FABRICS</b>						
<b>Lining paper; and hanging</b>						
Plaster walls or columns over 300 mm girth (PC £ per roll)	2.02	0.19	2.76	0.32	m <sup>2</sup>	<b>3.07</b>
Plaster ceilings or beams over 300 mm girth	2.02	0.23	3.34	0.32	m <sup>2</sup>	<b>3.65</b>
<b>Decorative paper-backed vinyl wallpaper; and hanging</b>						
Plaster walls or columns over 300 mm girth (PC £ per roll)	9.00	0.23	3.34	1.67	m <sup>2</sup>	<b>5.00</b>
<b>M60 PAINTING/CLEAR FINISHING</b>						
<b>BASIC PAINT PRICES</b>						
Paints						
matt emulsion	-	-	-	19.11	5litre	-
gloss	-	-	-	23.02	5litre	-
eggshell gloss	-	-	-	32.10	5litre	-
oil based undercoat	-	-	-	23.02	5litre	-
"Weathershield" gloss	-	-	-	31.36	5litre	-
"Weathershield" undercoat	-	-	-	42.27	5litre	-
"Sandtex" masonry paint brilliant white	-	-	-	11.32	5litre	-
coloured	-	-	-	20.13	5litre	-
Primer/undercoats						
acrylic	-	-	-	16.10	5litre	-
red oxide	-	-	-	23.28	5litre	-
water based	-	-	-	19.05	5litre	-
zinc phosphate	-	-	-	36.11	5litre	-
masonry sealer	-	-	-	16.07	5litre	-
mdf primer	-	-	-	42.68	5litre	-
knotting solution	-	-	-	45.49	5litre	-
Special paints						
solar reflective aluminium	-	-	-	37.56	5litre	-
anti-graffiti	-	-	-	121.29	5litre	-
bituminous emulsion	-	-	-	13.19	5litre	-
"Hammerite"	-	-	-	43.53	5litre	-

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
fire retardant						
undercoat	-	-	-	50.86	5litre	-
top coat	-	-	-	67.74	5litre	-
Stains and Preservatives Cuprinol						
"Clear"	-	-	-	22.23	5litre	-
Boiled linseed oil	-	-	-	26.28	5litre	-
Sadolin						
"Extra"	-	-	-	57.45	5litre	-
"New Base"	-	-	-	23.68	5litre	-
Sikkens						
"Cetol HLS"	-	-	-	47.39	5litre	-
"Cetol TS"	-	-	-	68.17	5litre	-
"Cetol Filter 7"	-	-	-	72.10	5litre	-
Protim Solignum						
"Architectural"	-	-	-	54.98	5litre	-
"Green"	-	-	-	51.98	5litre	-
"Cedar"	-	-	-	51.98	5litre	-
Varnishes						
polyurethane	-	-	-	34.41	5litre	-
<b>SUPPLY AND FIX PRICES</b>						
<b>NOTE:</b> 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.						
<b>M60 PAINTING/CLEAR FINISHING – INTERNALLY</b>						
<b>One coat primer; on wood surfaces before fixing</b>						
General surfaces						
over 300 mm girth	-	0.08	1.16	0.82	m <sup>2</sup>	<b>1.98</b>
isolated surfaces not exceeding 300 mm girth	-	0.02	0.29	0.30	m	<b>0.59</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	-	0.06	0.87	0.25	nr	<b>1.12</b>
<b>One coat polyurethane sealer; on wood surfaces before fixing</b>						
General surfaces						
over 300 mm girth	-	0.10	1.45	0.74	m <sup>2</sup>	<b>2.19</b>
isolated surfaces not exceeding 300 mm girth	-	0.03	0.44	0.27	m	<b>0.70</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	-	0.08	1.16	0.35	nr	<b>1.51</b>
<b>One coat of Sikkens "Cetol HLS" stain or other equal and approved; on wood surfaces before fixing</b>						
General surfaces						
over 300 mm girth	-	0.11	1.60	0.88	m <sup>2</sup>	<b>2.47</b>
isolated surfaces not exceeding 300 mm girth	-	0.03	0.44	0.35	m	<b>0.78</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	-	0.08	1.16	0.42	nr	<b>1.58</b>



## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M60 PAINTING/CLEAR FINISHING – INTERNALLY</b>						
– cont'd						
<b>One coat of Sikkens "Cetol TS" interior stain or other equal and approved; on wood surfaces before fixing</b>						
General surfaces						
over 300 mm girth	-	0.11	1.60	1.22	m <sup>2</sup>	<b>2.81</b>
isolated surfaces not exceeding 300 mm girth	-	0.03	0.44	0.47	m	<b>0.91</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	-	0.08	1.16	0.59	nr	<b>1.75</b>
<b>One coat Cuprinol clear wood preservative or other equal and approved; on wood surfaces before fixing</b>						
General surfaces						
over 300 mm girth	-	0.08	1.16	0.58	m <sup>2</sup>	<b>1.74</b>
isolated surfaces not exceeding 300 mm girth	-	0.02	0.29	0.21	m	<b>0.50</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	-	0.05	0.73	0.27	nr	<b>0.99</b>
<b>One coat HCC Protective Coatings Ltd "Permacor" urethane alkyd gloss finishing coat or other equal and approved; on previously primed steelwork</b>						
Members of roof trusses						
over 300 mm girth	-	0.01	0.15	0.79	m <sup>2</sup>	<b>0.94</b>
<b>Two coats emulsion paint</b>						
Brick or block walls						
over 300 mm girth	-	0.21	3.05	1.02	m <sup>2</sup>	<b>4.07</b>
Cement render or concrete						
over 300 mm girth	-	0.20	2.90	0.91	m <sup>2</sup>	<b>3.81</b>
isolated surfaces not exceeding 300 mm girth	-	0.10	1.45	0.29	m	<b>1.74</b>
Plaster walls or plaster/plasterboard ceilings						
over 300 mm girth	-	0.18	2.61	0.88	m <sup>2</sup>	<b>3.49</b>
over 300 mm girth; in multi colours	-	0.24	3.48	1.05	m <sup>2</sup>	<b>4.54</b>
over 300 mm girth; in staircase areas	-	0.21	3.05	1.00	m <sup>2</sup>	<b>4.05</b>
cutting in edges on flush surfaces	-	0.08	1.16	-	m	<b>1.16</b>
Plaster/plasterboard ceilings						
over 300 mm girth; 3.50 m–5.00 m high	-	0.21	3.05	0.89	m <sup>2</sup>	<b>3.93</b>
<b>One mist and two coats emulsion paint</b>						
Brick or block walls						
over 300 mm girth	-	0.19	2.76	1.33	m <sup>2</sup>	<b>4.09</b>
Cement render or concrete						
over 300 mm girth	-	0.19	2.76	1.23	m <sup>2</sup>	<b>3.99</b>
Plaster walls or plaster/plasterboard ceilings						
over 300 mm girth	-	0.18	2.61	1.23	m <sup>2</sup>	<b>3.84</b>
over 300 mm girth; in multi colours	-	0.25	3.63	1.25	m <sup>2</sup>	<b>4.88</b>
over 300 mm girth; in staircase areas	-	0.21	3.05	1.23	m <sup>2</sup>	<b>4.28</b>
cutting in edges on flush surfaces	-	0.09	1.31	-	m	<b>1.31</b>
Plaster/plasterboard ceilings						
over 300 mm girth; 3.50 m–5.00 m high	-	0.21	3.05	1.23	m <sup>2</sup>	<b>4.28</b>
<b>One mist Supermatt; one full Supermatt and one full coat of quick drying Acrylic Eggshell</b>						
Brick or block walls						
over 300 mm girth	-	0.19	2.76	1.55	m <sup>2</sup>	<b>4.30</b>

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Cement render or concrete over 300 mm girth	-	0.19	2.76	1.43	m <sup>2</sup>	<b>4.19</b>
Plaster walls or plaster/plasterboard ceilings over 300 mm girth	-	0.18	2.61	1.43	m <sup>2</sup>	<b>4.04</b>
over 300 mm girth; in multi colours	-	0.25	3.63	1.43	m <sup>2</sup>	<b>5.06</b>
over 300 mm girth; in staircase areas	-	0.21	3.05	1.43	m <sup>2</sup>	<b>4.48</b>
cutting in edges on flush surfaces	-	0.09	1.31	-	m	<b>1.31</b>
Plaster/plasterboard ceilings over 300 mm girth; 3.50 m–5.00 m high	-	0.21	3.05	1.43	m <sup>2</sup>	<b>4.48</b>
<b>One coat "Tretol No 10 Sealer" or other equal and approved; two coats "Tretol sprayed Supercover Spraytone" emulsion paint or other equal and approved</b>						
Plaster walls or plaster/plasterboard ceilings over 300 mm girth	-	-	-	-	m <sup>2</sup>	<b>4.31</b>
<b>Textured plastic; "Artex" or other equal and approved finish</b>						
Plasterboard ceilings over 300 mm girth	-	0.19	2.76	2.07	m <sup>2</sup>	<b>4.83</b>
Concrete walls or ceilings over 300 mm girth	-	0.23	3.34	1.88	m <sup>2</sup>	<b>5.21</b>
<b>Touch up primer; one undercoat and one finishing coat of gloss oil paint; on wood surfaces</b>						
General surfaces						
over 300 mm girth	-	0.20	2.90	1.91	m <sup>2</sup>	<b>4.81</b>
isolated surfaces not exceeding 300 mm girth	-	0.08	1.16	0.67	m	<b>1.83</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	-	0.18	2.61	1.03	nr	<b>3.64</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	-	0.38	5.51	1.51	m <sup>2</sup>	<b>7.02</b>
panes; area 0.10 m <sup>2</sup> –0.50 m <sup>2</sup>	-	0.31	4.50	1.16	m <sup>2</sup>	<b>5.66</b>
panes; area 0.50 m <sup>2</sup> –1.00 m <sup>2</sup>	-	0.26	3.77	0.93	m <sup>2</sup>	<b>4.71</b>
panes; area over 1.00 m <sup>2</sup>	-	0.23	3.34	0.79	m <sup>2</sup>	<b>4.13</b>
<b>Knot; one coat primer; stop; one undercoat and one finishing coat of gloss oil paint; on wood surfaces</b>						
General surfaces						
over 300 mm girth	-	0.33	4.79	1.89	m <sup>2</sup>	<b>6.68</b>
isolated surfaces not exceeding 300 mm girth	-	0.13	1.89	0.64	m	<b>2.52</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	-	0.25	3.63	1.25	nr	<b>4.87</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	-	0.56	8.12	1.89	m <sup>2</sup>	<b>10.02</b>
panes; area 0.10 m <sup>2</sup> –0.50 m <sup>2</sup>	-	0.45	6.53	1.59	m <sup>2</sup>	<b>8.12</b>
panes; area 0.50 m <sup>2</sup> –1.00 m <sup>2</sup>	-	0.40	5.80	1.59	m <sup>2</sup>	<b>7.39</b>
panes; area over 1.00 m <sup>2</sup>	-	0.33	4.79	1.17	m <sup>2</sup>	<b>5.95</b>
<b>One coat primer; one undercoat and one finishing coat of gloss oil paint</b>						
Plaster surfaces						
over 300 mm girth	-	0.30	4.35	2.42	m <sup>2</sup>	<b>6.78</b>

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M60 PAINTING/CLEAR FINISHING – INTERNALLY</b>						
– cont'd						
<b>One coat primer; two undercoats and one finishing coat of gloss oil paint</b>						
Plaster surfaces over 300 mm girth	-	0.40	5.80	3.19	m <sup>2</sup>	<b>8.99</b>
<b>One coat primer; two undercoats and one finishing coat of eggshell paint</b>						
Plaster surfaces over 300 mm girth	-	0.40	5.80	3.37	m <sup>2</sup>	<b>9.17</b>
<b>Touch up primer; one undercoat and one finishing coat of gloss paint; on iron or steel surfaces</b>						
General surfaces						
over 300 mm girth	-	0.23	3.34	1.43	m <sup>2</sup>	<b>4.77</b>
isolated surfaces not exceeding 300 mm girth	-	0.09	1.31	0.49	m	<b>1.80</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	-	0.18	2.61	0.79	nr	<b>3.41</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	-	0.38	5.51	1.50	m <sup>2</sup>	<b>7.01</b>
panes; area 0.10 m <sup>2</sup> –0.50 m <sup>2</sup>	-	0.31	4.50	1.17	m <sup>2</sup>	<b>5.67</b>
panes; area 0.50 m <sup>2</sup> –1.00 m <sup>2</sup>	-	0.26	3.77	0.90	m <sup>2</sup>	<b>4.67</b>
panes; area over 1.00 m <sup>2</sup>	-	0.23	3.34	0.76	m <sup>2</sup>	<b>4.10</b>
Structural steelwork						
over 300 mm girth	-	0.25	3.63	1.51	m <sup>2</sup>	<b>5.14</b>
Members of roof trusses						
over 300 mm girth	-	0.34	4.93	1.72	m <sup>2</sup>	<b>6.65</b>
Ornamental railings and the like; each side measured overall						
over 300 mm girth	-	0.40	5.80	1.90	m <sup>2</sup>	<b>7.70</b>
Iron or steel radiators						
over 300 mm girth	-	0.23	3.34	1.58	m <sup>2</sup>	<b>4.91</b>
Pipes or conduits						
over 300 mm girth	-	0.34	4.93	1.65	m <sup>2</sup>	<b>6.58</b>
not exceeding 300 mm girth	-	0.13	1.89	0.55	m	<b>2.43</b>
<b>One coat primer; one undercoat and one finishing coat of gloss oil paint; on iron or steel surfaces</b>						
General surfaces						
over 300 mm girth	-	0.30	4.35	1.45	m <sup>2</sup>	<b>5.80</b>
isolated surfaces not exceeding 300 mm girth	-	0.12	1.74	0.83	m	<b>2.57</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	-	0.23	3.34	1.39	nr	<b>4.73</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	-	0.50	7.25	2.27	m <sup>2</sup>	<b>9.52</b>
panes; area 0.10 m <sup>2</sup> –0.50 m <sup>2</sup>	-	0.40	5.80	1.81	m <sup>2</sup>	<b>7.61</b>
panes; area 0.50 m <sup>2</sup> –1.00 m <sup>2</sup>	-	0.34	4.93	1.55	m <sup>2</sup>	<b>6.49</b>
panes; area over 1.00 m <sup>2</sup>	-	0.30	4.35	1.39	m <sup>2</sup>	<b>5.75</b>
Structural steelwork						
over 300 mm girth	-	0.33	4.79	2.21	m <sup>2</sup>	<b>7.00</b>
Members of roof trusses						
over 300 mm girth	-	0.45	6.53	2.35	m <sup>2</sup>	<b>8.88</b>
Ornamental railings and the like; each side measured overall						
over 300 mm girth	-	0.51	7.40	2.79	m <sup>2</sup>	<b>10.19</b>
Iron or steel radiators						
over 300 mm girth	-	0.30	4.35	2.35	m <sup>2</sup>	<b>6.70</b>

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Pipes or conduits over 300 mm girth	-	0.45	6.53	2.35	m <sup>2</sup>	<b>8.88</b>
not exceeding 300 mm girth	-	0.18	2.61	0.78	m	<b>3.39</b>
<b>Two coats of bituminous paint; on iron or steel surfaces</b>						
General surfaces over 300 mm girth	-	0.23	3.34	0.69	m <sup>2</sup>	<b>4.03</b>
Inside of galvanized steel cistern over 300 mm girth	-	0.34	4.93	0.83	m <sup>2</sup>	<b>5.76</b>
<b>Two coats bituminous paint; first coat blinded with clean sand prior to second coat; on concrete surfaces</b>						
General surfaces over 300 mm girth	-	0.79	11.46	2.08	m <sup>2</sup>	<b>13.54</b>
<b>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 galvanised steelwork</b>						
Structural steelwork over 300 mm girth	-	0.44	6.38	2.65	m <sup>2</sup>	<b>9.04</b>
<b>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</b>						
Structural steelwork over 300 mm girth	-	0.63	9.14	5.02	m <sup>2</sup>	<b>14.16</b>
<b>Steel protection; HCC Protective Coatings Ltd "Unitherm" or other equal and approved; two coats to steelwork</b>						
Structural steelwork over 300 mm girth	-	0.99	14.36	1.79	m <sup>2</sup>	<b>16.15</b>
<b>Two coats of epoxy anti-slip floor paint; on screeded concrete surfaces</b>						
General surfaces over 300 mm girth	-	0.25	3.63	11.54	m <sup>2</sup>	<b>15.17</b>
<b>"Nitoflor Lithurin" floor hardener and dust proofer or other equal and approved; Fosroc Expandite Ltd; two coats; on concrete surfaces</b>						
General surfaces over 300 mm girth	-	0.24	2.60	0.43	m <sup>2</sup>	<b>3.04</b>
<b>Two coats of boiled linseed oil; on hardwood surfaces</b>						
General surfaces over 300 mm girth	-	0.18	2.61	2.11	m <sup>2</sup>	<b>4.72</b>
isolated surfaces not exceeding 300 mm girth	-	0.07	1.02	0.68	m	<b>1.70</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	-	0.13	1.89	1.22	nr	<b>3.11</b>

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M60 PAINTING/CLEAR FINISHING – INTERNALLY</b>						
– cont'd						
<b>Two coats polyurethane varnish; on wood surfaces</b>						
General surfaces						
over 300 mm girth	-	0.18	2.61	1.31	m <sup>2</sup>	<b>3.93</b>
isolated surfaces not exceeding 300 mm girth	-	0.07	1.02	0.49	m	<b>1.51</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	-	0.13	1.89	0.18	nr	<b>2.06</b>
<b>Three coats polyurethane varnish; on wood surfaces</b>						
General surfaces						
over 300 mm girth	-	0.26	3.77	1.98	m <sup>2</sup>	<b>5.75</b>
isolated surfaces not exceeding 300 mm girth	-	0.10	1.45	0.63	m	<b>2.08</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	-	0.19	2.76	1.11	nr	<b>3.87</b>
<b>One undercoat; and one finishing coat; of "Albi" clear flame retardant surface coating or other equal and approved; on wood surfaces</b>						
General surfaces						
over 300 mm girth	-	0.34	4.93	4.45	m <sup>2</sup>	<b>9.38</b>
isolated surfaces not exceeding 300 mm girth	-	0.14	2.03	1.55	m	<b>3.58</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	-	0.19	2.76	3.39	nr	<b>6.15</b>
<b>Two undercoats; and one finishing coat; of "Albi" clear flame retardant surface coating or other equal and approved; on wood surfaces</b>						
General surfaces						
over 300 mm girth	-	0.40	5.80	5.61	m <sup>2</sup>	<b>11.42</b>
isolated surfaces not exceeding 300 mm girth	-	0.20	2.90	2.26	m	<b>5.16</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	-	0.33	4.79	3.00	nr	<b>7.79</b>
<b>Seal and wax polish; dull gloss finish on wood surfaces</b>						
General surfaces						
over 300 mm girth	-	-	-	-	m <sup>2</sup>	<b>9.00</b>
isolated surfaces not exceeding 300 mm girth	-	-	-	-	m	<b>4.06</b>
isolated areas not exceeding 0.50m <sup>2</sup> ; irrespective of girth	-	-	-	-	nr	<b>6.30</b>
<b>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</b>						
General surfaces						
over 300 mm girth	-	0.25	3.63	3.94	m <sup>2</sup>	<b>7.57</b>
isolated surfaces not exceeding 300 mm girth	-	0.10	1.45	1.85	m	<b>3.30</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	-	0.20	2.90	1.91	nr	<b>4.81</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	-	0.42	6.09	2.25	m <sup>2</sup>	<b>8.34</b>
panes; area 0.10 m <sup>2</sup> –0.50 m <sup>2</sup>	-	0.33	4.79	2.10	m <sup>2</sup>	<b>6.89</b>
panes; area 0.50 m <sup>2</sup> –1.00 m <sup>2</sup>	-	0.29	4.21	1.95	m <sup>2</sup>	<b>6.15</b>
panes; area over 1.00 m <sup>2</sup>	-	0.25	3.63	1.85	m <sup>2</sup>	<b>5.47</b>

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>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</b>						
General surfaces						
over 300 mm girth	-	0.40	5.80	7.23	m <sup>2</sup>	<b>13.03</b>
isolated surfaces not exceeding 300 mm girth	-	0.16	2.32	3.61	m	<b>5.94</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	-	0.30	4.35	4.12	nr	<b>8.47</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	-	0.66	9.58	4.42	m <sup>2</sup>	<b>14.00</b>
panes; area 0.10 m <sup>2</sup> –0.50 m <sup>2</sup>	-	0.52	7.54	4.12	m <sup>2</sup>	<b>11.66</b>
panes; area 0.50 m <sup>2</sup> –1.00 m <sup>2</sup>	-	0.45	6.53	3.82	m <sup>2</sup>	<b>10.34</b>
panes; area over 1.00 m <sup>2</sup>	-	0.40	5.80	3.61	m <sup>2</sup>	<b>9.42</b>
<b>Two coats of Sikkens "Cetol TS" interior stain or other equal and approved; on wood surfaces</b>						
General surfaces						
over 300 mm girth	-	0.19	2.76	2.17	m <sup>2</sup>	<b>4.93</b>
isolated surfaces not exceeding 300 mm girth	-	0.08	1.16	0.78	m	<b>1.94</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	-	0.13	1.89	1.19	nr	<b>3.08</b>
<b>Body in and wax polish; dull gloss finish; on hardwood surfaces</b>						
General surfaces						
over 300 mm girth	-	-	-	-	m <sup>2</sup>	<b>10.13</b>
isolated surfaces not exceeding 300 mm girth	-	-	-	-	m	<b>4.57</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	-	-	-	-	nr	<b>7.10</b>
<b>Stain; body in and wax polish; dull gloss finish; on hardwood surfaces</b>						
General surfaces						
over 300 mm girth	-	-	-	-	m <sup>2</sup>	<b>13.56</b>
isolated surfaces not exceeding 300 mm girth	-	-	-	-	m	<b>6.11</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	-	-	-	-	nr	<b>9.50</b>
<b>Seal; two coats of synthetic resin lacquer; decorative flatted finish; wire down, wax and burnish; on wood surfaces</b>						
General surfaces						
over 300 mm girth	-	-	-	-	m <sup>2</sup>	<b>17.08</b>
isolated surfaces not exceeding 300 mm girth	-	-	-	-	m	<b>7.99</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	-	-	-	-	nr	<b>12.02</b>
<b>Stain; body in and fully French polish; full gloss finish; on hardwood surfaces</b>						
General surfaces						
over 300 mm girth	-	-	-	-	m <sup>2</sup>	<b>19.77</b>
isolated surfaces not exceeding 300 mm girth	-	-	-	-	m	<b>8.89</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	-	-	-	-	nr	<b>13.84</b>

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M60 PAINTING/CLEAR FINISHING – INTERNALLY</b>						
– cont'd						
<b>Stain; fill grain and fully French polish; full gloss finish; on hardwood surfaces</b>						
General surfaces						
over 300 mm girth	-	-	-	-	m <sup>2</sup>	<b>29.39</b>
isolated surfaces not exceeding 300 mm girth	-	-	-	-	m	<b>13.22</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	-	-	-	-	nr	<b>20.57</b>
<b>Stain black; body in and fully French polish; ebonized finish; on hardwood surfaces</b>						
General surfaces						
over 300 mm girth	-	-	-	-	m <sup>2</sup>	<b>33.52</b>
isolated surfaces not exceeding 300 mm girth	-	-	-	-	m	<b>15.08</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	-	-	-	-	nr	<b>23.47</b>
<b>M60 PAINTING/CLEAR FINISHING – EXTERNALLY</b>						
<b>Two coats of cement paint, "Sandtex Matt" or other equal and approved</b>						
Brick or block walls						
over 300 mm girth	-	0.26	3.77	1.45	m <sup>2</sup>	<b>5.22</b>
Cement render or concrete walls						
over 300 mm girth	-	0.23	3.34	0.96	m <sup>2</sup>	<b>4.29</b>
Roughcast walls						
over 300 mm girth	-	0.40	5.80	0.96	m <sup>2</sup>	<b>6.76</b>
<b>One coat sealer and two coats of external grade emulsion paint, Dulux "Weathershield" or other equal and approved</b>						
Brick or block walls						
over 300 mm girth	-	0.43	6.24	5.88	m <sup>2</sup>	<b>12.11</b>
Cement render or concrete walls						
over 300 mm girth	-	0.35	5.08	3.92	m <sup>2</sup>	<b>8.99</b>
Concrete soffits						
over 300 mm girth	-	0.40	5.80	3.92	m <sup>2</sup>	<b>9.72</b>
<b>One coat sealer (applied by brush) and two coats of external grade emulsion paint, Dulux "Weathershield" or other equal and approved (spray applied)</b>						
Roughcast						
over 300 mm girth	-	0.29	4.21	7.99	m <sup>2</sup>	<b>12.20</b>
<b>One coat sealer and two coats of anti-graffiti paint (spray applied)</b>						
Brick or block walls						
over 300 mm girth	-	0.01	0.07	4.05	m <sup>2</sup>	<b>4.12</b>
Cement render or concrete walls						
over 300 mm girth	-	0.01	0.07	4.80	m <sup>2</sup>	<b>4.88</b>
<b>2.5 mm of "Vandalene" anti-climb paint (spray applied)</b>						
General surfaces						
over 300 mm girth	-	0.01	0.07	4.00	m <sup>2</sup>	<b>4.07</b>

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Two coats solar reflective aluminium paint; on bituminous roofing</b>						
General surfaces						
over 300 mm girth	-	0.44	6.38	12.71	m <sup>2</sup>	<b>19.09</b>
<b>Touch up primer; two undercoats and one finishing coat of gloss oil paint; on wood surfaces</b>						
General surfaces						
over 300 mm girth	-	0.35	5.08	1.91	m <sup>2</sup>	<b>6.99</b>
isolated surfaces not exceeding 300 mm girth	-	0.15	2.18	0.52	m	<b>2.69</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	-	0.27	3.92	1.03	nr	<b>4.95</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	-	0.59	8.56	1.69	m <sup>2</sup>	<b>10.25</b>
panes; area 0.10 m <sup>2</sup> –0.50 m <sup>2</sup>	-	0.59	8.56	1.42	m <sup>2</sup>	<b>9.98</b>
panes; area 0.50 m <sup>2</sup> –1.00 m <sup>2</sup>	-	0.47	6.82	1.25	m <sup>2</sup>	<b>8.07</b>
panes; area over 1.00 m <sup>2</sup>	-	0.35	5.08	1.03	m <sup>2</sup>	<b>6.11</b>
Glazed windows and screens; multi-coloured work						
panes; area not exceeding 0.10 m <sup>2</sup>	-	0.68	9.87	1.69	m <sup>2</sup>	<b>11.56</b>
panes; area 0.10 m <sup>2</sup> –0.50 m <sup>2</sup>	-	0.55	7.98	1.47	m <sup>2</sup>	<b>9.45</b>
panes; area 0.50 m <sup>2</sup> –1.00 m <sup>2</sup>	-	0.47	6.82	1.25	m <sup>2</sup>	<b>8.07</b>
panes; area over 1.00 m <sup>2</sup>	-	0.41	5.95	1.03	m <sup>2</sup>	<b>6.98</b>
<b>Knot; one coat primer; two undercoats and one finishing coat of gloss oil paint; on wood surfaces</b>						
General surfaces						
over 300 mm girth	-	0.46	6.67	2.24	m <sup>2</sup>	<b>8.91</b>
isolated surfaces not exceeding 300 mm girth	-	0.19	2.76	0.80	m	<b>3.55</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	-	0.35	5.08	1.47	nr	<b>6.54</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	-	0.78	11.32	2.49	m <sup>2</sup>	<b>13.81</b>
panes; area 0.10 m <sup>2</sup> –0.50 m <sup>2</sup>	-	0.62	8.99	2.22	m <sup>2</sup>	<b>11.22</b>
panes; area 0.50 m <sup>2</sup> –1.00 m <sup>2</sup>	-	0.55	7.98	1.70	m <sup>2</sup>	<b>9.68</b>
panes; area over 1.00 m <sup>2</sup>	-	0.46	6.67	1.19	m <sup>2</sup>	<b>7.86</b>
Glazed windows and screens; multi-coloured work						
panes; area not exceeding 0.10 m <sup>2</sup>	-	0.89	12.91	2.49	m <sup>2</sup>	<b>15.41</b>
panes; area 0.10 m <sup>2</sup> –0.50 m <sup>2</sup>	-	0.72	10.45	2.24	m <sup>2</sup>	<b>12.68</b>
panes; area 0.50 m <sup>2</sup> –1.00 m <sup>2</sup>	-	0.64	9.29	1.70	m <sup>2</sup>	<b>10.99</b>
panes; area over 1.00 m <sup>2</sup>	-	0.54	7.83	1.19	m <sup>2</sup>	<b>9.02</b>
<b>Touch up primer; two undercoats and one finishing coat of gloss oil paint; on iron or steel surfaces</b>						
General surfaces						
over 300 mm girth	-	0.35	5.08	1.73	m <sup>2</sup>	<b>6.81</b>
isolated surfaces not exceeding 300 mm girth	-	0.14	2.03	0.47	m	<b>2.50</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	-	0.26	3.77	0.96	nr	<b>4.74</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	-	0.59	8.56	1.75	m <sup>2</sup>	<b>10.31</b>
panes; area 0.10 m <sup>2</sup> –0.50 m <sup>2</sup>	-	0.47	6.82	1.51	m <sup>2</sup>	<b>8.33</b>
panes; area 0.50 m <sup>2</sup> –1.00 m <sup>2</sup>	-	0.41	5.95	1.28	m <sup>2</sup>	<b>7.23</b>
panes; area over 1.00 m <sup>2</sup>	-	0.35	5.08	1.04	m <sup>2</sup>	<b>6.12</b>
Structural steelwork						
over 300 mm girth	-	0.40	5.80	1.81	m <sup>2</sup>	<b>7.61</b>
Members of roof trusses						
over 300 mm girth	-	0.54	7.83	2.04	m <sup>2</sup>	<b>9.88</b>



## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M60 PAINTING/CLEAR FINISHING – EXTERNALLY</b>						
– cont'd						
<b>Touch up primer; two undercoats and one finishing coat of gloss oil paint; on iron or steel surfaces – cont'd</b>						
Ornamental railings and the like; each side measured overall						
over 300 mm girth	-	0.60	8.70	2.10	m <sup>2</sup>	<b>10.81</b>
Eaves gutters						
over 300 mm girth	-	0.64	9.29	2.30	m <sup>2</sup>	<b>11.59</b>
not exceeding 300 mm girth	-	0.25	3.63	0.97	m	<b>4.60</b>
Pipes or conduits						
over 300 mm girth	-	0.54	7.83	2.30	m <sup>2</sup>	<b>10.14</b>
not exceeding 300 mm girth	-	0.21	3.05	0.79	m	<b>3.84</b>
<b>One coat primer; two undercoats and one finishing coat of gloss oil paint; on iron or steel surfaces</b>						
General surfaces						
over 300 mm girth	-	0.43	6.24	1.97	m <sup>2</sup>	<b>8.21</b>
isolated surfaces not exceeding 300 mm girth	-	0.18	2.61	0.51	m	<b>3.12</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	-	0.32	4.64	1.02	nr	<b>5.67</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	-	0.71	10.30	1.81	m <sup>2</sup>	<b>12.11</b>
panes; area 0.10 m <sup>2</sup> –0.50 m <sup>2</sup>	-	0.56	8.12	1.57	m <sup>2</sup>	<b>9.70</b>
panes; area 0.50 m <sup>2</sup> –1.00 m <sup>2</sup>	-	0.50	7.25	1.34	m <sup>2</sup>	<b>8.59</b>
panes; area over 1.00 m <sup>2</sup>	-	0.43	6.24	1.02	m <sup>2</sup>	<b>7.26</b>
Structural steelwork						
over 300 mm girth	-	0.48	6.96	2.05	m <sup>2</sup>	<b>9.01</b>
Members of roof trusses						
over 300 mm girth	-	0.64	9.29	2.28	m <sup>2</sup>	<b>11.57</b>
Ornamental railings and the like; each side measured overall						
over 300 mm girth	-	0.72	10.45	2.28	m <sup>2</sup>	<b>12.73</b>
Eaves gutters						
over 300 mm girth	-	0.76	11.03	2.58	m <sup>2</sup>	<b>13.61</b>
not exceeding 300 mm girth	-	0.31	4.50	0.89	m	<b>5.38</b>
Pipes or conduits						
over 300 mm girth	-	0.64	9.29	2.58	m <sup>2</sup>	<b>11.86</b>
not exceeding 300 mm girth	-	0.25	3.63	0.85	m	<b>4.48</b>
<b>One coat of Andrews "Hammerite" paint or other equal and approved; on iron or steel surfaces</b>						
General surfaces						
over 300 mm girth	-	0.15	2.18	1.38	m <sup>2</sup>	<b>3.56</b>
isolated surfaces not exceeding 300 mm girth	-	0.08	1.16	0.43	m	<b>1.59</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	-	0.11	1.60	0.79	nr	<b>2.39</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	-	0.25	3.63	1.02	m <sup>2</sup>	<b>4.65</b>
panes; area 0.10 m <sup>2</sup> –0.50 m <sup>2</sup>	-	0.19	2.76	1.16	m <sup>2</sup>	<b>3.91</b>
panes; area 0.50 m <sup>2</sup> –1.00 m <sup>2</sup>	-	0.18	2.61	1.05	m <sup>2</sup>	<b>3.66</b>
panes; area over 1.00 m <sup>2</sup>	-	0.15	2.18	1.05	m <sup>2</sup>	<b>3.22</b>
Structural steelwork						
over 300 mm girth	-	0.17	2.47	1.27	m <sup>2</sup>	<b>3.74</b>
Members of roof trusses						
over 300 mm girth	-	0.23	3.34	1.38	m <sup>2</sup>	<b>4.72</b>

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Ornamental railings and the like; each side measured overall						
over 300 mm girth	-	0.26	3.77	1.38	m <sup>2</sup>	<b>5.15</b>
Eaves gutters						
over 300 mm girth	-	0.27	3.92	1.49	m <sup>2</sup>	<b>5.41</b>
not exceeding 300 mm girth	-	0.08	1.16	0.71	m	<b>1.87</b>
Pipes or conduits						
over 300 mm girth	-	0.26	3.77	1.27	m <sup>2</sup>	<b>5.04</b>
not exceeding 300 mm girth	-	0.08	1.16	0.60	m	<b>1.76</b>
<b>Two coats of creosote; on wood surfaces</b>						
General surfaces						
over 300 mm girth	-	0.16	2.32	0.47	m <sup>2</sup>	<b>2.79</b>
isolated surfaces not exceeding 300 mm girth	-	0.05	0.73	0.28	m	<b>1.01</b>
<b>Two coats of "Solignum" wood preservative or other equal and approved; on wood surfaces</b>						
General surfaces						
over 300 mm girth	-	0.14	2.03	2.76	m <sup>2</sup>	<b>4.79</b>
isolated surfaces not exceeding 300 mm girth	-	0.05	0.73	0.80	m	<b>1.53</b>
<b>Three coats of polyurethane; on wood surfaces</b>						
General surfaces						
over 300 mm girth	-	0.29	4.21	2.15	m <sup>2</sup>	<b>6.36</b>
isolated surfaces not exceeding 300 mm girth	-	0.11	1.60	1.07	m	<b>2.67</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	-	0.21	3.05	1.24	nr	<b>4.28</b>
<b>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</b>						
General surfaces						
over 300 mm girth	-	0.43	6.24	3.18	m <sup>2</sup>	<b>9.42</b>
isolated surfaces not exceeding 300 mm girth	-	0.26	3.77	1.11	m	<b>4.88</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	-	0.71	10.30	2.27	m <sup>2</sup>	<b>12.58</b>
panes; area 0.10 m <sup>2</sup> –0.50 m <sup>2</sup>	-	0.57	8.27	2.14	m <sup>2</sup>	<b>10.41</b>
panes; area 0.50 m <sup>2</sup> –1.00 m <sup>2</sup>	-	0.50	7.25	2.02	m <sup>2</sup>	<b>9.27</b>
panes; area over 1.00 m <sup>2</sup>	-	0.43	6.24	1.63	m <sup>2</sup>	<b>7.87</b>
<b>Two coats Sikkens "Cetol Filter 7" exterior stain or other equal and approved; on wood surfaces</b>						
General surfaces						
over 300 mm girth	-	0.20	2.90	3.62	m <sup>2</sup>	<b>6.53</b>
isolated surfaces not exceeding 300 mm girth	-	0.09	1.31	1.26	m	<b>2.57</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	-	0.14	2.03	1.85	nr	<b>3.88</b>

## N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>N10/11 GENERAL FIXTURES/KITCHEN FITTINGS</b>						
<b>SUPPLY ONLY PRICES</b>						
<b>NOTE:</b> 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.						
<b>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</b>						
<b>Fitting components; medium density fibreboard</b>						
Backs, fronts, sides or divisions; over 300 mm wide						
12 mm thick	-	-	-	21.46	m <sup>2</sup>	-
18 mm thick	-	-	-	22.74	m <sup>2</sup>	-
25 mm thick	-	-	-	25.32	m <sup>2</sup>	-
Shelves or worktops; over 300 mm wide						
18 mm thick	-	-	-	22.74	m <sup>2</sup>	-
25 mm thick	-	-	-	25.32	m <sup>2</sup>	-
Flush doors; lipped on four edges						
450 mm x 750 mm x 18 mm	-	-	-	32.94	nr	-
450 mm x 750 mm x 25 mm	-	-	-	33.57	nr	-
600 mm x 900 mm x 18 mm	-	-	-	38.88	nr	-
600 mm x 900 mm x 25 mm	-	-	-	39.89	nr	-
<b>Fitting components; moisture-resistant medium density fibreboard</b>						
Backs, fronts, sides or divisions; over 300 mm wide						
12 mm thick	-	-	-	24.03	m <sup>2</sup>	-
18 mm thick	-	-	-	26.60	m <sup>2</sup>	-
25 mm thick	-	-	-	29.16	m <sup>2</sup>	-
Shelves or worktops; over 300 mm wide						
18 mm thick	-	-	-	26.60	m <sup>2</sup>	-
25 mm thick	-	-	-	29.16	m <sup>2</sup>	-
Flush doors; lipped on four edges						
450 mm x 750 mm x 18 mm	-	-	-	33.57	nr	-
450 mm x 750 mm x 25 mm	-	-	-	34.52	nr	-
600 mm x 900 mm x 18 mm	-	-	-	39.89	nr	-
600 mm x 900 mm x 25 mm	-	-	-	41.44	nr	-
<b>Fitting components; medium density fibreboard; melamine faced both sides</b>						
Backs, fronts, sides or divisions; over 300 mm wide						
12 mm thick	-	-	-	28.32	m <sup>2</sup>	-
18 mm thick	-	-	-	31.53	m <sup>2</sup>	-
Shelves or worktops; over 300 mm wide						
18 mm thick	-	-	-	31.53	m <sup>2</sup>	-
Flush doors; lipped on four edges						
450 mm x 750 mm x 18 mm	-	-	-	23.55	nr	-
600 mm x 900 mm x 25 mm	-	-	-	29.88	nr	-

## N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Fitting components; medium density fibreboard; formica faced both sides</b>						
Backs, fronts, sides or divisions; over 300 mm wide						
12 mm thick	-	-	-	86.22	m <sup>2</sup>	-
18 mm thick	-	-	-	89.66	m <sup>2</sup>	-
Shelves or worktops; over 300 mm wide						
18 mm thick	-	-	-	89.66	m <sup>2</sup>	-
Flush doors; lipped on four edges						
450 mm x 750 mm x 18 mm	-	-	-	47.48	nr	-
600 mm x 900 mm x 25 mm	-	-	-	48.51	nr	-
<b>Fitting components; wrought softwood</b>						
Backs, fronts, sides or divisions; cross-tongued joints; over 300 mm wide						
25 mm thick	-	-	-	36.47	m <sup>2</sup>	-
Shelves or worktops; cross-tongued joints; over 300 mm wide						
25 mm thick	-	-	-	36.47	m <sup>2</sup>	-
Bearers						
19 mm x 38 mm	-	-	-	1.91	m	-
25 mm x 50 mm	-	-	-	2.12	m	-
44 mm x 44 mm	-	-	-	2.25	m	-
44 mm x 75 mm	-	-	-	2.60	m	-
Bearers; framed; to backs, fronts or sides						
19 mm x 38 mm	-	-	-	4.36	m	-
25 mm x 50 mm	-	-	-	4.72	m	-
50 mm x 50 mm	-	-	-	6.10	m	-
50 mm x 75 mm	-	-	-	7.00	m	-
Add 5% to the above material prices for selected softwood staining						
<b>Fitting components; selected Sapele</b>						
Backs, fronts, sides or divisions; cross-tongued joints; over 300 mm wide						
25 mm thick	-	-	-	68.31	m <sup>2</sup>	-
Shelves or worktops; cross-tongued joints; over 300 mm wide						
25 mm thick	-	-	-	68.31	m <sup>2</sup>	-
Bearers						
19 mm x 38 mm	-	-	-	3.43	m	-
25 mm x 50 mm	-	-	-	4.26	m	-
50 mm x 50 mm	-	-	-	4.79	m	-
50 mm x 75 mm	-	-	-	6.24	m	-
Bearers; framed; to backs, fronts or sides						
19 mm x 38 mm	-	-	-	6.62	m	-
25 mm x 50 mm	-	-	-	7.34	m	-
50 mm x 50 mm	-	-	-	9.84	m	-
50 mm x 75 mm	-	-	-	12.33	m	-
<b>Fitting components; Iroko</b>						
Backs, fronts, sides or divisions; cross-tongued joints; over 300 mm wide						
25 mm thick	-	-	-	84.15	m <sup>2</sup>	-
Shelves or worktops; cross-tongued joints; over 300 mm wide						
25 mm thick	-	-	-	84.15	m <sup>2</sup>	-

## N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>N10/11 GENERAL FIXTURES/KITCHEN FITTINGS – cont'd</b>						
<b>Fitting components; Iroko – cont'd</b>						
Draining boards; cross-tongued joints; over 300 mm wide						
25 mm thick	-	-	-	105.43	m <sup>2</sup>	-
stopped flutes	-	-	-	5.45	m	-
grooves; cross-grain	-	-	-	0.81	m	-
Bearers						
19 mm x 38 mm	-	-	-	4.18	m	-
25 mm x 50 mm	-	-	-	5.34	m	-
50 mm x 50 mm	-	-	-	6.07	m	-
50 mm x 75 mm	-	-	-	8.01	m	-
Bearers; framed; to backs, fronts or sides						
19 mm x 38 mm	-	-	-	7.65	m	-
25 mm x 50 mm	-	-	-	8.52	m	-
50 mm x 50 mm	-	-	-	11.49	m	-
50 mm x 75 mm	-	-	-	14.93	m	-
<b>SUPPLY AND FIX PRICES</b>						
<b>NOTE:</b> Kitchen fittings vary considerably. PC supply prices for reasonable quantities for a moderately priced range of kitchen fittings have been shown.						
<b>Supplying and fixing to backgrounds requiring plugging; including any pre-assembly</b>						
Wall units						
300 mm x 300 mm x 720 mm	50.01	1.11	16.10	51.54	nr	<b>67.64</b>
500 mm x 300 mm x 720 mm	58.92	1.16	16.83	60.68	nr	<b>77.51</b>
600 mm x 300 mm x 720 mm	66.04	1.30	18.86	67.97	nr	<b>86.83</b>
800 mm x 300 mm x 720 mm	100.48	1.48	21.47	103.28	nr	<b>124.75</b>
Floor units with drawers						
500 mm x 600 mm x 870 mm	87.76	1.16	16.83	90.24	nr	<b>107.06</b>
600 mm x 600 mm x 870 mm	97.69	1.30	18.86	100.41	nr	<b>119.27</b>
1000 mm x 600 mm x 870 mm	150.56	1.57	22.78	154.61	nr	<b>177.38</b>
Sink units (excluding sink top)						
1000 mm x 600 mm x 870 mm	152.85	1.48	21.47	156.96	nr	<b>178.43</b>
Laminated plastics worktops; single rolled edge; prices include for fixing						
38 mm thick; 600 mm wide	23.77	0.37	5.37	25.66	m	<b>31.03</b>
extra for forming hole for inset sink	-	0.69	10.01	-	nr	<b>10.01</b>
extra for jointing strip at corner intersection of worktops	-	0.14	2.03	5.34	nr	<b>7.37</b>
extra for butt and scribe joint at corner intersection of worktops	-	4.16	60.35	-	nr	<b>60.35</b>
<b>Lockers and cupboards; Welconstruct Distribution or other equal and approved</b>						
Standard clothes lockers; steel body and door within reinforced 19G frame, powder coated finish, cam locks 1 compartment; placing in position						
300 mm x 300 mm x 1800 mm	-	0.23	2.50	47.23	nr	<b>49.73</b>
380 mm x 380 mm x 1800 mm	-	0.23	2.50	57.81	nr	<b>60.31</b>
450 mm x 450 mm x 1800 mm	-	0.28	3.04	65.93	nr	<b>68.97</b>

## N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Compartment lockers; steel body and door within reinforced 19G frame, powder coated finish, cam locks 2 compartments; placing in position						
300 mm x 300 mm x 1800 mm	-	0.23	2.50	52.07	nr	<b>54.57</b>
380 mm x 380 mm x 1800 mm	-	0.23	2.50	47.23	nr	<b>49.73</b>
450 mm x 450 mm x 1800 mm	-	0.28	3.04	71.67	nr	<b>74.71</b>
4 compartments; placing in position						
300 mm x 300 mm x 1800 mm	-	0.23	2.50	61.83	nr	<b>64.32</b>
380 mm x 380 mm x 1800 mm	-	0.23	2.50	74.05	nr	<b>76.54</b>
450 mm x 450 mm x 1800 mm	-	0.28	3.04	74.05	nr	<b>77.08</b>
Timber clothes lockers; veneered MDF finish, routed door, cam locks 1 compartment; placing in position						
380 mm x 380 mm x 1830 mm	-	0.28	3.04	172.20	nr	<b>175.24</b>
4 compartments; placing in position						
380 mm x 380 mm x 1830 mm	-	0.28	3.04	250.92	nr	<b>253.96</b>
Cupboards; stainless steel; cam locks						
900 mm x 460 mm x 900 mm; one shelf	-	0.23	2.50	498.56	nr	<b>501.06</b>
900 mm x 460 mm x 1200 mm; two shelves	-	0.23	2.50	565.80	nr	<b>568.30</b>
900 mm x 460 mm x 1800 mm; three shelves	-	0.23	2.50	701.10	nr	<b>703.60</b>
1200 mm x 460 mm x 1800 mm; three shelves	-	0.23	2.50	908.56	nr	<b>911.06</b>
<b>Shelving support systems; The Welconstruct Company or other equal and approved</b>						
Shelving support systems; steel body; stove enamelled finish; assembling open initial bay; 5 shelves; placing in position						
1000 mm x 300 mm x 1850 mm	-	0.69	9.08	88.48	nr	<b>97.56</b>
1000 mm x 600 mm x 1850 mm	-	0.69	9.08	127.92	nr	<b>137.00</b>
open extension bay; 5 shelves; placing in position						
1000 mm x 300 mm x 1850 mm	-	0.83	10.92	70.52	nr	<b>81.44</b>
1000 mm x 600 mm x 1850 mm	-	0.83	10.92	100.12	nr	<b>111.05</b>
closed initial bay; 5 shelves; placing in position						
1000 mm x 300 mm x 1850 mm	-	0.69	9.08	118.00	nr	<b>127.08</b>
1000 mm x 600 mm x 1850 mm	-	0.69	9.08	161.54	nr	<b>170.62</b>
closed extension bay; 5 shelves; placing in position						
1000 mm x 300 mm x 1850 mm	-	0.83	10.92	100.04	nr	<b>110.96</b>
1000 mm x 600 mm x 1850 mm	-	0.83	10.92	133.66	nr	<b>144.58</b>
extra for pair of doors; fixing in position						
1000 mm x 1850 mm	-	0.75	9.87	127.51	nr	<b>137.38</b>
<b>Cloakroom racks; The Welconstruct Company or other equal and approved</b>						
Cloakroom racks; 40 mm x 40 mm square tube framing, polyester powder coated finish; beech slatted seats and rails to one side only; placing in position						
1675 mm x 325 mm x 1500 mm; 5 nr coat hooks	-	0.30	3.95	302.58	nr	<b>306.53</b>
1825 mm x 325 mm x 1500 mm; 15 nr coat hangers	-	0.30	3.95	355.06	nr	<b>359.01</b>
Extra for						
shoe baskets	-	-	-	69.78	nr	-
mesh bottom shelf	-	-	-	48.79	nr	-
Cloakroom racks; 40 mm x 40 mm square tube framing, polyester powder coated finish; beech slatted seats and rails to both sides; placing in position						
1675 mm x 600 mm x 1500 mm; 10 nr coat hooks	-	0.40	5.26	387.86	nr	<b>393.12</b>
1825 mm x 600 mm x 1500 mm; 30 nr coat hangers	-	0.40	5.26	442.80	nr	<b>448.06</b>
Extra for						
shoe baskets	-	-	-	97.17	nr	-
mesh bottom shelf	-	-	-	59.29	nr	-

## N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>N10/11 GENERAL FIXTURES/KITCHEN FITTINGS – cont'd</b>						
<b>6 mm thick rectangular glass mirrors; silver backed; fixed with chromium plated domed headed screws; to background requiring plugging</b>						
Mirror with polished edges						
365 mm x 254 mm	7.13	0.74	10.74	8.56	nr	19.29
400 mm x 300 mm	9.29	0.74	10.74	11.11	nr	21.85
560 mm x 380 mm	16.09	0.83	12.04	19.13	nr	31.17
640 mm x 460 mm	21.06	0.93	13.49	24.99	nr	38.48
Mirror with bevelled edges						
365 mm x 254 mm	12.69	0.74	10.74	15.12	nr	25.86
400 mm x 300 mm	14.85	0.74	10.74	17.66	nr	28.40
560 mm x 380 mm	24.75	0.83	12.04	29.33	nr	41.37
640 mm x 460 mm	30.93	0.93	13.49	36.62	nr	50.11
<b>Door mats</b>						
Entrance mats; "Tuftiguard Classic"; aluminium scraper bar; laying in position; 12 mm thick						
900 mm x 550 mm	114.47	0.46	4.99	117.34	nr	122.33
1200 mm x 750 mm	206.05	0.46	4.99	211.20	nr	216.19
2400 mm x 1200 mm	659.37	0.93	10.09	675.85	nr	685.94
<b>Matwells</b>						
Polished aluminium matwell; comprising angle rim with brazed angles and lugs brazed on; to suit mat size						
914 mm x 560 mm; constructed with 25 x 25 x 3 mm angle	26.21	0.93	10.09	26.87	nr	36.95
1067 mm x 610 mm; constructed with 34 x 26 x 6 mm angle	35.82	0.93	10.09	36.72	nr	46.81
1219 mm x 762 mm; constructed with 50 x 50 x 6 mm angle	87.85	0.93	10.09	90.05	nr	100.14
Polished brass matwell; comprising angle rim with brazed angles and lugs brazed on; to suit mat size						
914 mm x 560 mm; constructed with 25 x 25 x 5 mm angle	100.72	0.93	10.09	103.24	nr	113.33
1067 mm x 610 mm; constructed with 38 x 38 x 6 mm angle	146.87	0.93	10.09	150.55	nr	160.64
<b>Internal blinds; Luxaflex Ltd or other equal and approved</b>						
Roller blinds; Luxaflex EOS type 10 roller; "Compact Fabric"; plain type material; 1219 mm drop; fixing with screws						
1016 mm wide	37.80	0.93	10.09	38.74	nr	48.83
2031 mm wide	55.80	1.45	15.73	57.20	nr	72.93
2843 mm wide	69.30	1.97	21.37	71.03	nr	92.40
Roller blinds; Luxaflex EOS type 10 roller; "Compact Fabric"; fire resisting material; 1219mm drop; fixing with screws						
1016 mm wide	49.50	0.93	10.09	50.74	nr	60.83
2031 mm wide	73.80	1.45	15.73	75.64	nr	91.38
2843 mm wide	93.60	1.97	21.37	95.94	nr	117.31

## 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	63.90	0.93	10.09	65.50	nr	<b>75.59</b>
2031 mm wide	107.10	1.45	15.73	109.78	nr	<b>125.51</b>
2843 mm wide	144.90	1.97	21.37	148.52	nr	<b>169.89</b>
Roller blinds; Luxaflex "Lite-master Crank Op"; 100% blackout; 1219 mm drop; fixing with screws						
1016 mm wide	178.20	1.96	21.26	182.66	nr	<b>203.92</b>
2031 mm wide	238.50	2.75	29.83	244.46	nr	<b>274.30</b>
2843 mm wide	307.80	3.53	38.30	315.50	nr	<b>353.79</b>
Vertical louvre blinds; 89 mm wide louvres; Luxaflex EOS type; "Florida Fabric"; 1219 mm drop; fixing with screws						
1016 mm wide	51.30	0.82	8.90	52.58	nr	<b>61.48</b>
2031 mm wide	78.30	1.30	14.10	80.26	nr	<b>94.36</b>
3046 mm wide	107.10	1.77	19.20	109.78	nr	<b>128.98</b>
Vertical louvre blinds; 127 mm wide louvres; Luxaflex EOS type; "Florida Fabric"; 1219 mm drop; fixing with screws						
1016 mm wide	43.20	0.88	9.55	44.28	nr	<b>53.83</b>
2031 mm wide	65.70	1.35	14.65	67.34	nr	<b>81.99</b>
3046 mm wide	88.20	1.81	19.64	90.41	nr	<b>110.04</b>
<b>N13 SANITARY APPLIANCES/FITTINGS</b>						
<b>Sinks; Armitage Shanks or equal and approved</b>						
Sinks; white glazed fireclay; BS 6465; pointing all round with Dow Corning Hansil silicone sealant						
Belfast sink; 46 cm x 38 cm x 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						
	166.11	2.78	60.31	217.08	nr	<b>277.39</b>
Belfast sink; 61 cm x 38 cm x 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						
	197.70	2.78	60.31	249.62	nr	<b>309.93</b>
Belfast sink; 76 cm x 38 cm x 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						
	277.68	2.78	60.31	331.74	nr	<b>392.06</b>



## N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>N13 SANITARY APPLIANCES/FITTINGS – cont'd</b>						
<b>Lavatory basins; Armitage Shanks or equal and approved</b>						
Basins; white vitreous china; BS 6465 Part 3; pointing all round with Dow Corning Hansil silicone 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 x 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	77.99	2.13	46.21	110.30	nr	<b>156.51</b>
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 x 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	95.21	2.13	46.21	128.05	nr	<b>174.26</b>
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 x 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	125.25	2.13	46.21	158.94	nr	<b>205.15</b>
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	143.46	2.31	50.12	161.59	nr	<b>211.70</b>
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	140.45	2.31	50.12	158.51	nr	<b>208.62</b>
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	146.49	2.31	50.12	166.54	nr	<b>216.66</b>

## N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
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	135.75	2.31	50.12	153.63	nr	<b>203.75</b>
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	138.91	2.31	50.12	156.95	nr	<b>207.07</b>
<b>Drinking fountains; Armitage Shanks or equal and approved</b>						
White vitreous china fountains; pointing all round with Dow Corning Hansil silicone selant						
Aqualon wall mounted drinking fountain ref S540101; Aqualon self closing valve with fittings and plastic waste ref S5402AA; 32 x 75 mm seal plastic standard bottle trap ref S891067; screwing	233.61	2.31	50.12	246.44	nr	<b>296.56</b>
Polished stainless steel fountains; pointing all round with Dow Corning Hansil silicone selant						
Purita wall mounted drinking fountain ref S5435MY with self closing valve and fittings; 32mm unslotted basin strainer waste ref S8720AA; screwing	184.97	2.31	50.12	189.95	nr	<b>240.07</b>
Purita pedestal mounted drinking fountain 90 cm high ref S5440MY with self closing valve and fittings; 32mm unslotted basin strainer waste ref S8720AA; screwing	476.39	2.78	60.31	489.45	nr	<b>549.77</b>
<b>Baths; Armitage Shanks or equal and approved</b>						
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 selant						
170 cm long x 70 cm wide; white or coloured	115.69	3.50	75.93	118.58	nr	<b>194.51</b>
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 selant						
170 cm long x 70 cm wide; white or coloured	293.70	3.50	75.93	301.04	nr	<b>376.97</b>

## N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>N13 SANITARY APPLIANCES/FITTINGS – cont'd</b>						
<b>Water closets; Armitage Shanks or equal and approved</b>						
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 14° finned ref S430501; Universal close coupled bottom inlet cistern with syphon ref S392001	133.19	3.05	66.17	142.29	nr	<b>208.46</b>
Tiffany back to wall washdown closet pan with horizontal outlet ref S341001; Saturn plastic toilet seat and cover ref S404001; Panketa pan connector 14° finned ref S430501; Conceala 2.6 litre low level side inlet cistern with syphon and lever ref S361767	175.27	3.05	66.17	185.41	nr	<b>251.58</b>
Extra over for; Panketa pan connector 90° finned ref S430001	-	-	-	1.36	nr	-
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 14° finned ref S430501; Tiffany 7½ litre close coupled cistern with dual flush valve ref S365001	181.08	3.05	66.17	191.37	nr	<b>257.54</b>
Extra over for; Panketa pan connector 90° finned ref S430001	-	-	-	1.36	nr	-
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 14° finned ref S430501; Cameo 6 litre close coupled cistern with dual flush valve ref S361301	225.81	3.05	66.17	237.22	nr	<b>303.39</b>
Extra over for; Panketa pan connector 90° finned ref S430001	-	-	-	1.36	nr	-
<b>Wall urinals; Armitage Shanks or equal and approved</b>						
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 x 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	156.77	3.70	80.27	178.40	nr	<b>258.68</b>
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 x 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	178.60	3.70	80.27	200.77	nr	<b>281.05</b>

## N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
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 x 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	214.06	3.70	80.27	237.21	nr	<b>317.48</b>
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 x 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	235.89	3.70	80.27	259.58	nr	<b>339.85</b>
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 x 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	263.92	6.95	150.78	305.94	nr	<b>456.72</b>
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 x 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	378.50	6.95	150.78	423.55	nr	<b>574.33</b>
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 x 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	367.43	10.15	220.21	429.76	nr	<b>649.97</b>
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 x 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	539.32	10.15	220.21	605.94	nr	<b>826.15</b>

## N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>N13 SANITARY APPLIANCES/FITTINGS – cont'd</b>						
<b>Wall urinals; Armitage Shanks or equal and approved – cont'd</b>						
White vitreous china bowls and cisterns – cont'd						
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 x 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	474.72	13.40	290.71	557.45	nr	<b>848.16</b>
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 x 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	703.90	13.40	290.71	792.66	nr	<b>1083.37</b>
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 x 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	578.27	16.65	361.22	681.29	nr	<b>1042.52</b>
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 x 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	864.74	16.65	361.22	975.31	nr	<b>1336.53</b>
White vitreous china division panels; pointing all round with Dow Corning Hansill silicone sealant						
Urinal division with screw and hanger ref S612001; screwing	49.12	0.70	15.19	51.20	nr	<b>66.38</b>
<b>Bidets; Armitage Shanks or equal and approved</b>						
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 x 39 cm; white or coloured	260.76	3.50	75.93	267.28	nr	<b>343.21</b>
<b>Shower tray and fittings</b>						
Simplicity shower tray; acrylic; with outlet and grated waste; chain and plug; bedding and pointing in waterproof cement mortar						
760 mm x 760 mm; white or coloured	41.37	3.00	65.09	42.41	nr	<b>107.49</b>

## N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
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	222.66	5.00	108.48	228.23	nr	<b>336.70</b>
Corner fitting shower enclosure; Bliss flat top hinged door with front panel and clear glass side panel	438.37	3.00	48.49	449.33	nr	<b>497.82</b>
<b>Miscellaneous fittings; Magrini Ltd or equal and approved</b>						
Vertical nappy changing unit ref KBCS; screwing	-	0.60	8.70	202.06	nr	<b>210.77</b>
Horizontal nappy changing unit ref KBHS; screwing	-	0.60	8.70	202.06	nr	<b>210.77</b>
Stay Safe baby seat ref KBPS; screwing	-	0.55	7.98	60.43	nr	<b>68.41</b>
<b>Miscellaneous fittings; Pressalit Ltd or equal and approved</b>						
Grab rails						
300 mm long ref RT100000; screwing	-	0.50	7.25	44.06	nr	<b>51.31</b>
450 mm long ref RT101000; screwing	-	0.50	7.25	51.25	nr	<b>58.51</b>
600 mm long ref RT102000; screwing	-	0.50	7.25	58.63	nr	<b>65.89</b>
800 mm long ref RT103000; screwing	-	0.50	7.25	66.01	nr	<b>73.27</b>
1000 mm long ref RT104000; screwing	-	0.50	7.25	75.93	nr	<b>83.18</b>
Angled grab rails						
900 mm long, angled 135° ref RT110000; screwing	-	0.50	7.25	95.30	nr	<b>102.56</b>
1300 mm long, angled 90° ref RT119000; screwing	-	0.75	10.88	149.30	nr	<b>160.18</b>
Hinged grab rails						
600 mm long ref R3016000; screwing	-	0.35	5.08	154.56	nr	<b>159.63</b>
600 mm long with spring counter balance ref RF016000 ; screwing	-	0.35	5.08	215.67	nr	<b>220.75</b>
850 mm long ref R3010000; screwing	-	0.35	5.08	187.77	nr	<b>192.84</b>
850 mm long with spring counter balance ref RF010000; screwing	-	0.35	5.08	231.58	nr	<b>236.66</b>
<b>N15 SIGNS/NOTICES</b>						
<b>Plain script; in gloss oil paint; on painted or varnished surfaces</b>						
Capital letters; lower case letters or numerals per coat; per 25 mm high	-	0.09	1.31	-	nr	<b>1.31</b>
Stops per coat	-	0.02	0.29	-	nr	<b>0.29</b>

## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>P10 SUNDRY INSULATION/PROOFING WORK/ FIRE STOPS</b>						
<b>ALTERNATIVE INSULATION PRICES</b>						
Discounts of 10–50% available depending on quantity/status Insulation (£/m <sup>2</sup> ) "Crown FrameTherm Roll 40"						
90 mm	-	-	-	2.69	m <sup>2</sup>	-
140 mm	-	-	-	3.90	m <sup>2</sup>	-
"Crown FrameTherm Roll 35"						
90 mm	-	-	-	6.40	m <sup>2</sup>	-
140 mm	-	-	-	9.16	m <sup>2</sup>	-
"Crown Factoryclad 40"						
80 mm	-	-	-	2.16	m <sup>2</sup>	-
100 mm	-	-	-	2.63	m <sup>2</sup>	-
"Crown Factoryclad 37"						
100 mm	-	-	-	4.98	m <sup>2</sup>	-
120 mm	-	-	-	5.84	m <sup>2</sup>	-
"Crown Factoryclad 35"						
100 mm	-	-	-	6.73	m <sup>2</sup>	-
"Crown Factoryclad 32"						
100 mm	-	-	-	11.62	m <sup>2</sup>	-
<b>SUPPLY AND FIX PRICES</b>						
<b>"Sisalkraft" building papers/vapour barriers or other equal and approved</b>						
Building paper; 150 mm laps; fixed to softwood						
"Moistop" grade 728 (class A1F)	-	0.08	1.05	0.75	m <sup>2</sup>	<b>1.80</b>
Vapour barrier/reflective insulation 150 mm laps; fixed to softwood						
"Insulex" grade 714; single sided	-	0.08	1.05	0.89	m <sup>2</sup>	<b>1.94</b>
<b>Mat or quilt insulation</b>						
Glass fibre roll; "Crown Loft Roll" or other equal and approved; laid loose between members at 600 mm centres						
100 mm thick	1.14	0.09	1.18	1.22	m <sup>2</sup>	<b>2.41</b>
150 mm thick	1.66	0.10	1.32	1.78	m <sup>2</sup>	<b>3.10</b>
200 mm thick	2.30	0.11	1.45	2.47	m <sup>2</sup>	<b>3.92</b>
Glass fibre quilt; Isowool "Modular roll" or other equal and approved; laid loose between members at 600 mm centres						
60 mm thick	2.38	0.09	1.18	2.44	m <sup>2</sup>	<b>3.62</b>
80 mm thick	3.11	0.10	1.32	3.19	m <sup>2</sup>	<b>4.50</b>
100 mm thick	3.71	0.11	1.45	3.80	m <sup>2</sup>	<b>5.25</b>
150 mm thick	5.66	0.12	1.58	5.80	m <sup>2</sup>	<b>7.38</b>
Mineral fibre quilt; Isowool " APR 1200" or other equal and approved; pinned vertically to softwood						
25 mm thick	1.64	0.08	1.05	1.68	m <sup>2</sup>	<b>2.73</b>
50 mm thick	2.58	0.09	1.18	2.65	m <sup>2</sup>	<b>3.83</b>
"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	1.62	0.12	1.58	1.86	m <sup>2</sup>	<b>3.44</b>
75 mm thick	1.98	0.13	1.71	2.24	m <sup>2</sup>	<b>3.95</b>
100 mm thick	2.62	0.14	1.84	2.93	m <sup>2</sup>	<b>4.77</b>

## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
"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	2.02	0.12	1.58	2.29	m <sup>2</sup>	3.87
75 mm thick	2.09	0.13	1.71	2.36	m <sup>2</sup>	4.07
85 mm thick	2.76	0.13	1.71	3.08	m <sup>2</sup>	4.79
100 mm thick	2.76	0.14	1.84	3.08	m <sup>2</sup>	4.92
"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	6.94	0.12	1.58	7.58	m <sup>2</sup>	9.16
75 mm thick	8.02	0.13	1.71	8.74	m <sup>2</sup>	10.45
85 mm thick	9.03	0.13	1.71	9.83	m <sup>2</sup>	11.54
100 mm thick	10.46	0.14	1.84	11.36	m <sup>2</sup>	13.21
"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	3.50	0.14	1.84	3.76	m <sup>2</sup>	5.61
140 mm thick	5.07	0.16	2.11	5.46	m <sup>2</sup>	7.56
"Crown Rafter Roll 32" glass fibre flanged building roll; pinned vertically or to slope between timber framing						
50 mm thick	3.64	0.13	1.71	3.91	m <sup>2</sup>	5.62
75 mm thick	5.21	0.14	1.84	5.61	m <sup>2</sup>	7.45
100 mm thick	6.71	0.15	1.97	7.22	m <sup>2</sup>	9.19
<b>Board or slab insulation</b>						
Expanded polystyrene board standard grade SD/N or other equal and approved; fixed with adhesive						
20 mm thick	-	0.14	2.39	3.62	m <sup>2</sup>	6.01
25 mm thick	-	0.14	2.39	4.06	m <sup>2</sup>	6.45
30 mm thick	-	0.14	2.39	4.34	m <sup>2</sup>	6.73
40 mm thick	-	0.15	2.56	4.91	m <sup>2</sup>	7.47
50 mm thick	-	0.16	2.74	5.68	m <sup>2</sup>	8.42
60 mm thick	-	0.17	2.91	6.61	m <sup>2</sup>	9.51
75 mm thick	-	0.18	3.08	7.94	m <sup>2</sup>	11.02
100 mm thick	-	0.19	3.25	10.03	m <sup>2</sup>	13.27
"Kingspan Thermawall TW50" zero ODP rigid urethane 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	5.80	0.17	2.91	6.35	m <sup>2</sup>	9.26
75 mm thick	8.64	0.18	3.08	9.41	m <sup>2</sup>	12.49
100 mm thick	11.23	0.19	3.25	12.20	m <sup>2</sup>	15.45
"Styrofoam Floormate 500" extruded polystyrene foam or other equal and approved						
50 mm thick	-	0.46	7.86	4.30	m <sup>2</sup>	12.17
80 mm thick	-	0.46	7.86	7.58	m <sup>2</sup>	15.44
120 mm thick	-	0.46	7.86	11.37	m <sup>2</sup>	19.23
<b>Fire stops</b>						
Cape "Firecheck" channel; intumescent coatings on cut mitres; fixing with brass cups and screws 19 mm x 44 mm or 19 mm x 50 mm	8.10	0.56	9.57	9.06	m	18.64



## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>P10 SUNDRY INSULATION/PROOFING WORK/ FIRE STOPS – cont'd</b>						
<b>Fire stops – cont'd</b>						
"Sealmaster" intumescent fire and smoke seals or other equal and approved; pinned into groove in timber						
type N30; for single leaf half hour door	2.64	0.28	4.79	2.84	m	7.63
type N60; for single leaf one hour door	3.45	0.31	5.30	3.71	m	9.01
type IMN or IMP; for meeting or pivot stiles of pair of one hour doors; per stile	3.45	0.31	5.30	3.71	m	9.01
intumescent plugs in timber; including boring	-	0.09	1.54	0.42	nr	1.96
Rockwool fire stops or other equal and approved; between top of brick/block wall and concrete soffit						
30 mm deep x 100 mm wide	-	0.07	1.20	2.71	m	3.90
30 mm deep x 150 mm wide	-	0.09	1.54	4.09	m	5.63
30 mm deep x 200 mm wide	-	0.11	1.88	5.48	m	7.36
60 mm deep x 100 mm wide	-	0.08	1.37	4.00	m	5.37
60 mm deep x 150 mm wide	-	0.10	1.71	5.95	m	7.66
60 mm deep x 200 mm wide	-	0.12	2.05	8.01	m	10.07
90 mm deep x 100 mm wide	-	0.10	1.71	5.26	m	6.97
90 mm deep x 150 mm wide	-	0.12	2.05	7.88	m	9.93
90 mm deep x 200 mm wide	-	0.14	2.39	10.51	m	12.91
<b>Fire protection compound</b>						
Quelfire QF4, fire protection compound or other equal and approved; filling around pipes, ducts and the like; including all necessary formwork						
300 mm x 300 mm x 250 mm; pipes – 2	-	0.93	13.86	11.37	nr	25.22
500 mm x 500 mm x 250 mm; pipes – 2	-	1.16	16.84	34.10	nr	50.94
<b>Fire barriers</b>						
Rockwool fire barrier or other equal and approved; between top of suspended ceiling and concrete soffit						
one 50 mm layer x 900 mm wide; half hour	-	0.56	9.57	8.01	m <sup>2</sup>	17.58
two 50 mm layers x 900 mm wide; one hour	-	0.83	14.19	15.83	m <sup>2</sup>	30.02
three 50 mm layers x 900 mm wide; two hour	-	1.10	18.81	21.34	m <sup>2</sup>	40.15
Corofil C-144 fire barrier to edge of slab; fixed with non-flammable contact adhesive						
to suit void 30 mm wide x 100 mm deep; one hour	-	-	-	-	m	15.07
Lamatherm fire barrier or other equal and approved; to void below raised access floors						
75 mm thick x 300 mm high; half hour	-	0.17	2.91	8.69	m	11.59
75 mm thick x 600 mm high; half hour	-	0.17	2.91	19.03	m	21.93
90 mm thick x 300 mm high; half hour	-	0.17	2.91	12.18	m	15.09
90 mm thick x 600 mm high; half hour	-	0.17	2.91	25.39	m	28.30
<b>Dow Chemicals "Styrofoam SP" or other equal and approved; cold bridging insulation fixed with adhesive to brick, block or concrete base</b>						
Insulation to walls						
50 mm thick	-	0.33	5.64	3.54	m <sup>2</sup>	9.18
75 mm thick	-	0.35	5.98	5.80	m <sup>2</sup>	11.78
Insulation to isolated columns						
50 mm thick	-	0.41	7.01	3.54	m <sup>2</sup>	10.55
75 mm thick	-	0.43	7.35	5.80	m <sup>2</sup>	13.15
Insulation to ceilings						
50 mm thick	-	0.36	6.15	3.54	m <sup>2</sup>	9.69
75 mm thick	-	0.39	6.67	5.80	m <sup>2</sup>	12.47

## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Insulation to isolated beams						
50 mm thick	-	0.43	7.35	3.54	m <sup>2</sup>	<b>10.89</b>
75 mm thick	-	0.46	7.86	5.80	m <sup>2</sup>	<b>13.66</b>
<b>P11 FOAMED/FIBRE/BEAD CAVITY WALL INSULATION</b>						
<b>Injected insulation</b>						
Mineral Wool cavity wall insulation; for cavity						
75 mm	-	-	-	-	m <sup>2</sup>	<b>4.61</b>
100 mm	-	-	-	-	m <sup>2</sup>	<b>4.61</b>
<b>P20 UNFRAMED ISOLATED TRIMS/SKIRTINGS/ SUNDRY ITEMS</b>						
<b>Medium density fibreboard (Sapele veneered one side); 18 mm thick</b>						
Window boards and the like; rebated; hardwood lipped on one edge						
18 mm x 200 mm	-	0.25	4.27	15.24	m	<b>19.51</b>
18 mm x 250 mm	-	0.28	4.79	16.04	m	<b>20.83</b>
18 mm x 300 mm	-	0.31	5.30	16.44	m	<b>21.74</b>
18 mm x 350 mm	-	0.33	5.64	17.65	m	<b>23.29</b>
returned and fitted ends	-	0.20	3.42	3.00	nr	<b>6.41</b>
<b>Medium density fibreboard (American White Ash veneered one side); 18 mm thick</b>						
Window boards and the like; rebated; hardwood lipped on one edge						
18 mm x 200 mm	-	0.25	4.27	15.84	m	<b>20.11</b>
18 mm x 250 mm	-	0.28	4.79	16.85	m	<b>21.63</b>
18 mm x 300 mm	-	0.31	5.30	17.34	m	<b>22.64</b>
18 mm x 350 mm	-	0.33	5.64	18.85	m	<b>24.49</b>
returned and fitted ends	-	0.20	3.42	3.00	nr	<b>6.41</b>
<b>Wrought softwood</b>						
Skirtings, picture rails, dado rails and the like; splayed or moulded						
19 mm x 44 mm; splayed	-	0.09	1.54	2.91	m	<b>4.45</b>
19 mm x 44 mm; moulded	-	0.09	1.54	3.11	m	<b>4.65</b>
19 mm x 69 mm; splayed	-	0.09	1.54	3.15	m	<b>4.69</b>
19 mm x 69 mm; moulded	-	0.09	1.54	3.15	m	<b>4.69</b>
19 mm x 94 mm; splayed	-	0.09	1.54	3.54	m	<b>5.08</b>
19 mm x 94 mm; moulded	-	0.09	1.54	3.54	m	<b>5.08</b>
19 mm x 144 mm; moulded	-	0.11	1.88	4.17	m	<b>6.05</b>
19 mm x 169 mm; moulded	-	0.11	1.88	4.41	m	<b>6.29</b>
25 mm x 50 mm; moulded	-	0.09	1.54	3.05	m	<b>4.58</b>
25 mm x 69 mm; splayed	-	0.09	1.54	3.37	m	<b>4.91</b>
25 mm x 94 mm; splayed	-	0.09	1.54	3.78	m	<b>5.32</b>
25 mm x 144 mm; splayed	-	0.11	1.88	4.59	m	<b>6.47</b>
25 mm x 144 mm; moulded	-	0.11	1.88	4.59	m	<b>6.47</b>
25 mm x 169 mm; moulded	-	0.11	1.88	5.12	m	<b>7.00</b>
25 mm x 219 mm; moulded	-	0.13	2.22	6.68	m	<b>8.90</b>
returned ends	-	0.14	2.39	-	nr	<b>2.39</b>
mitres	-	0.09	1.54	-	nr	<b>1.54</b>

## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>P20 UNFRAMED ISOLATED TRIMS/SKIRTINGS/ SUNDRY ITEMS – cont'd</b>						
<b>Wrought softwood – cont'd</b>						
Architraves, cover fillets and the like; half round; splayed or moulded						
13 mm x 25 mm; half round	-	0.11	1.88	2.73	m	4.61
13 mm x 50 mm; moulded	-	0.11	1.88	2.91	m	4.79
16 mm x 32 mm; half round	-	0.11	1.88	3.05	m	4.93
16 mm x 38 mm; moulded	-	0.11	1.88	3.05	m	4.93
16 mm x 50 mm; moulded	-	0.11	1.88	3.05	m	4.93
19 mm x 50 mm; splayed	-	0.11	1.88	3.05	m	4.93
19 mm x 63 mm; splayed	-	0.11	1.88	3.15	m	5.03
19 mm x 69 mm; splayed	-	0.11	1.88	3.35	m	5.23
25 mm x 44 mm; splayed	-	0.11	1.88	3.00	m	4.88
25 mm x 50 mm; moulded	-	0.11	1.88	3.16	m	5.04
25 mm x 63 mm; splayed	-	0.11	1.88	3.30	m	5.18
25 mm x 69 mm; splayed	-	0.11	1.88	3.76	m	5.64
32 mm x 88 mm; moulded	-	0.11	1.88	3.78	m	5.66
38 mm x 38 mm; moulded	-	0.11	1.88	3.34	m	5.22
50 mm x 50 mm; moulded	-	0.11	1.88	3.90	m	5.78
returned ends	-	0.14	2.39	-	nr	2.39
mitres	-	0.09	1.54	-	nr	1.54
Stops; screwed on						
16 mm x 38 mm	-	0.09	1.54	1.37	m	2.91
16 mm x 50 mm	-	0.09	1.54	1.48	m	3.02
19 mm x 38 mm	-	0.09	1.54	1.37	m	2.91
25 mm x 38 mm	-	0.09	1.54	1.49	m	3.03
25 mm x 50 mm	-	0.09	1.54	1.53	m	3.07
Glazing beads and the like						
13 mm x 16 mm	-	0.04	0.68	1.68	m	2.37
13 mm x 19 mm	-	0.04	0.68	1.68	m	2.37
13 mm x 25 mm	-	0.04	0.68	1.73	m	2.41
13 mm x 25 mm; screwed	-	0.04	0.68	2.81	m	3.49
13 mm x 25 mm; fixing with brass cups and screws	-	0.04	0.68	3.61	m	4.29
16 mm x 25 mm; screwed	-	0.04	0.68	2.81	m	3.49
16 mm quadrant	-	0.04	0.68	2.57	m	3.25
19 mm quadrant or scotia	-	0.04	0.68	2.57	m	3.25
19 mm x 36 mm; screwed	-	0.04	0.68	2.84	m	3.52
25 mm x 38 mm; screwed	-	0.04	0.68	2.98	m	3.66
25 mm quadrant or scotia	-	0.04	0.68	2.71	m	3.40
38 mm scotia	-	0.04	0.68	3.39	m	4.07
50 mm scotia	-	0.04	0.68	3.83	m	4.51
Isolated shelves, worktops, seats and the like						
19 mm x 150 mm	-	0.15	2.56	3.57	m	6.13
19 mm x 200 mm	-	0.20	3.42	4.92	m	8.34
25 mm x 150 mm	-	0.15	2.56	4.07	m	6.64
25 mm x 200 mm	-	0.20	3.42	5.79	m	9.21
32 mm x 150 mm	-	0.15	2.56	4.76	m	7.32
32 mm x 200 mm	-	0.20	3.42	6.49	m	9.91
Isolated shelves, worktops, seats and the like; cross-tongued joints						
19 mm x 300 mm	-	0.26	4.45	14.68	m	19.12
19 mm x 450 mm	-	0.31	5.30	22.11	m	27.41
19 mm x 600 mm	-	0.37	6.33	28.62	m	34.94
25 mm x 300 mm	-	0.26	4.45	15.74	m	20.18
25 mm x 450 mm	-	0.31	5.30	23.85	m	29.15
25 mm x 600 mm	-	0.37	6.33	31.01	m	37.34
32 mm x 300 mm	-	0.26	4.45	16.66	m	21.11

## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
32 mm x 450 mm	-	0.31	5.30	25.34	m	30.64
32 mm x 600 mm	-	0.37	6.33	33.07	m	39.39
Isolated shelves, worktops, seats and the like; slatted with 50 wide slats at 75 mm centres						
19 mm thick	-	0.60	10.26	35.61	m	45.87
25 mm thick	-	0.60	10.26	36.41	m	46.66
32 mm thick	-	0.60	10.26	37.11	m	47.36
Window boards, nosings, bed moulds and the like; rebated and rounded						
19 mm x 75 mm	-	0.17	2.91	4.38	m	7.28
19 mm x 150 mm	-	0.19	3.25	5.45	m	8.69
19 mm x 225 mm; in one width	-	0.24	4.10	6.77	m	10.87
19 mm x 300 mm; cross-tongued joints	-	0.28	4.79	15.83	m	20.61
25 mm x 75 mm	-	0.17	2.91	4.62	m	7.53
25 mm x 150 mm	-	0.19	3.25	5.99	m	9.24
25 mm x 225 mm; in one width	-	0.24	4.10	7.61	m	11.71
25 mm x 300 mm; cross-tongued joints	-	0.28	4.79	17.13	m	21.92
32 mm x 75 mm	-	0.17	2.91	4.86	m	7.77
32 mm x 150 mm	-	0.19	3.25	6.48	m	9.73
32 mm x 225 mm; in one width	-	0.24	4.10	8.33	m	12.43
32 mm x 300 mm; cross-tongued joints	-	0.28	4.79	18.23	m	23.02
38 mm x 75 mm	-	0.17	2.91	5.34	m	8.24
38 mm x 150 mm	-	0.19	3.25	7.49	m	10.74
38 mm x 225 mm; in one width	-	0.24	4.10	9.76	m	13.87
38 mm x 300 mm; cross-tongued joints returned and fitted ends	-	0.28	4.79	20.44	m	25.22
	-	0.14	2.39	-	nr	2.39
Handrails; mopstick						
50 mm diameter	-	0.23	3.93	10.23	m	14.16
Handrails; rounded						
44 mm x 50 mm	-	0.23	3.93	9.92	m	13.85
50 mm x 75 mm	-	0.25	4.27	10.84	m	15.11
63 mm x 87 mm	-	0.28	4.79	12.01	m	16.80
75 mm x 100 mm	-	0.32	5.47	14.72	m	20.19
Handrails; moulded						
44 mm x 50 mm	-	0.23	3.93	9.92	m	13.85
50 mm x 75 mm	-	0.25	4.27	10.84	m	15.11
63 mm x 87 mm	-	0.28	4.79	12.01	m	16.80
75 mm x 100 mm	-	0.32	5.47	14.72	m	20.19
Add 5% to the above material prices for selected softwood for staining						
<b>Medium density fibreboard</b>						
Skirtings, picture rails, dado rails and the like; splayed or moulded						
18 mm x 50 mm; splayed	-	0.09	1.54	2.82	m	4.36
18 mm x 50 mm; moulded	-	0.09	1.54	2.82	m	4.36
18 mm x 75 mm; splayed	-	0.09	1.54	2.93	m	4.47
18 mm x 75 mm; moulded	-	0.09	1.54	2.93	m	4.47
18 mm x 100 mm; splayed	-	0.09	1.54	3.06	m	4.60
18 mm x 100 mm; moulded	-	0.09	1.54	3.06	m	4.60
18 mm x 150 mm; moulded	-	0.11	1.88	3.34	m	5.22
18 mm x 175 mm; moulded	-	0.11	1.88	3.46	m	5.34
22 mm x 100 mm; splayed	-	0.09	1.54	5.20	m	6.74
25 mm x 50 mm; moulded	-	0.09	1.54	2.95	m	4.49
25 mm x 75 mm; splayed	-	0.09	1.54	3.13	m	4.67
25 mm x 100 mm; splayed	-	0.09	1.54	3.33	m	4.86
25 mm x 150 mm; splayed	-	0.11	1.88	3.75	m	5.63
25 mm x 150 mm; moulded	-	0.11	1.88	3.75	m	5.63
25 mm x 175 mm; moulded	-	0.11	1.88	3.95	m	5.83

## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>P20 UNFRAMED ISOLATED TRIMS/SKIRTINGS/ SUNDRY ITEMS – cont'd</b>						
<b>Medium density fibreboard – cont'd</b>						
Skirtings, picture rails, dado rails and the like; splayed or moulded – cont'd						
25 mm x 225 mm; moulded	-	0.13	2.22	4.22	m	6.45
returned ends	-	0.14	2.39	-	nr	2.39
mitres	-	0.09	1.54	-	nr	1.54
Architraves, cover fillets and the like; half round; splayed or moulded						
12 mm x 25 mm; half round	-	0.11	1.88	2.68	m	4.56
12 mm x 50 mm; moulded	-	0.11	1.88	2.77	m	4.65
15 mm x 32 mm; half round	-	0.11	1.88	2.70	m	4.59
15 mm x 38 mm; moulded	-	0.11	1.88	2.73	m	4.61
15 mm x 50 mm; moulded	-	0.11	1.88	2.77	m	4.65
18 mm x 50 mm; splayed	-	0.11	1.88	2.77	m	4.65
18 mm x 63 mm; splayed	-	0.11	1.88	2.89	m	4.77
18 mm x 75 mm; splayed	-	0.11	1.88	2.95	m	4.83
25 mm x 44 mm; splayed	-	0.11	1.88	2.95	m	4.83
25 mm x 50 mm; moulded	-	0.11	1.88	2.95	m	4.83
25 mm x 63 mm; splayed	-	0.11	1.88	3.06	m	4.94
25 mm x 75 mm; splayed	-	0.11	1.88	3.16	m	5.04
30 mm x 88 mm; moulded	-	0.11	1.88	4.10	m	5.98
38 mm x 38 mm; moulded	-	0.11	1.88	3.51	m	5.39
50 mm x 50 mm; moulded	-	0.11	1.88	3.69	m	5.57
returned ends	-	0.14	2.39	-	nr	2.39
mitres	-	0.09	1.54	-	nr	1.54
Stops; screwed on						
15 mm x 38 mm	-	0.09	1.54	1.53	m	3.07
15 mm x 50 mm	-	0.09	1.54	1.58	m	3.12
18 mm x 38 mm	-	0.09	1.54	1.57	m	3.11
25 mm x 38 mm	-	0.09	1.54	1.65	m	3.19
25 mm x 50 mm	-	0.09	1.54	1.74	m	3.27
Glazing beads and the like						
12 mm x 16 mm	-	0.04	0.68	1.79	m	2.47
12 mm x 19 mm	-	0.04	0.68	1.80	m	2.48
12 mm x 25 mm	-	0.04	0.68	1.82	m	2.50
12 mm x 25 mm; screwed	-	0.04	0.68	2.59	m	3.28
12 mm x 25 mm; fixing with brass cups and screws	-	0.04	0.68	2.99	m	3.67
15 mm x 25 mm; screwed	-	0.04	0.68	2.67	m	3.35
15 mm quadrant	-	0.04	0.68	2.57	m	3.26
18 mm quadrant or scotia	-	0.04	0.68	2.58	m	3.27
18 mm x 36 mm; screwed	-	0.04	0.68	2.72	m	3.41
25 mm x 38 mm; screwed	-	0.04	0.68	2.85	m	3.53
25 mm quadrant or scotia	-	0.04	0.68	2.70	m	3.38
38 mm scotia	-	0.04	0.68	2.56	m	3.25
50 mm scotia	-	0.04	0.68	2.98	m	3.66
Isolated shelves, worktops, seats and the like						
18 mm x 150 mm	-	0.15	2.56	3.38	m	5.95
18 mm x 200 mm	-	0.20	3.42	3.56	m	6.98
25 mm x 150 mm	-	0.15	2.56	3.88	m	6.44
25 mm x 200 mm	-	0.20	3.42	4.15	m	7.56
30 mm x 150 mm	-	0.15	2.56	5.44	m	8.00
30 mm x 200 mm	-	0.20	3.42	6.03	m	9.45

## 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 x 300 mm	-	0.26	4.45	11.01	m	15.45
18 mm x 450 mm	-	0.31	5.30	12.58	m	17.88
18 mm x 600 mm	-	0.37	6.33	21.03	m	27.35
25 mm x 300 mm	-	0.26	4.45	11.61	m	16.05
25 mm x 450 mm	-	0.31	5.30	14.19	m	19.49
25 mm x 600 mm	-	0.37	6.33	20.49	m	26.81
30 mm x 300 mm	-	0.26	4.45	13.40	m	17.84
30 mm x 450 mm	-	0.31	5.30	15.94	m	21.24
30 mm x 600 mm	-	0.37	6.33	23.21	m	29.53
Isolated shelves, worktops, seats and the like; slatted with 50 wide slats at 75 mm centres						
18 mm thick	-	0.60	10.26	34.35	m	44.61
25 mm thick	-	0.60	10.26	36.45	m	46.71
30 mm thick	-	0.60	10.26	38.37	m	48.63
Window boards, nosings, bed moulds and the like; rebated and rounded						
18 mm x 75 mm	-	0.17	2.91	3.16	m	6.07
18 mm x 150 mm	-	0.19	3.25	3.59	m	6.84
18 mm x 225 mm	-	0.24	4.10	3.92	m	8.03
18 mm x 300 mm	-	0.28	4.79	4.34	m	9.12
25 mm x 75 mm	-	0.17	2.91	3.32	m	6.23
25 mm x 150 mm	-	0.19	3.25	3.92	m	7.17
25 mm x 225 mm	-	0.24	4.10	4.40	m	8.50
25 mm x 300 mm	-	0.28	4.79	4.96	m	9.75
30 mm x 75 mm	-	0.17	2.91	4.57	m	7.47
30 mm x 150 mm	-	0.19	3.25	5.67	m	8.92
30 mm x 225 mm	-	0.24	4.10	6.52	m	10.62
30 mm x 300 mm	-	0.28	4.79	7.52	m	12.31
38 mm x 75 mm	-	0.17	2.91	5.19	m	8.10
38 mm x 150 mm	-	0.19	3.25	6.51	m	9.76
38 mm x 225 mm	-	0.24	4.10	7.52	m	11.62
38 mm x 300 mm	-	0.28	4.79	8.73	m	13.51
returned and fitted ends	-	-	-	1.06	nr	-
<b>Selected Sapele</b>						
Skirtings, picture rails, dado rails and the like; splayed or moulded						
19 mm x 44 mm; splayed	4.24	0.13	2.22	4.63	m	6.85
19 mm x 44 mm; moulded	4.24	0.13	2.22	4.63	m	6.85
19 mm x 69 mm; splayed	4.94	0.13	2.22	5.38	m	7.60
19 mm x 69 mm; moulded	4.94	0.13	2.22	5.38	m	7.60
19 mm x 94 mm; splayed	5.76	0.13	2.22	6.26	m	8.49
19 mm x 94 mm; moulded	5.76	0.13	2.22	6.26	m	8.49
19 mm x 144 mm; moulded	7.65	0.15	2.56	8.30	m	10.86
19 mm x 169 mm; moulded	8.47	0.15	2.56	9.18	m	11.75
25 mm x 44 mm; moulded	4.76	0.13	2.22	5.20	m	7.42
25 mm x 69 mm; splayed	5.67	0.13	2.22	6.18	m	8.40
25 mm x 94 mm; splayed	6.96	0.13	2.22	7.56	m	9.78
25 mm x 144 mm; splayed	9.12	0.15	2.56	9.89	m	12.45
25 mm x 144 mm; moulded	9.12	0.15	2.56	9.89	m	12.45
25 mm x 169 mm; moulded	10.23	0.15	2.56	11.07	m	13.64
25 mm x 219 mm; moulded	11.68	0.17	2.91	12.64	m	15.55
returned ends	-	0.20	3.42	-	nr	3.42
mitres	-	0.14	2.39	-	nr	2.39

## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>P20 UNFRAMED ISOLATED TRIMS/SKIRTINGS/ SUNDRY ITEMS – cont'd</b>						
<b>Selected Sapele – cont'd</b>						
Architraves, cover fillets and the like; half round; splayed or moulded						
13 mm x 25 mm; half round	2.57	0.15	2.56	2.83	m	5.40
13 mm x 50 mm; moulded	4.12	0.15	2.56	4.50	m	7.06
16 mm x 32 mm; half round	2.61	0.15	2.56	2.88	m	5.44
16 mm x 38 mm; moulded	3.97	0.15	2.56	4.34	m	6.90
16 mm x 50 mm; moulded	4.24	0.15	2.56	4.63	m	7.19
19 mm x 50 mm; splayed	4.24	0.15	2.56	4.63	m	7.19
19 mm x 63 mm; splayed	4.60	0.15	2.56	5.02	m	7.59
19 mm x 69 mm; splayed	4.94	0.15	2.56	5.38	m	7.95
25 mm x 44 mm; splayed	4.58	0.15	2.56	5.00	m	7.56
25 mm x 50 mm; moulded	4.76	0.15	2.56	5.20	m	7.76
25 mm x 63 mm; splayed	5.32	0.15	2.56	5.80	m	8.36
25 mm x 69 mm; splayed	5.67	0.15	2.56	6.18	m	8.74
32 mm x 88 mm; moulded	6.91	0.15	2.56	7.50	m	10.07
38 mm x 38 mm; moulded	5.43	0.15	2.56	5.91	m	8.48
50 mm x 50 mm; moulded	7.10	0.15	2.56	7.71	m	10.28
returned ends	-	0.20	3.42	-	nr	3.42
mitres	-	0.14	2.39	-	nr	2.39
Stops; screwed on						
16 mm x 38 mm	1.75	0.14	2.39	1.88	m	4.28
16 mm x 50 mm	1.88	0.14	2.39	2.02	m	4.42
19 mm x 38 mm	1.75	0.14	2.39	1.88	m	4.28
25 mm x 38 mm	2.21	0.14	2.39	2.37	m	4.77
25 mm x 50 mm	2.56	0.14	2.39	2.75	m	5.15
Glazing beads and the like						
13 mm x 16 mm	2.29	0.06	1.03	2.46	m	3.49
13 mm x 19 mm	2.29	0.06	1.03	2.46	m	3.49
13 mm x 25 mm	2.46	0.06	1.03	2.65	m	3.67
13 mm x 25 mm; screwed	3.33	0.06	1.03	3.58	m	4.61
13 mm x 25 mm; fixing with brass cups and screws	4.10	0.06	1.03	4.41	m	5.43
16 mm x 25 mm; screwed	3.33	0.06	1.03	3.58	m	4.61
16 mm quadrant	3.21	0.06	1.03	3.45	m	4.48
19 mm quadrant or scotia	3.21	0.06	1.03	3.45	m	4.48
19 mm x 36 mm; screwed	4.11	0.06	1.03	4.42	m	5.45
25 mm x 38 mm; screwed	4.47	0.06	1.03	4.81	m	5.84
25 mm quadrant or scotia	3.66	0.06	1.03	3.94	m	4.97
38 mm scotia	5.43	0.06	1.03	5.85	m	6.87
50 mm scotia	7.10	0.06	1.03	7.64	m	8.67
Isolated shelves; worktops, seats and the like						
19 mm x 150 mm	7.79	0.20	3.42	8.38	m	11.80
19 mm x 200 mm	9.20	0.28	4.79	9.91	m	14.69
25 mm x 150 mm	9.12	0.20	3.42	9.82	m	13.24
25 mm x 200 mm	10.95	0.28	4.79	11.79	m	16.58
32 mm x 150 mm	10.30	0.20	3.42	11.08	m	14.50
32 mm x 200 mm	12.45	0.28	4.79	13.40	m	18.19
Isolated shelves, worktops, seats and the like; cross-tongued joints						
19 mm x 300 mm	21.06	0.35	5.98	22.67	m	28.65
19 mm x 450 mm	32.97	0.42	7.18	35.49	m	42.67
19 mm x 600 mm	43.80	0.51	8.72	47.14	m	55.86
25 mm x 300 mm	23.65	0.35	5.98	25.45	m	31.44
25 mm x 450 mm	37.15	0.42	7.18	39.99	m	47.17
25 mm x 600 mm	49.38	0.51	8.72	53.15	m	61.87
32 mm x 300 mm	25.86	0.35	5.98	27.84	m	33.82

## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
32 mm x 450 mm	40.73	0.42	7.18	43.84	m	51.02
32 mm x 600 mm	54.15	0.51	8.72	58.27	m	66.99
Isolated shelves, worktops, seats and the like; slatted with 50 wide slats at 75 mm centres						
19 mm thick	59.27	0.80	13.68	65.57	m <sup>2</sup>	79.25
25 mm thick	63.45	0.80	13.68	70.17	m <sup>2</sup>	83.85
32 mm thick	67.04	0.80	13.68	74.13	m <sup>2</sup>	87.81
Window boards, nosings, bed moulds and the like; rebated and rounded						
19 mm x 75 mm	6.00	0.22	3.76	6.61	m	10.37
19 mm x 150 mm	8.71	0.25	4.27	9.53	m	13.80
19 mm x 225 mm; in one width	10.70	0.33	5.64	11.67	m	17.31
19 mm x 300 mm; cross-tongued joints	21.78	0.37	6.33	23.59	m	29.92
25 mm x 75 mm	6.61	0.22	3.76	7.26	m	11.02
25 mm x 150 mm	9.70	0.25	4.27	10.59	m	14.87
25 mm x 225 mm; in one width	12.73	0.33	5.64	13.86	m	19.50
25 mm x 300 mm; cross-tongued joints	25.31	0.37	6.33	27.39	m	33.72
32 mm x 75 mm	7.18	0.22	3.76	7.88	m	11.65
32 mm x 150 mm	10.79	0.25	4.27	11.77	m	16.04
32 mm x 225 mm; in one width	14.38	0.33	5.64	15.64	m	21.28
32 mm x 300 mm; cross-tongued joints returned and fitted ends	27.84	0.37	6.33	30.11	m	36.44
	-	0.21	3.59	-	nr	3.59
Handrails; rounded						
44 mm x 50 mm	13.66	0.31	5.30	14.71	m	20.01
50 mm x 75 mm	16.48	0.33	5.64	17.73	m	23.38
63 mm x 87 mm	19.33	0.37	6.33	20.81	m	27.13
75 mm x 100 mm	24.03	0.42	7.18	25.86	m	33.04
Handrails; moulded						
44 mm x 50 mm	15.20	0.31	5.30	16.36	m	21.66
50 mm x 75 mm	18.00	0.33	5.64	19.38	m	25.02
63 mm x 87 mm	20.88	0.37	6.33	22.47	m	28.80
75 mm x 100 mm	25.55	0.42	7.18	27.50	m	34.68
<b>Pin-boards; medium board</b>						
Sundeala "A" pin-board or other equal and approved; fixed with adhesive to backing (not included); over 300 mm wide						
6.40 mm thick	-	0.56	9.57	5.26	m <sup>2</sup>	14.84
<b>Sundries on softwood/hardwood</b>						
Extra over fixing with nails for						
gluing and pinning	-	-	-	-	m	0.29
masonry nails	-	-	-	-	m	0.30
steel screws	-	-	-	-	m	0.28
self-tapping screws	-	-	-	-	m	0.29
steel screws; gluing	-	-	-	-	m	0.50
steel screws; sinking; filling heads	-	-	-	-	m	0.63
steel screws; sinking; pelltating over	-	-	-	-	m	1.37
brass cups and screws	-	-	-	-	m	1.69
Extra over for						
countersinking	-	-	-	-	m	0.25
pelltating	-	-	-	-	m	1.20
Head or nut in softwood						
let in flush	-	-	-	-	nr	0.63
Head or nut; in hardwood						
let in flush	-	-	-	-	nr	0.93
let in over; pelltated	-	-	-	-	nr	2.19



## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>P20 UNFRAMED ISOLATED TRIMS/SKIRTINGS/ SUNDRY ITEMS – cont'd</b>						
<b>Metalwork; mild steel</b>						
Angle section bearers; for building in						
90 mm x 90 mm x 6 mm	-	0.31	6.01	9.20	m	15.21
120 mm x 120 mm x 8 mm	-	0.32	6.21	16.11	m	22.32
200 mm x 150 mm x 12 mm	-	0.37	7.18	37.76	m	44.93
<b>Metalwork; mild steel; galvanized</b>						
Waterbars; groove in timber						
6 mm x 30 mm	-	0.46	7.86	3.43	m	11.30
6 mm x 40 mm	-	0.46	7.86	4.51	m	12.38
6 mm x 50 mm	-	0.46	7.86	5.66	m	13.52
Angle section bearers; for building in						
90 mm x 90 mm x 6 mm	-	0.31	6.01	11.55	m	17.56
120 mm x 120 mm x 8 mm	-	0.32	6.21	20.44	m	26.64
200 mm x 150 mm x 12 mm	-	0.37	7.18	47.17	m	54.35
Dowels; mortice in timber						
8 mm diameter x 100 mm long	-	0.04	0.68	0.17	nr	0.85
10 mm diameter x 50 mm long	-	0.04	0.68	0.40	nr	1.08
Cramps						
25 mm x 3 mm x 230 mm girth; one end bent, holed and screwed to softwood; other end fishtailed for building in	-	0.06	1.03	0.97	nr	1.99
<b>Metalwork; stainless steel</b>						
Angle section bearers; for building in						
90 mm x 90 mm x 6 mm	-	0.31	6.01	42.43	m	48.44
120 mm x 120 mm x 8 mm	-	0.32	6.21	65.48	m	71.69
200 mm x 150 mm x 12 mm	-	0.37	7.18	163.66	m	170.84
<b>P21 IRONMONGERY</b>						
<b>NOTE:</b> Ironmongery is largely a matter of selection and prices vary considerably; indicative prices for reasonable quantities of "good quality" ironmongery are given below.						
<b>Ironmongery; Allgood or other equal and approved; to softwood</b>						
Bolts						
75 x 35 mm Modric anodised aluminium straight barrel bolt	7.06	0.30	5.13	7.24	nr	12.37
150 x 35 mm Modric anodised aluminium Modric anodised aluminium straight barrel bolt	8.04	0.30	5.13	8.24	nr	13.37
75 x 35 mm Modric anodised aluminium necked barrel bolt	7.90	0.30	5.13	8.10	nr	13.23
150 x 35 mm Modric anodised aluminium necked barrel bolt	10.09	0.30	5.13	10.34	nr	15.47
11 mm Easiclean socket for wood or stone	1.44	0.10	1.71	1.48	nr	3.19
Security hinge bolt chubb WS12	13.18	0.50	8.55	13.51	nr	22.06
203 x 19 x 11 mm Complete bolt set, with floor socket and intumescent pack for FD30 and FD60 fire doors	27.88	0.60	10.26	28.58	nr	38.84
203/609 x 19 mm Complete bolt set, with floor socket and intumescent pack for FD30 and FD60 fire doors	65.60	0.60	10.26	67.24	nr	77.50

## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Stainless steel indicating bolt complete with outside indicator and emergency release	31.34	0.60	10.26	32.12	nr	<b>42.38</b>
Catches						
Magnetic catch	0.88	0.20	3.42	0.90	nr	<b>4.32</b>
Door closers and furniture						
13 mm Satin chrome rebate component for 7204/08/78/79/86	22.18	0.60	10.26	22.73	nr	<b>32.99</b>
90 x 90 mm Modric anodised aluminium electrically powered hold open wall magnet. CE marked to BS EN1155:1997 & A1:2002 3–5-6/3–1-1-3	95.61	0.40	6.84	98.00	nr	<b>104.84</b>
Modric anodised aluminium bathroom configuration with quadaxial assembly, turn, release and optional indicator	50.73	0.80	13.68	52.00	nr	<b>65.67</b>
Overhead limiting stay; galvanised	10.91	1.00	17.10	11.18	nr	<b>28.28</b>
263 x 48 x 48 mm Overhead door closer Fig 6 adjustable power 2–5 with adjustable backcheck and intumescent protected bracket. Certifire listed and CE Marked to BS EN1154 4–8-2/5–1-1-3	54.24	1.00	17.10	55.60	nr	<b>72.69</b>
Concealed jamb door closer check action	77.50	1.00	17.10	79.43	nr	<b>96.53</b>
75 x 57 x 170 mm Modric anodised aluminium door co-ordinator for pairs of rebated leaves, CE Marked to BS EN1158 3–5-3/5–1-1-0	23.82	0.80	13.68	24.41	nr	<b>38.09</b>
263 x 50 x 48 mm Modric anodised aluminium overhead door closer Fig 1 adjustable power 2–5 with adjustable backcheck, intumescent protected bracket. Certifire listed and CE Marked to BS EN1154 4–8/5-1–1-3	52.52	1.00	17.10	53.83	nr	<b>70.93</b>
290 x 48 x 50 mm Modric anodised aluminium rectangular overhead door closer with adjustable power and adjustable backcheck intumescent protected arm heavy duty U.L. & certifire listed & CE Marked to BS EN1154 4–8-2/4–1-1-3 and Kitemarked.	74.05	1.00	17.10	75.90	nr	<b>93.00</b>
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 100kg	71.80	1.00	17.10	73.59	nr	<b>90.69</b>
Fully concealed overhead door closer complete with track and arm for single action doors	112.70	0.80	13.68	115.52	nr	<b>129.20</b>
92 x 45 mm Stainless steel heavy duty floor pivot set with thrust roller bearing 200kg load capacity. Complete with forged steel intumescent protected double action strap with 10 mm height adjustment, new low profile top centre, and matching cover plate	100.80	2.30	39.32	103.32	nr	<b>142.64</b>
92 x 45 mm Stainless steel heavy duty floor pivot set with thrust roller bearing 200kg load capacity, with stainless steel intumescent protected S/A	134.40	2.30	39.32	137.76	nr	<b>177.08</b>
25 mm offset strap & top centre, matching plate						
Double action pivot set for door maximum width 1100 mm and maximum weight 80kg	61.62	2.30	39.32	63.16	nr	<b>102.48</b>
305 x 80 x 50 mm Stainless steel 'Cavalier' floor spring, intumescent protected forged steel D/A strap with 10 mm height adjustment & low profile top centre, matching covers & box. CE Marked to BS EN1154 4–8-*1–1-3. Adjustable power 2/4	154.98	2.30	39.32	158.86	nr	<b>198.18</b>

## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>P21 IRONMONGERY – cont'd</b>						
<b>Ironmongery; Allgood or other equal and approved; to softwood – cont'd</b>						
<b>Door closers and furniture – cont'd</b>						
305 x 80 x 50 mm Stainless steel 'Cavalier' floor spring adjustable power 2/4 stainless steel intumescient protected S/A 16 mm offset strap & top centre, matching covers & box. Certifire listed and CE marked to BSEN1154 4-8-2/4-1-1-3	172.20	2.30	39.32	176.50	nr	<b>215.83</b>
Surface vertical rod push bar panic bolt, reversible, to suit doors 2500x1100 mm maximum, silver finish, CE marked to EN1125 class 3-7-5-1-1-3-2-2-A	211.22	1.50	25.65	216.50	nr	<b>242.15</b>
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	126.38	1.30	22.23	129.54	nr	<b>151.76</b>
76 x 51 x 13 mm Adjustable heavy roller catch satin chrome	5.96	0.60	10.26	6.11	nr	<b>16.37</b>
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	25.49	1.30	22.23	26.13	nr	<b>48.35</b>
142 x 22 mm Ø Concealed jamb door closer light duty	9.79	0.80	13.68	10.04	nr	<b>23.71</b>
80 x 40 x 45 mm Emergency release door stop with holdback facility	61.62	1.00	17.10	63.16	nr	<b>80.25</b>
Modric anodised aluminium quadaxial lever assembly tested to BS EN1906 4/7/-/1/1/4/0/U	24.95	0.80	13.68	25.58	pair	<b>39.25</b>
Modric anodised aluminium quadaxial lever assembly Tested to BS EN1906 4/7/-/1/1/4/0/U	24.95	0.80	13.68	25.58	pair	<b>39.25</b>
Modric anodised aluminium quadaxial lever assembly Tested to BS EN1906 4/7/-/1/1/4/0/U with Biocote® anti-bacterial protection	35.34	0.80	13.68	36.23	pair	<b>49.91</b>
Modric stainless steel quadaxial lever assembly Tested to BS EN1906 4/7/-/1/1/4/0/U	35.82	0.80	13.68	36.71	pair	<b>50.39</b>
152 x 38 x 13 mm Modric anodised aluminium security door chain leather covered	33.38	0.40	6.84	34.21	nr	<b>41.05</b>
50 Ø x 3 mm Modric anodised aluminium circular covered rose for profile cylinder	3.27	0.10	1.71	3.35	nr	<b>5.06</b>
50 Ø x 3 mm Modric anodised aluminium circular covered rose with indicator and emergency release	6.77	0.15	2.56	6.94	nr	<b>9.50</b>
50 Ø x 3 mm Modric anodised aluminium circular covered rose with heavy turn, 5-8 mm spindle	11.86	0.15	2.56	12.16	nr	<b>14.73</b>
Budget lock escutcheon – satin stainless steel 316	6.62	0.10	1.71	6.78	nr	<b>8.49</b>
50 Ø x 3 mm Stainless steel circular covered rose for profile cylinder	5.23	0.10	1.71	5.36	nr	<b>7.07</b>
50 Ø x 3 mm Stainless steel circular covered rose with indicator and emergency release	7.10	0.15	2.56	7.27	nr	<b>9.84</b>
50 Ø x 3 mm Stainless steel circular covered rose with heavy turn, 5-8 mm spindle	14.60	0.15	2.56	14.96	nr	<b>17.53</b>
330 x 76 x 1.6 mm Modric anodised aluminium push plate	3.78	0.15	2.56	3.87	nr	<b>6.44</b>
330 x 76 x 1.6 mm Stainless steel push plate	8.49	0.15	2.56	8.70	nr	<b>11.26</b>
800 x 150 x 1.5 mm Modric anodised aluminium kicking plate, drilled and countersunk with screws.	5.63	0.25	4.27	5.77	nr	<b>10.05</b>
900 x 150 x 1.5 mm Modric anodised aluminium kicking plate, drilled and countersunk with screws.	6.34	0.25	4.27	6.49	nr	<b>10.77</b>

## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
1000 x 150 x 1.5 mm Modric anodised aluminium kicking plate, drilled & countersunk with screws.	7.04	0.25	4.27	7.22	nr	<b>11.49</b>
800 x 150 x 1.5 mm Stainless steel kicking plate, drilled and countersunk with screws.	11.07	0.25	4.27	11.35	nr	<b>15.62</b>
900 x 150 x 1.5 mm Stainless steel kicking plate, drilled and countersunk with screws.	12.45	0.25	4.27	12.76	nr	<b>17.03</b>
1000 x 150 x 1.5 mm Stainless steel kicking plate, drilled & countersunk with screws.	13.84	0.25	4.27	14.19	nr	<b>18.46</b>
305 x 70 x 19 mm Ø Modric anodised aluminium grab handle bolt through fixing	15.09	0.40	6.84	15.47	nr	<b>22.30</b>
400 x 19 mm Ø Stainless steel D line straight pull handle with M8 threaded holes, fixing centres 300 mm	39.62	0.33	5.64	44.05	nr	<b>49.69</b>
<b>Hinges</b>						
100 x 75 x 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 4-7-7-1-1-4-0-14	18.13	0.25	4.27	18.58	pair	<b>22.86</b>
100 x 100 x 3 mm Stainless steel triple knuckle concealed twin Newton bearings, button tipped hinges, jig drilled, stainless steel grade 316 CE marked to EN1935 4-7-7-1-1-4-0-13	24.48	0.25	4.27	25.09	pair	<b>29.37</b>
<b>Latches</b>						
Modric anodised aluminium round cylinder for rim night latch, 2 keyed satin nickel plated	18.68	0.40	6.84	19.15	nr	<b>25.99</b>
93 x 75 mm Cylinder rim non-deadlocking night latch case only 60 mm backset	13.23	0.40	6.84	13.56	nr	<b>20.40</b>
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	12.26	0.80	13.68	12.57	nr	<b>26.25</b>
Modric anodised aluminium latch configuration with quadaxial assembly	38.40	0.80	13.68	39.36	nr	<b>53.04</b>
Modric anodised aluminium Nightlatch configuration with quadaxial assembly and single cylinder	72.84	0.80	13.68	74.66	nr	<b>88.34</b>
<b>Locks</b>						
44 mm case Bright zinc plated steel mortice budget lock with slotted strike plate 33 mm backset	4.86	0.80	13.68	4.98	nr	<b>18.66</b>
76 x 58 mm b/s Stainless steel cubicle mortice deadlock with 8 mm follower	10.35	0.80	13.68	10.61	nr	<b>24.29</b>
'A' length European profile double cylinder lock, 2 keyed satin nickel plated	18.82	0.80	13.68	19.29	nr	<b>32.97</b>
'A' length European profile cylinder and large turn, 2 keyed satin nickel plated	21.39	0.80	13.68	21.93	nr	<b>35.60</b>
'A' length European profile cylinder and large turn, 2 keyed under master key, satin nickel plated	22.05	0.80	13.68	22.60	nr	<b>36.28</b>
'A' length European profile single cylinder, 2 keyed satin nickel plated	14.99	0.80	13.68	15.37	nr	<b>29.04</b>
'A' length European profile single cylinder, 2 keyed under master key, satin nickel plated	14.99	0.80	13.68	15.37	nr	<b>29.04</b>
93 x 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	12.26	0.80	13.68	12.57	nr	<b>26.25</b>

## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>P21 IRONMONGERY – cont'd</b>						
<b>Ironmongery; Allgood or other equal and approved; to softwood – cont'd</b>						
Locks – cont'd						
92 x 60 mm b/s 71 series bathroom lock, case only, low friction latchbolt, griptight follower, heavy spring for levers, twin 8mm followers at 78mm centres. Radius forend and square strike. CE marked to BS EN12209 3/X/8/0/0/G-/B/0/2/0	-	0.80	13.68	14.89	nr	<b>28.57</b>
93 x 60 mm b/s 71 series profile cylinder mortice lock, case only, low friction latchbolt, griptight follower. Heavy spring for levers, 22mm 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	14.53	0.80	13.68	14.89	nr	<b>28.57</b>
92 x 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	50.07	0.80	13.68	51.32	nr	<b>65.00</b>
Modric anodised aluminium lock configuration with quadaxial assembly and cylinder with turn	66.43	0.80	13.68	68.09	nr	<b>81.77</b>
Sundries						
76 mm Ø Modric anodised aluminium circular sex symbol male	3.62	0.08	1.37	3.71	nr	<b>5.07</b>
76 mm Ø Modric anodised aluminium circular symbol fire door keep locked	3.62	0.08	1.37	3.71	nr	<b>5.07</b>
76 mm Ø Modric anodised aluminium circular symbol fire door keep shut	3.62	0.10	1.71	3.71	nr	<b>5.42</b>
38 x 47 mm Ø Modric anodised aluminium heavy circular floor door stop with cover	6.68	0.10	1.71	6.85	nr	<b>8.56</b>
38 x 47 mm Ø Stainless steel heavy circular floor door stop with cover	9.07	0.10	1.71	9.30	nr	<b>11.01</b>
63 x 19 mm Ø Modric anodised aluminium Circular heavy duty skirting buffer with thief resistant insert	4.78	0.10	1.71	4.90	nr	<b>6.61</b>
63 x 19 mm Ø Stainless steel circular heavy duty skirting buffer with thief resistant insert	5.53	0.10	1.71	5.67	nr	<b>7.38</b>
152 mm Cabin hook satin chrome on brass	12.56	0.15	2.56	12.87	nr	<b>15.44</b>
14 mm Ø x 145 x 94 mm Toilet roll holder, length 145 mm, colour white, satin stainless steel 316	49.24	0.15	2.56	51.62	nr	<b>54.18</b>
Towel rail with bushes, fixing centres 450 mm, satin stainless steel 316	56.60	0.25	4.27	61.46	nr	<b>65.73</b>
Toilet brush holder with toilet brush, with bushes, satin stainless steel 316	98.69	0.20	3.42	103.45	nr	<b>106.87</b>
Set of stainless steel rails, one lift-up rail, 4 straight 600 mm long straight grab rails, and one back rest rail for use in toilets for the disabled, to meet the requirements of Part M of the Building Regulations	426.08	1.50	25.65	436.73	set	<b>462.38</b>
<b>Ironmongery; Allgood or other equal and approved; to hardwood</b>						
Bolts						
75 x 35 mm Modric anodised aluminium straight barrel bolt	7.06	0.40	6.84	7.24	nr	<b>14.08</b>
150 x 35 mm Modric anodised aluminium Modric anodised aluminium straight barrel bolt	8.04	0.40	6.84	8.24	nr	<b>15.08</b>
75 x 35 mm Modric anodised aluminium necked barrel bolt	7.90	0.40	6.84	8.10	nr	<b>14.94</b>

## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
150 x 35 mm Modric anodised aluminium necked barrel bolt	10.09	0.40	6.84	10.34	nr	17.18
11 mm Easiclean socket for wood or stone	1.44	0.15	2.56	1.48	nr	4.04
Security hinge bolt chubb WS12	13.18	0.65	11.11	13.51	nr	24.63
203 x 19 x 11 mm Complete bolt set, with floor socket and intumescent pack for FD30 and FD60 fire doors	27.88	0.80	13.68	28.58	nr	42.25
203/609 x 19 mm Complete bolt set, with floor socket and intumescent pack for FD30 and FD60 fire doors	65.60	0.80	13.68	67.24	nr	80.92
Stainless steel indicating bolt complete with outside indicator and emergency release	31.34	0.80	13.68	32.12	nr	45.80
Catches						
Magnetic catch	0.88	0.25	4.27	0.90	nr	5.18
Door closers and furniture						
13 mm Satin chrome rebate component for 7204/08/78/79/86	22.18	0.80	13.68	22.73	nr	36.41
90 x 90 mm Modric anodised aluminium electrically powered hold open wall magnet. CE marked to BS EN1155:1997 & A1:2002 3-5-6/3-1-1-3	95.61	0.55	9.40	98.00	nr	107.40
Modric anodised aluminium bathroom configuration with quadaxial assembly, turn, release and optional indicator	50.73	1.05	17.95	52.00	nr	69.95
Overhead limiting stay; galvanised	10.91	1.35	23.08	11.18	nr	34.27
263 x 48 x 48 mm Overhead door closer Fig 6 adjustable power 2-5 with adjustable backcheck and intumescent protected bracket. Certifire listed and CE Marked to BS EN1154 4-8-2/5-1-1-3	54.24	1.35	23.08	55.60	nr	78.68
Concealed jamb door closer check action	77.50	1.35	23.08	79.43	nr	102.51
75 x 57 x 170 mm Modric anodised aluminium door co-ordinator for pairs of rebated leaves, CE Marked to BS EN1158 3-5-3/5-1-1-0	23.82	1.05	17.95	24.41	nr	42.36
263 x 50 x 48 mm Modric anodised aluminium overhead door closer Fig 1 adjustable power 2-5 with adjustable backcheck, intumescent protected bracket. Certifire listed and CE Marked to BS EN1154 4-8/5-1-1-3	52.52	1.35	23.08	53.83	nr	76.91
290 x 48 x 50 mm Modric anodised aluminium rectangular overhead door closer with adjustable power and adjustable backcheck intumescent protected arm heavy duty U.L. & certifire listed & CE Marked to BS EN1154 4-8-2/4-1-1-3 and Kitemarked	74.05	1.35	23.08	75.90	nr	98.98
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 100kg	71.80	1.35	23.08	73.59	nr	96.68
Fully concealed overhead door closer complete with track and arm for single action doors	112.70	1.05	17.95	115.52	nr	133.47
92 x 45 mm Stainless steel heavy duty floor pivot set with thrust roller bearing 200kg load capacity. Complete with forged steel intumescent protected double action strap with 10 mm height adjustment, new low profile top centre, and matching cover plate	100.80	3.05	52.15	103.32	nr	155.47
92 x 45 mm Stainless steel heavy duty floor pivot set with thrust roller bearing 200kg load capacity, with stainless steel intumescent protected S/A 25 mm offset strap & top centre, matching plate	134.40	3.05	52.15	137.76	nr	189.91

## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>P21 IRONMONGERY – cont'd</b>						
<b>Ironmongery; Allgood or other equal and approved; to hardwood – cont'd</b>						
<b>Door closers and furniture – cont'd</b>						
Double action pivot set for door maximum width 1100 mm and maximum weight 80kg	61.62	3.05	52.15	63.16	nr	<b>115.30</b>
305 x 80 x 50 mm Stainless steel 'Cavalier' floor spring, intumescent protected forged steel D/A strap with 10 mm height adjustment & low profile top centre, matching covers & box. CE Marked to BS EN1154 4-8*-1-1-3. Adjustable power 2/4	154.98	3.05	52.15	158.86	nr	<b>211.00</b>
305 x 80 x 50 mm Stainless steel 'Cavalier' floor spring adjustable power 2/4 stainless steel intumescant protected S/A 16 mm offset strap & top centre, matching covers & box. Certifire listed and CE marked to BSEN1154 4-8-2/4-1-1-3	172.20	3.05	52.15	176.50	nr	<b>228.65</b>
Surface vertical rod push bar panic bolt, reversible, tp suit doors 2500x1100 mm maximum, silver finish, CE marked to EN1125 class 3-7-5-1-1-3-2-2-A	211.22	2.00	34.19	216.50	nr	<b>250.70</b>
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	126.38	1.75	29.92	129.54	nr	<b>159.46</b>
76 x 51 x 13 mm Adjustable heavy roller catch satin chrome	5.96	0.80	13.68	6.11	nr	<b>19.79</b>
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	25.49	1.75	29.92	26.13	nr	<b>56.05</b>
142 x 22 mm Ø Concealed jamb door closer light duty	9.79	1.05	17.95	10.04	nr	<b>27.99</b>
80 x 40 x 45 mm Emergency release door stop with holdback facility	61.62	1.35	23.08	63.16	nr	<b>86.24</b>
Modric anodised aluminium quadaxial lever assembly tested to BS EN1906 4/7/-/1/1/4/0/U	24.95	1.05	17.95	25.58	pair	<b>43.53</b>
Modric anodised aluminium quadaxial lever assembly Tested to BS EN1906 4/7/-/1/1/4/0/U	24.95	1.05	17.95	25.58	pair	<b>43.53</b>
Modric anodised aluminium quadaxial lever assembly Tested to BS EN1906 4/7/-/1/1/4/0/U with Biocote® anti-bacterial protection	35.34	1.05	17.95	36.23	pair	<b>54.18</b>
Modric stainless steel quadaxial lever assembly Tested to BS EN1906 4/7/-/1/1/4/0/U	35.82	1.05	17.95	36.71	pair	<b>54.66</b>
152 x 38 x 13 mm Modric anodised aluminium security door chain leather covered	33.38	0.55	9.40	34.21	nr	<b>43.61</b>
50 Ø x 3 mm Modric anodised aluminium circular covered rose for profile cylinder	3.27	0.15	2.56	3.35	nr	<b>5.92</b>
50 Ø x 3 mm Modric anodised aluminium circular covered rose with indicator and emergency release	6.77	0.20	3.42	6.94	nr	<b>10.36</b>
50 Ø x 3 mm Modric anodised aluminium circular covered rose with heavy turn, 5-8 mm spindle	11.86	0.20	3.42	12.16	nr	<b>15.58</b>
Budget lock escutcheon – satin stainless steel 316	6.62	0.15	2.56	6.78	nr	<b>9.35</b>
50 Ø x 3 mm Stainless steel circular covered rose for profile cylinder	5.23	0.15	2.56	5.36	nr	<b>7.93</b>
50 Ø x 3 mm Stainless steel circular covered rose with indicator and emergency release	7.10	0.20	3.42	7.27	nr	<b>10.69</b>
50 Ø x 3 mm Stainless steel circular covered rose with heavy turn, 5-8 mm spindle	14.60	0.20	3.42	14.96	nr	<b>18.38</b>

## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
330 x 76 x 1.6 mm Modric anodised aluminium push plate	3.78	0.20	3.42	3.87	nr	7.29
330 x 76 x 1.6 mm Stainless steel push plate	8.49	0.20	3.42	8.70	nr	12.12
800 x 150 x 1.5 mm Modric anodised aluminium kicking plate, drilled and countersunk with screws	5.63	0.35	5.98	5.77	nr	11.76
900 x 150 x 1.5 mm Modric anodised aluminium kicking plate, drilled and countersunk with screws	6.34	0.35	5.98	6.49	nr	12.48
1000 x 150 x 1.5 mm Modric anodised aluminium kicking plate, drilled & countersunk with screws	7.04	0.35	5.98	7.22	nr	13.20
800 x 150 x 1.5 mm Stainless steel kicking plate, drilled and countersunk with screws	11.07	0.35	5.98	11.35	nr	17.33
900 x 150 x 1.5 mm Stainless steel kicking plate, drilled and countersunk with screws	12.45	0.35	5.98	12.76	nr	18.74
1000 x 150 x 1.5 mm Stainless steel kicking plate, drilled & countersunk with screws	13.84	0.35	5.98	14.19	nr	20.17
305 x 70 x 19 mm Ø Modric anodised aluminium grab handle bolt through fixing	15.09	0.55	9.40	15.47	nr	24.87
400 x 19 mm Ø Stainless steel D line straight pull handle with M8 threaded holes, fixing centres 300 mm	39.62	0.45	7.69	44.05	nr	51.74
<b>Hinges</b>						
100 x 75 x 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 4-7-7-1-1-4-0-14	18.13	0.35	5.98	18.58	pair	24.57
100 x 100 x 3 mm Stainless steel triple knuckle concealed twin Newton bearings, button tipped hinges, jig drilled, stainless steel grade 316 CE marked to EN1935 4-7-7-1-1-4-0-13	24.48	0.35	5.98	25.09	pair	31.08
<b>Latches</b>						
Modric anodised aluminium round cylinder for rim night latch, 2 keyed satin nickel plated	18.68	0.55	9.40	19.15	nr	28.55
93 x 75 mm Cylinder rim non-deadlocking night latch case only 60 mm backset	13.23	0.55	9.40	13.56	nr	22.97
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	12.26	1.05	17.95	12.57	nr	30.52
Modric anodised aluminium latch configuration with quadaxial assembly	38.40	1.05	17.95	39.36	nr	57.31
Modric anodised aluminium Nightlatch configuration with quadaxial assembly and single cylinder	72.84	1.05	17.95	74.66	nr	92.61
<b>Locks</b>						
44 mm case Bright zinc plated steel mortice budget lock with slotted strike plate 33 mm backset	4.86	1.05	17.95	4.98	nr	22.93
76 x 58 mm b/s Stainless steel cubicle mortice deadlock with 8 mm follower	10.35	1.05	17.95	10.61	nr	28.56
'A' length European profile double cylinder lock, 2 keyed satin nickel plated	18.82	1.05	17.95	19.29	nr	37.25
'A' length European profile cylinder and large turn, 2 keyed satin nickel plated	21.39	1.05	17.95	21.93	nr	39.88
'A' length European profile cylinder and large turn, 2 keyed under master key, satin nickel plated	22.05	1.05	17.95	22.60	nr	40.55
'A' length European profile single cylinder, 2 keyed satin nickel plated	14.99	1.05	17.95	15.37	nr	33.32
'A' length European profile single cylinder, 2 keyed under master key, satin nickel plated	14.99	1.05	17.95	15.37	nr	33.32



## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>P21 IRONMONGERY – cont'd</b>						
<b>Ironmongery; Allgood or other equal and approved; to hardwood – cont'd</b>						
Latches – cont'd						
93 x 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	12.26	1.05	17.95	12.57	nr	<b>30.52</b>
92 x 60 mm b/s 71 series bathroom lock, case only, low friction latchbolt, griptight follower, heavy spring for levers, twin 8mm followers at 78mm centres. Radius forend and square strike. CE marked to BS EN12209 3/X/8/0/0/G-/B/0/2/0	-	1.05	17.95	14.89	nr	<b>32.84</b>
93 x 60 mm b/s 71 series profile cylinder mortice lock, case only, low friction latchbolt, griptight follower. Heavy spring for levers, 22mm 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	14.53	1.05	17.95	14.89	nr	<b>32.84</b>
92 x 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	50.07	1.05	17.95	51.32	nr	<b>69.28</b>
Modric anodised aluminium lock configuration with quadaxial assembly and cylinder with turn	66.43	1.05	17.95	68.09	nr	<b>86.04</b>
Sundries						
76 mm Ø Modric anodised aluminium circular sex symbol male	3.62	0.10	1.71	3.71	nr	<b>5.42</b>
76 mm Ø Modric anodised aluminium circular symbol fire door keep locked	3.62	0.10	1.71	3.71	nr	<b>5.42</b>
76 mm Ø Modric anodised aluminium circular symbol fire door keep shut	3.62	0.15	2.56	3.71	nr	<b>6.27</b>
38 x 47 mm Ø Modric anodised aluminium heavy circular floor door stop with cover	6.68	0.15	2.56	6.85	nr	<b>9.41</b>
38 x 47 mm Ø Stainless steel heavy circular floor door stop with cover	9.07	0.15	2.56	9.30	nr	<b>11.86</b>
63 x 19 mm Ø Modric anodised aluminium Circular heavy duty skirting buffer with thief resistant insert	4.78	0.15	2.56	4.90	nr	<b>7.46</b>
63 x 19 mm Ø Stainless steel circular heavy duty skirting buffer with thief resistant insert	5.53	0.15	2.56	5.67	nr	<b>8.23</b>
152 mm Cabin hook satin chrome on brass	12.56	0.20	3.42	12.87	nr	<b>16.29</b>
14 mm Ø x 145 x 94 mm Toilet roll holder, length 145 mm, colour white, satin stainless steel 316	49.24	0.20	3.42	51.62	nr	<b>55.04</b>
Towel rail with bushes, fixing centres 450 mm, satin stainless steel 316	56.60	0.35	5.98	61.46	nr	<b>67.44</b>
Toilet brush holder with toilet brush, with bushes, satin stainless steel 316	98.69	0.25	4.27	103.45	nr	<b>107.73</b>
Set of stainless steel rails, one lift-up rail, 4 straight 600 mm long straight grab rails, and one back rest rail for use in toilets for the disabled, to meet the requirements of Part M of the Building Regulations	426.08	2.00	34.19	436.73	set	<b>470.93</b>

## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>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</b>						
Sliding door gear						
bottom guide; fixed to concrete in groove	18.70	0.46	7.86	19.17	m	27.03
top track	25.41	0.23	3.93	26.05	m	29.98
detachable locking bar	33.38	0.31	5.30	34.21	nr	39.51
hangers; timber doors	51.29	0.46	7.86	52.57	nr	60.43
hangers; metal doors	32.77	0.46	7.86	33.59	nr	41.46
head brackets; open, soffit fixing; screwing to timber	6.54	0.32	5.47	6.74	nr	12.21
head brackets; open, side fixing; bolting to masonry	6.85	0.46	7.86	10.06	nr	17.92
door guide to timber door	5.75	0.23	3.93	5.89	nr	9.82
door stop; rubber buffers; to masonry	25.33	0.69	11.80	25.97	nr	37.76
drop bolt; screwing to timber	22.16	0.46	7.86	22.71	nr	30.57
bow handle; to timber	8.79	0.23	3.93	9.00	nr	12.94
Sundries						
rubber door stop; plugged and screwed to concrete	3.84	0.09	1.54	3.93	nr	5.47
<b>P30 TRENCHES/PIPEWAYS/PITS FOR BURIED ENGINEERING SERVICES</b>						
<b>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</b>						
Services not exceeding 200 mm nominal size						
average depth of run not exceeding 0.50 m	-	0.28	3.15	1.23	m	4.38
average depth of run not exceeding 0.75 m	-	0.37	4.16	2.03	m	6.19
average depth of run not exceeding 1.00 m	-	0.79	8.89	4.16	m	13.05
average depth of run not exceeding 1.25 m	-	1.16	13.06	5.76	m	18.82
average depth of run not exceeding 1.50 m	-	1.48	16.66	7.48	m	24.14
average depth of run not exceeding 1.75 m	-	1.85	20.82	9.51	m	30.33
average depth of run not exceeding 2.00 m	-	2.13	23.97	10.87	m	34.84
<b>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</b>						
Services not exceeding 200 mm nominal size						
average depth of run not exceeding 0.50 m	-	0.93	10.47	-	m	10.47
average depth of run not exceeding 0.75 m	-	1.39	15.64	-	m	15.64
average depth of run not exceeding 1.00 m	-	2.04	22.96	1.64	m	24.60
average depth of run not exceeding 1.25 m	-	2.87	32.30	2.25	m	34.56
average depth of run not exceeding 1.50 m	-	3.93	44.23	2.75	m	46.98
average depth of run not exceeding 1.75 m	-	5.18	58.30	3.32	m	61.62
average depth of run not exceeding 2.00 m	-	5.92	66.63	3.65	m	70.28
<b>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</b>						
Pits						
100 mm x 100 mm x 750 mm deep; internal holes for one small pipe; polypropylene hinged box cover; bedding in cement mortar (1:3)	-	3.89	83.09	31.46	nr	114.56

## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>P31 HOLES/CHASES/COVERS/SUPPORTS FOR SERVICES</b>						
<b>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</b>						
Exposed installation						
lighting points	-	0.28	3.89	-	nr	3.89
socket outlet points	-	0.46	6.70	-	nr	6.70
fitting outlet points	-	0.46	6.70	-	nr	6.70
equipment points or control gear points	-	0.65	9.61	-	nr	9.61
Concealed installation						
lighting points	-	0.37	5.30	-	nr	5.30
socket outlet points	-	0.65	9.61	-	nr	9.61
fitting outlet points	-	0.65	9.61	-	nr	9.61
equipment points or control gear points	-	0.93	13.51	-	nr	13.51
<b>Builders' work for other services installations</b>						
Cutting chases in brickwork						
for one pipe; not exceeding 55 mm nominal size; vertical	-	0.37	4.01	-	m	4.01
for one pipe; 55 mm–110 mm nominal size; vertical	-	0.65	7.05	-	m	7.05
Cutting and pinning to brickwork or blockwork; ends of supports						
for pipes not exceeding 55 mm nominal size	-	0.19	4.06	-	nr	4.06
for cast iron pipes 55 mm–110 mm nominal size	-	0.31	6.62	-	nr	6.62
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	9.87	0.67	nr	10.54
reinforced concrete; 100 mm–200 mm deep	-	1.15	15.14	1.02	nr	16.15
reinforced concrete; 200 mm–300 mm deep	-	1.50	19.74	1.33	nr	21.07
half brick thick	-	0.31	4.08	-	nr	4.08
one brick thick	-	0.51	6.71	-	nr	6.71
one and a half brick thick	-	0.83	10.92	-	nr	10.92
100 mm blockwork	-	0.28	3.69	-	nr	3.69
140 mm blockwork	-	0.37	4.87	-	nr	4.87
215 mm blockwork	-	0.46	6.05	-	nr	6.05
plasterboard partition or suspended ceiling	-	0.35	4.61	-	nr	4.61
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	15.14	1.02	nr	16.15
reinforced concrete; 100 mm–200 mm deep	-	1.75	23.03	1.55	nr	24.58
reinforced concrete; 200 mm–300 mm deep	-	2.25	29.61	1.99	nr	31.60
half brick thick	-	0.37	4.87	-	nr	4.87
one brick thick	-	0.65	8.55	-	nr	8.55
one and a half brick thick	-	1.02	13.42	-	nr	13.42
100 mm blockwork	-	0.32	4.21	-	nr	4.21
140 mm blockwork	-	0.46	6.05	-	nr	6.05
215 mm blockwork	-	0.56	7.37	-	nr	7.37
plasterboard partition or suspended ceiling	-	0.40	5.26	-	nr	5.26
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	15.14	1.02	nr	16.15
reinforced concrete; 100 mm–200 mm deep	-	1.75	23.03	1.55	nr	24.58
reinforced concrete; 200 mm–300 mm deep	-	2.25	29.61	1.99	nr	31.60
half brick thick	-	0.46	6.05	-	nr	6.05

## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
one brick thick	-	0.79	10.40	-	nr	10.40
one and a half brick thick	-	1.25	16.45	-	nr	16.45
100 mm blockwork	-	0.42	5.53	-	nr	5.53
140 mm blockwork	-	0.56	7.37	-	nr	7.37
215 mm blockwork	-	0.69	9.08	-	nr	9.08
plasterboard partition or suspended ceiling	-	0.45	5.92	-	nr	5.92
Add for making good fair face or facings one side						
pipe; not exceeding 55 mm nominal size	-	0.07	1.50	-	nr	1.50
pipe; 55 mm–110 mm nominal size	-	0.09	1.92	-	nr	1.92
pipe; over 110 mm nominal size	-	0.11	2.35	-	nr	2.35
Add for fixing sleeve (supply not included)						
for pipe; small	-	0.14	2.99	-	nr	2.99
for pipe; large	-	0.19	4.06	-	nr	4.06
for pipe; extra large	-	0.28	5.98	-	nr	5.98
Add for supplying and fixing one-hour intumescent sleeve						
for 55mm UPVC pipe	-	0.25	3.29	6.89	nr	10.18
for 110mm UPVC pipe	-	0.28	3.69	7.55	nr	11.24
for 200mm UPVC pipe	-	0.30	3.95	50.09	nr	54.03
Cutting or forming holes for ducts; girth not exceeding 1.00 m; making good						
half brick thick	-	0.56	7.37	-	nr	7.37
one brick thick	-	0.93	12.24	-	nr	12.24
one and a half brick thick	-	1.48	19.48	-	nr	19.48
100 mm blockwork	-	0.46	6.05	-	nr	6.05
140 mm blockwork	-	0.65	8.55	-	nr	8.55
215 mm blockwork	-	0.83	10.92	-	nr	10.92
plasterboard partition or suspended ceiling	-	0.65	8.55	-	nr	8.55
Cutting or forming holes for ducts; girth 1.00 m–2.00 m; making good						
half brick thick	-	0.65	8.55	-	nr	8.55
one brick thick	-	1.11	14.61	-	nr	14.61
one and a half brick thick	-	1.76	23.16	-	nr	23.16
100 mm blockwork	-	0.56	7.37	-	nr	7.37
140 mm blockwork	-	0.74	9.74	-	nr	9.74
215 mm blockwork	-	0.93	12.24	-	nr	12.24
plasterboard partition or suspended ceiling	-	0.75	9.87	-	nr	9.87
Cutting or forming holes for ducts; girth 2.00 m–3.00 m; making good						
half brick thick	-	1.02	13.42	-	nr	13.42
one brick thick	-	1.76	23.16	-	nr	23.16
one and a half brick thick	-	2.78	36.59	-	nr	36.59
100 mm blockwork	-	0.88	11.58	-	nr	11.58
140 mm blockwork	-	1.20	15.79	-	nr	15.79
215 mm blockwork	-	1.53	20.14	-	nr	20.14
plasterboard partition or suspended ceiling	-	1.00	13.16	-	nr	13.16
Cutting or forming holes for ducts; girth 3.00 m–4.00 m; making good						
half brick thick	-	1.39	18.29	-	nr	18.29
one brick thick	-	2.31	30.40	-	nr	30.40
one and a half brick thick	-	3.70	48.70	-	nr	48.70
100 mm blockwork	-	1.02	13.42	-	nr	13.42
140 mm blockwork	-	1.39	18.29	-	nr	18.29
215 mm blockwork	-	1.76	23.16	-	nr	23.16
plasterboard partition or suspended ceiling	-	1.25	16.45	-	nr	16.45
Mortices in brickwork						
for expansion bolt	-	0.19	2.50	-	nr	2.50
for 20 mm diameter bolt; 75 mm deep	-	0.14	1.84	-	nr	1.84
for 20 mm diameter bolt; 150 mm deep	-	0.23	3.03	-	nr	3.03

## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>P31 HOLES/CHASES/COVERS/SUPPORTS FOR SERVICES – cont'd</b>						
<b>Builders' work for other services installations – cont'd</b>						
Mortices in brickwork; grouting with cement mortar (1:1)						
75 mm x 75 mm x 200 mm deep	-	0.28	3.69	0.12	nr	3.81
75 mm x 75 mm x 300 mm deep	-	0.37	4.87	0.18	nr	5.05
Holes in softwood for pipes, bars, cables and the like						
12 mm thick	-	0.03	0.51	-	nr	0.51
25 mm thick	-	0.05	0.85	-	nr	0.85
50 mm thick	-	0.09	1.54	-	nr	1.54
100 mm thick	-	0.14	2.39	-	nr	2.39
Holes in hardwood for pipes, bars, cables and the like						
12 mm thick	-	0.05	0.85	-	nr	0.85
25 mm thick	-	0.08	1.37	-	nr	1.37
50 mm thick	-	0.14	2.39	-	nr	2.39
100 mm thick	-	0.20	3.42	-	nr	3.42
<b>NOTE:</b> 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	1.48
32 mm diameter	-	-	-	-	nr	1.20
52 mm diameter	-	-	-	-	nr	1.43
78 mm diameter	-	-	-	-	nr	1.57
107 mm diameter	-	-	-	-	nr	1.66
127 mm diameter	-	-	-	-	nr	2.03
152 mm diameter	-	-	-	-	nr	2.40
200 mm diameter	-	-	-	-	nr	3.09
250 mm diameter	-	-	-	-	nr	4.66
300 mm diameter	-	-	-	-	nr	6.18
Diamond chasing; per 25 x 25 mm section						
in facing or common brickwork	-	-	-	-	m	2.81
in semi-engineering brickwork	-	-	-	-	m	5.63
in engineering brickwork	-	-	-	-	m	7.84
in lightweight blockwork	-	-	-	-	m	2.21
in heavyweight blockwork	-	-	-	-	m	4.43
in render/screed	-	-	-	-	m	8.72
Forming boxes; 100 x 100 mm; per 25 mm depth						
in facing or common brickwork	-	-	-	-	nr	1.13
in semi-engineering brickwork	-	-	-	-	nr	2.25
in engineering brickwork	-	-	-	-	nr	3.14
in lightweight blockwork	-	-	-	-	nr	0.89
in heavyweight blockwork	-	-	-	-	nr	1.77
in render/screed	-	-	-	-	nr	3.49
Other items						
diamond track mount or ring sawing brickwork	-	-	-	-	m	5.54
diamond floor sawing asphalte	-	-	-	-	m	0.92
stitch drilling 107 mm diameter hole in brickwork	-	-	-	-	nr	1.20

## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>"SFD Screeduct" or other equal and approved; MDT Ducting Ltd; with side flanges; laid within floor screed; galvanised mild steel</b>						
Floor ducting						
100 mm wide x 50 mm deep	11.05	0.19	3.25	11.89	m	<b>15.14</b>
extra for						
bend	8.50	0.09	1.54	9.15	nr	<b>10.69</b>
tee section	8.50	0.09	1.54	9.15	nr	<b>10.69</b>
connector / stop end	0.64	0.09	1.54	0.69	nr	<b>2.22</b>
ply cover 15 mm/16 mm thick WBP exterior grade	0.80	0.09	1.54	0.86	m	<b>2.40</b>
200 mm wide x 75 mm deep	14.88	0.19	3.25	16.01	m	<b>19.26</b>
extra for						
bend	12.75	0.09	1.54	13.72	nr	<b>15.26</b>
tee section	12.75	0.09	1.54	13.72	nr	<b>15.26</b>
connector / stop end	0.77	0.09	1.54	0.82	nr	<b>2.36</b>
ply cover 15 mm/16 mm thick WBP exterior grade	1.19	0.09	1.54	1.28	m	<b>2.82</b>

## Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Q10 KERBS/EDGINGS/CHANNELS/PAVING ACCESSORIES</b>						
<b>Excavating; by machine</b>						
Excavating trenches; to receive kerb foundations; average size						
300 mm x 100 mm	-	0.02	0.23	0.31	m	<b>0.53</b>
450 mm x 150 mm	-	0.02	0.23	0.61	m	<b>0.84</b>
600 mm x 200 mm	-	0.03	0.36	0.86	m	<b>1.22</b>
Excavating curved trenches; to receive kerb foundations; average size						
300 mm x 100 mm	-	0.01	0.11	0.49	m	<b>0.60</b>
450 mm x 150 mm	-	0.03	0.34	0.74	m	<b>1.08</b>
600 mm x 200 mm	-	0.04	0.45	0.92	m	<b>1.37</b>
<b>Excavating; by hand</b>						
Excavating trenches; to receive kerb foundations; average size						
150 mm x 50 mm	-	0.02	0.23	-	m	<b>0.23</b>
200 mm x 75 mm	-	0.06	0.68	-	m	<b>0.68</b>
250 mm x 100 mm	-	0.10	1.13	-	m	<b>1.13</b>
300 mm x 100 mm	-	0.13	1.46	-	m	<b>1.46</b>
Excavating curved trenches; to receive kerb foundations; average size						
150 mm x 50 mm	-	0.03	0.34	-	m	<b>0.34</b>
200 mm x 75 mm	-	0.07	0.79	-	m	<b>0.79</b>
250 mm x 100 mm	-	0.11	1.24	-	m	<b>1.24</b>
300 mm x 100 mm	-	0.14	1.58	-	m	<b>1.58</b>
<b>Plain in situ ready mixed designated concrete; C7.5–40 mm aggregate; poured on or against earth or unblinded hardcore</b>						
Foundations	79.78	1.16	15.27	87.91	m <sup>3</sup>	<b>103.17</b>
Blinding beds thickness not exceeding 150 mm	79.78	1.71	22.51	87.91	m <sup>3</sup>	<b>110.41</b>
<b>Plain in situ ready mixed designated concrete; C10–40 mm aggregate; poured on or against earth or unblinded hardcore</b>						
Foundations	80.11	1.16	15.27	88.27	m <sup>3</sup>	<b>103.54</b>
Blinding beds thickness not exceeding 150 mm	80.11	1.71	22.51	88.27	m <sup>3</sup>	<b>110.78</b>
<b>Plain in situ ready mixed designated concrete; C20–20 mm aggregate; poured on or against earth or unblinded hardcore</b>						
Foundations	81.83	1.16	15.27	90.17	m <sup>3</sup>	<b>105.43</b>
Blinding beds thickness not exceeding 150 mm	81.83	1.71	22.51	90.17	m <sup>3</sup>	<b>112.67</b>
<b>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</b>						
Edgings; straight; square edge, fig 12						
50 mm x 150 mm	-	0.23	4.46	2.87	m	<b>7.33</b>
50 mm x 200 mm	-	0.23	4.46	3.62	m	<b>8.08</b>
50 mm x 255 mm	-	0.23	4.46	3.83	m	<b>8.29</b>

## Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Kerbs; straight						
125 mm x 255 mm; fig 7	-	0.31	6.01	4.92	m	<b>10.93</b>
150 mm x 305 mm; fig 6	-	0.31	6.01	8.70	m	<b>14.72</b>
Kerbs; curved						
125 mm x 255 mm; fig 7	-	0.46	8.92	6.42	m	<b>15.34</b>
150 mm x 305 mm; fig 6	-	0.46	8.92	14.59	m	<b>23.51</b>
Channels; 255 x 125 mm; fig 8						
straight	-	0.31	6.01	4.92	m	<b>10.93</b>
curved	-	0.46	8.92	6.42	m	<b>15.34</b>
Quadrants; fig 14						
305 mm x 305 mm x 150 mm	-	0.32	6.21	8.31	nr	<b>14.52</b>
305 mm x 305 mm x 255 mm	-	0.32	6.21	8.31	nr	<b>14.52</b>
457 mm x 457 mm x 150 mm	-	0.37	7.18	9.18	nr	<b>16.35</b>
457 mm x 457 mm x 255 mm	-	0.37	7.18	9.18	nr	<b>16.35</b>
<b>Q20 HARDCORE/GRANULAR/CEMENT BOUND BASES/SUB BASES TO ROADS/PAVINGS</b>						
<b>Filling to make up levels; by machine</b>						
Average thickness not exceeding 0.25 m						
obtained off site; hardcore	-	0.28	3.15	25.88	m <sup>3</sup>	<b>29.04</b>
obtained off site; granular fill type one	-	0.28	3.15	32.59	m <sup>3</sup>	<b>35.75</b>
obtained off site; granular fill type two	-	0.28	3.15	29.32	m <sup>3</sup>	<b>32.47</b>
Average thickness exceeding 0.25 m						
obtained off site; hardcore	-	0.24	2.70	22.22	m <sup>3</sup>	<b>24.92</b>
obtained off site; granular fill type one	-	0.24	2.70	32.45	m <sup>3</sup>	<b>35.15</b>
obtained off site; granular fill type two	-	0.24	2.70	29.18	m <sup>3</sup>	<b>31.88</b>
<b>Filling to make up levels; by hand</b>						
Average thickness not exceeding 0.25 m						
obtained off site; hardcore	-	0.61	6.87	26.33	m <sup>3</sup>	<b>33.20</b>
obtained off site; sand	-	0.71	7.99	43.98	m <sup>3</sup>	<b>51.98</b>
Average thickness exceeding 0.25 m						
obtained off site; hardcore	-	0.51	5.74	22.53	m <sup>3</sup>	<b>28.27</b>
obtained off site; sand	-	0.60	6.75	43.69	m <sup>3</sup>	<b>50.44</b>
<b>Surface treatments</b>						
Compacting						
filling; blinding with sand	-	0.04	0.45	1.90	m <sup>2</sup>	<b>2.35</b>
<b>Q21 IN SITU CONCRETE ROADS/PAVINGS</b>						
<b>Reinforced in situ ready mixed designated concrete; C10–40 mm aggregate</b>						
Roads; to hardcore base						
thickness not exceeding 150 mm	76.29	1.85	24.35	84.07	m <sup>3</sup>	<b>108.41</b>
thickness 150 mm–450 mm	76.29	1.30	17.11	84.07	m <sup>3</sup>	<b>101.17</b>
<b>Reinforced in situ ready mixed designated concrete; C20–20 mm aggregate</b>						
Roads; to hardcore base						
thickness not exceeding 150 mm	77.93	1.85	24.35	85.87	m <sup>3</sup>	<b>110.22</b>
thickness 150 mm–450 mm	77.93	1.30	17.11	85.87	m <sup>3</sup>	<b>102.98</b>



## Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Q21 IN SITU CONCRETE ROADS/PAVINGS – cont'd</b>						
<b>Reinforced in situ ready mixed designated concrete; C25–20 mm aggregate</b>						
Roads; to hardcore base						
thickness of exceeding 150 mm	80.10	1.85	24.35	88.26	m <sup>3</sup>	<b>112.61</b>
thickness 150 mm–450 mm	80.10	1.30	17.11	88.26	m <sup>3</sup>	<b>105.37</b>
<b>Formwork; sides of foundations; basic finish</b>						
Plain vertical						
height not exceeding 250 mm	-	0.39	6.06	1.27	m	<b>7.33</b>
height 250 mm–500 mm	-	0.57	8.86	2.12	m	<b>10.97</b>
height 500 mm–1.00 m	-	0.83	12.90	4.22	m	<b>17.12</b>
add to above for curved radius 6m	-	0.03	0.47	0.20	m	<b>0.66</b>
<b>Reinforcement; fabric; BS 4449; lapped; in roads, footpaths or pavings</b>						
Ref A142 (2.22 kg/m <sup>2</sup> )						
400 mm minimum laps	1.59	0.14	2.18	1.79	m <sup>2</sup>	<b>3.97</b>
Ref A193 (3.02 kg/m <sup>2</sup> )						
400 mm minimum laps	-	0.14	2.18	2.45	m <sup>2</sup>	<b>4.62</b>
<b>Formed joints; Fosroc Expandite "Flexcell" impregnated joint filler or other equal and approved</b>						
Width not exceeding 150 mm						
12.50 mm thick	-	0.14	2.18	2.08	m	<b>4.26</b>
25 mm thick	-	0.19	2.95	3.27	m	<b>6.22</b>
Width 150–300 mm						
12.50 mm thick	-	0.19	2.95	3.38	m	<b>6.34</b>
25 mm thick	-	0.19	2.95	5.68	m	<b>8.63</b>
Width 300–450 mm						
12.50 mm thick	-	0.23	3.57	5.08	m	<b>8.65</b>
25 mm thick	-	0.23	3.57	8.52	m	<b>12.09</b>
<b>Sealants; Fosroc Expandite "Pliastic N2" hot poured rubberized bituminous compound or other equal and approved</b>						
Width 25 mm						
25 mm depth	-	0.20	3.11	1.73	m	<b>4.83</b>
<b>Concrete sundries</b>						
Treating surfaces of unset concrete; grading to cambers; tamping with a 75 mm thick steel shod tamper						
	-	0.23	3.03	-	m <sup>2</sup>	<b>3.03</b>

## Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Q22 COATED MACADAM/ASPHALT ROADS/ PAVINGS</b>						
<b>NOTE:</b> 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.						
<b>Dense bitumen macadam base course; BS 594987-1; bitumen penetration 100/125</b>						
Carriageway, hardshoulder and hardstrip						
100 mm thick; one coat; with 0/32mm aggregate size; to clause 5.2	-	-	-	-	m <sup>2</sup>	17.60
200 mm thick; one coat; with 0/32mm aggregate size; to clause 5.2	-	-	-	-	m <sup>2</sup>	30.98
Extra over above items for increase / reduction in 10 mm increments	-	-	-	-	m <sup>2</sup>	1.26
<b>Hot rolled asphalt base course; BS 594987-1</b>						
Carriageway, hardshoulder and hardstrip						
150 mm thick; one coat; 60% 0/32 mm aggregate size; to column 2/5	-	-	-	-	m <sup>2</sup>	29.26
200 mm thick; one coat; 60% 0/32 mm aggregate size; to column 2/5	-	-	-	-	m <sup>2</sup>	38.92
Extra over above items for increase / reduction in 10 mm increments	-	-	-	-	m <sup>2</sup>	1.61
<b>Dense bitumen macadam binder course; BS 594987-1; bitumen penetration 100/125</b>						
Carriageway, hardshoulder and hardstrip						
60 mm thick; one coat; with 0/32 mm aggregate size; to clause 6.4	-	-	-	-	m <sup>2</sup>	10.76
60 mm thick; one coat; with 0/32 mm aggregate size; to clause 6.5	-	-	-	-	m <sup>2</sup>	10.85
Extra over above items for increase / reduction in 10 mm increments	-	-	-	-	m <sup>2</sup>	1.44
<b>Hot rolled asphalt binder course; BS 594987-1</b>						
Carriageway, hardshoulder and hardstrip						
40 mm thick; one coat; 50% 0/14 mm aggregate size; to column 2/2; 55 PSV	-	-	-	-	m <sup>2</sup>	10.27
60 mm thick; one coat; 50% 0/14 mm aggregate size; to column 2/2	-	-	-	-	m <sup>2</sup>	11.83
60 mm thick; one coat; 50% 0/20 mm aggregate size; to column 2/3	-	-	-	-	m <sup>2</sup>	11.61
60 mm thick; one coat; 60% 0/32 mm aggregate size; to column 2/5	-	-	-	-	m <sup>2</sup>	11.03

## Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Q22 COATED MACADAM/ASPHALT ROADS/ PAVINGS – cont'd</b>						
<b>Hot rolled asphalt binder course; BS 594987-1 – cont'd</b>						
Carriageway, hardshoulder and hardstrip – cont'd 100 mm thick; one coat; 60% 0/32 mm aggregate size; to column 2/5	-	-	-	-	m <sup>2</sup>	17.81
Extra over above items for increase / reduction in 10 mm increments	-	-	-	-	m <sup>2</sup>	2.12
<b>Macadam surface course; BS 594987-1; bitumen penetration 100/125</b>						
Carriageway, hardshoulder and hardstrip 30 mm thick; one coat; medium graded with 0/6 mm nominal aggregate binder; to clause 7.6	-	-	-	-	m <sup>2</sup>	8.31
40 mm thick; one coat; close graded with 0/14 mm nominal aggregate binder; to clause 7.3	-	-	-	-	m <sup>2</sup>	7.62
40 mm thick; one coat; close graded with 0/10 mm nominal aggregate binder; to clause 7.4	-	-	-	-	m <sup>2</sup>	8.31
Extra over above items for increase / reduction in 10 mm increments	-	-	-	-	m <sup>2</sup>	1.50
Extra over above items for coarse aggregate 60-64 PSV	-	-	-	-	m <sup>2</sup>	1.51
Extra over above items for coarse aggregate 65-67 PSV	-	-	-	-	m <sup>2</sup>	1.65
Extra over above items for coarse aggregate 68 PSV	-	-	-	-	m <sup>2</sup>	2.19
<b>Hot rolled asphalt surface course; BS 594987-1; bitumen penetration 40/60</b>						
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 <sup>2</sup>	10.26
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 <sup>2</sup>	10.34
Extra over above items for increase / reduction in 10 mm increments	-	-	-	-	m <sup>2</sup>	1.71
Extra over above items for chippings with 65-67 PSV	-	-	-	-	m <sup>2</sup>	0.06
Extra over above items for chippings with 68 PSV	-	-	-	-	m <sup>2</sup>	0.15
Extra over above items for 6-10KN High Traffic Flows	-	-	-	-	m <sup>2</sup>	0.74
<b>Stone mastic asphalt surface course; BS 594987-1</b>						
Carriageway, hardshoulder and hardstrip 35 mm thick; one coat; with 0/14 mm nominal aggregate size; 55 PSV	-	-	-	-	m <sup>2</sup>	9.43
35 mm thick; one coat; with 0/10 mm nominal aggregate size; 55 PSV	-	-	-	-	m <sup>2</sup>	9.43
Extra over above items for increase / reduction in 10 mm increments	-	-	-	-	m <sup>2</sup>	2.11
<b>Thin surface course with 60 PSV</b>						
Carriageway, hardshoulder and hardstrip 35 mm thick; one coat; with 0/10 mm nominal aggregate size	-	-	-	-	m <sup>2</sup>	9.43

## Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Extra over above items for increase / reduction in 10 mm increments	-	-	-	-	m <sup>2</sup>	1.07
Extra over above items for coarse aggregate 60–64 PSV	-	-	-	-	m <sup>2</sup>	0.26
Extra over above items for coarse aggregate 65–67 PSV	-	-	-	-	m <sup>2</sup>	0.26
Extra over above items for coarse aggregate 68 PSV	-	-	-	-	m <sup>2</sup>	0.48
<b>Regulating courses</b>						
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	81.47
Hot rolled asphalt; 50% 0/20 mm aggregate size (BS 594987–1:2003 column 2/3)	-	-	-	-	tonne	88.80
Stone mastic asphalt; 0/6 mm aggregate	-	-	-	-	tonne	113.66
<b>Bitumen Emulsion tack coats</b>						
Carriageway, hardshoulder and hardstrip K1–40; applied 0.35–0.45l/m <sup>2</sup>	-	-	-	-	m <sup>2</sup>	0.15
K1–70; applied 0.35–0.45l/m <sup>2</sup>	-	-	-	-	m <sup>2</sup>	0.25
<b>Q23 GRAVEL/HOGGIN/WOODCHIP ROADS/ PAVINGS</b>						
<b>Two coat gravel paving; level and to falls; first layer course clinker aggregate and wearing layer fine gravel aggregate</b>						
Pavings; over 300 mm wide						
50 mm thick	-	0.07	1.36	2.02	m <sup>2</sup>	3.37
63 mm thick	-	0.09	1.75	2.61	m <sup>2</sup>	4.36
<b>Resin bonded gravel paving; level and to falls</b>						
Pavings; over 300 mm wide 50 mm thick	-	-	-	-	m <sup>2</sup>	46.68
<b>Q25 SLAB/BRICK/BLOCK/SETT/COBBLE PAVINGS</b>						
<b>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</b>						
Pavings; over 300 mm wide 600 mm x 600 mm x 50 mm thick; natural	10.89	0.39	7.56	14.40	m <sup>2</sup>	21.96
<b>Brick paviors; 215 mm x 103 mm x 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</b>						
Pavings; over 300 mm wide; straight joints both ways						
bricks laid flat (PC £ per 1000)	430.00	0.74	15.81	20.90	m <sup>2</sup>	36.71
bricks laid on edge	-	1.04	22.22	31.02	m <sup>2</sup>	53.24
Pavings; over 300 mm wide; laid to herringbone pattern						
bricks laid flat	-	0.93	19.87	20.90	m <sup>2</sup>	40.77
bricks laid on edge	-	1.30	27.77	31.02	m <sup>2</sup>	58.79

## Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Q25 SLAB/BRICK/BLOCK/SETT/COBBLE PAVINGS – cont'd</b>						
<b>Brick paviors; 215 mm x 103 mm x 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 – cont'd</b>						
Add or deduct for variation of £10.00/1000 in PC of brick paviours						
bricks laid flat	-	-	-	0.47	m <sup>2</sup>	-
bricks laid on edge	-	-	-	0.70	m <sup>2</sup>	-
<b>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</b>						
Pavings; over 300 mm wide						
regular (PC £ per tonne)	81.09	3.70	71.75	19.28	m <sup>2</sup>	<b>91.03</b>
laid to pattern	-	4.63	89.79	19.28	m <sup>2</sup>	<b>109.07</b>
<b>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</b>						
Pavings; over 300 mm wide						
450 mm x 600 mm x 50 mm thick; grey	6.45	0.42	8.15	8.24	m <sup>2</sup>	<b>16.39</b>
450 mm x 600 mm x 60 mm thick; coloured	7.16	0.42	8.15	9.01	m <sup>2</sup>	<b>17.15</b>
600 mm x 600 mm x 50 mm thick; grey	5.00	0.39	7.56	6.68	m <sup>2</sup>	<b>14.24</b>
600 mm x 600 mm x 50 mm thick; coloured	6.00	0.39	7.56	7.76	m <sup>2</sup>	<b>15.32</b>
750 mm x 600 mm x 50 mm thick; grey	4.48	0.36	6.98	6.12	m <sup>2</sup>	<b>13.10</b>
750 mm x 600 mm x 50 mm thick; coloured	5.96	0.36	6.98	7.71	m <sup>2</sup>	<b>14.69</b>
900 mm x 600 mm x 50 mm thick; grey	4.00	0.33	6.40	5.60	m <sup>2</sup>	<b>12.00</b>
900 mm x 600 mm x 50 mm thick; coloured	5.48	0.33	6.40	7.20	m <sup>2</sup>	<b>13.60</b>
<b>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</b>						
Pavings; "Keyblock" or other equal and approved; over 300 mm wide; straight joints both ways						
200 mm x 100 mm x 60 mm thick; grey	6.87	0.69	13.38	10.59	m <sup>2</sup>	<b>23.97</b>
200 mm x 100 mm x 60 mm thick; coloured	7.45	0.69	13.38	11.22	m <sup>2</sup>	<b>24.60</b>
200 mm x 100 mm x 80 mm thick; grey	7.64	0.74	14.35	11.69	m <sup>2</sup>	<b>26.04</b>
200 mm x 100 mm x 80 mm thick; coloured	8.63	0.74	14.35	12.75	m <sup>2</sup>	<b>27.10</b>
Pavings; "Keyblock" or other equal and approved; over 300 mm wide; laid to herringbone pattern						
200 mm x 100 mm x 60 mm thick; grey	-	0.88	17.07	10.59	m <sup>2</sup>	<b>27.65</b>
200 mm x 100 mm x 60 mm thick; coloured	-	0.88	17.07	11.22	m <sup>2</sup>	<b>28.28</b>
200 mm x 100 mm x 80 mm thick; grey	-	0.93	18.04	11.69	m <sup>2</sup>	<b>29.72</b>
200 mm x 100 mm x 80 mm thick; coloured	-	0.93	18.04	12.75	m <sup>2</sup>	<b>30.79</b>
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 x 100 mm x 60 mm; coloured	-	0.28	5.43	2.24	m	<b>7.67</b>
200 mm x 100 mm x 80 mm; coloured	-	0.28	5.43	2.33	m	<b>7.76</b>

## Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Pavings; "Europa" or other equal and approved; over 300 mm wide; straight joints both ways						
200 mm x 100 mm x 60 mm thick; grey	5.87	0.69	13.38	9.52	m <sup>2</sup>	22.90
200 mm x 100 mm x 60 mm thick; coloured	6.52	0.69	13.38	10.21	m <sup>2</sup>	23.60
200 mm x 100 mm x 80 mm thick; grey	7.00	0.74	14.35	11.00	m <sup>2</sup>	25.35
200 mm x 100 mm x 80 mm thick; coloured	7.68	0.74	14.35	11.73	m <sup>2</sup>	26.08
Pavings; "Pedesta" or other equal and approved; over 300 mm wide; straight joints both ways						
200 mm x 100 mm x 60 mm thick; grey	12.43	0.69	13.38	16.57	m <sup>2</sup>	29.95
200 mm x 100 mm x 60 mm thick; coloured	12.43	0.69	13.38	16.57	m <sup>2</sup>	29.95
200 mm x 100 mm x 80 mm thick; grey	15.75	0.74	14.35	20.41	m <sup>2</sup>	34.77
200 mm x 100 mm x 80 mm thick; coloured	15.75	0.74	14.35	20.41	m <sup>2</sup>	34.77
Pavings; "Intersett" or other equal and approved; over 300 mm wide; straight joints both ways						
200 mm x 100 mm x 60 mm thick; grey	10.49	0.69	13.38	14.49	m <sup>2</sup>	27.87
200 mm x 100 mm x 60 mm thick; coloured	11.65	0.69	13.38	15.74	m <sup>2</sup>	29.12
200 mm x 100 mm x 80 mm thick; grey	12.55	0.74	14.35	16.98	m <sup>2</sup>	31.33
200 mm x 100 mm x 80 mm thick; coloured	13.94	0.74	14.35	18.47	m <sup>2</sup>	32.82
<b>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</b>						
Pavings; "Trafica" or other equal and approved; over 300 mm wide						
400 mm x 400 mm x 65 mm; Saxon textured; natural	19.51	0.44	8.53	22.17	m <sup>2</sup>	30.70
400 mm x 400 mm x 65 mm; Saxon textured; buff	22.55	0.44	8.53	25.45	m <sup>2</sup>	33.98
400 mm x 400 mm x 65 mm; Perfecta; natural	23.38	0.44	8.53	26.34	m <sup>2</sup>	34.88
400 mm x 400 mm x 65 mm; Perfecta; buff	26.99	0.44	8.53	30.22	m <sup>2</sup>	38.75
450 mm x 450 mm x 70 mm; Saxon textured; natural	19.95	0.43	8.34	22.65	m <sup>2</sup>	30.99
450 mm x 450 mm x 70 mm; Saxon textured; buff	22.98	0.43	8.34	25.91	m <sup>2</sup>	34.25
450 mm x 450 mm x 70 mm; Perfecta; natural	22.72	0.43	8.34	25.63	m <sup>2</sup>	33.97
450 mm x 450 mm x 70 mm; Perfecta; buff	26.31	0.43	8.34	29.50	m <sup>2</sup>	37.84
<b>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</b>						
Pavings; over 300 mm wide						
50 mm thick; random rectangular pattern	61.76	0.69	14.74	66.47	m <sup>2</sup>	81.21
600 mm x 600 mm x 50 mm thick	58.82	0.39	8.33	63.38	m <sup>2</sup>	71.71
600 mm x 900 mm x 50 mm thick	58.82	0.33	7.05	63.38	m <sup>2</sup>	70.43
<b>Granite setts; BS EN 1342; 200 mm x 100 mm x 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</b>						
Pavings; over 300 mm wide						
straight joints (PC £ per tonne)	135.15	1.48	28.70	41.96	m <sup>2</sup>	70.66
laid to pattern	-	1.85	35.88	41.96	m <sup>2</sup>	77.84
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	12.61	10.09	m	22.69

## Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Q26 SPECIAL SURFACINGS/PAVINGS FOR SPORT</b>						
<b>Sundries</b>						
Line marking width not exceeding 300 mm	-	0.04	0.58	0.19	m	<b>0.77</b>
<b>Q30 SEEDING/TURFING</b>						
<b>Top soil</b>						
Selected from spoil heaps; grading; prepared for turfing or seeding; to general surfaces						
average 75 mm thick	-	0.21	2.36	-	m <sup>2</sup>	<b>2.36</b>
average 100 mm thick	-	0.23	2.59	-	m <sup>2</sup>	<b>2.59</b>
average 125 mm thick	-	0.25	2.81	-	m <sup>2</sup>	<b>2.81</b>
average 150 mm thick	-	0.26	2.93	-	m <sup>2</sup>	<b>2.93</b>
average 175 mm thick	-	0.27	3.04	-	m <sup>2</sup>	<b>3.04</b>
average 200 mm thick	-	0.29	3.26	-	m <sup>2</sup>	<b>3.26</b>
Selected from spoil heaps; grading; prepared for turfing or seeding; to cuttings or embankments						
average 75 mm thick	-	0.24	2.70	-	m <sup>2</sup>	<b>2.70</b>
average 100 mm thick	-	0.26	2.93	-	m <sup>2</sup>	<b>2.93</b>
average 125 mm thick	-	0.28	3.15	-	m <sup>2</sup>	<b>3.15</b>
average 150 mm thick	-	0.30	3.38	-	m <sup>2</sup>	<b>3.38</b>
average 175 mm thick	-	0.31	3.49	-	m <sup>2</sup>	<b>3.49</b>
average 200 mm thick	-	0.32	3.60	-	m <sup>2</sup>	<b>3.60</b>
<b>Imported top soil, planting quality</b>						
Grading; prepared for turfing or seeding; to general surfaces						
average 75 mm thick	-	0.19	2.14	2.40	m <sup>2</sup>	<b>4.54</b>
average 100 mm thick	-	0.20	2.25	3.12	m <sup>2</sup>	<b>5.37</b>
average 125 mm thick	-	0.22	2.48	4.56	m <sup>2</sup>	<b>7.03</b>
average 150 mm thick	-	0.23	2.59	6.00	m <sup>2</sup>	<b>8.58</b>
average 175 mm thick	-	0.25	2.81	6.72	m <sup>2</sup>	<b>9.53</b>
average 200 mm thick	-	0.26	2.93	7.44	m <sup>2</sup>	<b>10.36</b>
Grading; preparing for turfing or seeding; to cuttings or embankments						
average 75 mm thick	-	0.21	2.36	2.40	m <sup>2</sup>	<b>4.76</b>
average 100 mm thick	-	0.23	2.59	3.12	m <sup>2</sup>	<b>5.71</b>
average 125 mm thick	-	0.25	2.81	4.56	m <sup>2</sup>	<b>7.37</b>
average 150 mm thick	-	0.26	2.93	6.00	m <sup>2</sup>	<b>8.92</b>
average 175 mm thick	-	0.27	3.04	6.72	m <sup>2</sup>	<b>9.75</b>
average 200 mm thick	-	0.29	3.26	7.44	m <sup>2</sup>	<b>10.70</b>
<b>Fertilizer</b>						
Fertilizer 0.07 kg/m <sup>2</sup> ; raking in general surfaces (PC £ per 25kg)						
	17.09	0.03	0.34	0.05	m <sup>2</sup>	<b>0.39</b>
<b>Selected grass seed</b>						
Grass seed; sowing at a rate of 0.042 kg/m <sup>2</sup> two applications; raking in general surfaces (PC £ per 25kg)						
	112.67	0.06	0.68	0.39	m <sup>2</sup>	<b>1.06</b>
cuttings or embankments	-	0.07	0.79	0.39	m <sup>2</sup>	<b>1.18</b>

## Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Preserved turf from stack on site</b>						
Turfing						
general surfaces	-	0.19	2.14	-	m <sup>2</sup>	<b>2.14</b>
cuttings or embankments; shallow	-	0.20	2.25	-	m <sup>2</sup>	<b>2.25</b>
cuttings or embankments; steep; pegged	-	0.28	3.15	-	m <sup>2</sup>	<b>3.15</b>
<b>Imported turf; cultivated</b>						
Turfing						
general surfaces	2.56	0.19	2.14	2.62	m <sup>2</sup>	<b>4.76</b>
cuttings or embankments; shallow	2.56	0.20	2.25	2.62	m <sup>2</sup>	<b>4.87</b>
cuttings or embankments; steep; pegged	2.56	0.28	3.15	2.62	m <sup>2</sup>	<b>5.77</b>
<b>Q31 PLANTING</b>						
<b>Planting only</b>						
Hedge plants						
height not exceeding 750 mm	-	0.23	2.59	-	nr	<b>2.59</b>
height 750 mm–1.50 m	-	0.56	6.30	-	nr	<b>6.30</b>
Saplings						
height not exceeding 3.00 m	-	1.57	17.67	-	nr	<b>17.67</b>
<b>Q40 FENCING</b>						
<b>NOTE:</b> 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.						
<b>Strained wire fencing; BS 1722 Part 3; 4 mm diameter galvanized mild steel plain wire threaded through posts and strained with eye bolts</b>						
Fencing; height 900 mm; three line; concrete posts at 2750 mm centres	-	-	-	-	m	<b>18.47</b>
Extra for						
end concrete straining post; one strut	-	-	-	-	nr	<b>44.92</b>
angle concrete straining post; two struts	-	-	-	-	nr	<b>52.17</b>
Fencing; height 1.07 m; six line; concrete posts at 2750 mm centres	-	-	-	-	m	<b>19.22</b>
Extra for						
end concrete straining post; one strut	-	-	-	-	nr	<b>50.52</b>
angle concrete straining post; two struts	-	-	-	-	nr	<b>57.76</b>
Fencing; height 1.20 m; six line; concrete posts at 2750 mm centres	-	-	-	-	m	<b>19.33</b>
Extra for						
end concrete straining post; one strut	-	-	-	-	nr	<b>51.94</b>
angle concrete straining post; two struts	-	-	-	-	nr	<b>59.18</b>
Fencing; height 1.40 m; eight line; concrete posts at 2750 mm centres	-	-	-	-	m	<b>19.87</b>
Extra for						
end concrete straining post; one strut	-	-	-	-	nr	<b>53.06</b>
angle concrete straining post; two struts	-	-	-	-	nr	<b>60.30</b>



## Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Q40 FENCING – cont'd</b>						
<b>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</b>						
Fencing; height 900 mm; galvanized mild steel angle posts at 3.00 m centres	-	-	-	-	m	25.98
Extra for						
end steel straining post; one strut	-	-	-	-	nr	74.89
angle steel straining post; two struts	-	-	-	-	nr	86.37
Fencing; height 900 mm; concrete posts at 3.00 m centres	-	-	-	-	m	18.83
Extra for						
end concrete straining post; one strut	-	-	-	-	nr	40.23
angle concrete straining post; two struts	-	-	-	-	nr	47.47
Fencing; height 1.20 m; galvanized mild steel angle posts at 3.00 m centres	-	-	-	-	m	19.16
Extra for						
end steel straining post; one strut	-	-	-	-	nr	79.91
angle steel straining post; two struts	-	-	-	-	nr	102.33
Fencing; height 1.20 m; concrete posts at 3.00 m centres	-	-	-	-	m	18.36
Extra for						
end concrete straining post; one strut	-	-	-	-	nr	46.04
angle concrete straining post; two struts	-	-	-	-	nr	54.39
Fencing; height 1.80 m; galvanized mild steel angle posts at 3.00 m centres	-	-	-	-	m	21.55
Extra for						
end steel straining post; one strut	-	-	-	-	nr	81.27
angle steel straining post; two struts	-	-	-	-	nr	101.10
Fencing; height 1.80 m; concrete posts at 3.00 m centres	-	-	-	-	m	24.88
Extra for						
end concrete straining post; one strut	-	-	-	-	nr	64.38
angle concrete straining post; two struts	-	-	-	-	nr	75.96
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 x 100 mm angle section gate posts; each with one strut						
2.44 m x 0.90 m	-	-	-	-	nr	631.48
2.44 m x 1.20 m	-	-	-	-	nr	651.70
2.44 m x 1.80 m	-	-	-	-	nr	703.00
<b>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</b>						
Fencing; height 900 mm; galvanized mild steel angle posts at 3.00 m centres	-	-	-	-	m	23.83
Extra for						
end steel straining post; one strut	-	-	-	-	nr	66.03
angle steel straining post; two struts	-	-	-	-	nr	73.51
Fencing; height 900 mm; concrete posts at 3.00 m centres	-	-	-	-	m	17.77

## Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Extra for						
end concrete straining post; one strut	-	-	-	-	nr	40.23
angle concrete straining post; two struts	-	-	-	-	nr	47.47
Fencing; height 1.20 m; galvanized mild steel angle posts at 3.00 m centres	-	-	-	-	m	17.60
Extra for						
end steel straining post; one strut	-	-	-	-	nr	69.26
angle steel straining post; two struts	-	-	-	-	nr	74.00
Fencing; height 1.20 m; concrete posts at 3.00 m centres	-	-	-	-	m	18.01
Extra for						
end concrete straining post; one strut	-	-	-	-	nr	46.04
angle concrete straining post; two struts	-	-	-	-	nr	54.39
Fencing; height 1.80 m; galvanized mild steel angle posts at 3.00 m centres	-	-	-	-	m	19.96
Extra for						
end steel straining post; one strut	-	-	-	-	nr	68.55
angle steel straining post; two struts	-	-	-	-	nr	81.88
Fencing; height 1.80 m; concrete posts at 3.00 m centres	-	-	-	-	m	22.95
Extra for						
end concrete straining post; one strut	-	-	-	-	nr	64.38
angle concrete straining post; two struts	-	-	-	-	nr	75.96
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 x 100 mm angle section gate posts; each with one strut						
2.44 m x 0.90 m	-	-	-	-	nr	552.16
2.44 m x 1.20 m	-	-	-	-	nr	566.56
2.44 m x 1.80 m	-	-	-	-	nr	610.20
<b>Chain link fencing for tennis courts; BS 1722 Part 13; 2.5 diameter galvanised mild wire; 45 mm mesh; line and tying wires threaded through 45 mm x 45 mm x 5 mm galvanised mild steel angle standards, posts and struts; 60 mm x 60 mm x 6 mm straining posts and gate posts; straining posts and struts strained with eye bolts and winding brackets</b>						
Fencing to tennis court 36.00 m x 18.00 m; including gate 1.07 m x 1.98 m; complete with hinges, locking bar, lock and bolts						
height 2745 mm fencing; standards at 3.00 m centres	-	-	-	-	nr	2420.15
height 3660 mm fencing; standards at 2.50 m centres	-	-	-	-	nr	3245.19
<b>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 x 51 mm struts</b>						
Fencing; height 900 mm; posts at 2.50 m centres	-	-	-	-	m	10.25
Extra for						
straining post; one strut	-	-	-	-	nr	27.32
corner straining post; two struts	-	-	-	-	nr	27.32
Fencing; height 1.05 m; posts at 2.50 m centres	-	-	-	-	m	11.61

## Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Q40 FENCING – cont'd</b>						
<b>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 x 51 mm struts – cont'd</b>						
Extra for						
straining post; one strut	-	-	-	-	nr	27.68
corner straining post; two struts	-	-	-	-	nr	27.68
<b>Close boarded fencing; BS 1722 Part 5; 76 mm x 38 mm softwood rails; 89 mm x 19 mm softwood pales lapped 13 mm; 152 mm x 25 mm softwood gravel boards; all softwood "treated"; posts at 3.00 m centres</b>						
Fencing; two rail; concrete posts						
height 1.00 m	-	-	-	-	m	31.52
height 1.20 m	-	-	-	-	m	31.81
Fencing; three rail; concrete posts						
height 1.40 m	-	-	-	-	m	34.99
height 1.60 m	-	-	-	-	m	35.07
height 1.80 m	-	-	-	-	m	36.41
<b>Precast concrete slab fencing; 305 mm x 38 mm x 1753 mm slabs; fitted into twice grooved concrete posts at 1830 mm centres</b>						
Fencing						
height 1.50 m	-	-	-	-	m	61.78
height 1.80 m	-	-	-	-	m	68.41
<b>Mild steel unclimbable fencing; in rivetted panels 2440 mm long; 44 mm x 13 mm flat section top and bottom rails; two 44 mm x 19 mm flat section standards; one with foot plate; and 38 mm x 13 mm raking stay with foot plate; 20 mm diameter pointed verticals at 120 mm centres; two 44 mm x 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</b>						
Fencing						
height 1.67 m	-	-	-	-	m	115.51
height 2.13 m	-	-	-	-	m	132.83
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 x 102 mm hollow section gate posts with cap and foot plates						
2.44 m x 1.67 m	-	-	-	-	nr	1001.06
2.44 m x 2.13 m	-	-	-	-	nr	1155.07
4.88 m x 1.67 m	-	-	-	-	nr	1567.60
4.88 m x 2.13 m	-	-	-	-	nr	1963.61

## Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>PVC coated, galvanised mild steel high security fencing; "Sentinal Sterling" fencing or other equal and approved; Twil Wire Products Ltd; 50 mm x 50 mm mesh; 3/3.50 mm gauge wire; barbed edge - 1; "Sentinal Bi-steel" colour coated posts or other equal and approved at 2440 mm centres</b>						
Fencing						
1.80 m	-	0.93	10.47	34.91	m	<b>45.38</b>
2.10 m	-	1.16	13.06	38.55	m	<b>51.61</b>

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>R10 RAINWATER PIPEWORK/GUTTERS</b>						
<b>Aluminium pipes and fittings; BS EN 612; ears cast on; polyester powder coated finish</b>						
63 mm diameter pipes; plugged and screwed	9.82	0.34	6.38	11.28	m	17.66
Extra for						
fittings with one end	-	0.20	3.75	5.83	nr	9.58
fittings with two ends	-	0.39	7.32	5.91	nr	13.23
fittings with three ends	-	0.56	10.51	7.89	nr	18.40
shoe	6.01	0.20	3.75	5.83	nr	9.58
bend	6.41	0.39	7.32	5.91	nr	13.23
single branch	8.36	0.56	10.51	7.89	nr	18.40
offset 228 projection	14.78	0.39	6.67	14.10	nr	20.77
offset 304 projection	16.48	0.39	7.32	15.88	nr	23.30
access pipe	18.34	0.39	7.32	16.64	nr	23.96
connection to clay pipes; cement and sand (1:2) joint	-	0.14	2.63	0.11	nr	2.74
76.50 mm diameter pipes; plugged and screwed	11.44	0.37	6.94	13.03	m	19.97
Extra for						
shoe	8.25	0.23	4.32	8.05	nr	12.36
bend	8.10	0.42	7.88	7.55	nr	15.43
single branch	10.06	0.60	11.26	9.48	nr	20.74
offset 228 projection	16.34	0.42	7.88	15.44	nr	23.33
offset 304 projection	18.08	0.42	7.88	17.27	nr	25.15
access pipe	25.12	0.42	7.88	23.32	nr	31.20
connection to clay pipes; cement and sand (1:2) joint	-	0.16	3.00	0.11	nr	3.11
100 mm diameter pipes; plugged and screwed	19.52	0.42	7.88	21.73	m	29.61
Extra for						
shoe	9.94	0.26	4.88	9.13	nr	14.01
bend	11.28	0.46	8.63	10.20	nr	18.83
single branch	13.48	0.69	12.95	12.04	nr	24.99
offset 228 projection	18.91	0.46	8.63	16.31	nr	24.95
offset 304 projection	20.99	0.46	8.63	18.50	nr	27.13
access pipe	23.40	0.46	8.63	19.35	nr	27.98
connection to clay pipes; cement and sand (1:2) joint	-	0.19	3.57	0.11	nr	3.68
Roof outlets; circular aluminium; with flat or domed grating; joint to pipe						
50 mm diameter	56.17	0.56	15.84	57.57	nr	73.41
75 mm diameter	73.62	0.60	16.97	75.46	nr	92.43
100 mm diameter	95.86	0.65	18.39	98.26	nr	116.65
150 mm diameter	122.82	0.69	19.52	125.89	nr	145.41
Roof outlets; d-shaped; balcony; with flat or domed grating; joint to pipe						
50 mm diameter	56.17	0.56	15.84	57.57	nr	73.41
75 mm diameter	74.54	0.60	16.97	76.40	nr	93.37
100 mm diameter	104.55	0.65	18.39	107.17	nr	125.55
Galvanized wire balloon grating; BS 416 for pipes or outlets						
50 mm diameter	1.10	0.06	1.70	1.13	nr	2.83
63 mm diameter	1.12	0.06	1.70	1.15	nr	2.85
75 mm diameter	1.19	0.06	1.70	1.22	nr	2.92
100 mm diameter	1.31	0.07	1.98	1.34	nr	3.33

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Aluminium gutters and fittings; BS EN 612; polyester powder coated finish</b>						
100 mm half round gutters; on brackets; screwed to timber	12.01	0.32	5.47	16.12	m	<b>21.59</b>
Extra for						
stop end	3.25	0.15	2.56	6.43	nr	<b>9.00</b>
running outlet	7.21	0.31	5.30	7.38	nr	<b>12.68</b>
stop end outlet	6.42	0.15	2.56	8.73	nr	<b>11.29</b>
angle	0.67	0.31	5.30	-0.65	nr	<b>4.65</b>
113 mm half round gutters; on brackets; screwed to timber	12.58	0.32	5.47	16.77	m	<b>22.24</b>
Extra for						
stop end	3.42	0.15	2.56	6.64	nr	<b>9.20</b>
running outlet	7.87	0.31	5.30	8.02	nr	<b>13.32</b>
stop end outlet	7.36	0.15	2.56	9.67	nr	<b>12.23</b>
angle	7.51	0.31	5.30	6.43	nr	<b>11.73</b>
125 mm half round gutters; on brackets; screwed to timber	14.13	0.37	6.33	20.14	m	<b>26.46</b>
Extra for						
stop end	4.17	0.17	2.91	8.97	nr	<b>11.88</b>
running outlet	8.51	0.32	5.47	8.56	nr	<b>14.03</b>
stop end outlet	7.81	0.17	2.91	11.58	nr	<b>14.49</b>
angle	8.33	0.32	5.47	8.53	nr	<b>14.00</b>
100 mm ogee gutters; on brackets; screwed to timber	14.98	0.34	5.81	20.73	m	<b>26.54</b>
Extra for						
stop end	3.43	0.16	2.74	4.24	nr	<b>6.98</b>
running outlet	8.46	0.32	5.47	7.88	nr	<b>13.35</b>
stop end outlet	6.56	0.16	2.74	9.84	nr	<b>12.58</b>
angle	7.13	0.32	5.47	5.04	nr	<b>10.51</b>
112 mm ogee gutters; on brackets; screwed to timber	16.66	0.39	6.67	22.82	m	<b>29.48</b>
Extra for						
stop end	3.67	0.16	2.74	4.50	nr	<b>7.23</b>
running outlet	8.56	0.32	5.47	7.84	nr	<b>13.31</b>
stop end outlet	7.34	0.16	2.74	10.78	nr	<b>13.51</b>
angle	8.50	0.32	5.47	6.17	nr	<b>11.64</b>
125 mm ogee gutters; on brackets; screwed to timber	18.40	0.39	6.67	25.08	m	<b>31.75</b>
Extra for						
stop end	4.01	0.18	3.08	4.86	nr	<b>7.93</b>
running outlet	9.36	0.34	5.81	8.54	nr	<b>14.35</b>
stop end outlet	8.33	0.18	3.08	12.03	nr	<b>15.11</b>
angle	9.91	0.34	5.81	7.34	nr	<b>13.15</b>
<b>Cast iron pipes and fittings; BS 416; ears cast on; joints</b>						
65 mm pipes; primed; nailed to masonry	23.60	0.48	9.01	25.71	m	<b>34.72</b>
Extra for						
shoe	20.72	0.30	5.63	20.67	nr	<b>26.30</b>
bend	12.68	0.53	9.95	12.22	nr	<b>22.17</b>
single branch	24.93	0.67	12.57	24.84	nr	<b>37.42</b>
offset 225 mm projection	22.60	0.53	9.95	21.12	nr	<b>31.06</b>
offset 305 mm projection	26.46	0.53	9.95	24.67	nr	<b>34.61</b>
connection to clay pipes; cement and sand (1:2) joint	-	0.14	2.63	0.12	nr	<b>2.75</b>
75 mm pipes; primed; nailed to masonry	23.60	0.51	9.57	25.87	m	<b>35.44</b>

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>R10 RAINWATER PIPEWORK/GUTTERS – cont'd</b>						
<b>Cast iron pipes and fittings; BS 416; ears cast on; joints – cont'd</b>						
Extra for						
shoe	20.72	0.32	6.01	20.94	nr	<b>26.95</b>
bend	15.39	1.11	19.83	15.35	nr	<b>35.17</b>
single branch	27.47	0.69	12.95	28.07	nr	<b>41.02</b>
offset 225 mm projection	22.60	0.56	10.51	21.39	nr	<b>31.90</b>
offset 305 mm projection	27.77	0.56	10.51	26.32	nr	<b>36.82</b>
connection to clay pipes; cement and sand (1:2) joint	-	0.16	3.00	0.12	nr	<b>3.12</b>
100 mm pipes; primed; nailed to masonry	31.69	0.56	10.51	34.76	m	<b>45.27</b>
Extra for						
shoe	27.50	0.37	6.94	27.88	nr	<b>34.82</b>
bend	21.74	0.60	11.26	21.84	nr	<b>33.10</b>
single branch	32.02	0.74	13.89	32.84	nr	<b>46.72</b>
offset 225 mm projection	44.34	0.60	11.26	43.53	nr	<b>54.79</b>
offset 305 mm projection	45.22	0.60	11.26	43.77	nr	<b>55.03</b>
connection to clay pipes; cement and sand (1:2) joint	-	0.19	3.57	0.11	nr	<b>3.68</b>
100 mm x 75 mm rectangular pipes; primed; nailing to masonry	63.74	0.56	10.51	69.25	m	<b>79.76</b>
Extra for						
shoe	77.58	0.37	6.94	77.74	nr	<b>84.69</b>
bend	73.87	0.60	11.26	73.84	nr	<b>85.10</b>
offset 225 mm projection	104.03	0.37	6.94	101.41	nr	<b>108.36</b>
offset 305 mm projection	111.18	0.37	6.94	107.56	nr	<b>114.50</b>
connection to clay pipes; cement and sand (1:2) joint	-	0.19	3.57	0.11	nr	<b>3.68</b>
Rainwater head; rectangular; for pipes						
65 mm diameter	63.66	0.53	9.95	67.82	nr	<b>77.76</b>
75 mm diameter	63.66	0.56	10.51	68.09	nr	<b>78.60</b>
100 mm diameter	87.90	0.60	11.26	94.07	nr	<b>105.33</b>
Rainwater head; octagonal; for pipes						
65 mm diameter	45.79	0.53	9.95	49.04	nr	<b>58.99</b>
75 mm diameter	45.79	0.56	10.51	49.32	nr	<b>59.83</b>
100 mm diameter	54.27	0.60	11.26	58.74	nr	<b>70.00</b>
Copper wire balloon grating; BS 416 for pipes or outlets						
50 mm diameter	1.34	0.06	1.13	1.38	nr	<b>2.50</b>
63 mm diameter	1.74	0.06	1.13	1.78	nr	<b>2.91</b>
75 mm diameter	1.36	0.06	1.13	1.39	nr	<b>2.52</b>
100 mm diameter	1.53	0.07	1.31	1.57	nr	<b>2.88</b>
<b>Cast iron gutters and fittings; BS EN 877</b>						
100 mm half round gutters; primed; on brackets; screwed to timber	12.12	0.37	6.33	16.73	m	<b>23.06</b>
Extra for						
stop end	3.05	0.16	2.74	5.03	nr	<b>7.77</b>
running outlet	8.86	0.32	5.47	8.49	nr	<b>13.97</b>
angle	9.10	0.32	5.47	10.38	nr	<b>15.86</b>
115 mm half round gutters; primed; on brackets; screwed to timber	12.64	0.37	6.33	17.35	m	<b>23.67</b>
Extra for						
stop end	3.95	0.16	2.74	5.96	nr	<b>8.69</b>
running outlet	9.66	0.32	5.47	9.30	nr	<b>14.77</b>
angle	9.35	0.32	5.47	10.59	nr	<b>16.06</b>

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
125 mm half round gutters; primed; on brackets; screwed to timber	14.79	0.42	7.18	19.71	m	<b>26.89</b>
Extra for						
stop end	3.95	0.19	3.25	6.04	nr	<b>9.29</b>
running outlet	11.03	0.37	6.33	10.57	nr	<b>16.89</b>
angle	11.03	0.37	6.33	11.96	nr	<b>18.29</b>
150 mm half round gutters; primed; on brackets; screwed to timber	25.27	0.46	7.86	30.57	m	<b>38.43</b>
Extra for						
stop end	5.50	0.20	3.42	9.77	nr	<b>13.19</b>
running outlet	19.11	0.42	7.18	18.09	nr	<b>25.27</b>
angle	20.16	0.42	7.18	20.40	nr	<b>27.58</b>
100 mm ogee gutters; primed; on brackets; screwed to timber	13.52	0.39	6.67	18.33	m	<b>25.00</b>
Extra for						
stop end	3.13	0.17	2.91	6.80	nr	<b>9.70</b>
running outlet	9.66	0.34	5.81	9.27	nr	<b>15.09</b>
angle	9.49	0.34	5.81	10.84	nr	<b>16.66</b>
115 mm ogee gutters; primed; on brackets; screwed to timber	14.87	0.39	6.67	19.81	m	<b>26.48</b>
Extra for						
stop end	4.05	0.17	2.91	7.78	nr	<b>10.69</b>
running outlet	10.29	0.34	5.81	9.80	nr	<b>15.61</b>
angle	10.29	0.34	5.81	11.42	nr	<b>17.23</b>
125 mm ogee gutters; primed; on brackets; screwed to timber	15.60	0.43	7.35	21.04	m	<b>28.39</b>
Extra for						
stop end	4.05	0.19	3.25	8.23	nr	<b>11.47</b>
running outlet	11.23	0.39	6.67	10.78	nr	<b>17.45</b>
angle	11.23	0.39	6.67	12.73	nr	<b>19.40</b>
<b>3 mm thick galvanised heavy pressed steel gutters and fittings; joggle joints; BS 1091</b>						
200 mm x 100 mm (400 mm girth) box gutter; screwed to timber	-	0.60	11.26	14.93	m	<b>26.19</b>
Extra for						
stop end	-	0.32	6.01	9.40	nr	<b>15.40</b>
running outlet	-	0.65	12.20	16.14	nr	<b>28.34</b>
stop end outlet	-	0.32	6.01	20.43	nr	<b>26.43</b>
angle	-	0.65	12.20	17.65	nr	<b>29.84</b>
381 mm boundary wall gutters (900 mm girth); bent twice; screwed to timber	-	0.60	11.26	24.55	m	<b>35.81</b>
Extra for						
stop end	-	0.37	6.94	15.47	nr	<b>22.41</b>
running outlet	-	0.65	12.20	21.15	nr	<b>33.34</b>
stop end outlet	-	0.32	6.01	37.95	nr	<b>43.95</b>
angle	-	0.65	12.20	24.50	nr	<b>36.70</b>
457 mm boundary wall gutters (1200 mm girth); bent twice; screwed to timber	-	0.69	12.95	32.74	m	<b>45.69</b>
Extra for						
stop end	-	0.37	6.94	19.48	nr	<b>26.42</b>
running outlet	-	0.74	13.89	30.04	nr	<b>43.93</b>
stop end outlet	-	0.37	6.94	30.45	nr	<b>37.39</b>
angle	-	0.74	13.89	32.32	nr	<b>46.20</b>



## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>R10 RAINWATER PIPEWORK/GUTTERS – cont'd</b>						
<b>uPVC external rainwater pipes and fittings; BS EN 12200; slip-in joints</b>						
50 mm pipes; fixing with pipe or socket brackets; plugged and screwed	4.21	0.28	5.25	6.07	m	11.33
Extra for						
shoe	2.49	0.19	3.57	3.23	nr	6.80
bend	2.91	0.28	5.25	3.67	nr	8.93
two bends to form offset 229 mm projection connection to clay pipes; cement and sand (1:2) joint	5.82	0.28	5.25	5.96	nr	11.21
-	-	0.12	2.25	0.14	nr	2.39
68 mm pipes; fixing with pipe or socket brackets; plugged and screwed	3.26	0.31	5.82	5.35	m	11.16
Extra for						
shoe	2.49	0.20	3.75	3.51	nr	7.26
bend	3.81	0.31	5.82	4.90	nr	10.72
single branch	7.67	0.41	7.69	8.95	nr	16.64
two bends to form offset 229 mm projection	7.63	0.31	5.82	8.31	nr	14.13
loose drain connector; cement and sand (1:2) joint	-	0.14	2.63	9.49	nr	12.12
110 mm pipes; fixing with pipe or socket brackets; plugged and screwed	6.54	0.33	6.19	10.87	m	17.06
Extra for						
shoe	7.96	0.22	4.13	9.42	nr	13.54
bend	11.81	0.33	6.19	13.46	nr	19.65
single branch	17.46	0.44	8.26	19.40	nr	27.66
two bends to form offset 229 mm projection	23.62	0.33	6.19	24.88	nr	31.08
loose drain connector; cement and sand (1:2) joint	-	0.32	6.01	7.87	nr	13.88
65 mm square pipes; fixing with pipe or socket brackets; plugged and screwed	3.33	0.31	5.82	5.42	m	11.23
Extra for						
shoe	2.49	0.20	3.75	3.51	nr	7.26
bend	3.81	0.31	5.82	4.90	nr	10.72
single branch	7.67	0.41	7.69	8.95	nr	16.64
two bends to form offset 229 mm projection	7.63	0.31	5.82	8.48	nr	14.30
drain connector; square to round; cement and sand (1:2) joint	-	0.32	6.01	4.07	nr	10.07
Rainwater head; rectangular; for pipes						
50 mm diameter	12.44	0.42	7.88	14.36	nr	22.24
68 mm diameter	10.95	0.43	8.07	13.35	nr	21.42
110 mm diameter	22.84	0.51	9.57	26.16	nr	35.73
65 mm square	10.95	0.43	8.07	13.35	nr	21.42
<b>uPVC gutters and fittings; BS EN 12200</b>						
76 mm half round gutters; on brackets screwed to timber	3.20	0.28	4.79	5.00	m	9.79
Extra for						
stop end	1.15	0.12	2.05	1.57	nr	3.62
running outlet	3.23	0.23	3.93	3.11	nr	7.04
stop end outlet	3.21	0.12	2.05	3.47	nr	5.52
angle	3.23	0.23	3.93	3.80	nr	7.74
112 mm half round gutters; on brackets screwed to timber	3.22	0.31	5.30	6.08	m	11.38
Extra for						
stop end	1.79	0.12	2.05	2.47	nr	4.52
running outlet	3.52	0.26	4.45	3.42	nr	7.86
stop end outlet	3.52	0.12	2.05	4.00	nr	6.05
angle	3.92	0.26	4.45	5.02	nr	9.46

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
170 mm half round gutters; on brackets; screwed to timber	6.73	0.31	5.30	11.31	m	<b>16.61</b>
Extra for						
stop end	3.02	0.15	2.56	4.29	nr	<b>6.86</b>
running outlet	6.75	0.29	4.96	6.51	nr	<b>11.46</b>
stop end outlet	6.42	0.15	2.56	7.28	nr	<b>9.84</b>
angle	8.79	0.29	4.96	10.88	nr	<b>15.84</b>
114 mm rectangular gutters; on brackets; screwed to timber	3.30	0.31	5.30	6.38	m	<b>11.68</b>
Extra for						
stop end	1.79	0.12	2.05	2.47	nr	<b>4.52</b>
running outlet	3.52	0.29	4.96	3.41	nr	<b>8.37</b>
stop end outlet	3.52	0.12	2.05	3.99	nr	<b>6.05</b>
angle	3.92	0.26	4.45	5.01	nr	<b>9.45</b>
<b>R11 FOUL DRAINAGE ABOVE GROUND</b>						
<b>Cast iron "Timesaver" pipes and fittings or other equal and approved; BS 416</b>						
50 mm pipes; primed; 3 m lengths; fixing with expanding bolts; to masonry	15.56	0.51	9.57	26.47	m	<b>36.04</b>
Extra for						
fittings with two ends	-	0.51	9.59	20.87	nr	<b>30.46</b>
fittings with three ends	-	0.69	12.95	35.34	nr	<b>48.29</b>
bends; short radius	14.20	0.51	9.57	20.87	nr	<b>30.44</b>
access bends; short radius	34.98	0.51	9.57	42.71	nr	<b>52.28</b>
boss; 38 BSP	29.39	0.51	9.57	36.41	nr	<b>45.98</b>
single branch	21.35	0.69	12.95	36.09	nr	<b>49.04</b>
isolated "Timesaver" coupling joint	8.06	0.28	5.25	8.46	nr	<b>13.72</b>
connection to clay pipes; cement and sand (1:2) joint	-	0.12	2.25	0.11	nr	<b>2.36</b>
75 mm pipes; primed; 3 m lengths; fixing with standard brackets; plugged and screwed to masonry	17.41	0.51	9.57	29.68	m	<b>39.25</b>
Extra for						
bends; short radius	16.06	0.55	10.32	23.41	nr	<b>33.73</b>
access bends; short radius	37.94	0.51	9.57	46.40	nr	<b>55.97</b>
boss; 38 BSP	29.39	0.55	10.32	37.42	nr	<b>47.74</b>
single branch	24.16	0.79	14.83	40.23	nr	<b>55.06</b>
double branch	35.90	1.02	19.14	61.92	nr	<b>81.06</b>
offset 115 mm projection	23.04	0.55	10.32	28.59	nr	<b>38.91</b>
offset 150 mm projection	27.06	0.55	10.32	32.25	nr	<b>42.58</b>
access pipe	34.15	0.55	10.32	39.98	nr	<b>50.30</b>
isolated "Timesaver" coupling joint	8.90	0.32	6.01	9.35	nr	<b>15.35</b>
connection to clay pipes; cement and sand (1:2) joint	-	0.14	2.63	0.11	nr	<b>2.74</b>
100 mm pipes; primed; 3 m lengths; fixing with standard brackets; plugged and screwed to masonry	21.04	0.55	10.32	41.28	m	<b>51.60</b>
Extra for						
WC bent connector; 450 mm long tail	31.46	0.55	10.32	37.22	nr	<b>47.54</b>
bends; short radius	19.65	0.62	11.63	29.46	nr	<b>41.09</b>
access bends; short radius	41.57	0.62	11.63	52.49	nr	<b>64.12</b>
boss; 38 BSP	35.10	0.62	11.63	45.70	nr	<b>57.33</b>
single branch	30.37	0.93	17.45	51.01	nr	<b>68.46</b>
double branch	37.56	1.20	22.52	70.78	nr	<b>93.30</b>
offset 225 mm projection	29.58	0.62	11.63	36.95	nr	<b>48.58</b>
offset 300 mm projection	31.82	0.62	11.63	38.63	nr	<b>50.26</b>
access pipe	35.90	0.62	11.63	43.14	nr	<b>54.78</b>
roof connector; for asphalt	33.94	0.62	11.63	43.68	nr	<b>55.31</b>
isolated "Timesaver" coupling joint	11.62	0.39	7.32	12.21	nr	<b>19.53</b>

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>R11 FOUL DRAINAGE ABOVE GROUND – cont'd</b>						
<b>Cast iron "Timesaver" pipes and fittings or other equal and approved; BS 416 – cont'd</b>						
Extra for – cont'd						
transitional clayware socket; cement and sand (1:2) joint	23.11	0.37	6.94	36.61	nr	<b>43.55</b>
150 mm pipes; primed; 3 m lengths; fixing with standard brackets; plugged and screwed to masonry	43.94	0.69	12.95	83.51	m	<b>96.46</b>
Extra for						
bends; short radius	35.10	0.77	14.45	54.15	nr	<b>68.60</b>
access bends; short radius	59.02	0.77	14.45	79.28	nr	<b>93.73</b>
boss; 38 BSP	57.27	0.77	14.45	76.26	nr	<b>90.71</b>
single branch	75.30	1.11	20.83	115.07	nr	<b>135.90</b>
double branch	105.80	1.48	27.77	169.36	nr	<b>197.14</b>
access pipe	59.72	0.77	14.45	70.37	nr	<b>84.82</b>
isolated "Timesaver" coupling joint	-	0.46	8.63	24.37	nr	<b>33.00</b>
transitional clayware socket; cement and sand (1:2) joint	40.47	0.48	9.01	67.00	nr	<b>76.01</b>
<b>Cast iron "Ensign" lightweight pipes and fittings or other equal and approved; BS EN 877</b>						
50 mm pipes; primed; 3 m lengths; fixing with standard brackets; plugged and screwed to masonry	11.47	0.31	5.95	17.40	m	<b>23.35</b>
Extra for						
bends; short radius	8.93	0.27	5.19	14.44	nr	<b>19.63</b>
single branch	14.31	0.33	6.33	25.25	nr	<b>31.58</b>
access pipe	23.76	0.27	5.03	29.64	nr	<b>34.67</b>
70 mm pipes; primed; 3 m lengths; fixing with standard brackets; plugged and screwed to masonry	13.27	0.34	6.55	19.42	m	<b>25.97</b>
Extra for						
bends; short radius	10.04	0.30	5.73	16.10	nr	<b>21.84</b>
single branch	15.10	0.37	7.09	27.11	nr	<b>34.20</b>
access pipe	25.14	0.30	5.73	31.58	nr	<b>37.31</b>
100 mm pipes; primed; 3 m lengths; fixing with standard brackets; plugged and screwed to masonry	15.78	0.37	7.09	23.09	m	<b>30.18</b>
Extra for						
bends; short radius	11.88	0.32	6.17	19.75	nr	<b>25.91</b>
single branch	20.72	0.39	7.47	36.38	nr	<b>43.84</b>
double branch	27.68	0.46	8.82	51.08	nr	<b>59.90</b>
access pipe	27.64	0.32	6.17	35.90	nr	<b>42.07</b>
connector	25.15	0.21	4.00	33.35	nr	<b>37.35</b>
reducer	16.14	0.32	6.17	24.11	nr	<b>30.28</b>
<b>Polypropylene (PP) waste pipes and fittings; BS EN 1451; push fit "O" – ring joints</b>						
32 mm pipes; fixing with pipe clips; plugged and screwed	1.63	0.20	3.75	2.53	m	<b>6.28</b>
Extra for						
fittings with one end	-	0.15	2.81	1.43	nr	<b>4.24</b>
fittings with two ends	-	0.20	3.75	1.45	nr	<b>5.20</b>
fittings with three ends	-	0.28	5.25	2.51	nr	<b>7.77</b>
access plug	1.36	0.15	2.81	1.43	nr	<b>4.24</b>
double socket	1.04	0.14	2.63	1.09	nr	<b>3.72</b>
male iron to PP coupling	2.89	0.26	4.88	3.03	nr	<b>7.91</b>
sweep bend	1.29	0.20	3.75	1.35	nr	<b>5.11</b>
spigot bend	1.89	0.23	4.32	1.98	nr	<b>6.30</b>
40 mm pipes; fixing with pipe clips; plugged and screwed	2.01	0.20	3.75	2.96	m	<b>6.72</b>

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Extra for						
fittings with one end	-	0.18	3.38	1.50	nr	4.87
fittings with two ends	-	0.28	5.25	1.71	nr	6.97
fittings with three ends	-	0.37	6.94	2.64	nr	9.59
access plug	1.42	0.18	3.38	1.50	nr	4.87
double socket	1.07	0.19	3.57	1.12	nr	4.69
universal connector	3.26	0.23	4.32	3.42	nr	7.74
sweep bend	1.46	0.28	5.25	1.53	nr	6.78
spigot bend	1.83	0.28	5.25	1.93	nr	7.18
reducer 40 mm–32 mm	1.29	0.28	5.25	1.35	nr	6.61
50 mm pipes; fixing with pipe clips; plugged and screwed	2.59	0.32	6.01	4.33	m	10.33
Extra for						
fittings with one end	-	0.19	3.57	2.65	nr	6.22
fittings with two ends	-	0.32	6.01	2.85	nr	8.85
fittings with three ends	-	0.43	8.07	3.95	nr	12.02
access plug	2.52	0.19	3.57	2.65	nr	6.22
double socket	2.13	0.21	3.94	2.24	nr	6.18
sweep bend	2.78	0.32	6.01	2.92	nr	8.93
spigot bend	4.35	0.32	6.01	4.57	nr	10.57
reducer 50 mm–40 mm	1.68	0.32	6.01	1.76	nr	7.77
<b>muPVC waste pipes and fittings; BS EN 1329; solvent welded joints</b>						
32 mm pipes; fixing with pipe clips; plugged and screwed	1.79	0.23	4.32	2.84	m	7.15
Extra for						
fittings with one end	-	0.16	3.00	1.45	nr	4.45
fittings with two ends	-	0.23	4.32	1.55	nr	5.87
fittings with three ends	-	0.31	5.82	2.05	nr	7.87
access plug	1.04	0.16	3.00	1.45	nr	4.45
straight coupling	1.12	0.16	3.00	1.53	nr	4.53
expansion coupling	1.97	0.23	4.32	2.43	nr	6.74
male iron to muPVC coupling	1.99	0.35	6.57	2.27	nr	8.84
sweep bend	1.14	0.23	4.32	1.55	nr	5.87
spigot/socket bend	-	0.23	4.32	2.32	nr	6.63
sweep tee	1.53	0.31	5.82	2.05	nr	7.87
40 mm pipes; fixing with pipe clips; plugged and screwed	2.22	0.28	5.25	3.36	m	8.61
Extra for						
fittings with one end	-	0.18	3.38	1.45	nr	4.83
fittings with two ends	-	0.28	5.25	1.69	nr	6.94
fittings with three ends	-	0.37	6.94	2.48	nr	9.43
fittings with four ends	4.70	0.49	9.20	5.56	nr	14.76
access plug	1.04	0.18	3.38	1.45	nr	4.83
straight coupling	1.11	0.19	3.57	1.52	nr	5.09
expansion coupling	2.37	0.28	5.25	2.85	nr	8.10
male iron to muPVC coupling	1.99	0.35	6.57	2.27	nr	8.84
level invert taper	1.40	0.28	5.25	1.83	nr	7.08
sweep bend	1.27	0.28	5.25	1.69	nr	6.94
spigot/socket bend	2.14	0.28	5.25	2.60	nr	7.86
sweep tee	1.94	0.37	6.94	2.48	nr	9.43
sweep cross	4.70	0.49	9.20	5.56	nr	14.76
50 mm pipes; fixing with pipe clips; plugged and screwed	3.34	0.32	6.01	5.41	m	11.42

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>R11 FOUL DRAINAGE ABOVE GROUND – cont'd</b>						
<b>muPVC waste pipes and fittings; BS EN 1329; solvent welded joints – cont'd</b>						
Extra for						
fittings with one end	-	0.19	3.57	1.93	nr	<b>5.49</b>
fittings with two ends	-	0.32	6.01	2.70	nr	<b>8.70</b>
fittings with three ends	-	0.43	8.07	4.41	nr	<b>12.48</b>
fittings with four ends	-	0.57	10.70	5.80	nr	<b>16.50</b>
access plug	1.50	0.19	3.57	1.93	nr	<b>5.49</b>
straight coupling	2.04	0.21	3.94	2.50	nr	<b>6.44</b>
expansion coupling	3.22	0.32	6.01	3.74	nr	<b>9.74</b>
male iron to muPVC coupling	2.87	0.42	7.88	3.20	nr	<b>11.08</b>
level invert taper	1.73	0.32	6.01	2.17	nr	<b>8.18</b>
sweep bend	2.23	0.32	6.01	2.70	nr	<b>8.70</b>
spigot/socket bend	3.04	0.32	6.01	3.55	nr	<b>9.55</b>
sweep tee	1.94	0.37	6.94	2.48	nr	<b>9.43</b>
sweep cross	4.93	0.57	10.70	5.80	nr	<b>16.50</b>
<b>uPVC overflow pipes and fittings; solvent welded joints</b>						
19 mm pipes; fixing with pipe clips; plugged and screwed						
	1.51	0.20	3.75	2.41	m	<b>6.17</b>
Extra for						
splay cut end	-	0.01	0.19	-	nr	<b>0.19</b>
fittings with one end	-	0.16	3.00	1.41	nr	<b>4.41</b>
fittings with two ends	-	0.16	3.00	1.64	nr	<b>4.64</b>
fittings with three ends	-	0.20	3.75	1.85	nr	<b>5.61</b>
straight connector	1.20	0.16	3.00	1.41	nr	<b>4.41</b>
female iron to uPVC coupling	-	0.19	3.57	2.20	nr	<b>5.76</b>
bend	1.42	0.16	3.00	1.64	nr	<b>4.64</b>
bent tank connector	2.22	0.19	3.57	2.37	nr	<b>5.93</b>
<b>uPVC pipes and fittings; BS EN 1329; with solvent welded joints (unless otherwise described)</b>						
82 mm pipes; fixing with holderbats; plugged and screwed						
	8.12	0.37	6.94	12.26	m	<b>19.21</b>
Extra for						
socket plug	6.13	0.19	3.57	7.35	nr	<b>10.92</b>
slip coupling; push fit	13.39	0.34	6.38	14.07	nr	<b>20.45</b>
expansion coupling	6.44	0.37	6.94	7.68	nr	<b>14.63</b>
sweep bend	10.82	0.37	6.94	12.28	nr	<b>19.22</b>
boss connector	5.92	0.25	4.69	7.13	nr	<b>11.82</b>
single branch	15.11	0.49	9.20	17.34	nr	<b>26.54</b>
access door	14.40	0.56	10.51	15.58	nr	<b>26.09</b>
110 mm pipes; fixing with holderbats; plugged and screwed						
	8.27	0.41	7.69	12.80	m	<b>20.50</b>
Extra for						
socket plug	7.43	0.20	3.75	9.00	nr	<b>12.75</b>
slip coupling; push fit	16.76	0.37	6.94	17.61	nr	<b>24.56</b>
expansion coupling	6.58	0.41	7.69	8.11	nr	<b>15.80</b>
W.C. connector	11.97	0.27	5.07	13.21	nr	<b>18.28</b>
sweep bend	12.66	0.41	7.69	14.49	nr	<b>22.19</b>
W.C. connecting bend	19.64	0.27	5.07	21.28	nr	<b>26.34</b>
access bend	35.11	0.43	8.07	38.08	nr	<b>46.15</b>
boss connector	5.92	0.27	5.07	7.40	nr	<b>12.47</b>
single branch	16.74	0.54	10.13	19.42	nr	<b>29.56</b>
single branch with access	28.66	0.56	10.51	31.95	nr	<b>42.46</b>
double branch	41.38	0.68	12.76	45.94	nr	<b>58.71</b>

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
W.C. manifold	16.44	0.27	5.07	19.10	nr	<b>24.17</b>
access door	-	0.56	10.51	15.58	nr	<b>26.09</b>
access pipe connector	26.90	0.46	8.63	29.45	nr	<b>38.08</b>
connection to clay pipes; caulking ring and cement and sand (1:2) joint	-	0.39	7.32	11.38	nr	<b>18.70</b>
160 mm pipes; fixing with holderbats; plugged and screwed	21.45	0.46	8.63	33.07	m	<b>41.70</b>
Extra for						
socket plug	13.66	0.23	4.32	17.00	nr	<b>21.32</b>
slip coupling; push fit	42.92	0.42	7.88	45.09	nr	<b>52.97</b>
expansion coupling	19.83	0.46	8.63	23.49	nr	<b>32.12</b>
sweep bend	31.52	0.46	8.63	35.77	nr	<b>44.41</b>
boss connector	8.37	0.31	5.82	11.45	nr	<b>17.27</b>
single branch	35.54	0.61	11.45	41.28	nr	<b>52.72</b>
double branch	74.76	0.77	14.45	83.76	nr	<b>98.21</b>
access door	25.72	0.56	10.51	27.48	nr	<b>37.99</b>
access pipe connector	26.90	0.46	8.63	29.45	nr	<b>38.08</b>
Weathering apron; for pipe						
82 mm diameter	3.05	0.31	5.82	3.66	nr	<b>9.48</b>
110 mm diameter	3.50	0.35	6.57	4.31	nr	<b>10.88</b>
160 mm diameter	10.52	0.39	7.32	12.34	nr	<b>19.66</b>
Weathering slate; for pipe						
110 mm diameter	37.17	0.83	15.58	39.69	nr	<b>55.27</b>
Vent cowl; for pipe						
82 mm diameter	3.05	0.31	5.82	3.66	nr	<b>9.48</b>
110 mm diameter	3.08	0.31	5.82	3.88	nr	<b>9.69</b>
160 mm diameter	8.07	0.31	5.82	9.76	nr	<b>15.57</b>
<b>Polypropylene ancillaries; screwed joint to waste fitting</b>						
Tubular "S" trap; bath; shallow seal						
40 mm diameter	7.59	0.51	9.57	7.98	nr	<b>17.55</b>
Trap; "P"; two piece; 76 mm seal						
32 mm diameter	5.13	0.35	6.57	5.39	nr	<b>11.96</b>
40 mm diameter	5.92	0.42	7.88	6.22	nr	<b>14.10</b>
Trap; "S"; two piece; 76 mm seal						
32 mm diameter	6.49	0.35	6.57	6.82	nr	<b>13.39</b>
40 mm diameter	7.59	0.42	7.88	7.98	nr	<b>15.86</b>
Bottle trap; "P"; 76 mm seal						
32 diameter	5.71	0.35	6.57	6.00	nr	<b>12.57</b>
40 diameter	6.81	0.42	7.88	7.16	nr	<b>15.04</b>
<b>R12 DRAINAGE BELOW GROUND</b>						
<b>NOTE:</b> 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.						
<b>Excavating trenches; by machine; grading bottoms; earthwork support; filling with excavated material and compacting; disposal of surplus soil; spreading on site average 50 m</b>						
Pipes not exceeding 200 mm nominal size						
average depth of trench 0.50 m	-	0.28	3.15	1.66	m	<b>4.81</b>
average depth of trench 0.75 m	-	0.37	4.16	2.46	m	<b>6.62</b>
average depth of trench 1.00 m	-	0.79	8.89	5.15	m	<b>14.04</b>
average depth of trench 1.25 m	-	1.16	13.06	5.95	m	<b>19.00</b>
average depth of trench 1.50 m	-	1.48	16.66	6.79	m	<b>23.44</b>

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>R12 DRAINAGE BELOW GROUND – cont'd</b>						
<b>Excavating trenches; by machine; grading bottoms; earthwork support; filling with excavated material and compacting; disposal of surplus soil; spreading on site average 50 m – cont'd</b>						
Pipes not exceeding 200 mm nominal size – cont'd						
average depth of trench 1.75 m	-	1.85	20.82	7.58	m	<b>28.41</b>
average depth of trench 2.00 m	-	2.13	23.97	8.61	m	<b>32.58</b>
average depth of trench 2.25 m	-	2.64	29.71	10.89	m	<b>40.60</b>
average depth of trench 2.50 m	-	3.10	34.89	12.69	m	<b>47.58</b>
average depth of trench 2.75 m	-	3.42	38.49	14.17	m	<b>52.66</b>
average depth of trench 3.00 m	-	3.75	42.20	15.58	m	<b>57.78</b>
average depth of trench 3.25 m	-	4.07	45.81	16.63	m	<b>62.43</b>
average depth of trench 3.50 m	-	4.35	48.96	17.61	m	<b>66.57</b>
Pipes exceeding 200 mm nominal size; 225 mm nominal size						
average depth of trench 0.50 m	-	0.28	3.15	1.66	m	<b>4.81</b>
average depth of trench 0.75 m	-	0.37	4.16	2.46	m	<b>6.62</b>
average depth of trench 1.00 m	-	0.79	8.89	5.15	m	<b>14.04</b>
average depth of trench 1.25 m	-	1.16	13.06	5.95	m	<b>19.00</b>
average depth of trench 1.50 m	-	1.48	16.66	6.79	m	<b>23.44</b>
average depth of trench 1.75 m	-	1.85	20.82	7.58	m	<b>28.41</b>
average depth of trench 2.00 m	-	2.13	23.97	8.61	m	<b>32.58</b>
average depth of trench 2.25 m	-	2.64	29.71	10.89	m	<b>40.60</b>
average depth of trench 2.50 m	-	3.10	34.89	12.69	m	<b>47.58</b>
average depth of trench 2.75 m	-	3.42	38.49	14.17	m	<b>52.66</b>
average depth of trench 3.00 m	-	3.75	42.20	15.58	m	<b>57.78</b>
average depth of trench 3.25 m	-	4.07	45.81	16.63	m	<b>62.43</b>
average depth of trench 3.50 m	-	4.35	48.96	17.61	m	<b>66.57</b>
Pipes exceeding 200 mm nominal size; 300 mm nominal size						
average depth of trench 0.75 m	-	0.44	4.95	3.08	m	<b>8.03</b>
average depth of trench 1.00 m	-	0.93	10.47	5.15	m	<b>15.61</b>
average depth of trench 1.25 m	-	1.25	14.07	6.13	m	<b>20.20</b>
average depth of trench 1.50 m	-	1.62	18.23	6.97	m	<b>25.20</b>
average depth of trench 1.75 m	-	1.85	20.82	7.77	m	<b>28.59</b>
average depth of trench 2.00 m	-	2.13	23.97	9.22	m	<b>33.20</b>
average depth of trench 2.25 m	-	2.64	29.71	11.25	m	<b>40.97</b>
average depth of trench 2.50 m	-	3.10	34.89	12.94	m	<b>47.82</b>
average depth of trench 2.75 m	-	3.42	38.49	14.35	m	<b>52.84</b>
average depth of trench 3.00 m	-	3.75	42.20	15.76	m	<b>57.97</b>
average depth of trench 3.25 m	-	4.07	45.81	17.24	m	<b>63.05</b>
average depth of trench 3.50 m	-	4.35	48.96	18.04	m	<b>67.00</b>
Pipes exceeding 200 mm nominal size; 375 mm nominal size						
average depth of trench 0.75 m	-	0.46	5.18	3.69	m	<b>8.87</b>
average depth of trench 1.00 m	-	0.97	10.92	5.76	m	<b>16.68</b>
average depth of trench 1.25 m	-	1.34	15.08	7.17	m	<b>22.26</b>
average depth of trench 1.50 m	-	1.71	19.25	7.77	m	<b>27.01</b>
average depth of trench 1.75 m	-	1.99	22.40	8.81	m	<b>31.21</b>
average depth of trench 2.00 m	-	2.27	25.55	9.41	m	<b>34.96</b>
average depth of trench 2.25 m	-	2.82	31.74	11.87	m	<b>43.61</b>
average depth of trench 2.50 m	-	3.38	38.04	13.73	m	<b>51.78</b>
average depth of trench 2.75 m	-	3.70	41.64	14.96	m	<b>56.61</b>
average depth of trench 3.00 m	-	4.02	45.24	16.20	m	<b>61.44</b>
average depth of trench 3.25 m	-	4.35	48.96	17.61	m	<b>66.57</b>
average depth of trench 3.50 m	-	4.67	52.56	18.84	m	<b>71.40</b>

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Pipes exceeding 200 mm nominal size; 450 mm nominal size						
average depth of trench 0.75 m	-	0.51	5.74	3.69	m	<b>9.43</b>
average depth of trench 1.00 m	-	1.02	11.48	6.13	m	<b>17.61</b>
average depth of trench 1.25 m	-	1.48	16.66	7.61	m	<b>24.26</b>
average depth of trench 1.50 m	-	1.85	20.82	8.38	m	<b>29.21</b>
average depth of trench 1.75 m	-	2.13	23.97	9.25	m	<b>33.22</b>
average depth of trench 2.00 m	-	2.45	27.57	10.02	m	<b>37.60</b>
average depth of trench 2.25 m	-	3.05	34.33	12.30	m	<b>46.63</b>
average depth of trench 2.50 m	-	3.61	40.63	14.35	m	<b>54.98</b>
average depth of trench 2.75 m	-	3.98	44.79	15.76	m	<b>60.56</b>
average depth of trench 3.00 m	-	4.26	47.94	17.24	m	<b>65.18</b>
average depth of trench 3.25 m	-	4.63	52.11	18.84	m	<b>70.95</b>
average depth of trench 3.50 m	-	5.00	56.27	20.50	m	<b>76.77</b>
Pipes exceeding 200 mm nominal size; 600 mm nominal size						
average depth of trench 1.00 m	-	1.11	12.49	6.56	m	<b>19.05</b>
average depth of trench 1.25 m	-	1.57	17.67	7.97	m	<b>25.64</b>
average depth of trench 1.50 m	-	2.04	22.96	9.25	m	<b>32.20</b>
average depth of trench 1.75 m	-	2.31	26.00	9.86	m	<b>35.86</b>
average depth of trench 2.00 m	-	2.73	30.72	10.89	m	<b>41.61</b>
average depth of trench 2.25 m	-	3.28	36.91	13.53	m	<b>50.44</b>
average depth of trench 2.50 m	-	3.89	43.78	15.76	m	<b>59.54</b>
average depth of trench 2.75 m	-	4.30	48.39	17.61	m	<b>66.00</b>
average depth of trench 3.00 m	-	4.72	53.12	19.27	m	<b>72.39</b>
average depth of trench 3.25 m	-	5.09	57.29	20.68	m	<b>77.97</b>
average depth of trench 3.50 m	-	5.46	61.45	21.91	m	<b>83.36</b>
Pipes exceeding 200 mm nominal size; 900 mm nominal size						
average depth of trench 1.25 m	-	1.90	21.38	9.20	m	<b>30.59</b>
average depth of trench 1.50 m	-	2.41	27.12	10.48	m	<b>37.60</b>
average depth of trench 1.75 m	-	2.78	31.29	11.28	m	<b>42.56</b>
average depth of trench 2.00 m	-	3.10	34.89	12.91	m	<b>47.80</b>
average depth of trench 2.25 m	-	3.84	43.22	15.81	m	<b>59.02</b>
average depth of trench 2.50 m	-	4.53	50.98	18.22	m	<b>69.21</b>
average depth of trench 2.75 m	-	5.00	56.27	20.07	m	<b>76.34</b>
average depth of trench 3.00 m	-	5.46	61.45	21.91	m	<b>83.36</b>
average depth of trench 3.25 m	-	5.92	66.63	23.76	m	<b>90.39</b>
average depth of trench 3.50 m	-	6.38	71.80	25.42	m	<b>97.22</b>
Pipes exceeding 200 mm nominal size; 1200 mm nominal size						
average depth of trench 1.50 m	-	2.73	30.72	11.09	m	<b>41.82</b>
average depth of trench 1.75 m	-	3.19	35.90	12.94	m	<b>48.84</b>
average depth of trench 2.00 m	-	3.56	40.07	14.76	m	<b>54.83</b>
average depth of trench 2.25 m	-	4.35	48.96	18.02	m	<b>66.98</b>
average depth of trench 2.50 m	-	5.18	58.30	20.68	m	<b>78.98</b>
average depth of trench 2.75 m	-	5.69	64.04	22.96	m	<b>87.00</b>
average depth of trench 3.00 m	-	6.20	69.78	24.99	m	<b>94.77</b>
average depth of trench 3.25 m	-	6.75	75.97	27.08	m	<b>103.05</b>
average depth of trench 3.50 m	-	7.26	81.71	29.11	m	<b>110.82</b>
Extra over excavating trenches; irrespective of depth; breaking out existing materials						
brick	-	1.80	20.26	8.72	m <sup>3</sup>	<b>28.98</b>
concrete	-	2.54	28.59	12.03	m <sup>3</sup>	<b>40.62</b>
reinforced concrete	-	3.61	40.63	17.37	m <sup>3</sup>	<b>58.00</b>
Extra over excavating trenches; irrespective of depth; breaking out existing hard pavings; 75 mm thick tarmacadam	-	0.19	2.14	0.89	m <sup>2</sup>	<b>3.03</b>



## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>R12 DRAINAGE BELOW GROUND – cont'd</b>						
<b>Excavating trenches; by machine; grading bottoms; earthwork support; filling with excavated material and compacting; disposal of surplus soil; spreading on site average 50 m – cont'd</b>						
Extra over excavating trenches; irrespective of depth; breaking out existing hard pavings; 150 mm thick						
concrete	-	0.37	4.16	1.96	m <sup>2</sup>	6.13
tarmacadam and hardcore	-	0.28	3.15	1.10	m <sup>2</sup>	4.25
<b>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</b>						
Pipes not exceeding 200 mm nominal size						
average depth of trench 0.50 m	-	0.93	10.47	-	m	10.47
average depth of trench 0.75 m	-	1.39	15.64	-	m	15.64
average depth of trench 1.00 m	-	2.04	22.96	1.64	m	24.60
average depth of trench 1.25 m	-	2.87	32.30	2.25	m	34.56
average depth of trench 1.50 m	-	3.93	44.23	2.75	m	46.98
average depth of trench 1.75 m	-	5.18	58.30	3.28	m	61.58
average depth of trench 2.00 m	-	5.92	66.63	3.69	m	70.32
average depth of trench 2.25 m	-	7.40	83.28	4.92	m	88.20
average depth of trench 2.50 m	-	8.88	99.94	5.74	m	105.68
average depth of trench 2.75 m	-	9.76	109.84	6.36	m	116.20
average depth of trench 3.00 m	-	10.64	119.75	6.97	m	126.72
average depth of trench 3.25 m	-	11.52	129.65	7.58	m	137.24
average depth of trench 3.50 m	-	12.40	139.56	8.20	m	147.76
Pipes exceeding 200 mm nominal size; 225 mm nominal size						
average depth of trench 0.50 m	-	0.93	10.47	-	m	10.47
average depth of trench 0.75 m	-	1.39	15.64	-	m	15.64
average depth of trench 1.00 m	-	2.04	22.96	1.64	m	24.60
average depth of trench 1.25 m	-	2.87	32.30	2.25	m	34.56
average depth of trench 1.50 m	-	3.93	44.23	2.75	m	46.98
average depth of trench 1.75 m	-	5.18	58.30	3.28	m	61.58
average depth of trench 2.00 m	-	5.92	66.63	3.69	m	70.32
average depth of trench 2.25 m	-	7.40	83.28	4.92	m	88.20
average depth of trench 2.50 m	-	8.88	99.94	5.74	m	105.68
average depth of trench 2.75 m	-	9.76	109.84	6.36	m	116.20
average depth of trench 3.00 m	-	10.64	119.75	6.97	m	126.72
average depth of trench 3.25 m	-	11.52	129.65	7.58	m	137.24
average depth of trench 3.50 m	-	12.40	139.56	8.20	m	147.76
Pipes exceeding 200 mm nominal size; 300 mm nominal size						
average depth of trench 0.75 m	-	1.62	18.23	-	m	18.23
average depth of trench 1.00 m	-	2.36	26.56	1.64	m	28.20
average depth of trench 1.25 m	-	3.33	37.48	2.25	m	39.73
average depth of trench 1.50 m	-	4.44	49.97	2.75	m	52.72
average depth of trench 1.75 m	-	5.18	58.30	3.28	m	61.58
average depth of trench 2.00 m	-	5.92	66.63	3.69	m	70.32
average depth of trench 2.25 m	-	7.40	83.28	4.92	m	88.20
average depth of trench 2.50 m	-	8.88	99.94	5.74	m	105.68
average depth of trench 2.75 m	-	9.76	109.84	6.36	m	116.20
average depth of trench 3.00 m	-	10.64	119.75	6.97	m	126.72
average depth of trench 3.25 m	-	11.52	129.65	7.58	m	137.24
average depth of trench 3.50 m	-	12.40	139.56	8.20	m	147.76

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Pipes exceeding 200 mm nominal size; 375 mm nominal size						
average depth of trench 0.75 m	-	1.80	20.26	-	m	<b>20.26</b>
average depth of trench 1.00 m	-	2.64	29.71	1.64	m	<b>31.35</b>
average depth of trench 1.25 m	-	3.70	41.64	2.25	m	<b>43.90</b>
average depth of trench 1.50 m	-	4.93	55.48	2.75	m	<b>58.23</b>
average depth of trench 1.75 m	-	5.74	64.60	3.28	m	<b>67.88</b>
average depth of trench 2.00 m	-	6.57	73.94	3.69	m	<b>77.63</b>
average depth of trench 2.25 m	-	8.23	92.62	4.92	m	<b>97.54</b>
average depth of trench 2.50 m	-	9.90	111.42	5.74	m	<b>117.16</b>
average depth of trench 2.75 m	-	10.87	122.34	6.36	m	<b>128.69</b>
average depth of trench 3.00 m	-	11.84	133.25	6.97	m	<b>140.22</b>
average depth of trench 3.25 m	-	12.86	144.73	7.58	m	<b>152.32</b>
average depth of trench 3.50 m	-	13.88	156.21	8.20	m	<b>164.41</b>
Pipes exceeding 200 mm nominal size; 450 mm nominal size						
average depth of trench 0.75 m	-	2.04	22.96	-	m	<b>22.96</b>
average depth of trench 1.00 m	-	2.94	33.09	1.64	m	<b>34.73</b>
average depth of trench 1.25 m	-	4.13	46.48	2.25	m	<b>48.74</b>
average depth of trench 1.50 m	-	5.41	60.89	2.75	m	<b>63.63</b>
average depth of trench 1.75 m	-	6.31	71.02	3.28	m	<b>74.30</b>
average depth of trench 2.00 m	-	7.22	81.26	3.69	m	<b>84.95</b>
average depth of trench 2.25 m	-	9.05	101.85	4.92	m	<b>106.77</b>
average depth of trench 2.50 m	-	10.87	122.34	5.74	m	<b>128.08</b>
average depth of trench 2.75 m	-	11.96	134.60	6.36	m	<b>140.96</b>
average depth of trench 3.00 m	-	13.04	146.76	6.97	m	<b>153.73</b>
average depth of trench 3.25 m	-	14.11	158.80	7.58	m	<b>166.39</b>
average depth of trench 3.50 m	-	15.17	170.73	8.20	m	<b>178.93</b>
Pipes exceeding 200 mm nominal size; 600 mm nominal size						
average depth of trench 1.00 m	-	3.24	36.46	1.64	m	<b>38.10</b>
average depth of trench 1.25 m	-	4.63	52.11	2.25	m	<b>54.36</b>
average depth of trench 1.50 m	-	6.20	69.78	2.75	m	<b>72.52</b>
average depth of trench 1.75 m	-	7.17	80.69	3.28	m	<b>83.97</b>
average depth of trench 2.00 m	-	8.19	92.17	3.69	m	<b>95.86</b>
average depth of trench 2.25 m	-	9.20	103.54	4.92	m	<b>108.46</b>
average depth of trench 2.50 m	-	11.56	130.10	5.74	m	<b>135.84</b>
average depth of trench 2.75 m	-	12.35	138.99	6.36	m	<b>145.35</b>
average depth of trench 3.00 m	-	14.80	166.57	6.97	m	<b>173.54</b>
average depth of trench 3.25 m	-	16.03	180.41	7.58	m	<b>187.99</b>
average depth of trench 3.50 m	-	17.25	194.14	8.20	m	<b>202.34</b>
Pipes exceeding 200 mm nominal size; 900 mm nominal size						
average depth of trench 1.25 m	-	5.78	65.05	2.25	m	<b>67.31</b>
average depth of trench 1.50 m	-	7.63	85.87	2.75	m	<b>88.62</b>
average depth of trench 1.75 m	-	8.88	99.94	3.28	m	<b>103.22</b>
average depth of trench 2.00 m	-	10.13	114.01	3.69	m	<b>117.70</b>
average depth of trench 2.25 m	-	12.72	143.16	4.92	m	<b>148.08</b>
average depth of trench 2.50 m	-	15.31	172.31	5.74	m	<b>178.05</b>
average depth of trench 2.75 m	-	16.84	189.53	6.36	m	<b>195.88</b>
average depth of trench 3.00 m	-	18.32	206.18	6.97	m	<b>213.15</b>
average depth of trench 3.25 m	-	19.84	223.29	7.58	m	<b>230.87</b>
average depth of trench 3.50 m	-	21.37	240.51	8.20	m	<b>248.71</b>

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>R12 DRAINAGE BELOW GROUND – cont'd</b>						
<b>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 – cont'd</b>						
Pipes exceeding 200 mm nominal size; 1200 mm nominal size						
average depth of trench 1.50 m	-	9.11	102.53	2.75	m	<b>105.28</b>
average depth of trench 1.75 m	-	10.59	119.19	3.28	m	<b>122.47</b>
average depth of trench 2.00 m	-	12.12	136.40	3.69	m	<b>140.09</b>
average depth of trench 2.25 m	-	15.20	171.07	4.92	m	<b>175.99</b>
average depth of trench 2.50 m	-	18.27	205.62	5.74	m	<b>211.36</b>
average depth of trench 2.75 m	-	20.07	225.88	6.36	m	<b>232.23</b>
average depth of trench 3.00 m	-	21.88	246.25	6.97	m	<b>253.22</b>
average depth of trench 3.25 m	-	23.66	266.28	7.58	m	<b>273.87</b>
average depth of trench 3.50 m	-	25.44	286.31	8.20	m	<b>294.51</b>
Extra over excavating trenches irrespective of depth; breaking out existing materials						
brick	-	2.78	31.29	7.00	m <sup>3</sup>	<b>38.28</b>
concrete	-	4.16	46.82	11.65	m <sup>3</sup>	<b>58.47</b>
reinforced concrete	-	5.55	62.46	16.33	m <sup>3</sup>	<b>78.79</b>
concrete; 150 mm thick	-	0.65	7.32	1.64	m <sup>2</sup>	<b>8.95</b>
tarmacadam and hardcore; 150 mm thick	-	0.46	5.18	1.16	m <sup>2</sup>	<b>6.34</b>
Extra over excavating trenches irrespective of depth; breaking out existing hard pavings, 75 mm thick tarmacadam						
tarmacadam	-	0.37	4.16	0.94	m <sup>2</sup>	<b>5.10</b>
Extra over excavating trenches irrespective of depth; breaking out existing hard pavings, 150 mm thick concrete						
concrete	-	0.65	7.32	1.64	m <sup>2</sup>	<b>8.95</b>
tarmacadam and hardcore	-	0.46	5.18	1.16	m <sup>2</sup>	<b>6.34</b>
<b>Sand filling</b>						
Beds; to receive pitch fibre pipes						
600 mm x 50 mm thick	-	0.07	0.79	1.00	m	<b>1.79</b>
700 mm x 50 mm thick	-	0.09	1.01	1.17	m	<b>2.18</b>
800 mm x 50 mm thick	-	0.11	1.24	1.33	m	<b>2.57</b>
<b>Granular (shingle) filling</b>						
Beds; 100 mm thick; to pipes						
100 mm nominal size	-	0.09	1.01	1.77	m	<b>2.79</b>
150 mm nominal size	-	0.09	1.01	2.07	m	<b>3.08</b>
225 mm nominal size	-	0.11	1.24	2.37	m	<b>3.60</b>
300 mm nominal size	-	0.13	1.46	2.66	m	<b>4.12</b>
375 mm nominal size	-	0.15	1.69	2.96	m	<b>4.64</b>
450 mm nominal size	-	0.17	1.91	3.25	m	<b>5.16</b>
600 mm nominal size	-	0.19	2.14	3.55	m	<b>5.68</b>
Beds; 150 mm thick; to pipes						
100 mm nominal size	-	0.13	1.46	2.66	m	<b>4.12</b>
150 mm nominal size	-	0.15	1.69	2.96	m	<b>4.64</b>
225 mm nominal size	-	0.17	1.91	3.25	m	<b>5.16</b>
300 mm nominal size	-	0.19	2.14	3.55	m	<b>5.68</b>
375 mm nominal size	-	0.22	2.48	4.43	m	<b>6.91</b>
450 mm nominal size	-	0.24	2.70	4.73	m	<b>7.43</b>
600 mm nominal size	-	0.28	3.15	5.62	m	<b>8.77</b>

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Beds and benchings; beds 100 mm thick; to pipes						
100 nominal size	-	0.21	2.36	3.25	m	5.61
150 nominal size	-	0.23	2.59	3.25	m	5.84
225 nominal size	-	0.28	3.15	4.43	m	7.58
300 nominal size	-	0.32	3.60	5.02	m	8.63
375 nominal size	-	0.42	4.73	6.80	m	11.52
450 nominal size	-	0.48	5.40	7.68	m	13.08
600 nominal size	-	0.62	6.98	10.05	m	17.03
Beds and benchings; beds 150 mm thick; to pipes						
100 nominal size	-	0.23	2.59	3.55	m	6.13
150 nominal size	-	0.26	2.93	3.84	m	6.77
225 nominal size	-	0.32	3.60	5.32	m	8.92
300 nominal size	-	0.42	4.73	6.50	m	11.23
375 nominal size	-	0.48	5.40	7.68	m	13.08
450 nominal size	-	0.57	6.42	9.16	m	15.58
600 nominal size	-	0.68	7.65	11.82	m	19.48
Beds and coverings; 100 mm thick; to pipes						
100 nominal size	-	0.33	3.71	4.43	m	8.15
150 nominal size	-	0.42	4.73	5.32	m	10.05
225 nominal size	-	0.56	6.30	7.39	m	13.69
300 nominal size	-	0.67	7.54	8.87	m	16.41
375 nominal size	-	0.80	9.00	10.64	m	19.64
450 nominal size	-	0.94	10.58	12.71	m	23.29
600 nominal size	-	1.22	13.73	16.25	m	29.98
Beds and coverings; 150 mm thick; to pipes						
100 nominal size	-	0.50	5.63	6.50	m	12.13
150 nominal size	-	0.56	6.30	7.39	m	13.69
225 nominal size	-	0.72	8.10	9.46	m	17.56
300 nominal size	-	0.86	9.68	11.23	m	20.91
375 nominal size	-	1.00	11.25	13.30	m	24.55
450 nominal size	-	1.19	13.39	15.96	m	29.35
600 nominal size	-	1.44	16.21	19.21	m	35.41
<b>Plain in situ ready mixed designated concrete; C10–40 mm aggregate</b>						
Beds; 100 mm thick; to pipes						
100 mm nominal size	-	0.17	2.24	4.21	m	6.44
150 mm nominal size	-	0.17	2.24	4.21	m	6.44
225 mm nominal size	-	0.20	2.63	5.04	m	7.68
300 mm nominal size	-	0.23	3.03	5.89	m	8.92
375 mm nominal size	-	0.27	3.55	6.73	m	10.28
450 mm nominal size	-	0.30	3.95	7.57	m	11.52
600 mm nominal size	-	0.33	4.34	8.41	m	12.75
900 mm nominal size	-	0.40	5.26	10.09	m	15.35
1200 mm nominal size	-	0.54	7.11	13.45	m	20.56
Beds; 150 mm thick; to pipes						
100 mm nominal size	-	0.23	3.03	5.89	m	8.92
150 mm nominal size	-	0.27	3.55	6.73	m	10.28
225 mm nominal size	-	0.30	3.95	7.57	m	11.52
300 mm nominal size	-	0.33	4.34	8.41	m	12.75
375 mm nominal size	-	0.40	5.26	10.09	m	15.35
450 mm nominal size	-	0.43	5.66	10.93	m	16.59
600 mm nominal size	-	0.50	6.58	12.61	m	19.19
900 mm nominal size	-	0.63	8.29	15.98	m	24.27
1200 mm nominal size	-	0.77	10.13	19.34	m	29.47

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>R12 DRAINAGE BELOW GROUND – cont'd</b>						
<b>Plain in situ ready mixed designated concrete;</b>						
<b>C10–40 mm aggregate – cont'd</b>						
Beds and benchings; beds 100 mm thick; to pipes						
100 mm nominal size	-	0.33	4.34	7.57	m	11.91
150 mm nominal size	-	0.38	5.00	8.41	m	13.41
225 mm nominal size	-	0.45	5.92	10.09	m	16.01
300 mm nominal size	-	0.53	6.98	11.77	m	18.74
375 mm nominal size	-	0.68	8.95	15.13	m	24.08
450 mm nominal size	-	0.80	10.53	17.65	m	28.18
600 mm nominal size	-	1.02	13.42	22.70	m	36.13
900 mm nominal size	-	1.65	21.72	36.99	m	58.70
1200 mm nominal size	-	2.44	32.11	54.64	m	86.75
Beds and benchings; beds 150 mm thick; to pipes						
100 mm nominal size	-	0.38	5.00	8.41	m	13.41
150 mm nominal size	-	0.42	5.53	9.24	m	14.77
225 mm nominal size	-	0.53	6.98	11.77	m	18.74
300 mm nominal size	-	0.68	8.95	15.13	m	24.08
375 mm nominal size	-	0.80	10.53	17.65	m	28.18
450 mm nominal size	-	0.94	12.37	21.01	m	33.38
600 mm nominal size	-	1.20	15.79	26.90	m	42.69
900 mm nominal size	-	1.91	25.14	42.88	m	68.01
1200 mm nominal size	-	2.70	35.53	60.53	m	96.06
Beds and coverings; 100 mm thick; to pipes						
100 mm nominal size	-	0.50	6.58	10.09	m	16.67
150 mm nominal size	-	0.58	7.63	11.77	m	19.40
225 mm nominal size	-	0.83	10.92	16.81	m	27.74
300 mm nominal size	-	1.00	13.16	20.18	m	33.34
375 mm nominal size	-	1.21	15.92	24.38	m	40.30
450 mm nominal size	-	1.42	18.69	28.58	m	47.27
600 mm nominal size	-	1.83	24.08	36.99	m	61.07
900 mm nominal size	-	2.79	36.72	56.33	m	93.05
1200 mm nominal size	-	3.83	50.41	77.34	m	127.75
Beds and coverings; 150 mm thick; to pipes						
100 mm nominal size	-	0.75	9.87	15.13	m	25.00
150 mm nominal size	-	0.83	10.92	16.81	m	27.74
225 mm nominal size	-	1.08	14.21	21.86	m	36.07
300 mm nominal size	-	1.30	17.11	26.06	m	43.17
375 mm nominal size	-	1.50	19.74	30.26	m	50.00
450 mm nominal size	-	1.79	23.56	36.14	m	59.70
600 mm nominal size	-	2.16	28.43	43.71	m	72.14
900 mm nominal size	-	3.54	46.59	71.45	m	118.04
1200 mm nominal size	-	5.00	65.81	100.88	m	166.68
<b>Plain in situ ready mixed designated concrete;</b>						
<b>C20–40 mm aggregate</b>						
Beds; 100 mm thick; to pipes						
100 mm nominal size	-	0.17	2.24	4.30	m	6.53
150 mm nominal size	-	0.17	2.24	4.30	m	6.53
225 mm nominal size	-	0.20	2.63	5.15	m	7.78
300 mm nominal size	-	0.23	3.03	6.01	m	9.04
375 mm nominal size	-	0.27	3.55	6.87	m	10.42
450 mm nominal size	-	0.30	3.95	7.73	m	11.68
600 mm nominal size	-	0.33	4.34	8.59	m	12.93
900 mm nominal size	-	0.40	5.26	10.30	m	15.57
1200 mm nominal size	-	0.54	7.11	13.74	m	20.85

**R DISPOSAL SYSTEMS**

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Beds; 150 mm thick; to pipes						
100 mm nominal size	-	0.23	3.03	6.01	m	<b>9.04</b>
150 mm nominal size	-	0.27	3.55	6.87	m	<b>10.42</b>
225 mm nominal size	-	0.30	3.95	7.73	m	<b>11.68</b>
300 mm nominal size	-	0.33	4.34	8.59	m	<b>12.93</b>
375 mm nominal size	-	0.40	5.26	10.30	m	<b>15.57</b>
450 mm nominal size	-	0.43	5.66	11.17	m	<b>16.83</b>
600 mm nominal size	-	0.50	6.58	12.88	m	<b>19.46</b>
900 mm nominal size	-	0.63	8.29	16.32	m	<b>24.61</b>
1200 mm nominal size	-	0.77	10.13	19.75	m	<b>29.89</b>
Beds and benchings; beds 100 mm thick; to pipes						
100 mm nominal size	-	0.33	4.34	7.73	m	<b>12.08</b>
150 mm nominal size	-	0.38	5.00	8.59	m	<b>13.59</b>
225 mm nominal size	-	0.45	5.92	10.30	m	<b>16.23</b>
300 mm nominal size	-	0.53	6.98	12.02	m	<b>19.00</b>
375 mm nominal size	-	0.68	8.95	15.46	m	<b>24.41</b>
450 mm nominal size	-	0.80	10.53	18.03	m	<b>28.56</b>
600 mm nominal size	-	1.02	13.42	23.19	m	<b>36.61</b>
900 mm nominal size	-	1.65	21.72	37.78	m	<b>59.50</b>
1200 mm nominal size	-	2.44	32.11	55.81	m	<b>87.92</b>
Beds and benchings; beds 150 mm thick; to pipes						
100 mm nominal size	-	0.38	5.00	8.59	m	<b>13.59</b>
150 mm nominal size	-	0.42	5.53	9.44	m	<b>14.97</b>
225 mm nominal size	-	0.53	6.98	12.02	m	<b>19.00</b>
300 mm nominal size	-	0.68	8.95	15.46	m	<b>24.41</b>
375 mm nominal size	-	0.80	10.53	18.03	m	<b>28.56</b>
450 mm nominal size	-	0.94	12.37	21.46	m	<b>33.83</b>
600 mm nominal size	-	1.20	15.79	27.48	m	<b>43.27</b>
900 mm nominal size	-	1.91	25.14	43.80	m	<b>68.94</b>
1200 mm nominal size	-	2.70	35.53	61.83	m	<b>97.36</b>
Beds and coverings; 100 mm thick; to pipes						
100 mm nominal size	-	0.50	6.58	10.30	m	<b>16.88</b>
150 mm nominal size	-	0.58	7.63	12.02	m	<b>19.66</b>
225 mm nominal size	-	0.83	10.92	17.17	m	<b>28.10</b>
300 mm nominal size	-	1.00	13.16	20.61	m	<b>33.77</b>
375 mm nominal size	-	1.21	15.92	24.90	m	<b>40.82</b>
450 mm nominal size	-	1.42	18.69	29.20	m	<b>47.88</b>
600 mm nominal size	-	1.83	24.08	37.78	m	<b>61.87</b>
900 mm nominal size	-	2.79	36.72	57.54	m	<b>94.26</b>
1200 mm nominal size	-	3.83	50.41	79.00	m	<b>129.41</b>
Beds and coverings; 150 mm thick; to pipes						
100 mm nominal size	-	0.75	9.87	15.46	m	<b>25.33</b>
150 mm nominal size	-	0.83	10.92	17.17	m	<b>28.10</b>
225 mm nominal size	-	1.08	14.21	22.33	m	<b>36.54</b>
300 mm nominal size	-	1.30	17.11	26.62	m	<b>43.73</b>
375 mm nominal size	-	1.50	19.74	30.91	m	<b>50.65</b>
450 mm nominal size	-	1.79	23.56	36.92	m	<b>60.48</b>
600 mm nominal size	-	2.16	28.43	44.65	m	<b>73.08</b>
900 mm nominal size	-	3.54	46.59	72.99	m	<b>119.58</b>
1200 mm nominal size	-	5.00	65.81	103.04	m	<b>168.85</b>

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>R12 DRAINAGE BELOW GROUND – cont'd</b>						
<b>NOTE:</b> 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 <sup>2</sup> - 40 mm aggregate (1:3:6).						
<b>Cast iron "Timesaver" drain pipes and fittings or other equal and approved; BS 437; coated; with mechanical coupling joints</b>						
100 mm pipes; laid straight	27.94	0.46	5.13	36.47	m	<b>41.60</b>
100 mm pipes; in runs not exceeding 3 m long	27.94	0.63	7.03	56.91	m	<b>63.94</b>
Extra for						
bend; medium radius	33.49	0.56	6.25	49.49	nr	<b>55.74</b>
bend; medium radius with access	93.06	0.56	6.25	112.07	nr	<b>118.32</b>
bend; long radius	55.34	0.56	6.25	70.95	nr	<b>77.20</b>
rest bend	38.42	0.56	6.25	53.17	nr	<b>59.41</b>
single branch	44.44	0.69	7.69	76.96	nr	<b>84.66</b>
single branch; with access	102.49	0.79	8.81	137.95	nr	<b>146.76</b>
double branch	75.54	0.88	9.81	126.04	nr	<b>135.86</b>
isolated "Timesaver" joint	17.91	0.32	3.57	18.82	nr	<b>22.39</b>
transitional pipe; for WC	26.23	0.46	5.13	46.38	nr	<b>51.51</b>
150 mm pipes; laid straight	51.72	0.56	6.25	63.41	m	<b>69.66</b>
150 mm pipes; in runs not exceeding 3 m long	-	0.76	8.48	93.29	m	<b>101.77</b>
Extra for						
bend; medium radius	77.06	0.65	7.25	95.39	nr	<b>102.64</b>
bend; medium radius with access	163.40	0.65	7.25	186.11	nr	<b>193.36</b>
bend; long radius	103.19	0.65	7.25	120.07	nr	<b>127.32</b>
diminishing pipe	43.66	0.65	7.25	57.52	nr	<b>64.77</b>
single branch	95.94	0.79	8.81	102.98	nr	<b>111.79</b>
isolated "Timesaver" joint	21.69	0.39	4.35	22.79	nr	<b>27.14</b>
<b>Accessories in "Timesaver" cast iron or other equal and approved; with mechanical coupling joints</b>						
Gully fittings; comprising low invert gully trap and round hopper						
100 mm outlet	38.88	0.88	9.81	63.97	nr	<b>73.78</b>
150 mm outlet	96.75	1.20	13.38	129.58	nr	<b>142.97</b>
Add to above for bellmouth 300 mm high; circular plain grating						
100 mm nominal size; 200 mm grating	40.49	0.42	4.68	66.58	nr	<b>71.26</b>
100 mm nominal size; 100 mm horizontal inlet; 200 mm grating	49.50	0.42	4.68	76.04	nr	<b>80.73</b>
100 mm nominal size; 100 mm horizontal inlet; 200 mm grating	50.77	0.42	4.68	77.37	nr	<b>82.06</b>
Yard gully (Deans); trapped; galvanized sediment pan; 267 mm round heavy grating						
100 mm outlet	262.78	2.68	29.89	319.99	nr	<b>349.88</b>
Yard gully (garage); trapless; galvanized sediment pan; 267 mm round heavy grating						
100 mm outlet	268.06	2.50	27.88	305.60	nr	<b>333.48</b>

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Yard gully (garage); trapped; with rodding eye, galvanised perforated sediment pan; stopper; 267 mm round heavy grating 100 mm outlet	498.51	2.50	27.88	598.57	nr	<b>626.45</b>
Grease trap; internal access; galvanized perforated bucket; lid and frame 100 mm outlet; 20 gallon capacity	542.45	3.70	41.26	620.43	nr	<b>661.70</b>
<b>Cast iron "Ensign" lightweight drain pipes and fittings or other equal and approved; BS EN 877; ductile iron couplings</b>						
100 mm pipes; laid straight	20.41	0.19	3.62	24.49	m	<b>28.11</b>
Extra for						
bend; long radius	32.40	0.19	3.62	43.91	nr	<b>47.54</b>
single branch	22.38	0.23	4.44	44.35	nr	<b>48.78</b>
150 mm pipes; laid straight	40.67	0.22	4.22	48.96	m	<b>53.18</b>
Extra for						
bend; medium radius	97.10	0.22	4.22	121.36	nr	<b>125.58</b>
single branch	52.62	0.28	5.36	97.59	nr	<b>102.94</b>
<b>Extra strength vitrified clay pipes and fittings; Hepworth "Supersleve" or other equal and approved; plain ends with push fit polypropylene flexible couplings</b>						
100 mm pipes; laid straight	5.58	0.19	2.12	6.01	m	<b>8.13</b>
Extra for						
bend	4.34	0.19	2.12	8.73	nr	<b>10.85</b>
access bend	28.54	0.19	2.12	34.77	nr	<b>36.89</b>
rest bend	7.25	0.19	2.12	11.86	nr	<b>13.98</b>
access pipe	24.80	0.19	2.12	30.41	nr	<b>32.53</b>
socket adaptor	4.60	0.16	1.78	7.16	nr	<b>8.94</b>
saddle	9.20	0.69	7.69	12.45	nr	<b>20.15</b>
single junction	9.37	0.23	2.56	16.35	nr	<b>18.92</b>
single access junction	33.01	0.23	2.56	41.80	nr	<b>44.36</b>
150 mm pipes; laid straight	10.80	0.23	2.56	11.63	m	<b>14.19</b>
Extra for						
bend	8.94	0.22	2.45	16.78	nr	<b>19.24</b>
access bend	4.74	0.22	2.45	45.46	nr	<b>47.91</b>
rest bend	11.48	0.22	2.45	19.52	nr	<b>21.98</b>
taper pipe	13.22	0.22	2.45	19.31	nr	<b>21.77</b>
access pipe	33.70	0.22	2.45	42.74	nr	<b>45.20</b>
socket adaptor	9.21	0.19	2.12	13.85	nr	<b>15.97</b>
adaptor to "HepSeal" pipe	6.43	0.19	2.12	10.86	nr	<b>12.98</b>
saddle	7.68	0.83	9.26	12.90	nr	<b>22.16</b>
single junction	13.13	0.28	3.12	25.23	nr	<b>28.35</b>
single access junction	49.06	0.28	3.12	63.91	nr	<b>67.03</b>
<b>Extra strength vitrified clay pipes and fittings; Hepworth "SuperSeal" / "Hepseal" or equivalent; socketted; with push-fit flexible joints</b>						
150 mm SuperSeal pipes; laid straight	11.13	0.30	3.35	11.97	m	<b>15.32</b>
Extra for						
bend	21.39	0.23	2.56	19.42	nr	<b>21.99</b>
rest bend	11.48	0.20	2.23	8.76	nr	<b>10.99</b>
stopper	6.45	0.15	1.67	6.94	nr	<b>8.61</b>
taper reducer	11.07	0.23	2.56	8.32	nr	<b>10.89</b>
saddle	13.69	0.75	8.36	14.73	nr	<b>23.10</b>
single junction	-4.45	0.30	3.35	25.29	nr	<b>28.64</b>



## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>R12 DRAINAGE BELOW GROUND – cont'd</b>						
<b>Extra strength vitrified clay pipes and fittings; Hepworth "SuperSeal" / "Hepseal" or equivalent; socketted; with push-fit flexible joints – cont'd</b>						
225 mm SuperSeal pipes; laid straight	23.09	0.38	4.24	24.85	m	<b>29.08</b>
Extra for						
bend	50.12	0.30	3.35	46.48	nr	<b>49.83</b>
rest bend	61.22	0.30	3.35	58.43	nr	<b>61.78</b>
stopper	10.86	0.19	2.12	11.69	nr	<b>13.81</b>
taper reducer	34.52	0.30	3.35	29.70	nr	<b>33.04</b>
saddle	50.93	1.00	11.15	54.81	nr	<b>65.97</b>
single junction	89.02	0.38	4.24	85.86	nr	<b>90.10</b>
300 mm SuperSeal pipes; laid straight	35.41	0.50	5.58	38.11	m	<b>43.69</b>
Extra for						
bend	95.17	0.40	4.46	91.00	nr	<b>95.46</b>
rest bend	135.63	0.40	4.46	134.53	nr	<b>138.99</b>
stopper	23.18	0.25	2.79	24.95	nr	<b>27.74</b>
taper reducer	95.28	0.40	4.46	91.11	nr	<b>95.57</b>
saddle	88.68	1.33	14.83	95.44	nr	<b>110.27</b>
single junction	168.62	0.50	5.58	166.23	nr	<b>171.80</b>
400 mm Hepseal pipes; laid straight	87.11	0.67	7.47	93.75	m	<b>101.22</b>
Extra for						
bend	327.31	0.54	6.02	324.14	nr	<b>330.17</b>
single unequal junction	306.69	0.67	7.47	292.57	nr	<b>300.04</b>
450 mm Hepseal pipes; laid straight	113.14	0.83	9.26	121.77	m	<b>131.02</b>
Extra for						
bend	431.01	0.67	7.47	427.35	nr	<b>434.82</b>
single unequal junction	366.58	0.83	9.26	345.83	nr	<b>355.09</b>
<b>British Standard quality vitrified clay pipes and fittings; socketted; cement and sand (1:2) joints</b>						
100 mm pipes; laid straight	7.04	0.37	4.13	7.68	m	<b>11.81</b>
Extra for						
bend (short/medium/knuckle)	4.92	0.30	3.35	5.41	nr	<b>8.76</b>
bend (long/rest/elbow)	11.56	0.30	3.35	10.29	nr	<b>13.63</b>
single junction	12.92	0.37	4.13	11.01	nr	<b>15.13</b>
double collar	8.48	0.25	2.79	9.24	nr	<b>12.03</b>
150 mm pipes; laid straight	10.82	0.42	4.68	11.76	m	<b>16.45</b>
Extra for						
bend (short/medium/knuckle)	10.72	0.33	3.68	8.15	nr	<b>11.83</b>
bend (long/rest/elbow)	19.36	0.33	3.68	17.45	nr	<b>21.13</b>
taper	25.63	0.33	3.68	23.85	nr	<b>27.53</b>
single junction	21.18	0.42	4.68	18.26	nr	<b>22.95</b>
double collar	14.13	0.28	3.12	15.32	nr	<b>18.44</b>
225 mm pipes; laid straight	21.44	0.51	5.69	23.34	m	<b>29.03</b>
Extra for						
double collar	33.06	0.33	3.68	35.70	nr	<b>39.38</b>
300 mm pipes; laid straight	35.95	0.69	7.69	38.95	m	<b>46.65</b>
<b>Accessories in vitrified clay; set in concrete; with polypropylene coupling joints to pipes</b>						
Rodding point; with oval aluminium plate						
100 mm nominal size	28.07	0.46	5.13	34.44	nr	<b>39.57</b>
Gully fittings; comprising low back trap and square hopper; 150 mm x 150 mm square gully grid						
100 mm nominal size	21.70	0.79	8.81	30.14	nr	<b>38.95</b>

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Gully fittings; comprising low back trap and square hopper with back inlet; 150 mm x 150 mm square gully grid 100 mm nominal size	38.45	0.85	9.48	48.16	nr	<b>57.64</b>
Access gully; trapped with rodding eye and integral vertical back inlet; stopper; 150 mm x 150 mm square gully grid 100 mm nominal size	37.34	0.60	6.69	44.42	nr	<b>51.11</b>
Inspection chamber; comprising base; 300 mm or 450 mm raising piece; integral alloy cover and frame; 100 mm inlets straight through; 2 nr inlets	136.46	1.85	20.63	152.05	nr	<b>172.68</b>
<b>Accessories in polypropylene; cover set in concrete; with coupling joints to pipes</b>						
Inspection chamber; 5 nr 100 mm inlets; cast iron cover and frame 475 mm diameter x 595 mm deep	161.99	2.13	23.75	181.91	nr	<b>205.66</b>
475 mm diameter x 940 mm deep	197.34	2.31	25.76	219.96	nr	<b>245.72</b>
<b>Accessories in vitrified clay; set in concrete; with cement and sand (1:2) joints to pipes</b>						
Yard gully; 225 mm diameter; including domestic duty grating and frame (up to 1 tonne) and combined filter and silk bucket 100 mm outlet	94.25	2.50	27.88	101.96	nr	<b>129.84</b>
100 mm outlet; 100 mm back inlet	131.22	2.70	30.11	141.73	nr	<b>171.85</b>
150 mm outlet	94.25	3.50	39.03	101.96	nr	<b>140.99</b>
150 mm outlet; 150 mm back inlet	133.88	3.70	41.26	144.60	nr	<b>185.87</b>
Yard gully; 225 mm diameter; including medium duty grating and frame (up to 5 tonnes) and combined filter and silk bucket 100 mm outlet	122.89	2.50	27.88	132.78	nr	<b>160.66</b>
100 mm outlet; 100 mm back inlet	162.46	2.70	30.11	175.36	nr	<b>205.47</b>
150 mm outlet	132.26	3.50	39.03	142.86	nr	<b>181.89</b>
150 mm outlet; 150 mm back inlet	165.13	3.70	41.26	178.23	nr	<b>219.49</b>
Road gully; trapped with rodding eye and stopper (grate not included) 300 mm x 600 mm x 100 mm outlet	66.58	3.05	34.01	91.11	nr	<b>125.13</b>
300 mm x 600 mm x 150 mm outlet	68.19	3.05	34.01	92.83	nr	<b>126.85</b>
400 mm x 750 mm x 150 mm outlet	79.08	3.70	41.26	114.63	nr	<b>155.90</b>
450 mm x 900 mm x 150 mm outlet	106.99	4.65	51.86	150.57	nr	<b>202.42</b>
Grease trap; with internal access; galvanized perforated bucket; lid and frame 600 mm x 450 mm x 600 mm deep; 100 mm outlet	545.13	3.89	43.38	615.74	nr	<b>659.12</b>
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	85.19	3.70	41.26	92.19	nr	<b>133.45</b>
150 mm outlet; 150 mm inlet	120.92	4.16	46.39	130.64	nr	<b>177.03</b>
225 mm outlet; 225 mm inlet	329.68	4.63	51.63	355.35	nr	<b>406.99</b>

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>R12 DRAINAGE BELOW GROUND – cont'd</b>						
<b>Accessories; grates and covers</b>						
Aluminium alloy gully grids; set in position						
120 mm x 120 mm	2.67	0.09	1.00	2.87	nr	3.88
150 mm x 150 mm	2.56	0.09	1.00	2.75	nr	3.75
225 mm x 225 mm	7.95	0.09	1.00	8.56	nr	9.56
100 mm diameter	2.67	0.09	1.00	2.87	nr	3.88
150 mm diameter	4.08	0.09	1.00	4.40	nr	5.40
225 mm diameter	8.89	0.09	1.00	9.57	nr	10.58
Aluminium alloy sealing plates and frames; set in cement and sand (1:3)						
150 mm x 150 mm	10.27	0.23	2.56	11.13	nr	13.70
225 mm x 225 mm	18.78	0.23	2.56	20.30	nr	22.86
140 mm diameter (for 100 mm)	8.37	0.23	2.56	9.09	nr	11.65
197 mm diameter (for 150 mm)	12.04	0.23	2.56	13.04	nr	15.60
273 mm diameter (for 225 mm)	19.26	0.23	2.56	20.81	nr	23.38
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 dia; class A15	13.60	1.30	14.50	15.86	nr	30.36
450 mm dia; class B125; kitemarked	35.20	1.30	14.50	38.55	nr	53.05
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 x 225 mm x 80 mm hinged and dished road grating and frame; class C250	21.20	2.25	25.09	25.04	nr	50.13
300 mm x 300 mm x 80 mm hinged and dished road grating and frame; class C250	31.20	2.25	25.09	35.54	nr	60.64
420 mm x 420 mm x 75 mm hinged road grating and frame; class C250; kitemarked	31.60	2.25	25.09	35.97	nr	61.06
445 mm x 445 mm x 75 mm double triangular road grating and frame; class C250; kitemarked	33.60	2.25	25.09	38.07	nr	63.16
435 mm x 435 mm x 100 mm pedestrian mesh road grating and frame; class D400	59.20	2.25	25.09	64.96	nr	90.05
440 mm x 400 mm x 150 mm hinged road grating and frame; class D400; kitemarked	62.40	2.25	25.09	68.32	nr	93.42
<b>Vibrated concrete pipes and fittings; with flexible joints; BS 5911 Part 1</b>						
300 mm pipes Class M; laid straight	11.93	0.65	7.25	12.83	m	20.08
Extra for						
bend; <= 45 degree	-	0.65	7.25	112.30	nr	119.55
bend; > 45 degree	-	0.65	7.25	176.47	nr	183.72
junction; 300 mm x 100 mm	-	0.46	5.13	67.38	nr	72.51
450 mm pipes Class H; laid straight	17.63	1.02	11.38	18.97	m	30.34
Extra for						
bend; <= 45 degree	-	1.02	11.38	165.98	nr	177.35
bend; > 45 degree	-	1.02	11.38	260.82	nr	272.20
junction; 450 mm x 150 mm	-	0.65	7.25	99.59	nr	106.84
600 mm pipes Class H; laid straight	28.65	1.48	16.50	30.83	m	47.34
Extra for						
bend; <= 45 degree	-	1.48	16.50	269.80	nr	286.31
bend; > 45 degree	-	1.48	16.50	423.98	nr	440.48
junction; 600 mm x 150 mm	-	0.83	9.26	161.88	nr	171.14
900 mm pipes Class H; laid straight	73.50	2.59	28.88	79.10	m	107.99

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Extra for						
bend; <= 45 degree	-	2.59	28.88	692.16	nr	<b>721.05</b>
bend; > 45 degree	-	2.59	28.88	1087.69	nr	<b>1116.57</b>
junction; 900 mm x 150 mm	-	1.02	11.38	217.54	nr	<b>228.91</b>
1200 mm pipes Class H; laid straight	126.67	3.70	41.26	136.33	m	<b>177.60</b>
Extra for						
bend; <= 45 degree	-	3.70	41.26	1192.92	nr	<b>1234.18</b>
bend; > 45 degree	-	3.70	41.26	1874.59	nr	<b>1915.85</b>
junction; 1200 mm x 150 mm	-	1.48	16.50	374.92	nr	<b>391.42</b>
<b>Accessories in precast concrete; top set in with rodding eye and stopper; cement and sand (1:2) joint to pipe</b>						
Concrete road gully; BS 5911; trapped with rodding eye and stopper; cement and sand (1:2) joint to pipe 450 mm diameter x 1050 mm deep; 100 mm or 150 mm outlet	34.76	4.39	48.96	58.04	nr	<b>107.00</b>
<b>"Osmadrain" uPVC pipes and fittings or other equal and approved; BS 4660; with ring seal joints</b>						
82 mm pipes; laid straight	11.20	0.15	1.67	12.05	m	<b>13.73</b>
Extra for						
bend; short radius	19.68	0.13	1.45	20.67	nr	<b>22.12</b>
spigot/socket bend	16.54	0.13	1.45	17.37	nr	<b>18.82</b>
adaptor	8.63	0.07	0.78	9.06	nr	<b>9.84</b>
single junction	25.59	0.18	2.01	26.89	nr	<b>28.89</b>
slip coupler	9.15	0.07	0.78	9.62	nr	<b>10.40</b>
100 mm pipes; laid straight	7.04	0.17	1.90	8.74	m	<b>10.63</b>
Extra for						
bend; short radius	18.59	0.15	1.67	19.08	nr	<b>20.75</b>
bend; long radius	30.10	0.15	1.67	29.35	nr	<b>31.03</b>
spigot/socket bend	15.71	0.15	1.67	21.88	nr	<b>23.55</b>
socket plug	8.14	0.04	0.45	8.55	nr	<b>9.00</b>
adjustable double socket bend	22.24	0.15	1.67	28.83	nr	<b>30.50</b>
adaptor to clay	20.95	0.09	1.00	21.67	nr	<b>22.67</b>
single junction	22.18	0.21	2.34	21.03	nr	<b>23.37</b>
sealed access junction	57.36	0.19	2.12	57.99	nr	<b>60.11</b>
slip coupler	9.15	0.09	1.00	9.62	nr	<b>10.62</b>
160 mm pipes; laid straight	15.45	0.21	2.34	18.96	m	<b>21.30</b>
Extra for						
bend; short radius	44.21	0.18	2.01	45.45	nr	<b>47.46</b>
spigot/socket bend	40.09	0.18	2.01	53.80	nr	<b>55.81</b>
socket plug	17.47	0.07	0.78	18.35	nr	<b>19.13</b>
adaptor to clay	45.56	0.12	1.34	46.98	nr	<b>48.32</b>
level invert taper	21.44	0.18	2.01	33.21	nr	<b>35.22</b>
single junction	72.40	0.24	2.68	76.07	nr	<b>78.75</b>
slip coupler	13.03	0.11	1.23	13.69	nr	<b>14.91</b>
<b>uPVC Osma "Ultra-Rib" ribbed pipes and fittings or other equal and approved; WIS approval; with sealed ring push-fit joints</b>						
150 mm pipes; laid straight	-	0.19	2.12	7.81	m	<b>9.93</b>
Extra for						
bend; short radius	24.06	0.17	1.90	24.81	nr	<b>26.71</b>
adaptor to 160 mm diameter upvc	34.04	0.10	1.12	34.83	nr	<b>35.94</b>
adaptor to clay	69.88	0.10	1.12	72.94	nr	<b>74.06</b>
level invert taper	10.50	0.18	2.01	9.62	nr	<b>11.63</b>
single junction	43.26	0.22	2.45	43.11	nr	<b>45.57</b>
225 mm pipes; laid straight	18.16	0.22	2.45	19.55	m	<b>22.00</b>

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>R12 DRAINAGE BELOW GROUND – cont'd</b>						
<b>uPVC Osma "Ultra-Rib" ribbed pipes and fittings or other equal and approved; WIS approval; with sealed ring push-fit joints – cont'd</b>						
Extra for						
bend; short radius	96.72	0.20	2.23	100.44	nr	<b>102.67</b>
adaptor to clay	87.05	0.13	1.45	89.12	nr	<b>90.57</b>
level invert taper	16.83	0.20	2.23	14.16	nr	<b>16.39</b>
single junction	143.58	0.27	3.01	144.98	nr	<b>147.99</b>
300 mm pipes; laid straight	26.98	0.32	3.57	29.04	m	<b>32.61</b>
Extra for						
bend; short radius	152.34	0.29	3.23	158.31	nr	<b>161.54</b>
adaptor to clay	228.99	0.14	1.56	237.10	nr	<b>238.66</b>
level invert taper	54.65	0.29	3.23	52.19	nr	<b>55.42</b>
single junction	331.76	0.37	4.13	339.84	nr	<b>343.97</b>
<b>ACO Multidrain M100D polymer concrete channel drainage system with galvanised steel edge trim; nominal bore 100mm; type of fall constant; bedding and haunching in in situ concrete (not included)</b>						
slotted galvanised steel grating, load class A15 (pedestrian areas)	-	0.46	5.13	53.74	m	<b>58.87</b>
slotted galvanised steel grating, load class C250 (cars and light vans)	-	0.46	5.13	73.11	m	<b>78.24</b>
slotted ductile iron grating, load class D400 (driving lanes of roads)	-	0.46	5.13	71.68	m	<b>76.81</b>
'Heelguard' resin composite grating, load class C250 (cars and light vans)	-	0.46	5.13	73.22	m	<b>78.35</b>
extra for end caps	-	0.09	1.00	2.98	nr	<b>3.98</b>
extra for sump unit	-	1.39	15.50	74.80	nr	<b>90.30</b>
extra for ACO universal gully	-	1.50	16.73	362.91	nr	<b>379.64</b>
<b>ACO S100 polymer concrete channel drainage system with bolted ductile iron grating, load class F900 (airfields); bedding and haunching in in situ concrete (not included)</b>						
extra for end caps	-	1.00	11.15	130.94	m	<b>142.10</b>
extra for sump unit	-	0.09	1.00	9.79	nr	<b>10.80</b>
extra for sump unit	-	1.50	16.73	150.68	nr	<b>167.40</b>
<b>ACO Qmax large capacity slot drainage channel with MDPE body and hot dipped galvanised steel edge rail, up to load class F900; bedding and haunching in in situ concrete (not included)</b>						
ACO Qmax 225	-	0.75	8.36	57.09	m	<b>65.46</b>
ACO Qmax 350	-	1.00	11.15	78.36	m	<b>89.51</b>
ACO Qmax 600	-	1.25	13.94	126.05	m	<b>139.99</b>
ACO Qmax 900	-	1.50	16.73	183.35	m	<b>200.07</b>
extra for shallow access chamber	-	1.50	16.73	139.30	nr	<b>156.03</b>
extra for deep access chamber	-	2.00	22.30	181.48	nr	<b>203.78</b>

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>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</b>						
KerbDrain KD305	-	0.50	5.58	63.84	m	<b>69.41</b>
KerbDrain KD480	-	0.65	7.25	65.96	m	<b>73.21</b>
KerbDrain KD305 drop kerb (left drop, one centre stone and right drop) total length 2745mm	-	2.00	22.30	125.46	nr	<b>147.76</b>
extra for KerbDrain KD305 mitre unit	-	0.25	2.79	70.11	nr	<b>72.90</b>
extra for KerbDrain KD end cap	-	0.09	1.00	33.49	nr	<b>34.49</b>
extra for KerbDrain KD610 shallow gully assembly	-	1.50	16.73	540.86	nr	<b>557.59</b>
<b>Interconnecting drainage channel; "Birco-lite" ref 8012 or other equal and approved; Marshalls Plc; galvanised steel grating ref 8041; bedding and haunching in in situ concrete (not included)</b>						
100 mm wide						
laid level or to falls	-	0.46	5.13	37.87	m	<b>43.00</b>
extra for 100 mm diameter trapped outlet unit	-	1.39	15.50	83.35	nr	<b>98.85</b>
extra for end caps	-	0.09	1.00	4.72	nr	<b>5.73</b>
<b>Accessories in uPVC; with ring seal joints to pipes (unless otherwise described)</b>						
Rodding eye						
110 mm diameter	38.00	0.43	4.80	44.13	nr	<b>48.93</b>
Universal gully fitting; comprising gully trap, plain hopper						
150 mm x 150 mm grate	33.09	0.93	10.37	40.65	nr	<b>51.02</b>
Bottle gully; comprising gully with bosses closed; sealed access covers						
217 mm x 217 mm grate	65.66	0.78	8.70	74.88	nr	<b>83.57</b>
Shallow access pipe; light duty screw down access door assembly						
110 mm diameter	93.36	0.78	8.70	103.97	nr	<b>112.67</b>
Shallow access inspection junction; 3 nr 110 mm inlets; light duty screw down access door assembly						
110 mm diameter	144.65	1.11	12.38	154.50	nr	<b>166.88</b>
Shallow inspection chamber; 250 mm diameter; 600 mm deep; sealed cover and frame						
4 nr 110 mm outlets/inlets	119.30	1.28	14.27	146.35	nr	<b>160.63</b>
Universal inspection chamber; 450 mm diameter; single seal cast iron cover and frame; 4 nr 110 mm outlets/inlets						
500 mm deep	233.61	1.35	15.06	266.45	nr	<b>281.50</b>
730 mm deep	261.66	1.60	17.84	300.13	nr	<b>317.97</b>
960 mm deep	289.72	1.85	20.63	333.80	nr	<b>354.44</b>
Equal manhole base; 750 mm diameter						
6 nr 160 mm outlets/inlets	342.36	1.21	13.49	372.31	nr	<b>385.80</b>
Unequal manhole base; 750 mm diameter						
2 nr 160 mm, 4nr 110 mm outlets/inlets	264.69	1.21	13.49	290.70	nr	<b>304.19</b>
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 x 230 mm internally	-	1.39	15.50	1.17	nr	<b>16.67</b>

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>R12 DRAINAGE BELOW GROUND – cont'd</b>						
<b>MANHOLES</b>						
<b>Excavating; by machine</b>						
Manholes						
maximum depth not exceeding 1.00 m	-	0.19	2.14	4.30	m <sup>3</sup>	<b>6.44</b>
maximum depth not exceeding 2.00 m	-	0.21	2.36	4.74	m <sup>3</sup>	<b>7.10</b>
maximum depth not exceeding 4.00 m	-	0.25	2.81	5.54	m <sup>3</sup>	<b>8.35</b>
<b>Excavating; by hand</b>						
Manholes						
maximum depth not exceeding 1.00 m	-	3.05	34.33	-	m <sup>3</sup>	<b>34.33</b>
maximum depth not exceeding 2.00 m	-	3.61	40.63	-	m <sup>3</sup>	<b>40.63</b>
maximum depth not exceeding 4.00 m	-	4.63	52.11	-	m <sup>3</sup>	<b>52.11</b>
<b>Earthwork support (average "risk" prices)</b>						
Maximum depth not exceeding 1.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.14	1.58	2.56	m <sup>2</sup>	<b>4.14</b>
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.18	2.03	4.71	m <sup>2</sup>	<b>6.74</b>
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.22	2.48	6.86	m <sup>2</sup>	<b>9.34</b>
<b>Disposal; by machine</b>						
Excavated material						
off site; to tip not exceeding 13 km (using lorries) including Landfill Tax based on inactive waste on site; depositing on site in spoil heaps; average 50 m distance	-	-	-	17.96	m <sup>3</sup>	<b>17.96</b>
	-	0.14	1.58	3.61	m <sup>3</sup>	<b>5.18</b>
<b>Disposal; by hand</b>						
Excavated material						
off site; to tip not exceeding 13 km (using lorries) including Landfill Tax based on inactive waste on site; depositing on site in spoil heaps; average 50 m distance	-	0.75	8.44	16.40	m <sup>3</sup>	<b>24.84</b>
	-	1.20	13.51	-	m <sup>3</sup>	<b>13.51</b>
<b>Filling to excavations; by machine</b>						
Average thickness not exceeding 0.25 m arising excavations						
	-	0.14	1.58	2.03	m <sup>3</sup>	<b>3.61</b>
<b>Filling to excavations; by hand</b>						
Average thickness not exceeding 0.25 m arising from excavations						
	-	0.93	10.47	-	m <sup>3</sup>	<b>10.47</b>
<b>Plain in situ ready mixed designated concrete; C10–40 mm aggregate</b>						
Beds						
thickness not exceeding 150 mm	80.11	2.78	36.59	88.27	m <sup>3</sup>	<b>124.86</b>
thickness 150 mm–450 mm	-	2.08	27.37	88.27	m <sup>3</sup>	<b>115.65</b>
thickness exceeding 450 mm	-	1.76	23.16	88.27	m <sup>3</sup>	<b>111.44</b>

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Plain in situ ready mixed designated concrete; C20–20 mm aggregate</b>						
Beds						
thickness not exceeding 150 mm	81.83	2.78	36.59	90.17	m <sup>3</sup>	<b>126.76</b>
thickness 150 mm–450 mm	-	2.08	27.37	90.17	m <sup>3</sup>	<b>117.54</b>
thickness exceeding 450 mm	-	1.76	23.16	90.17	m <sup>3</sup>	<b>113.33</b>
<b>Plain in situ ready mixed designated concrete; C25–20 mm aggregate; (small quantities)</b>						
Benching in bottoms						
150 mm–450 mm average thickness	80.10	8.33	126.03	88.26	m <sup>3</sup>	<b>214.29</b>
<b>Reinforced in situ ready mixed designated concrete; C20–20 mm aggregate; (small quantities)</b>						
Isolated cover slabs						
thickness not exceeding 150 mm	77.93	6.48	85.28	85.87	m <sup>3</sup>	<b>171.15</b>
<b>Reinforcement; fabric to BS 4449; lapped; in beds or suspended slabs</b>						
Ref A98 (1.54 kg/m <sup>2</sup> )						
400 mm minimum laps	1.67	0.11	1.71	1.88	m <sup>2</sup>	<b>3.59</b>
Ref A142 (2.22 kg/m <sup>2</sup> )						
400 mm minimum laps	1.59	0.11	1.71	1.79	m <sup>2</sup>	<b>3.50</b>
Ref A193 (3.02 kg/m <sup>2</sup> )						
400 mm minimum laps	2.17	0.11	1.71	2.45	m <sup>2</sup>	<b>4.16</b>
<b>Formwork; basic finish</b>						
Soffits of isolated cover slabs						
horizontal	-	2.64	41.02	5.62	m <sup>2</sup>	<b>46.64</b>
Edges of isolated cover slabs						
height not exceeding 250 mm	-	0.78	12.12	1.64	m	<b>13.76</b>
<b>Precast concrete circular manhole rings; BS5911 Part 1; bedding, jointing and pointing in cement mortar (1:3) on prepared bed</b>						
Chamber or shaft rings; plain						
900 mm diameter	40.73	5.09	56.76	42.39	m	<b>99.16</b>
1050 mm diameter	43.01	6.01	67.02	45.39	m	<b>112.41</b>
1200 mm diameter	52.27	6.94	77.39	55.53	m	<b>132.93</b>
Chamber or shaft rings; reinforced						
1350 mm diameter	78.08	7.86	87.65	82.63	m	<b>170.28</b>
1500 mm diameter	87.41	8.79	98.03	93.50	m	<b>191.52</b>
1800 mm diameter	122.89	11.10	123.79	131.81	m	<b>255.60</b>
2100 mm diameter	240.60	13.88	154.79	254.41	m	<b>409.20</b>
extra for step irons built in	5.25	0.14	1.56	5.38	nr	<b>6.94</b>
extra for integrated ladder system 150mm projection polypropylene encapsulated steps and rails	60.00	1.00	12.41	61.50	m	<b>73.91</b>
Reducing slabs						
1200 mm diameter	73.50	5.55	61.89	76.64	nr	<b>138.53</b>
1350 mm diameter	110.89	8.79	98.03	116.26	nr	<b>214.28</b>
1500 mm diameter	127.91	10.18	113.53	134.36	nr	<b>247.89</b>
1800 mm diameter	170.25	12.95	144.42	179.70	nr	<b>324.12</b>



## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>R12 DRAINAGE BELOW GROUND – cont'd</b>						
<b>Precast concrete circular manhole rings; BS5911</b>						
<b>Part 1; bedding, jointing and pointing in cement mortar (1:3) on prepared bed – cont'd</b>						
Heavy duty cover slabs; to suit rings						
900 mm diameter	43.50	2.78	31.00	45.24	nr	<b>76.24</b>
1050 mm diameter	46.69	3.24	36.13	48.63	nr	<b>84.77</b>
1200 mm diameter	56.55	3.70	41.26	59.26	nr	<b>100.53</b>
1350 mm diameter	85.31	4.16	46.39	89.39	nr	<b>135.79</b>
1500 mm diameter	98.33	4.63	51.63	103.38	nr	<b>155.02</b>
1800 mm diameter	144.00	5.55	61.89	151.21	nr	<b>213.10</b>
2100 mm diameter	305.10	6.48	72.27	317.60	nr	<b>389.87</b>
<b>Common bricks; in cement mortar (1:3)</b>						
Walls to manholes						
one brick thick	240.00	2.22	47.42	41.98	m <sup>2</sup>	<b>89.40</b>
one and a half brick thick	-	3.24	69.21	62.97	m <sup>2</sup>	<b>132.18</b>
Projections of footings						
two brick thick	-	4.53	96.77	83.96	m <sup>2</sup>	<b>180.72</b>
<b>Class A engineering bricks; in cement mortar (1:3)</b>						
Walls to manholes						
one brick thick (PC £ per 1000)	354.82	2.50	53.40	63.02	m <sup>2</sup>	<b>116.42</b>
one and a half brick thick	-	3.61	77.11	64.97	m <sup>2</sup>	<b>142.08</b>
Projections of footings						
two brick thick	-	5.09	108.73	126.03	m <sup>2</sup>	<b>234.76</b>
<b>Class B engineering bricks; in cement mortar (1:3)</b>						
Walls to manholes						
one brick thick (PC £ per 1000)	284.26	2.50	53.40	51.25	m <sup>2</sup>	<b>104.65</b>
one and a half brick thick	-	3.61	77.11	76.88	m <sup>2</sup>	<b>153.99</b>
Projections of footings						
two brick thick	-	5.09	108.73	102.50	m <sup>2</sup>	<b>211.23</b>
<b>Brickwork sundries</b>						
Extra over for fair face; flush smooth pointing						
manhole walls	-	0.19	4.06	-	m <sup>2</sup>	<b>4.06</b>
Building ends of pipes into brickwork; making good						
fair face or rendering	-	0.09	1.92	-	nr	<b>1.92</b>
not exceeding 55 mm nominal size	-	0.14	2.99	-	nr	<b>2.99</b>
55 mm–110 mm nominal size	-	0.19	4.06	-	nr	<b>4.06</b>
over 110 mm nominal size	-	0.19	4.06	-	nr	<b>4.06</b>
Step irons; BS 1247; malleable; galvanized; building						
into joints	-	0.14	2.99	1.97	nr	<b>4.96</b>
general purpose pattern	-	0.14	2.99	1.97	nr	<b>4.96</b>
<b>Cement and sand (1:3) in situ finishings; steel</b>						
<b>trowelled</b>						
13 mm work to manhole walls; one coat; to						
brickwork base over 300 wide	-	0.65	13.88	1.30	m <sup>2</sup>	<b>15.18</b>

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Cast iron inspection chambers; with bolted flat covers; BS 437; bedded in cement mortar (1:3); with mechanical coupling joints</b>						
100 mm x 100 mm						
one branch either side	190.74	1.40	15.61	201.05	nr	<b>216.66</b>
two branches either side	359.27	2.00	22.30	378.11	nr	<b>400.41</b>
150 mm x 100 mm						
one branch either side	235.03	1.55	17.29	247.57	nr	<b>264.86</b>
two branches either side	453.87	2.15	23.98	478.15	nr	<b>502.12</b>
150 mm x 150 mm						
one branch either side	290.32	1.80	20.07	306.32	nr	<b>326.39</b>
two branches either side	558.25	2.60	29.00	587.81	nr	<b>616.80</b>
<b>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</b>						
Light duty; cast iron; rectangular single seal solid top						
450 mm x 450 mm; class A15	31.20	1.50	16.73	34.35	nr	<b>51.08</b>
600 mm x 450 mm; class A15	33.60	1.50	16.73	37.03	nr	<b>53.76</b>
600 mm x 600 mm; class A15	52.80	1.50	16.73	57.35	nr	<b>74.08</b>
750 mm x 600 mm; class A15	87.56	1.50	16.73	93.87	nr	<b>110.60</b>
Light duty; cast iron; rectangular double seal solid top						
600 mm x 450 mm; class A15	63.60	1.50	16.73	68.55	nr	<b>85.27</b>
Medium duty; ductile iron; rectangular single seal solid top						
450 mm x 450 mm x 40 mm; class C250; kitemarked	51.20	2.00	22.30	55.67	nr	<b>77.98</b>
600 mm x 450 mm x 40 mm; slide-out; class C250; kitemarked	63.60	2.00	22.30	68.70	nr	<b>91.00</b>
600 mm x 600 mm x 40 mm; slide-out; class C250; kitemarked	68.00	2.00	22.30	73.32	nr	<b>95.63</b>
760 mm x 600 mm x 40 mm; slide-out; class C250; kitemarked	101.60	2.00	22.30	108.62	nr	<b>130.93</b>
Heavy duty; ductile iron; solid top						
450 mm x 450 mm x 75 mm; single seal; class C250; kitemarked	71.60	2.50	27.88	77.10	nr	<b>104.98</b>
600 mm x 450 mm x 75 mm; single seal; class C250; kitemarked	76.00	2.50	27.88	81.73	nr	<b>109.61</b>
600 mm x 600 mm x 75 mm; single seal; class C250; kitemarked	85.60	2.50	27.88	91.81	nr	<b>119.69</b>
450 mm x 450 mm x 100 mm; double triangular; class D400; kitemarked	79.20	2.50	27.88	85.09	nr	<b>112.97</b>
600 mm x 450 mm x 100 mm; double triangular; class D400; kitemarked	71.20	2.50	27.88	76.68	nr	<b>104.56</b>
600 mm x 600 mm x 100 mm; double triangular; class D400; kitemarked	63.20	2.50	27.88	68.28	nr	<b>96.16</b>
750 mm x 600 mm x 100 mm; double triangular; class D400; kitemarked	150.91	2.50	27.88	160.43	nr	<b>188.31</b>
1220 mm x 675 mm x 100 mm; double triangular; class D400; kitemarked	180.00	3.50	39.03	190.99	nr	<b>230.02</b>

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>R12 DRAINAGE BELOW GROUND – cont'd</b>						
<b>British Standard best quality vitrified clay channels; bedding and jointing in cement and sand (1:2)</b>						
Half section straight						
100 mm diameter x 1 m long	4.07	0.74	8.25	4.37	nr	12.63
150 mm diameter x 1 m long	6.77	0.93	10.37	7.29	nr	17.66
225 mm diameter x 1 m long	15.21	1.20	13.38	16.36	nr	29.75
300 mm diameter x 1 m long	31.21	1.48	16.50	33.60	nr	50.10
Half section bend						
100 mm diameter	4.58	0.56	6.25	4.92	nr	11.17
150 mm diameter	7.55	0.69	7.69	8.13	nr	15.82
225 mm diameter	25.19	0.93	10.37	27.11	nr	37.48
Taper straight						
150 mm–100 mm diameter	19.04	0.65	7.25	20.49	nr	27.74
225 mm–150 mm diameter	42.48	0.83	9.26	45.72	nr	54.98
Taper bend						
150 mm–100 mm diameter	28.98	0.83	9.26	31.19	nr	40.45
225 mm–150 mm diameter	83.03	1.06	11.82	89.37	nr	101.19
Three quarter section branch bend						
100 mm diameter	8.65	0.46	5.13	9.31	nr	14.44
150 mm diameter	14.33	0.69	7.69	15.42	nr	23.12
225 mm diameter	41.27	0.93	10.37	44.42	nr	54.79
<b>uPVC channels; with solvent weld or lip seal coupling joints; bedding in cement and sand</b>						
Half section cut away straight; with coupling either end						
110 mm diameter	49.78	0.28	3.12	68.59	nr	71.71
160 mm diameter	93.50	0.37	4.13	128.23	nr	132.36
Half section cut away long radius bend; with coupling either end						
110 mm diameter	81.63	0.28	3.12	102.87	nr	105.99
160 mm diameter	176.48	0.37	4.13	217.54	nr	221.67
Channel adaptor to clay; with one coupling						
110 mm diameter	19.10	0.23	2.56	28.07	nr	30.63
160 mm diameter	46.21	0.31	3.46	63.53	nr	66.99
Half section bend						
110 mm diameter	31.51	0.31	3.46	34.46	nr	37.92
160 mm diameter	54.13	0.46	5.13	59.54	nr	64.67
Half section channel connector						
110 mm diameter	8.62	0.07	0.78	10.37	nr	11.15
Half section channel junction						
110 mm diameter	24.45	0.46	5.13	26.87	nr	32.00
Polypropylene slipper bend						
110 mm diameter	21.21	0.37	4.13	23.38	nr	27.50
<b>Glass fibre septic tank; "Klargester" or other equal and approved; fixing lockable manhole cover and frame; placing in position</b>						
3750 litre capacity; 2000 mm diameter; depth to invert						
1000 mm deep; standard grade	711.45	2.27	25.32	804.51	nr	829.83
1500 mm deep; heavy duty grade	895.05	2.54	28.33	992.70	nr	1021.03
6000 litre capacity; 2300 mm diameter; depth to invert						
1000 mm deep; standard grade	1147.50	2.45	27.32	1270.28	nr	1297.60
1500 mm deep; heavy duty grade	1514.70	2.73	30.45	1646.66	nr	1677.11

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
9000 litre capacity; 2660 mm diameter; depth to invert 1000 mm deep; standard grade	1744.20	2.64	29.44	1881.90	nr	<b>1911.34</b>
1500 mm deep; heavy duty grade	2295.00	2.91	32.45	2446.47	nr	<b>2478.92</b>
<b>Glass fibre petrol interceptors; "Klargester" or other equal and approved; placing in position</b>						
2000 litre capacity; 2370 mm x 1300 mm diameter; depth to invert 1000 mm deep	827.10	2.50	27.88	847.78	nr	<b>875.66</b>
4000 litre capacity; 4370 mm x 1300 mm diameter; depth to invert 1000 mm deep	1418.40	2.68	29.89	1453.86	nr	<b>1483.75</b>
<b>R13 LAND DRAINAGE</b>						
<b>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</b>						
Pipes not exceeding 200 nominal size						
average depth of trench 0.75 m	-	1.57	17.67	9.85	m	<b>27.52</b>
average depth of trench 1.00 m	-	2.08	23.41	15.58	m	<b>38.99</b>
average depth of trench 1.25 m	-	2.91	32.75	19.53	m	<b>52.29</b>
average depth of trench 1.50 m	-	5.00	56.27	23.79	m	<b>80.06</b>
average depth of trench 1.75 m	-	5.92	66.63	27.74	m	<b>94.37</b>
average depth of trench 2.00 m	-	6.85	77.09	31.99	m	<b>109.09</b>
<b>Disposal; load lorry by machine</b>						
Excavated material off site; to tip not exceeding 13 km (using lorries); including Landfill Tax based on inactive waste	-	-	-	17.96	m <sup>3</sup>	<b>17.96</b>
<b>Disposal; load lorry by hand</b>						
Excavated material off site; to tip not exceeding 13 km (using lorries); including Landfill Tax based on inactive waste	-	0.75	8.44	16.40	m <sup>3</sup>	<b>24.84</b>
<b>Vitrified clay perforated sub-soil pipes; BS 65; Hepworth "Hepline" or other equal and approved</b>						
Pipes; laid straight						
100 mm diameter	5.38	0.20	2.23	5.79	m	<b>8.02</b>
150 mm diameter	9.79	0.25	2.79	10.54	m	<b>13.33</b>
225 mm diameter	20.73	0.33	3.68	22.31	m	<b>25.99</b>

## S PIPED SUPPLY SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>S10/S11 HOT AND COLD WATER</b>						
<b>Copper pipes; BS EN 1057; capillary fittings</b>						
15 mm pipes; fixing with pipe clips and screwed	2.16	0.34	6.38	2.39	m	8.77
Extra for						
made bend	-	0.14	2.63	-	nr	2.63
stop end	1.45	0.10	1.88	1.53	nr	3.40
straight coupling	0.23	0.16	3.00	0.24	nr	3.24
union coupling	7.87	0.16	3.00	8.27	nr	11.27
reducing coupling	2.69	0.16	3.00	2.82	nr	5.83
copper to lead connector	6.14	0.20	3.75	6.45	nr	10.20
imperial to metric adaptor	3.16	0.20	3.75	3.32	nr	7.08
elbow	0.41	0.16	3.00	0.43	nr	3.43
backplate elbow	5.92	0.32	6.01	6.22	nr	12.22
return bend	8.86	0.16	3.00	9.30	nr	12.31
tee; equal	0.78	0.23	4.32	0.82	nr	5.14
tee; reducing	6.44	0.23	4.32	6.77	nr	11.09
straight tap connector	2.00	0.47	8.82	2.11	nr	10.93
bent tap connector	2.24	0.63	11.82	2.36	nr	14.18
tank connector	7.04	0.23	4.32	7.40	nr	11.72
22 mm pipes; fixing with pipe clips and screwed	4.33	0.40	7.51	4.72	m	12.22
Extra for						
made bend	-	0.19	3.57	-	nr	3.57
stop end	2.71	0.12	2.25	2.85	nr	5.10
straight coupling	0.61	0.20	3.75	0.64	nr	4.39
union coupling	12.61	0.20	3.75	13.25	nr	17.00
reducing coupling	2.63	0.20	3.75	2.77	nr	6.52
copper to lead connector	8.38	0.29	5.44	8.81	nr	14.25
elbow	1.07	0.20	3.75	1.12	nr	4.88
backplate elbow	12.69	0.41	7.69	13.33	nr	21.03
return bend	17.41	0.20	3.75	18.29	nr	22.04
tee; equal	2.48	0.31	5.82	2.60	nr	8.42
tee; reducing	1.96	0.31	5.82	2.06	nr	7.88
straight tap connector	2.26	0.16	3.00	2.38	nr	5.38
28 mm pipes; fixing with pipe clips and screwed	5.45	0.43	8.07	5.93	m	14.00
Extra for						
made bend	-	0.23	4.32	-	nr	4.32
stop end	4.84	0.14	2.63	5.09	nr	7.71
straight coupling	1.34	0.26	4.88	1.41	nr	6.29
reducing coupling	3.68	0.26	4.88	3.86	nr	8.74
union coupling	12.61	0.26	4.88	13.25	nr	18.13
copper to lead connector	15.75	0.36	6.76	16.55	nr	23.30
imperial to metric adaptor	8.12	0.36	6.76	8.53	nr	15.28
elbow	2.15	0.26	4.88	2.26	nr	7.14
return bend	22.24	0.26	4.88	23.36	nr	28.24
tee; equal	5.98	0.38	7.13	6.28	nr	13.42
tank connector	14.11	0.38	7.13	14.82	nr	21.95
35 mm pipes; fixing with pipe clips and screwed	11.03	0.50	9.38	11.93	m	21.31
Extra for						
made bend	-	0.28	5.25	-	nr	5.25
stop end	10.70	0.16	3.00	11.25	nr	14.25
straight coupling	4.37	0.31	5.82	4.60	nr	10.41
reducing coupling	8.67	0.31	5.82	9.11	nr	14.93
union coupling	24.11	0.31	5.82	25.33	nr	31.15
flanged connector	66.50	0.41	7.69	69.86	nr	77.56
elbow	9.37	0.31	5.82	9.84	nr	15.66
obtuse elbow	14.14	0.31	5.82	14.85	nr	20.67
tee; equal	15.25	0.43	8.07	16.02	nr	24.09
tank connector	18.08	0.43	8.07	19.00	nr	27.07

## S PIPED SUPPLY SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
42 mm pipes; fixing with pipe clips; plugged and screwed	13.41	0.56	10.51	14.49	m	<b>25.00</b>
Extra for						
made bend	-	0.37	6.94	-	nr	<b>6.94</b>
stop end	18.43	0.18	3.38	19.36	nr	<b>22.74</b>
straight coupling	7.31	0.36	6.76	7.68	nr	<b>14.43</b>
reducing coupling	14.51	0.36	6.76	15.24	nr	<b>22.00</b>
union coupling	35.23	0.36	6.76	37.02	nr	<b>43.77</b>
flanged connector	79.48	0.46	8.63	83.51	nr	<b>92.14</b>
elbow	15.49	0.36	6.76	16.27	nr	<b>23.03</b>
obtuse elbow	25.16	0.36	6.76	26.44	nr	<b>33.19</b>
tee; equal	24.47	0.48	9.01	25.71	nr	<b>34.72</b>
tank connector	23.70	0.48	9.01	24.90	nr	<b>33.91</b>
54 mm pipes; fixing with pipe clips; plugged and screwed	17.25	0.62	11.63	18.62	m	<b>30.26</b>
Extra for						
made bend	-	0.51	9.57	-	nr	<b>9.57</b>
stop end	25.73	0.19	3.57	27.03	nr	<b>30.60</b>
straight coupling	13.47	0.41	7.69	14.15	nr	<b>21.85</b>
reducing coupling	24.36	0.41	7.69	25.59	nr	<b>33.29</b>
union coupling	67.05	0.41	7.69	70.44	nr	<b>78.14</b>
flanged connector	120.16	0.46	8.63	126.25	nr	<b>134.88</b>
elbow	31.98	0.41	7.69	33.60	nr	<b>41.29</b>
obtuse elbow	45.52	0.41	7.69	47.83	nr	<b>55.52</b>
tee; equal	49.34	0.53	9.95	51.84	nr	<b>61.79</b>
tank connector	36.22	0.53	9.95	38.06	nr	<b>48.00</b>
<b>Copper pipes; EN1057:1996; compression fittings</b>						
15 mm pipes; fixing with pipe clips; plugged and screwed	2.16	0.39	7.32	2.39	m	<b>9.71</b>
Extra for						
made bend	-	0.14	2.63	-	nr	<b>2.63</b>
stop end	2.64	0.09	1.69	2.77	nr	<b>4.46</b>
straight coupling	2.12	0.14	2.63	2.23	nr	<b>4.85</b>
male coupling	1.89	0.19	3.57	1.99	nr	<b>5.55</b>
female coupling	2.27	0.19	3.57	2.38	nr	<b>5.95</b>
90 degree bend	2.56	0.14	2.63	2.69	nr	<b>5.31</b>
90 degree backplate bend	4.73	0.28	5.25	4.97	nr	<b>10.23</b>
tee; equal	3.58	0.20	3.75	3.76	nr	<b>7.51</b>
tank coupling	5.38	0.20	3.75	5.65	nr	<b>9.40</b>
22 mm pipes; fixing with pipe clips; plugged and screwed	4.33	0.44	8.26	4.72	m	<b>12.97</b>
Extra for						
made bend	-	0.19	3.57	-	nr	<b>3.57</b>
stop end	3.82	0.11	2.06	4.02	nr	<b>6.08</b>
straight coupling	3.45	0.19	3.57	3.62	nr	<b>7.19</b>
male coupling	4.06	0.26	4.88	4.27	nr	<b>9.15</b>
female coupling	3.32	0.26	4.88	3.49	nr	<b>8.37</b>
90 degree bend	4.07	0.19	3.57	4.27	nr	<b>7.84</b>
tee; equal	5.90	0.28	5.25	6.20	nr	<b>11.46</b>
tee; reducing	9.44	0.28	5.25	9.92	nr	<b>15.18</b>
tank coupling	5.30	0.28	5.25	5.57	nr	<b>10.83</b>

## S PIPED SUPPLY SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>S10/S11 HOT AND COLD WATER – cont'd</b>						
<b>Copper pipes; EN1057:1996; compression fittings</b>						
– cont'd						
28 mm pipes; fixing with pipe clips; plugged and screwed	5.45	0.48	9.01	5.93	m	14.94
Extra for						
made bend	-	0.23	4.32	-	nr	4.32
stop end	8.18	0.13	2.44	8.60	nr	11.04
straight coupling	7.84	0.23	4.32	8.23	nr	12.55
male coupling	5.54	0.32	6.01	5.82	nr	11.83
female coupling	7.18	0.32	6.01	7.55	nr	13.55
90 degree bend	10.10	0.23	4.32	10.62	nr	14.93
tee; equal	16.11	0.34	6.38	16.93	nr	23.31
tee; reducing	15.56	0.34	6.38	16.35	nr	22.73
tank coupling	12.58	0.34	6.38	13.22	nr	19.60
35 mm pipes; fixing with pipe clips; plugged and screwed	11.03	0.55	10.32	11.93	m	22.25
Extra for						
made bend	-	0.28	5.25	-	nr	5.25
stop end	12.83	0.15	2.81	13.48	nr	16.30
straight coupling	16.57	0.28	5.25	17.40	nr	22.66
male coupling	12.59	0.37	6.94	13.23	nr	20.18
female coupling	15.12	0.37	6.94	15.89	nr	22.83
tee; equal	29.09	0.39	7.32	30.56	nr	37.88
tee; reducing	28.43	0.39	7.32	29.87	nr	37.19
tank coupling	22.22	0.39	7.32	23.34	nr	30.66
42 mm pipes; fixing with pipe clips; plugged and screwed	13.41	0.61	11.45	14.49	m	25.94
Extra for						
made bend	-	0.37	6.94	-	nr	6.94
stop end	21.37	0.17	3.19	22.45	nr	25.64
straight coupling	21.79	0.32	6.01	22.89	nr	28.89
male coupling	18.89	0.42	7.88	19.84	nr	27.73
female coupling	20.33	0.42	7.88	21.36	nr	29.24
tee; equal	45.73	0.43	8.07	48.05	nr	56.12
tee; reducing	43.94	0.43	8.07	46.16	nr	54.23
54 mm pipes; fixing with pipe clips; plugged and screwed	17.25	0.67	12.57	18.62	m	31.20
Extra for						
made bend	-	0.51	9.57	-	nr	9.57
straight coupling	32.58	0.37	6.94	34.23	nr	41.17
male coupling	27.89	0.46	8.63	29.31	nr	37.94
female coupling	29.83	0.46	8.63	31.34	nr	39.97
tee; equal	73.46	0.48	9.01	77.18	nr	86.18
tee; reducing	73.46	0.48	9.01	77.18	nr	86.18
<b>Copper, brass and gunmetal ancillaries; screwed joints to fittings</b>						
Stopcock; brass/gunmetal capillary joints to copper						
15 mm nominal size	6.01	0.19	3.57	6.31	nr	9.88
22 mm nominal size	11.22	0.25	4.69	11.79	nr	16.48
28 mm nominal size	31.90	0.31	5.82	33.52	nr	39.33
Stopcock; brass/gunmetal compression joints to copper						
15 mm nominal size	19.46	0.17	3.19	20.45	nr	23.64
22 mm nominal size	27.38	0.22	4.13	28.76	nr	32.89
28 mm nominal size	48.70	0.28	5.25	51.17	nr	56.42

## S PIPED SUPPLY SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Stopcock; brass/gunmetal compression joints to polyethylene						
15 mm nominal size	20.15	0.24	4.50	21.17	nr	<b>25.68</b>
22 mm nominal size	35.03	0.31	5.82	36.81	nr	<b>42.63</b>
28 mm nominal size	37.36	0.37	6.94	39.25	nr	<b>46.19</b>
Gunmetal "Fullway" gate valve; capillary joints to copper						
15 mm nominal size	18.82	0.19	3.57	19.77	nr	<b>23.33</b>
22 mm nominal size	21.79	0.25	4.69	22.90	nr	<b>27.59</b>
28 mm nominal size	30.35	0.31	5.82	31.89	nr	<b>37.71</b>
35 mm nominal size	67.69	0.38	7.13	71.12	nr	<b>78.25</b>
42 mm nominal size	84.64	0.43	8.07	88.92	nr	<b>96.99</b>
54 mm nominal size	122.78	0.49	9.20	129.00	nr	<b>138.20</b>
Brass gate valve; compression joints to copper						
15 mm nominal size	22.85	0.28	5.25	24.00	nr	<b>29.26</b>
22 mm nominal size	26.93	0.37	6.94	28.29	nr	<b>35.23</b>
28 mm nominal size	36.58	0.46	8.63	38.43	nr	<b>47.06</b>
Chromium plated; lockshield radiator valve; union outlet						
15 mm nominal size	6.84	0.20	3.75	7.19	nr	<b>10.94</b>
<b>PEX/PEM 'JG Speedfit' system; BS 7291 Parts 1, 2 &amp; 3 class S; push-fit fittings</b>						
10 mm PEX barrier pipes; fixing with pipe clips; in wall, floor and roof voids	0.82	0.20	3.75	1.41	m	<b>5.17</b>
Extra for						
stop end	1.36	0.05	0.94	1.73	nr	<b>2.67</b>
straight connector	0.92	0.10	1.88	1.57	nr	<b>3.45</b>
elbow	1.72	0.10	1.88	2.41	nr	<b>4.29</b>
stem elbow	2.14	0.10	1.88	2.86	nr	<b>4.73</b>
tee; equal	1.98	0.15	2.81	2.99	nr	<b>5.81</b>
brass chrome plated service valve	7.07	0.10	1.88	8.04	nr	<b>9.91</b>
brass chrome plated ball valve	9.96	0.10	1.88	11.07	nr	<b>12.95</b>
15 mm PEX barrier pipes; fixing with pipe clips; in wall, floor and roof voids	1.06	0.22	4.13	1.75	m	<b>5.87</b>
15 mm Polybutylene barrier pipes; fixing with pipe clips; in wall, floor and roof voids	1.25	0.22	4.13	1.95	m	<b>6.08</b>
Extra for						
stop end	1.40	0.07	1.31	1.77	nr	<b>3.09</b>
straight connector	1.05	0.14	2.63	1.71	nr	<b>4.33</b>
reducing coupler	2.45	0.14	2.63	3.18	nr	<b>5.80</b>
PE-copper coupler	4.48	0.16	3.00	5.31	nr	<b>8.31</b>
elbow	1.23	0.14	2.63	1.90	nr	<b>4.53</b>
stem elbow	2.42	0.14	2.63	3.14	nr	<b>5.77</b>
tee; equal	1.78	0.20	3.75	2.78	nr	<b>6.54</b>
tee; reducing	2.98	0.20	3.75	4.04	nr	<b>7.80</b>
tank connector	1.74	0.20	3.75	2.13	nr	<b>5.89</b>
straight tap connector	2.04	0.28	5.25	2.45	nr	<b>7.70</b>
bent tap connector	2.57	0.28	5.25	3.00	nr	<b>8.26</b>
angle service valve with tap connector	6.36	0.28	5.25	6.98	nr	<b>12.24</b>
stop valve	4.98	0.14	2.63	5.84	nr	<b>8.47</b>
brass chrome plated service valve	8.48	0.14	2.63	9.51	nr	<b>12.14</b>
brass chrome plated ball valve	10.88	0.14	2.63	12.04	nr	<b>14.66</b>
speedfit x union nut flexi hose 500 mm long	5.90	0.28	5.25	6.50	nr	<b>11.75</b>
22 mm PEX barrier pipes; fixing with pipe clips; in wall, floor and roof voids	2.08	0.25	4.69	3.03	m	<b>7.72</b>
22 mm Polybutylene barrier pipes; fixing with pipe clips; in wall, floor and roof voids	2.38	0.25	4.69	3.35	m	<b>8.04</b>



## S PIPED SUPPLY SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>S10/S11 HOT AND COLD WATER – cont'd</b>						
<b>PEX/PEM 'JG Speedfit' system; BS 7291 Parts 1, 2 &amp; 3 class S; push-fit fittings – cont'd</b>						
	Extra for					
stop end	1.70	0.09	1.69	2.15	nr	3.84
straight connector	1.63	0.18	3.38	2.45	nr	5.83
reducing coupler	2.88	0.18	3.38	3.77	nr	7.14
PE-copper coupler	5.36	0.20	3.75	6.37	nr	10.12
elbow	1.96	0.18	3.38	2.80	nr	6.18
stem elbow	3.66	0.18	3.38	4.59	nr	7.97
tee; equal	2.65	0.27	5.07	3.89	nr	8.96
tee; reducing	2.98	0.27	5.07	4.11	nr	9.18
tank connector	2.22	0.27	5.07	2.71	nr	7.77
straight tap connector	2.66	0.36	6.76	3.16	nr	9.92
stop valve	7.58	0.18	3.38	8.70	nr	12.08
brass chrome plated service valve	19.04	0.18	3.38	20.74	nr	24.12
brass chrome plated ball valve	21.74	0.18	3.38	23.58	nr	26.96
speedfit x union nut flexi hose 500 mm long	7.07	0.36	6.76	7.80	nr	14.56
22 x 10 4 Way manifold	6.19	0.36	6.76	8.09	nr	14.84
22 x 15 4 Port rail manifold	12.76	0.36	6.76	14.99	nr	21.74
22 x 15 4 Zone brass rail manifold	191.08	1.00	18.77	202.33	nr	221.10
28 mm PEX barrier pipes; fixing with pipe clips; in wall, floor and roof voids	2.29	0.28	5.25	4.00	m	9.26
Extra for						
straight connector	4.13	0.24	4.50	5.19	nr	9.70
reducer	3.50	0.24	4.50	4.53	nr	9.03
elbow	4.82	0.24	4.50	5.93	nr	10.43
tee; equal	6.81	0.36	6.76	8.44	nr	15.19
tee; reducing	7.50	0.36	6.76	9.05	nr	15.81
<b>Water tanks/cisterns</b>						
Polyethylene cold water feed and expansion cistern; BS 4213; with covers; capacity						
68 litres	32.39	1.16	21.77	33.20	nr	54.97
114 litres	33.70	1.34	25.15	34.55	nr	59.69
182 litres	43.15	1.34	25.15	44.23	nr	69.38
227 litres	71.96	1.80	33.78	73.76	nr	107.54
One piece GRP cold water storage cistern; with covers; capacity						
27 litres	71.42	1.02	19.14	73.21	nr	92.35
68 litres	81.74	1.16	21.77	83.79	nr	105.56
114 litres	84.80	1.34	25.15	86.92	nr	112.07
227 litres	129.63	1.80	33.78	132.87	nr	166.65
Insulated one piece GRP cold water storage cistern; with covers; capacity						
27 litres	107.15	1.02	19.14	109.83	nr	128.97
68 litres	113.92	1.16	21.77	116.77	nr	138.54
114 litres	152.42	1.34	25.15	156.23	nr	181.38
227 litres	206.70	1.80	33.78	211.87	nr	245.65
<b>Storage cylinders/calorifiers</b>						
Copper cylinders; single feed coil indirect; BS 1566 Part 2; grade 3; capacity						
114 litres	157.34	2.08	39.03	161.27	nr	200.30
117 litres	146.48	2.31	43.35	150.14	nr	193.49
140 litres	178.96	2.78	52.17	183.43	nr	235.60
162 litres	200.73	3.24	60.80	205.75	nr	266.55

## S PIPED SUPPLY SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Combination copper hot water storage units; coil direct; BS 3198; (hot/cold)						
450 mm x 900 mm; 85/25 litres	243.17	3.61	67.75	249.25	nr	<b>316.99</b>
450 mm x 1075 mm; 115/25 litres	434.54	4.53	85.01	445.40	nr	<b>530.41</b>
450 mm x 1200 mm; 115/45 litres	466.10	5.09	95.52	477.75	nr	<b>573.27</b>
Combination copper hot water storage						
450 mm x 900 mm; 85/25 litres	463.28	4.07	76.38	474.86	nr	<b>551.24</b>
450 mm x 1200 mm; 115/45 litres	440.56	5.55	104.15	451.57	nr	<b>555.73</b>
<b>Thermal insulation</b>						
20mm thick Rockwool "Rocklap" bonded pre-formed 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	1.29	0.06	1.13	1.39	m	<b>2.51</b>
around 20/22 pipes	1.36	0.09	1.69	1.46	m	<b>3.15</b>
around 25/28 pipes	1.44	0.10	1.88	1.55	m	<b>3.43</b>
around 32/35 pipes	1.57	0.11	2.06	1.69	m	<b>3.75</b>
around 40/42 pipes	1.76	0.12	2.25	1.90	m	<b>4.15</b>
around 50/54 pipes	2.02	0.14	2.63	2.18	m	<b>4.81</b>
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	1.91	0.06	1.13	2.06	m	<b>3.18</b>
around 20/22 pipes	1.99	0.09	1.69	2.14	m	<b>3.83</b>
around 25/28 pipes	2.14	0.10	1.88	2.30	m	<b>4.18</b>
around 32/35 pipes	2.25	0.11	2.06	2.42	m	<b>4.49</b>
around 40/42 pipes	2.46	0.12	2.25	2.65	m	<b>4.90</b>
around 50/54 pipes	2.84	0.14	2.63	3.06	m	<b>5.69</b>
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 x 300 mm x 300 mm (45 litres)	-	0.37	6.94	-	nr	<b>6.94</b>
650 mm x 500 mm x 400 mm (91 litres)	-	0.56	10.51	-	nr	<b>10.51</b>
675 mm x 525 mm x 500 mm (136 litres)	-	0.65	12.20	-	nr	<b>12.20</b>
675 mm x 575 mm x 525 mm (182 litres)	-	0.74	13.89	-	nr	<b>13.89</b>
1000 mm x 625 mm x 525 mm (273 litres)	-	0.79	14.83	-	nr	<b>14.83</b>
1125 mm x 650 mm x 575 mm (341 litres)	-	0.79	14.83	-	nr	<b>14.83</b>
80 mm thick glass-fibre filled insulating jackets in flame retardant PVC to BS 5615; type 1B; segmental type for hot water cylinders; complete with fixing bands; for cylinders size (supply not included)						
400 mm x 900 mm; ref 2	-	0.31	5.82	-	nr	<b>5.82</b>
450 mm x 900 mm; ref 7	-	0.31	5.82	-	nr	<b>5.82</b>
450 mm x 1050 mm; ref 8	-	0.37	6.94	-	nr	<b>6.94</b>
450 mm x 1200 mm	-	0.46	8.63	-	nr	<b>8.63</b>
<b>S13 PRESSURISED WATER</b>						
<b>Blue MDPE pipes; BS EN 12201; mains pipework; no joints in the running length; laid in trenches</b>						
<b>Pipes</b>						
20 mm nominal size	0.78	0.10	1.88	0.83	m	<b>2.70</b>
25 mm nominal size	0.91	0.11	2.06	0.96	m	<b>3.03</b>
32 mm nominal size	1.54	0.12	2.25	1.62	m	<b>3.87</b>
50 mm nominal size	3.67	0.14	2.63	3.88	m	<b>6.50</b>
63 mm nominal size	5.82	0.15	2.81	6.15	m	<b>8.96</b>

## S PIPED SUPPLY SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>S13 PRESSURISED WATER – cont'd</b>						
<b>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</b>						
100 mm pipes; laid straight	34.45	0.56	6.25	45.83	m	<b>52.07</b>
Extra for						
bend; 45°	56.30	0.56	6.25	78.09	nr	<b>84.34</b>
branch; 45°; socketed	410.19	0.83	9.26	467.71	nr	<b>476.97</b>
tee	88.89	0.83	9.26	121.91	nr	<b>131.17</b>
flanged spigot	56.37	0.56	6.25	69.41	nr	<b>75.66</b>
flanged socket	53.62	0.56	6.25	66.46	nr	<b>72.71</b>
150 mm pipes; laid straight	41.41	0.65	7.25	53.98	m	<b>61.23</b>
Extra for						
bend; 45°	88.14	0.65	7.25	113.69	nr	<b>120.94</b>
branch; 45°; socketed	523.51	0.97	10.82	591.66	nr	<b>602.48</b>
tee	184.70	0.97	10.82	227.02	nr	<b>237.84</b>
flanged spigot	65.38	0.65	7.25	79.77	nr	<b>87.02</b>
flanged socket	85.34	0.65	7.25	101.26	nr	<b>108.51</b>
200 mm pipes; laid straight	56.61	0.93	10.37	74.53	m	<b>84.91</b>
Extra for						
bend; 45°	159.07	0.93	10.37	198.41	nr	<b>208.78</b>
branch; 45°; socketed	594.58	1.39	15.50	680.72	nr	<b>696.23</b>
tee	253.71	1.39	15.50	313.87	nr	<b>329.37</b>
flanged spigot	142.38	0.93	10.37	166.84	nr	<b>177.22</b>
flanged socket	135.01	0.93	10.37	158.91	nr	<b>169.28</b>

## T MECHANICAL HEATING/COOLING SYSTEMS ETC

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>T10 GAS/OIL FIRED BOILERS</b>						
<b>Boilers</b>						
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	108.48	486.46	nr	<b>594.94</b>
30.00 kW output; ref Performa 30 HE (118712)	533.40	5.00	108.48	546.74	nr	<b>655.21</b>
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	522.90	5.00	108.48	535.97	nr	<b>644.45</b>
23.45 kW output (80,000 Btu/Hr); ref Profile 80e L	566.30	5.00	108.48	580.46	nr	<b>688.93</b>
<b>Flues</b>						
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	74.93	m	<b>91.82</b>
Extra for						
Appliance Connector	-	0.80	15.01	11.49	nr	<b>26.50</b>
30° Bend	-	1.80	33.78	55.90	nr	<b>89.68</b>
45° Bend	-	1.80	33.78	53.11	nr	<b>86.89</b>
135° Tee; fully welded	-	2.70	50.67	123.03	nr	<b>173.70</b>
Inspection Length	-	0.90	16.89	9.78	nr	<b>26.67</b>
Drain Plug and Support	-	1.00	18.77	51.50	nr	<b>70.26</b>
Damper	-	0.90	16.89	41.86	nr	<b>58.75</b>
Angled Flashing including Storm Collar	-	1.25	23.46	60.59	nr	<b>84.05</b>
Stub Terminal	-	1.00	18.77	18.36	nr	<b>37.13</b>
Tapered Terminal	-	1.00	18.77	38.35	nr	<b>57.12</b>
Floor Support (2 piece)	-	1.50	28.15	33.32	nr	<b>61.47</b>
Firestop Floor Support (2 piece)	-	1.50	28.15	18.68	nr	<b>46.83</b>
Wall Support (Stainless Steel)	-	1.00	18.77	64.19	nr	<b>82.96</b>
Wall Sleeve	-	1.20	22.52	28.08	nr	<b>50.60</b>
100 mm pipes; including one locking band (fixing brackets measured separately)	-	1.00	18.77	79.53	m	<b>98.30</b>
Extra for						
Appliance Connector	-	0.90	16.89	12.68	nr	<b>29.57</b>
30° Bend	-	2.00	37.53	58.48	nr	<b>96.01</b>
45° Bend	-	2.00	37.53	55.52	nr	<b>93.05</b>
135° Tee; fully welded	-	3.00	56.30	126.52	nr	<b>182.82</b>
Inspection Length	-	1.00	18.77	182.06	nr	<b>200.83</b>
Drain Plug and Support	-	1.10	20.64	53.32	nr	<b>73.96</b>
Damper	-	1.00	18.77	46.27	nr	<b>65.04</b>
Angled Flashing including Storm Collar	-	1.40	26.27	61.04	nr	<b>87.31</b>
Stub Terminal	-	1.10	20.64	18.67	nr	<b>39.31</b>
Tapered Terminal	-	1.10	20.64	40.84	nr	<b>61.48</b>
Floor Support (2 piece)	-	1.65	30.96	33.32	nr	<b>64.28</b>
Firestop Floor Support (2 piece)	-	1.65	30.96	18.68	nr	<b>49.64</b>
Wall Support (Stainless Steel)	-	1.10	20.64	67.83	nr	<b>88.47</b>
Wall Sleeve	-	1.35	25.33	28.08	nr	<b>53.42</b>

## T MECHANICAL HEATING/COOLING SYSTEMS ETC

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>T10 GAS/OIL FIRED BOILERS – cont'd</b>						
<b>Flues – cont'd</b>						
Scheidel Rite-Vent ICS Plus flue system; suitable for domestic multifuel appliances; stainless steel; twin wall; insulated; for use internally or externally – cont'd						
150 mm pipes; including one locking band (fixing brackets measured separately)	-	1.10	20.64	93.27	m	<b>113.91</b>
Extra for						
Appliance Connector	-	1.00	18.77	16.36	nr	<b>35.12</b>
30° Bend	-	2.20	41.29	70.19	nr	<b>111.48</b>
45° Bend	-	2.20	41.29	66.74	nr	<b>108.02</b>
135° Tee; fully welded	-	3.30	61.93	165.49	nr	<b>227.42</b>
Inspection Length	-	1.10	20.64	190.93	nr	<b>211.57</b>
Drain Plug and Support	-	1.20	22.52	68.10	nr	<b>90.62</b>
Damper	-	1.10	20.64	57.62	nr	<b>78.26</b>
Angled Flashing including Storm Collar	-	1.55	29.09	62.73	nr	<b>91.81</b>
Stub Terminal	-	1.20	22.52	20.08	nr	<b>42.60</b>
Tapered Terminal	-	1.20	22.52	46.94	nr	<b>69.46</b>
Floor Support (2 piece)	-	1.80	33.78	34.38	nr	<b>68.16</b>
Firestop Floor Support (2 piece)	-	1.80	33.78	18.68	nr	<b>52.45</b>
Wall Support (Stainless Steel)	-	1.20	22.52	75.12	nr	<b>97.63</b>
Wall Sleeve	-	1.50	28.15	28.91	nr	<b>57.06</b>
<b>T31 LOW TEMPERATURE HOT WATER HEATING</b>						
<b>NOTE:</b> 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".						
<b>Radiators; Hudevad Heat Emitters or other equal and approved</b>						
Plan Fiona double panel convector; 600 mm high; front, back plates and convector fins with intergrated top grille; wheelhead and lockshield valves						
500 mm long x 68 mm deep; 584 watts output	76.61	1.85	40.14	92.22	nr	<b>132.35</b>
1400 mm long x 68 mm deep; 1634 watts output	185.47	2.15	46.64	203.80	nr	<b>250.45</b>
1400 mm long x 98 mm deep; 2022 watts output	207.52	2.15	46.64	226.40	nr	<b>273.05</b>
P5K horizontal single panel convector; 600 mm high; wheelhead and lockshield valves						
500 mm long; 412 watts output	59.37	1.75	37.97	74.55	nr	<b>112.51</b>
1400 mm long; 1154 watts output	121.67	2.15	46.64	138.40	nr	<b>185.05</b>
2000 mm long; 1648 watts output	163.32	2.40	52.07	181.09	nr	<b>233.16</b>
P5KV vertical single panel convector; 600 mm long; wheelhead and lockshield valves						
1400 mm high; 960 watts output	139.87	2.40	52.07	157.07	nr	<b>209.13</b>
2200 mm high; 1492 watts output	195.31	2.60	56.41	213.89	nr	<b>270.30</b>

## V ELECTRICAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>V21/V22 GENERAL LIGHTING AND LV POWER</b>						
<b>NOTE:</b> 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".						
<b>Consumer control units</b>						
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 <sup>2</sup> PVC cables ready for final connections	-	-	-	-	nr	<b>179.38</b>
extra for current operated ELCB of 30 mA tripping current	-	-	-	-	nr	<b>71.75</b>
As above but 100 amp metal cased consumer unit and 25 mm <sup>2</sup> PVC cables	-	-	-	-	nr	<b>199.88</b>
extra for current operated ELCB of 30 mA tripping current	-	-	-	-	nr	<b>164.00</b>
<b>Final circuits</b>						
<b>Lighting points</b>						
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	<b>41.00</b>
as above but in commercial property	-	-	-	-	nr	<b>56.38</b>
wired in PVC insulated cable in screwed welded conduit in commercial property	-	-	-	-	nr	<b>174.25</b>
as above but in industrial property	-	-	-	-	nr	<b>189.63</b>
wired in MICC cable in commercial property	-	-	-	-	nr	<b>153.75</b>
as above but in industrial property with PVC sheathed cable	-	-	-	-	nr	<b>153.75</b>
<b>Single 13 amp switched socket outlet points</b>						
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	<b>66.63</b>
as above but in commercial property	-	-	-	-	nr	<b>76.88</b>
wired in PVC insulated cable in screwed welded conduit in commercial property	-	-	-	-	nr	<b>179.38</b>
as above but in industrial property	-	-	-	-	nr	<b>199.88</b>
wired in MICC cable on a ring main circuit in commercial property	-	-	-	-	nr	<b>194.75</b>
as above but in industrial property with PVC sheathed cable	-	-	-	-	nr	<b>194.75</b>
<b>Cooker control units</b>						
45 amp circuit including unit wired in PVC insulated and PVC sheathed cable; protected where buried by heavy gauge PVC conduit	-	-	-	-	nr	<b>97.38</b>
as above but wired in PVC insulated cable in screwed welded conduit	-	-	-	-	nr	<b>225.50</b>
as above but wired in MICC cable	-	-	-	-	nr	<b>246.00</b>

## W SECURITY SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>W20 LIGHTNING PROTECTION</b>						
<b>Lightning protection equipment</b>						
Copper strip roof or down conductors fixed with bracket or saddle clips						
20 mm x 3 mm flat section	-	-	-	-	m	<b>19.07</b>
25 mm x 3 mm flat section	-	-	-	-	m	<b>22.25</b>
Aluminium strip roof or down conductors fixed with bracket or saddle clips						
20 mm x 3 mm flat section	-	-	-	-	m	<b>13.99</b>
25 mm x 3 mm flat section	-	-	-	-	m	<b>15.27</b>
Joints in tapes	-	-	-	-	nr	<b>10.82</b>
Bonding connections to roof and structural metalwork	-	-	-	-	nr	<b>63.59</b>
Testing points	-	-	-	-	nr	<b>52.25</b>
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 25 mm x 3 mm copper strip electrode in 457 mm deep prepared trench	-	-	-	-	nr	<b>165.30</b>
3 mm copper strip electrode in 457 mm deep prepared trench	-	-	-	-	m	<b>12.72</b>

# 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, and reference should be made to the “Introduction” to that section on page 159.

It has been assumed that reasonable quantities of work are involved, equivalent to quantities for two houses, 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 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” section. As stated earlier, these prices are “list” prices before deduction of quantity discounts, and therefore require ‘discount’ adjustment before they can be substituted in place of “PC” figures given for Measured Work items. 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.**



**A PRELIMINARIES/CONTRACT CONDITIONS FOR MINOR WORKS**

When pricing Preliminaries all factors affecting the execution of the works must be considered; some of the more obvious have already been mentioned above.

As mentioned in "A Preliminaries" in the "Prices for Measured Work – Major Works" section (page 165), the current trend is for Preliminaries to be priced at between 10% and 13%, but for alterations and additions work in particular, care must be exercised in ensuring that all adverse factors are covered. The reader is advised to identify systematically and separately price all preliminary items with cost/time implications in order to reflect as accurately as possible preliminary costs likely to stem from any particular scheme.

Where the Standard Form of Contract applies two clauses which will affect the pricing of Preliminaries should be noted.

- (a) Insurance of the works against Section 6 Perils.
- (b) Fluctuations  
An allowance for any shortfall in recovery of increased costs under whichever clause is contained in the Contract may be covered by the inclusion of a lump sum in the Preliminaries or by increasing the prices by a suitable percentage.

**ADDITIONS AND NEW WORKS WITHIN EXISTING BUILDINGS**

Depending upon the contract size either the prices in "Prices for Measured Work – Major Works" or those prices in "Prices for Measured Work – Minor Works" will best apply.

It is likely, however, that conditions affecting the excavations for foundations might preclude the use of mechanical plant, and that it will be necessary to restrict prices to those applicable to hand excavation.

If, in any circumstances, less than what might be termed "normal quantities" are likely to be involved it is stressed that actual quotations should be invited from specialist Subcontractors for these works.

**JOBGING WORK**

Jobbing work is outside the scope of this section and no attempt has been made to include prices for such work.

**C DEMOLITION/ALTERATION/RENOVATION**

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>C20 DEMOLITION</b>						
<b>NOTE:</b> 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.						
<b>Demolishing all structures</b>						
Demolishing to ground level; single storey brick out-building; timber flat roofs; volume						
50 m <sup>3</sup>	-	-	-	-	m <sup>3</sup>	13.11
200 m <sup>3</sup>	-	-	-	-	m <sup>3</sup>	9.64
500 m <sup>3</sup>	-	-	-	-	m <sup>3</sup>	4.90
Demolishing to ground level; two storey brick out-building; timber joisted suspended floor and timber flat roofs; volume						
200 m <sup>3</sup>	-	-	-	-	m <sup>3</sup>	7.36
<b>Demolishing parts of structures</b>						
Breaking up concrete bed						
100 mm thick	-	0.50	6.64	3.62	m <sup>2</sup>	10.26
150 mm thick	-	0.74	9.83	6.80	m <sup>2</sup>	16.64
200 mm thick	-	1.00	13.29	7.24	m <sup>2</sup>	20.53
300 mm thick	-	1.48	19.67	10.61	m <sup>2</sup>	30.28
Breaking up reinforced concrete bed						
100 mm thick	-	0.56	7.44	4.15	m <sup>2</sup>	11.58
150 mm thick	-	0.83	11.03	6.10	m <sup>2</sup>	17.13
200 mm thick	-	1.11	14.75	8.28	m <sup>2</sup>	23.04
300 mm thick	-	1.67	22.19	12.43	m <sup>2</sup>	34.62
Demolishing reinforced concrete column or cutting away casing to steel column						
-	-	11.10	147.51	52.08	m <sup>3</sup>	199.59
Demolishing reinforced concrete beam or cutting away casing to steel beam						
-	-	12.75	169.44	55.79	m <sup>3</sup>	225.22
Demolishing reinforced concrete wall						
100 mm thick	-	1.11	14.75	5.15	m <sup>2</sup>	19.89
150 mm thick	-	1.67	22.19	7.64	m <sup>2</sup>	29.84
225 mm thick	-	2.50	33.22	11.51	m <sup>2</sup>	44.73
300 mm thick	-	3.33	44.25	15.48	m <sup>2</sup>	59.74
Demolishing reinforced concrete suspended slabs						
100 mm thick	-	0.93	12.36	4.86	m <sup>2</sup>	17.21
150 mm thick	-	1.39	18.47	7.11	m <sup>2</sup>	25.58
225 mm thick	-	2.08	27.64	10.65	m <sup>2</sup>	38.29
300 mm thick	-	2.78	36.94	14.42	m <sup>2</sup>	51.37
Breaking up concrete plinth; making good structures						
-	-	4.26	56.61	32.25	m <sup>3</sup>	88.87
Breaking up precast concrete kerb						
-	-	0.46	6.11	1.31	m	7.43
Removing precast concrete window sill; materials for re-use						
-	-	1.48	19.67	-	m	19.67
Breaking up concrete hearth						
-	-	1.67	22.19	2.19	nr	24.38

## C DEMOLITION/ALTERATION/RENOVATION

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>C20 DEMOLITION – cont'd</b>						
<b>Demolishing parts of structures – cont'd</b>						
Demolishing external brick walls; in gauged mortar						
half brick thick	-	0.65	8.64	3.29	m <sup>2</sup>	<b>11.92</b>
two half brick thick skins	-	1.11	14.75	7.01	m <sup>2</sup>	<b>21.76</b>
one brick thick	-	1.11	14.75	7.01	m <sup>2</sup>	<b>21.76</b>
one and a half brick thick	-	1.57	20.86	10.95	m <sup>2</sup>	<b>31.82</b>
two brick thick	-	2.04	27.11	14.02	m <sup>2</sup>	<b>41.13</b>
add for plaster, render or pebbledash per side	-	0.09	1.20	0.66	m <sup>2</sup>	<b>1.85</b>
Demolishing external brick walls; in cement mortar						
half brick thick	-	0.97	12.89	3.29	m <sup>2</sup>	<b>16.18</b>
two half brick thick skins	-	1.62	21.53	7.01	m <sup>2</sup>	<b>28.54</b>
one brick thick	-	1.67	22.19	7.01	m <sup>2</sup>	<b>29.20</b>
one and a half brick thick	-	2.27	30.17	10.95	m <sup>2</sup>	<b>41.12</b>
two brick thick	-	2.91	38.67	14.02	m <sup>2</sup>	<b>52.69</b>
add for plaster, render or pebbledash per side	-	0.09	1.20	0.66	m <sup>2</sup>	<b>1.85</b>
Demolishing internal partitions; gauged mortar						
half brick thick	-	0.97	12.89	3.29	m <sup>2</sup>	<b>16.18</b>
one brick thick	-	1.67	22.19	7.01	m <sup>2</sup>	<b>29.20</b>
one and a half brick thick	-	2.36	31.36	10.95	m <sup>2</sup>	<b>42.32</b>
75 mm blockwork	-	0.65	8.64	2.41	m <sup>2</sup>	<b>11.05</b>
90 mm blockwork	-	0.69	9.17	2.85	m <sup>2</sup>	<b>12.02</b>
100 mm blockwork	-	0.74	9.83	3.29	m <sup>2</sup>	<b>13.12</b>
115 mm blockwork	-	0.79	10.50	3.29	m <sup>2</sup>	<b>13.78</b>
125 mm blockwork	-	0.83	11.03	3.51	m <sup>2</sup>	<b>14.54</b>
140 mm blockwork	-	0.88	11.69	3.73	m <sup>2</sup>	<b>15.42</b>
150 mm blockwork	-	0.93	12.36	4.16	m <sup>2</sup>	<b>16.52</b>
190 mm blockwork	-	1.09	14.49	5.26	m <sup>2</sup>	<b>19.74</b>
215 mm blockwork	-	1.20	15.95	5.70	m <sup>2</sup>	<b>21.64</b>
255 mm blockwork	-	1.39	18.47	6.79	m <sup>2</sup>	<b>25.26</b>
add for plaster per side	-	0.09	1.20	0.66	m <sup>2</sup>	<b>1.85</b>
Demolishing internal partitions; cement mortar						
half brick thick	-	1.48	19.67	3.29	m <sup>2</sup>	<b>22.95</b>
one brick thick	-	2.45	32.56	7.01	m <sup>2</sup>	<b>39.57</b>
one and a half brick thick	-	3.42	45.45	10.95	m <sup>2</sup>	<b>56.40</b>
add for plaster per side	-	0.09	1.20	0.66	m <sup>2</sup>	<b>1.85</b>
Breaking up brick plinths	-	3.70	49.17	21.91	m <sup>3</sup>	<b>71.08</b>
Demolishing bund walls or piers in cement mortar						
one brick thick	-	1.30	17.28	7.01	m <sup>2</sup>	<b>24.29</b>
Demolishing walls to roof ventilator housing						
one brick thick	-	1.48	19.67	7.01	m <sup>2</sup>	<b>26.68</b>
Demolishing brick chimney to 300 mm below roof level; sealing off flues with slates						
680 mm x 680 mm x 900 mm high above roof	-	11.56	159.84	38.09	nr	<b>197.93</b>
add for each additional 300 height	-	2.31	31.94	6.18	nr	<b>38.12</b>
680 mm x 1030 mm x 900 mm high above roof	-	17.40	240.59	54.93	nr	<b>295.52</b>
add for each additional 300 height	-	3.46	47.80	11.14	nr	<b>58.95</b>
1030 mm x 1030 mm x 900 mm high above roof	-	26.69	369.18	83.89	nr	<b>453.07</b>
add for each additional 300 height	-	5.23	72.40	18.07	nr	<b>90.47</b>

**C DEMOLITION/ALTERATION/RENOVATION**

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
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 x 680 mm x 900 mm high above roof	-	-	-	-	nr	<b>189.40</b>
add for each additional 300 mm height	-	-	-	-	nr	<b>31.36</b>
680 mm x 1030 mm x 900 mm high above roof	-	-	-	-	nr	<b>278.17</b>
add for each additional 300 mm height	-	-	-	-	nr	<b>56.23</b>
1030 mm x 1030 mm x 900 mm high above roof	-	-	-	-	nr	<b>414.30</b>
add for each additional 300 mm height	-	-	-	-	nr	<b>136.12</b>
Removing existing chimney pots; materials for re-use; demolishing defective chimney stack to roof level; re-building 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 x 680 mm x 900 mm high above roof	-	-	-	-	nr	<b>426.14</b>
add for each additional 300 mm height	-	-	-	-	nr	<b>71.02</b>
680 mm x 1030 mm x 900 mm high above roof	-	-	-	-	nr	<b>645.13</b>
add for each additional 300 mm height	-	-	-	-	nr	<b>94.70</b>
1030 mm x 1030 mm x 900 mm high above roof	-	-	-	-	nr	<b>946.98</b>
add for each additional 300 mm height	-	-	-	-	nr	<b>142.04</b>
Removing fireplace surround and hearth						
interior tiled	-	1.71	22.72	5.04	nr	<b>27.76</b>
cast iron; materials for re-use	-	2.87	38.14	-	nr	<b>38.14</b>
stone iron; materials for re-use	-	7.49	99.54	-	nr	<b>99.54</b>
Removing fireplace; filling in opening; plastering and extending skirtings; fixing air brick; breaking up hearth and re-screeding						
tiled	-	-	-	-	nr	<b>159.80</b>
cast iron; set aside	-	-	-	-	nr	<b>147.97</b>
stone; set aside	-	-	-	-	nr	<b>242.66</b>
Removing brick-on-edge coping; prepare walls for raising						
one brick thick	-	0.42	9.06	0.44	m	<b>9.50</b>
one and a half brick thick	-	0.56	12.08	0.66	m	<b>12.74</b>
Demolishing external stone walls in lime mortar						
300 mm thick	-	1.11	14.75	6.57	m <sup>2</sup>	<b>21.32</b>
400 mm thick	-	1.48	19.67	8.76	m <sup>2</sup>	<b>28.43</b>
600 mm thick	-	2.22	29.50	13.14	m <sup>2</sup>	<b>42.65</b>
Demolishing stone walls in lime mortar; clean off; set aside for re-use						
300 mm thick	-	1.67	22.19	2.19	m <sup>2</sup>	<b>24.38</b>
400 mm thick	-	2.22	29.50	2.85	m <sup>2</sup>	<b>32.35</b>
600 mm thick	-	3.33	44.25	4.38	m <sup>2</sup>	<b>48.64</b>
Demolishing metal partitions						
corrugated metal partition	-	0.32	4.25	0.66	m <sup>2</sup>	<b>4.91</b>
lightweight steel mesh security screen	-	0.46	6.11	1.10	m <sup>2</sup>	<b>7.21</b>
solid steel demountable partition	-	0.69	9.17	1.53	m <sup>2</sup>	<b>10.70</b>
glazed sheet demountable partition; including removal of glass	-	0.93	12.36	2.19	m <sup>2</sup>	<b>14.55</b>
Removing metal shutter door and track						
6.20 m x 4.60 m (12.60 m long track)	-	11.10	147.51	32.86	nr	<b>180.37</b>
12.40 m x 4.60 m (16.40 m long track)	-	13.88	184.46	65.72	nr	<b>250.18</b>
Removing roof timbers complete; including rafters, purlins, ceiling joists, plates, etc., (measured flat on plan)	-	0.31	4.44	2.41	m <sup>2</sup>	<b>6.85</b>

## C DEMOLITION/ALTERATION/RENOVATION

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>C20 DEMOLITION – cont'd</b>						
<b>Demolishing parts of structures – cont'd</b>						
Removing softwood floor construction						
100 mm deep joists at ground level	-	0.23	3.06	0.44	m <sup>2</sup>	3.50
175 mm deep joists at first floor level	-	0.46	6.11	0.88	m <sup>2</sup>	6.99
125 mm deep joists at roof level	-	0.65	8.64	0.66	m <sup>2</sup>	9.29
Removing individual floor or roof members	-	0.25	3.60	0.44	m	4.04
Removing infected or decayed floor plates	-	0.34	4.92	0.44	m	5.35
Removing boarding; withdrawing nails						
25 mm thick softwood flooring; at ground floor level	-	0.34	4.80	0.66	m <sup>2</sup>	5.45
25 mm thick softwood flooring; at first floor level	-	0.58	8.30	0.66	m <sup>2</sup>	8.96
25 mm thick softwood roof boarding	-	0.68	9.75	0.66	m <sup>2</sup>	10.41
25 mm thick softwood gutter boarding	-	0.74	10.63	0.66	m <sup>2</sup>	11.29
22 mm thick chipboard flooring; at first floor level	-	0.34	4.80	0.66	m <sup>2</sup>	5.45
Removing tilting fillet or roll	-	0.14	2.02	0.22	m	2.24
Removing fascia or barge boards	-	0.56	8.04	0.22	m	8.26
Demolishing softwood stud partitions; including finishings both sides etc.						
solid	-	0.42	5.58	2.19	m <sup>2</sup>	7.77
glazed; including removal of glass	-	0.56	7.44	2.19	m <sup>2</sup>	9.63
Removing windows and doors; and set aside or clear away						
single door	-	0.37	9.33	0.66	nr	9.99
single door and frame or lining	-	0.74	18.66	1.10	nr	19.75
pair of doors	-	0.65	16.39	1.31	nr	17.70
pair of doors and frame or lining	-	1.11	27.99	2.19	nr	30.18
extra for taking out floor spring box	-	0.70	17.65	0.44	nr	18.09
casement window and frame	-	1.11	27.99	1.10	nr	29.08
double hung sash window and frame	-	1.57	39.58	2.19	nr	41.77
pair of french windows and frame	-	3.70	93.29	3.29	nr	96.57
Removing double hung sash window and frame; remove and store for re-use elsewhere	-	2.22	55.97	-	nr	55.97
Demolishing staircase; including balustrades						
single straight flight	-	3.24	81.69	21.91	m	103.60
dogleg flight	-	4.63	116.73	32.86	m	149.60
<b>C30 SHORING/FACADE RETENTION</b>						
<b>NOTE:</b> The requirements for shoring and strutting for the formation of large openings are dependant 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.						
<b>Support of structures not to be demolished</b>						
Strutting to window openings over proposed new openings	-	0.56	9.67	7.15	nr	16.82

**C DEMOLITION/ALTERATION/RENOVATION**

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Plates, struts, braces and hardwood wedges in supports to floors and roof of opening	-	1.11	19.16	20.74	nr	<b>39.91</b>
Dead shore and needle using die square timber with sole plates, braces, hardwood wedges and steel dogs	-	27.75	479.07	88.32	nr	<b>567.39</b>
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	574.88	88.96	nr	<b>663.84</b>
Cut holes through one brick wall for die square needle and make good; including facings externally and plaster internally	-	5.56	120.65	1.63	nr	<b>122.29</b>
<b>C41 REPAIRING/RENOVATING/CONSERVING MASONRY</b>						
<b>Repairing/renovating plain/reinforced concrete work</b>						
Reinstating plain concrete bed with site mixed in situ concrete; mix 20.00 N/mm <sup>2</sup> – 20 mm aggregate (1:2:4), where opening no longer required	-					
100 mm thick	-	0.44	6.28	9.75	m <sup>2</sup>	<b>16.03</b>
150 mm thick	-	0.72	10.00	14.63	m <sup>2</sup>	<b>24.63</b>
Reinstating reinforced concrete bed with site mixed in situ concrete; mix 20.00 N/mm <sup>2</sup> – 20 mm aggregate (1:2:4); including mesh reinforcement; where opening no longer required	-					
100 mm thick	-	0.66	9.20	12.93	m <sup>2</sup>	<b>22.13</b>
150 mm thick	-	0.91	12.53	17.80	m <sup>2</sup>	<b>30.33</b>
Reinstating reinforced concrete suspended floor with site mixed in situ concrete; mix 25.00 N/mm <sup>2</sup> – 20 mm aggregate (1:1.5:3); including mesh reinforcement and formwork; where opening no longer required	-					
150 mm thick	-	2.96	41.98	22.59	m <sup>2</sup>	<b>64.57</b>
225 mm thick	-	3.47	46.11	29.85	m <sup>2</sup>	<b>75.97</b>
300 mm thick	-	3.84	51.03	38.15	m <sup>2</sup>	<b>89.18</b>
Reinstating 150 mm x 150 mm x 150 mm perforation through concrete suspended slab; with site mixed in situ concrete; mix 20.00 N/mm <sup>2</sup> – 20 mm aggregate (1:2:4); including formwork; where opening no longer required	-	0.85	11.30	0.15	nr	<b>11.44</b>
Cleaning surfaces of concrete to receive new damp proof membrane	-	0.14	1.86	-	m <sup>2</sup>	<b>1.86</b>
Cleaning out existing minor crack and fill in with cement mortar mixed with bonding agent	-	0.31	4.12	0.67	m	<b>4.78</b>
Cleaning out existing crack to form 20 mm x 20 mm groove and fill in with fine cement mixed with bonding agent	-	0.61	8.11	3.11	m	<b>11.21</b>
Making good hole where existing pipe removed; 150 mm deep	-					
50 mm diameter	-	0.39	5.18	0.44	nr	<b>5.63</b>
100 mm diameter	-	0.51	6.78	0.54	nr	<b>7.32</b>
150 mm diameter	-	0.65	8.64	0.71	nr	<b>9.35</b>
Add for each additional 25 mm thick up to 300 mm thick	-					
50 mm diameter	-	0.08	1.06	0.08	nr	<b>1.14</b>
100 mm diameter	-	0.11	1.46	0.12	nr	<b>1.58</b>
150 mm diameter	-	0.14	1.86	0.16	nr	<b>2.02</b>

## C DEMOLITION/ALTERATION/RENOVATION

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>C41 REPAIRING/RENOVATING/CONSERVING MASONRY – cont'd</b>						
<b>Repairing/renovating brick/blockwork</b>						
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)	414.00	4.56	98.36	32.84	m <sup>2</sup>	<b>131.19</b>
one brick thick	-	8.88	191.54	67.07	m <sup>2</sup>	<b>258.60</b>
one and a half brick thick	-	12.58	271.34	101.30	m <sup>2</sup>	<b>372.64</b>
two brick thick	-	16.10	347.27	135.54	m <sup>2</sup>	<b>482.80</b>
individual bricks; half brick thick	-	0.28	6.04	0.53	nr	<b>6.57</b>
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)	342.00	6.75	145.59	29.16	m <sup>2</sup>	<b>174.75</b>
small areas; hand made facings (PC £ per 1000)	540.00	6.75	145.59	43.08	m <sup>2</sup>	<b>188.67</b>
individual bricks; machine made facings (PC £ per 1000)	342.00	0.42	9.06	0.45	nr	<b>9.51</b>
individual bricks; hand made facings (PC £ per 1000)	540.00	0.42	9.06	0.67	nr	<b>9.73</b>
ADD or DEDUCT for variation of £10.00/1000 in PC of facing bricks; in flemish bond						
half brick thick	-	-	-	0.60	m <sup>2</sup>	<b>-</b>
Cutting out decayed, defective or cracked soldier arch and replacing with new; repointing to match existing						
machine made facings (PC £ per 1000)	342.00	1.80	38.82	6.74	m	<b>45.57</b>
hand made facings (PC £ per 1000)	540.00	1.80	38.82	10.28	m	<b>49.10</b>
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	111.73	13.32	m <sup>2</sup>	<b>125.04</b>
small areas; 400 mm thick wall	-	6.48	139.77	18.02	m <sup>2</sup>	<b>157.78</b>
small areas; 600 mm thick wall	-	9.25	199.52	27.41	m <sup>2</sup>	<b>226.93</b>
Cutting out staggered cracks and repointing to match existing along brick joints						
-	-	0.37	7.98	-	m	<b>7.98</b>
Cutting out raking cracks in brickwork; stitching in new common bricks and repointing to match existing						
half brick thick	-	2.96	63.85	15.00	m <sup>2</sup>	<b>78.85</b>
one brick thick	-	5.41	116.69	30.57	m <sup>2</sup>	<b>147.26</b>
one and a half brick thick	-	8.09	174.50	45.57	m <sup>2</sup>	<b>220.07</b>
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)	342.00	4.44	95.77	12.75	m <sup>2</sup>	<b>108.52</b>
hand made facings (PC £ per 1000)	540.00	4.44	95.77	18.71	m <sup>2</sup>	<b>114.48</b>
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)	342.00	7.59	163.71	27.68	m <sup>2</sup>	<b>191.39</b>
hand made facings (PC £ per 1000)	540.00	7.59	163.71	33.65	m <sup>2</sup>	<b>197.35</b>
Cutting away and replacing with new cement mortar (1:3); angle fillets; 50 mm face width						
-	-	0.23	4.96	2.11	m	<b>7.07</b>

**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)	414.00	0.60	12.94	10.94	m	<b>23.88</b>
225 mm deep joists; 400 mm centres	-	0.74	15.96	12.79	m	<b>28.75</b>
Cutting and pinning to existing brickwork ends of joists	-	0.37	7.98	-	nr	<b>7.98</b>
Making good adjacent work; where intersecting wall removed						
half brick thick	-	0.28	6.04	0.70	m	<b>6.74</b>
one brick thick	-	0.37	7.98	1.40	m	<b>9.38</b>
100 blockwork	-	0.23	4.96	0.70	m	<b>5.66</b>
150 blockwork	-	0.27	5.82	0.70	m	<b>6.53</b>
215 blockwork	-	0.32	6.90	1.40	m	<b>8.31</b>
255 blockwork	-	0.36	7.76	1.40	m	<b>9.17</b>
Removing defective parapet wall; 600 mm high; with two courses of tiles and brick coping over; re-building in new facing bricks, tiles and coping stones						
one brick thick	-	6.16	132.87	54.26	m	<b>187.13</b>
Removing defective capping stones and haunching; replacing stones and re-haunching in cement:mortar to match existing						
300 mm thick wall	-	1.25	26.96	3.92	m <sup>2</sup>	<b>30.88</b>
400 mm thick wall	-	1.39	29.98	4.70	m <sup>2</sup>	<b>34.68</b>
600 mm thick wall	-	1.62	34.94	7.05	m <sup>2</sup>	<b>41.99</b>
Cleaning surfaces; moss and lichen from walls	-	0.28	3.72	-	m <sup>2</sup>	<b>3.72</b>
Cleaning surfaces; lime mortar off brickwork; sort and stack for re-use	-	9.25	122.93	-	1000	<b>122.93</b>
Repointing in cement mortar (1:1:6); to match existing						
raking out existing decayed joints in brickwork walls	-	0.69	14.88	0.70	m <sup>2</sup>	<b>15.58</b>
raking out existing decayed joints in chimney stacks	-	1.11	23.94	0.70	m <sup>2</sup>	<b>24.64</b>
raking out existing decayed joints in brickwork; re-wedging horizontal flashing	-	0.23	4.96	0.35	m	<b>5.31</b>
raking out existing decayed joints in brickwork; re-wedging stepped flashing	-	0.34	7.33	0.35	m	<b>7.68</b>
Repointing in cement:mortar (1:3); to match existing						
raking out existing decayed joints in uncoursed stonework	-	1.11	23.94	0.78	m <sup>2</sup>	<b>24.73</b>
Making good hole where small pipe removed						
102 mm brickwork	-	0.19	2.52	0.08	nr	<b>2.60</b>
215 mm brickwork	-	0.19	2.52	0.08	nr	<b>2.60</b>
327 mm brickwork	-	0.19	2.52	0.08	nr	<b>2.60</b>
440 mm brickwork	-	0.19	2.52	0.08	nr	<b>2.60</b>
100 mm blockwork	-	0.19	2.52	0.08	nr	<b>2.60</b>
150 mm blockwork	-	0.19	2.52	0.08	nr	<b>2.60</b>
215 mm blockwork	-	0.19	2.52	0.08	nr	<b>2.60</b>
255 mm blockwork	-	0.19	2.52	0.08	nr	<b>2.60</b>
Making good hole and facings one side where small pipe removed						
102 mm brickwork	-	0.19	4.10	0.78	nr	<b>4.88</b>
215 mm brickwork	-	0.19	4.10	0.78	nr	<b>4.88</b>
327 mm brickwork	-	0.19	4.10	0.78	nr	<b>4.88</b>
440 mm brickwork	-	0.19	4.10	0.78	nr	<b>4.88</b>



## C DEMOLITION/ALTERATION/RENOVATION

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>C41 REPAIRING/RENOVATING/CONSERVING MASONRY – cont'd</b>						
<b>Repairing/renovating brick/blockwork – cont'd</b>						
Making good hole where large pipe removed						
102 mm brickwork	-	0.28	3.72	0.08	nr	3.80
215 mm brickwork	-	0.42	5.58	0.27	nr	5.86
327 mm brickwork	-	0.56	7.44	0.47	nr	7.91
440 mm brickwork	-	0.69	9.17	0.59	nr	9.76
100 mm blockwork	-	0.28	3.72	0.08	nr	3.80
150 mm blockwork	-	0.32	4.25	0.16	nr	4.41
215 mm blockwork	-	0.37	4.92	0.20	nr	5.11
255 mm blockwork	-	0.42	5.58	0.27	nr	5.86
Making good hole and facings one side where large pipe removed						
half brick thick	-	0.25	5.39	0.78	nr	6.18
one brick thick	-	0.33	7.12	0.86	nr	7.98
one and a half brick thick	-	0.42	9.06	0.94	nr	10.00
two brick thick	-	0.50	10.78	1.25	nr	12.04
Making good hole where extra large pipe removed						
half brick thick	-	0.37	4.92	0.31	nr	5.23
one brick thick	-	0.56	7.44	0.67	nr	8.11
one and a half brick thick	-	0.74	9.83	1.17	nr	11.01
two brick thick	-	0.93	12.36	1.41	nr	13.77
100 mm blockwork	-	0.37	4.92	0.31	nr	5.23
150 mm blockwork	-	0.43	5.71	0.47	nr	6.18
215 mm blockwork	-	0.46	6.11	0.67	nr	6.78
255 mm blockwork	-	0.51	6.78	0.81	nr	7.59
Making good hole and facings one side where extra large pipe removed						
half brick thick	-	0.33	7.12	1.21	nr	8.33
one brick thick	-	0.44	9.49	1.49	nr	10.98
one and a half brick thick	-	0.56	12.08	1.88	nr	13.96
two brick thick	-	0.67	14.45	2.55	nr	17.00
<b>C50 REPAIRING/RENOVATING/CONSERVING METAL</b>						
<b>Repairing metal</b>						
Overhauling and repairing metal casement windows; adjusting and oiling ironmongery; bringing forward affected parts for redecoration						
-	-	1.39	18.47	5.92	nr	24.39
<b>C51 REPAIRING/RENOVATING/CONSERVING TIMBER</b>						
<b>Repairing timber</b>						
Removing or punching in projecting nails; re-fixing softwood or hardwood flooring						
loose boards	-	0.14	2.42	-	m <sup>2</sup>	2.42
floorboards previously set aside	-	0.74	12.78	0.36	m <sup>2</sup>	13.13
Removing damaged softwood flooring; providing and fixing new 25 mm thick plain edge softwood boarding						
small areas	-	1.06	18.30	19.36	m <sup>2</sup>	37.65
individual boards 150 mm wide	-	0.28	4.83	1.89	m	6.72
Sanding down and resurfacing existing flooring; preparing, bodying in with shellac and wax polish						
softwood	-	-	-	-	m <sup>2</sup>	11.71
hardwood	-	-	-	-	m <sup>2</sup>	14.12

**C DEMOLITION/ALTERATION/RENOVATION**

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Fitting existing softwood skirting to new frames or architraves						
75 mm high	-	0.09	1.55	-	m	<b>1.55</b>
150 mm high	-	0.12	2.07	-	m	<b>2.07</b>
225 mm high	-	0.15	2.59	-	m	<b>2.59</b>
Piecing in new 25 mm x 150 mm moulded softwood skirtings to match existing where old removed; bringing forward for redecoration	-	0.35	5.48	5.60	m	<b>11.08</b>
Piecing in new 25 mm x 150 mm moulded softwood skirtings to match existing where socket outlet removed; bringing forward for redecoration	-	0.20	3.12	3.19	nr	<b>6.31</b>
Easing and adjusting softwood doors, oiling ironmongery; bringing forward affected parts for redecoration	-	0.71	11.86	1.10	nr	<b>12.96</b>
Removing softwood doors, easing and adjusting; re-hanging; oiling ironmongery; bringing forward affected parts for redecoration	-	1.11	18.67	1.47	nr	<b>20.14</b>
Removing mortice lock, piecing in softwood doors; bringing forward affected parts for redecoration	-	1.02	17.28	0.86	nr	<b>18.13</b>
Fixing only salvaged softwood door	-	1.42	24.51	-	nr	<b>24.51</b>
Removing softwood doors; planing 12 mm from bottom edge; re-hanging	-	1.11	19.16	-	nr	<b>19.16</b>
Removing softwood doors; altering ironmongery; piecing in and rebating frame and door; re-hanging on opposite stile; bringing forward affected parts for redecoration	-	2.45	41.47	1.71	nr	<b>43.18</b>
Removing softwood doors to prepare for fire upgrading; removing ironmongery; replacing existing beads with 25 mm x 38 mm hardwood screwed beads; repairing minor damaged areas; re-hanging 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	82.57	15.73	nr	<b>98.30</b>
Upgrading and facing up one side of flush doors with 9 mm thick "Supalux"; screwing	-	1.16	20.03	34.59	nr	<b>54.62</b>
Upgrading and facing up one side of softwood panelled doors with 9 mm thick "Supalux"; screwing; plasterboard infilling to recesses	-	2.50	43.16	36.72	nr	<b>79.88</b>
Taking off existing softwood doorstops; providing and screwing on new 25 mm x 38 mm doorstop; bringing forward for redecoration	-	0.20	3.12	2.36	nr	<b>5.49</b>
Cutting away defective 75 mm x 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	21.78	7.83	nr	<b>29.61</b>
Sealing roof trap flush with ceiling	-	0.56	9.67	3.66	nr	<b>13.33</b>
Forming opening 762 mm x 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	43.16	65.84	nr	<b>109.00</b>
Easing and adjusting softwood casement windows, oiling ironmongery; bringing forward affected parts for redecoration	-	0.48	7.89	0.74	nr	<b>8.63</b>
Removing softwood casement windows; easing and adjusting; re-hanging; oiling ironmongery; bringing forward affected parts for redecoration	-	0.71	11.86	0.74	nr	<b>12.60</b>

## C DEMOLITION/ALTERATION/RENOVATION

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>C51 REPAIRING/RENOVATING/CONSERVING TIMBER – cont'd</b>						
<b>Repairing timber – cont'd</b>						
Renewing solid mullion jambs or transoms of softwood casement windows to match existing; bringing forward affected parts for redecoration (taking off and re-hanging adjoining casements not included)	-	2.59	43.72	19.80	nr	<b>63.52</b>
Temporary linings 6 mm thick plywood infill to window while casement under repair	-	0.74	12.78	4.95	nr	<b>17.72</b>
Overhauling softwood double hung sash windows; easing, adjusting and oiling pulley wheels; re-hanging sashes on new hemp sash lines; re-assembling; bringing forward affected parts for redecoration	-	2.45	41.80	5.46	nr	<b>47.26</b>
Cutting away defective parts of softwood window sills; providing and splicing in new 75 mm x 100 mm weathered and throated pieces 300 mm long; bringing forward affected parts for redecoration	-	1.90	32.30	12.24	nr	<b>44.55</b>
Renewing broken stair nosings to treads or landings	-	1.67	28.83	3.46	nr	<b>32.29</b>
<b>Cutting out infected or decayed structural members; shoring up adjacent work; providing and fixing new "treated" sawn softwood members pieced in</b>						
Floors or flat roofs						
50 mm x 125 mm	-	0.37	6.39	2.74	m	<b>9.13</b>
50 mm x 150 mm	-	0.41	7.08	3.30	m	<b>10.38</b>
50 mm x 175 mm	-	0.44	7.60	3.98	m	<b>11.58</b>
Pitched roofs						
38 mm x 100 mm	-	0.33	5.70	1.60	m	<b>7.29</b>
50 mm x 100 mm	-	0.42	7.25	2.13	m	<b>9.38</b>
50 mm x 125 mm	-	0.46	7.94	2.63	m	<b>10.57</b>
50 mm x 150 mm	-	0.51	8.80	3.13	m	<b>11.94</b>
Kerbs bearers and the like						
50 mm x 75 mm	-	0.42	7.25	1.69	m	<b>8.94</b>
50 mm x 100 mm	-	0.52	8.98	2.13	m	<b>11.10</b>
75 mm x 100 mm	-	0.63	10.88	3.11	m	<b>13.98</b>
Scarfed joint; new to existing; over 450 mm <sup>2</sup>	-	0.93	16.06	-	nr	<b>16.06</b>
Scarfed and bolted joint; new to existing; including bolt let in flush; over 450 mm <sup>2</sup>	-	1.34	23.13	1.20	nr	<b>24.33</b>
<b>C52 FUNGUS/BEETLE ERADICATION</b>						
<b>Treating existing timber</b>						
Removing cobwebs, dust and roof insulation; de-frass; treat exposed joists/rafters with two coats of proprietary insecticide and fungicide; by spray application	-	-	-	-	m <sup>2</sup>	<b>12.32</b>
Treating boarding with two coats of proprietary insecticide and fungicide; by spray application	-	-	-	-	m <sup>2</sup>	<b>6.42</b>
Treating individual timbers with two coats proprietary insecticide and fungicide; by brush application	-	-	-	-	m <sup>2</sup>	<b>6.42</b>
boarding	-	-	-	-	m <sup>2</sup>	<b>6.42</b>
structural members	-	-	-	-	m <sup>2</sup>	<b>6.42</b>
skirtings	-	-	-	-	m	<b>6.42</b>
Lifting necessary floorboards; treating floors with two coats proprietary insecticide and fungicide; by spray application; re-fixing boards	-	-	-	-	m <sup>2</sup>	<b>11.45</b>

## C DEMOLITION/ALTERATION/RENOVATION

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Treating surfaces of adjoining concrete or brickwork with two coats of dry rot fluid; by spray application	-	-	-	-	m <sup>2</sup>	<b>6.42</b>
<b>C90 ALTERATIONS – SPOT ITEMS</b>						
<b>Composite "spot" items</b>						
<b>NOTE:</b> 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 re-decoration, except where stated.						
<b>Removing fittings and fixtures</b>						
Removing shelves, window boards and the like	-	0.31	4.12	0.22	m	<b>4.34</b>
Removing handrails and balustrades						
tubular handrailing and brackets	-	0.28	3.72	0.22	m	<b>3.94</b>
metal balustrades	-	0.46	6.11	0.66	m	<b>6.77</b>
Removing handrails and brackets	-	0.09	2.27	0.66	m	<b>2.93</b>
Removing sloping timber ramps in corridors; at changes of levels	-	1.85	46.64	3.29	nr	<b>49.93</b>
Removing bath panels and bearers	-	0.37	9.33	1.10	nr	<b>10.42</b>
Removing kitchen fittings						
wall units	-	0.42	10.59	3.29	nr	<b>13.88</b>
floor units	-	0.28	7.06	4.82	nr	<b>11.88</b>
larder units	-	0.37	9.33	10.95	nr	<b>20.28</b>
built-in cupboards	-	1.39	35.05	21.91	nr	<b>56.95</b>
Removing bathroom fittings; making good works disturbed						
toilet roll holder or soap dispenser	-	0.28	3.72	-	nr	<b>3.72</b>
towel holder	-	0.56	7.44	-	nr	<b>7.44</b>
mirror	-	0.60	7.97	-	nr	<b>7.97</b>
Removing pipe casings	-	0.28	7.06	0.88	m	<b>7.94</b>
Removing ironmongery; in preparation for re-decoration; and subsequently re-fixing; including providing any new screws necessary	-	0.23	5.80	0.22	nr	<b>6.02</b>
Removing, withdrawing nails, etc., making good holes						
carpet fixing strip from floors	-	0.04	0.53	-	m	<b>0.53</b>
curtain track from head of window	-	0.23	3.06	-	m	<b>3.06</b>
nameplates or numerals from face of door	-	0.46	6.11	-	nr	<b>6.11</b>
fly screen and frame from window	-	0.83	11.03	-	nr	<b>11.03</b>
small notice board and frame from walls	-	0.82	10.90	-	nr	<b>10.90</b>
fire extinguisher and bracket from walls	-	1.16	15.42	-	nr	<b>15.42</b>
<b>Removing plumbing and engineering installations</b>						
Removing sanitary fittings and supports; temporarily capping off services; to receive new (not included)						
sink or lavatory basin	-	0.93	14.78	13.14	nr	<b>27.93</b>
bath	-	1.85	29.43	19.72	nr	<b>49.15</b>
WC suite	-	1.39	22.11	13.14	nr	<b>35.25</b>

## C DEMOLITION/ALTERATION/RENOVATION

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>C90 ALTERATIONS – SPOT ITEMS – cont'd</b>						
<b>Removing plumbing and engineering installations</b>						
– cont'd						
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 re-decoration						
sink or lavatory basin	-	3.70	58.86	18.12	nr	<b>76.98</b>
range of three lavatory basins	-	7.40	117.72	33.32	nr	<b>151.04</b>
bath	-	5.55	88.29	24.48	nr	<b>112.77</b>
WC suite	-	7.40	117.72	38.04	nr	<b>155.76</b>
2 stall urinal	-	14.80	235.43	35.81	nr	<b>271.25</b>
3 stall urinal	-	22.20	353.15	73.36	nr	<b>426.51</b>
4 stall urinal	-	29.60	470.87	108.72	nr	<b>579.59</b>
Removing taps	-	0.09	1.63	-	nr	<b>1.63</b>
Clearing blocked wastes without dismantling						
sinks	-	0.46	9.56	-	nr	<b>9.56</b>
WC traps	-	0.56	11.64	-	nr	<b>11.64</b>
Removing gutterwork and supports						
uPVC or asbestos	-	0.28	3.72	0.22	m	<b>3.94</b>
cast iron	-	0.32	4.25	0.44	m	<b>4.69</b>
Overhauling sections of rainwater gutterings; cutting out existing joints; adjusting brackets to correct falls; re-making joints						
100 mm diameter uPVC	-	0.23	3.97	0.01	m	<b>3.98</b>
100 mm diameter cast iron including bolt	-	0.83	14.33	0.07	m	<b>14.40</b>
Removing rainwater heads and supports						
uPVC or asbestos	-	0.27	3.59	0.22	nr	<b>3.81</b>
cast iron	-	0.37	4.92	0.44	nr	<b>5.36</b>
Removing pipework and supports						
uPVC or asbestos rainwater stack	-	0.28	3.72	0.22	m	<b>3.94</b>
cast iron rainwater stack	-	0.32	4.25	0.44	m	<b>4.69</b>
cast iron jointed soil stack	-	0.56	7.44	0.44	m	<b>7.88</b>
copper or steel water or gas pipework	-	0.14	1.86	0.22	m	<b>2.08</b>
cast iron rainwater shoe	-	0.07	0.93	0.22	m	<b>1.15</b>
Overhauling and re-making leaking joints in pipework						
100 mm diameter upvc	-	0.19	2.52	0.02	nr	<b>2.54</b>
100 mm diameter cast iron including bolt	-	0.74	9.83	0.13	nr	<b>9.97</b>
Cleaning out existing rainwater installations						
rainwater gutters	-	0.07	0.93	-	m	<b>0.93</b>
rainwater gully	-	0.19	2.52	-	nr	<b>2.52</b>
rainwater stack; including head, swan-neck and shoe (not exceeding 10 m long)	-	0.69	9.17	-	nr	<b>9.17</b>
Removing the following equipment and ancillaries; capping off services; making good works disturbed (excluding any draining down of system)						
expansion tank; 900 mm x 450 mm x 900 mm	-	1.67	26.55	8.76	nr	<b>35.32</b>
hot water cylinder; 450 mm diameter x 1050 mm high	-	1.11	17.66	3.73	nr	<b>21.38</b>
cold water tank; 1540 mm x 900 mm x 900 mm	-	2.22	35.31	26.95	nr	<b>62.26</b>
cast iron radiator	-	1.85	29.43	7.01	nr	<b>36.44</b>
gas water heater	-	3.70	58.86	4.38	nr	<b>63.24</b>
gas fire	-	1.85	29.43	5.70	nr	<b>35.13</b>
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 x 900 mm x 900 mm	-	11.10	176.58	33.52	nr	<b>210.09</b>

## C DEMOLITION/ALTERATION/RENOVATION

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Turning off supplies; dismantling the following fittings; replacing washers; re-assembling and testing						
15 mm diameter tap	-	0.23	4.78	-	nr	<b>4.78</b>
15 mm diameter ball valve	-	0.32	6.65	-	nr	<b>6.65</b>
Turning off supplies; removing the following fittings; testing and replacing						
15 mm diameter ball valve	-	0.46	9.56	5.89	nr	<b>15.45</b>
Removing lagging from pipes up to 42 mm diameter	-	0.09	1.20	0.22	nr	<b>1.42</b>
<b>Removing finishings</b>						
Removing plasterboard wall finishings	-	0.37	4.92	-	m <sup>2</sup>	<b>4.92</b>
Removing wall finishings; cutting out and making good cracks						
plasterboard wall finishing	-	0.37	4.92	-	m <sup>2</sup>	<b>4.92</b>
decorative wallpaper and lining	-	0.19	2.52	1.45	m <sup>2</sup>	<b>3.98</b>
heavy wallpaper and lining	-	0.32	4.25	1.45	m <sup>2</sup>	<b>5.71</b>
Hacking off wall finishings						
plaster	-	0.19	2.52	1.10	m <sup>2</sup>	<b>3.62</b>
cement rendering or pebbledash	-	0.37	4.92	1.10	m <sup>2</sup>	<b>6.01</b>
wall tiling and screed	-	0.46	6.11	1.75	m <sup>2</sup>	<b>7.87</b>
Removing wall linings; including battening behind						
plain sheeting	-	0.28	3.72	0.88	m <sup>2</sup>	<b>4.60</b>
matchboarding	-	0.37	4.92	1.31	m <sup>2</sup>	<b>6.23</b>
Removing oak dado wall panel finishings; cleaning off and setting aside for re-use	-	0.60	15.13	-	m <sup>2</sup>	<b>15.13</b>
Removing defective or damaged plaster wall finishings; re-plastering walls with two coats of gypsum plaster; including dubbing out; jointing new to existing						
small areas	-	1.48	28.98	7.22	m <sup>2</sup>	<b>36.20</b>
isolated areas not exceeding 0.50 m <sup>2</sup>	-	1.06	20.76	3.63	nr	<b>24.39</b>
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	-	0.60	11.75	1.09	m	<b>12.84</b>
225 mm wide	-	0.74	14.49	1.62	m	<b>16.11</b>
300 mm wide	-	0.88	17.23	2.18	m	<b>19.41</b>
Removing defective or damaged damp plaster wall finishings, investigating and treating wall; re-plastering walls with two coats of "Thistle Renovating" plaster; including dubbing out; fair jointing to existing work						
small areas	-	1.53	29.96	4.04	m <sup>2</sup>	<b>34.00</b>
isolated areas not exceeding 0.50 m <sup>2</sup>	-	1.13	22.13	2.03	m <sup>2</sup>	<b>24.16</b>
Dubbing out in cement and sand; average 13 mm thick						
over 300 mm wide	-	0.46	9.01	1.02	m <sup>2</sup>	<b>10.03</b>
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	-	0.69	13.51	1.62	m	<b>15.13</b>
225 mm wide	-	0.83	16.25	1.89	m	<b>18.15</b>
300 mm wide	-	0.93	18.21	2.17	m	<b>20.38</b>
Cutting out; making good cracks in plaster wall finishings						
walls	-	0.23	4.50	1.45	m	<b>5.96</b>
ceilings	-	0.31	6.07	1.45	m	<b>7.52</b>

## C DEMOLITION/ALTERATION/RENOVATION

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>C90 ALTERATIONS – SPOT ITEMS – cont'd</b>						
<b>Removing finishings – cont'd</b>						
Making good plaster wall finishings where items removed or holes left						
small pipe or conduit	-	0.06	1.17	0.73	nr	<b>1.90</b>
large pipe	-	0.09	1.76	1.45	nr	<b>3.22</b>
extra large pipe	-	0.14	2.74	1.35	nr	<b>4.09</b>
small recess; eg. electrical switch point	-	0.07	1.37	0.22	nr	<b>1.59</b>
Making good plasterboard and skim wall finishings where items removed or holes left						
small pipe or conduit	-	0.06	1.17	0.73	nr	<b>1.90</b>
large pipe	-	0.21	4.11	0.56	nr	<b>4.67</b>
extra large pipe	-	0.28	5.48	0.74	nr	<b>6.22</b>
Removing floor finishings						
carpet and underfelt	-	0.11	1.46	-	m <sup>2</sup>	<b>1.46</b>
linoleum sheet flooring	-	0.09	1.20	-	m <sup>2</sup>	<b>1.20</b>
carpet gripper	-	0.02	0.27	-	m	<b>0.27</b>
Removing floor finishings; preparing screed to receive new						
carpet and underfelt	-	0.61	8.11	-	m <sup>2</sup>	<b>8.11</b>
vinyl or thermoplastic tiles	-	0.79	10.50	-	m <sup>2</sup>	<b>10.50</b>
Removing woodblock floor finishings; cleaning off and setting aside for re-use	-	0.69	9.17	-	m <sup>2</sup>	<b>9.17</b>
Breaking up floor finishings						
floor screed	-	0.60	7.97	-	m <sup>2</sup>	<b>7.97</b>
granolithic flooring and screed	-	0.79	10.50	-	m <sup>2</sup>	<b>10.50</b>
terrazzo or ceramic floor tiles and screed	-	0.97	12.89	-	m <sup>2</sup>	<b>12.89</b>
Levelling and repairing floor finishings screed; 5 mm thick						
screed; 5 mm thick; in small areas	-	0.46	9.01	8.39	m <sup>2</sup>	<b>17.40</b>
screed; 5 mm thick; in isolated areas not exceeding 0.50 m <sup>2</sup>	-	0.32	6.27	4.20	m <sup>2</sup>	<b>10.46</b>
Removing softwood skirtings, picture rails, dado rails, architraves and the like	-	0.09	1.20	-	m	<b>1.20</b>
Removing softwood skirtings; cleaning off and setting aside for re-use in making good	-	0.23	3.06	-	m	<b>3.06</b>
Breaking up paving						
asphalt	-	0.56	7.44	-	m <sup>2</sup>	<b>7.44</b>
Removing ceiling finishings						
plasterboard and skim; withdrawing nails	-	0.28	3.72	0.66	m <sup>2</sup>	<b>4.38</b>
wood lath and plaster; withdrawing nails	-	0.46	6.11	1.10	m <sup>2</sup>	<b>7.21</b>
suspended ceilings	-	0.69	9.17	1.10	m <sup>2</sup>	<b>10.27</b>
plaster moulded cornice; 25 mm girth	-	0.14	1.86	0.22	m	<b>2.08</b>
Removing part of plasterboard ceiling finishings to facilitate insertion of new steel beam	-	1.02	13.56	1.31	m	<b>14.87</b>
Removing ceiling linings; including battening behind plain sheeting	-	0.42	5.58	0.88	m <sup>2</sup>	<b>6.46</b>
matchboarding	-	0.56	7.44	1.31	m <sup>2</sup>	<b>8.76</b>
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	-	1.57	30.74	5.10	m <sup>2</sup>	<b>35.84</b>
isolated areas not exceeding 0.50m <sup>2</sup>	-	1.13	22.13	2.80	m <sup>2</sup>	<b>24.93</b>

## C DEMOLITION/ALTERATION/RENOVATION

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Removing coverings</b>						
Removing roof coverings						
slates	-	0.46	6.11	0.44	m <sup>2</sup>	<b>6.55</b>
slates; set aside for re-use	-	0.56	7.44	-	m <sup>2</sup>	<b>7.44</b>
nibbed tiles	-	0.37	4.92	0.44	m <sup>2</sup>	<b>5.36</b>
nibbed tiles; set aside for re-use	-	0.46	6.11	-	m <sup>2</sup>	<b>6.11</b>
corrugated asbestos sheeting	-	0.37	4.92	0.44	m <sup>2</sup>	<b>5.36</b>
corrugated metal sheeting	-	0.37	4.92	0.44	m <sup>2</sup>	<b>5.36</b>
underfelt and nails	-	0.04	0.53	0.22	m <sup>2</sup>	<b>0.75</b>
three layer felt roofing; cleaning base off for new coverings	-	0.23	3.06	0.44	m <sup>2</sup>	<b>3.50</b>
sheet metal coverings	-	0.46	6.11	0.44	m <sup>2</sup>	<b>6.55</b>
Removing roof coverings; selecting and re-fixing; including providing 25% new; including nails, etc.						
asbestos-free artificial blue/black slates; 500 mm x 250 mm (PC £ per 1000)	816.05	1.02	29.14	7.21	m <sup>2</sup>	<b>36.34</b>
asbestos-free artificial blue/black slates; 600 mm x 300 mm (PC £ per 1000)	996.55	0.93	26.57	5.63	m <sup>2</sup>	<b>32.19</b>
natural slates; Welsh blue 510 mm x 255 mm (PC £ per 1000)	2745.00	1.11	31.71	15.16	m <sup>2</sup>	<b>46.87</b>
natural slates; Welsh blue 600 mm x 300 mm (PC £ per 1000)	5791.50	0.97	27.71	20.60	m <sup>2</sup>	<b>48.31</b>
clay plain tiles "Dreadnought" machine made; 265 mm x 165 mm (PC £ per 1000)	414.00	1.02	29.14	8.47	m <sup>2</sup>	<b>37.60</b>
concrete interlocking tiles; Marley Eternit "Ludlow Major" or other equal and approved; 413 mm x 330 mm (PC £ per 1000)	763.00	0.65	18.57	2.59	m <sup>2</sup>	<b>21.16</b>
concrete interlocking tiles; Redland "Renown" or other equal and approved; 417 mm x 330 mm; (PC £ per 1000)	862.60	0.65	18.57	2.92	m <sup>2</sup>	<b>21.48</b>
Removing damaged roof coverings in area less than 10 m <sup>2</sup> ; providing and fixing new; including nails, etc.						
asbestos-free artificial blue/black slates; 500 mm x 250 mm	-	1.25	35.71	19.96	m <sup>2</sup>	<b>55.67</b>
asbestos-free artificial blue/black slates; 600 mm x 300 mm	-	1.16	33.14	16.16	m <sup>2</sup>	<b>49.30</b>
natural slates; Welsh blue 510 mm x 255 mm	-	1.34	38.28	55.75	m <sup>2</sup>	<b>94.02</b>
natural slates; Welsh blue 600 mm x 300 mm	-	1.20	34.28	78.64	m <sup>2</sup>	<b>112.92</b>
clay plain tiles "Dreadnought" machine made or other equal and approved; 265 mm x 165 mm	-	1.25	35.71	28.98	m <sup>2</sup>	<b>64.69</b>
concrete interlocking tiles; Marley Eternit "Ludlow Major" or other equal and approved; 413 mm x 330 mm	-	0.83	23.71	8.73	m <sup>2</sup>	<b>32.44</b>
concrete interlocking tiles; Redland "Renown" or other equal and approved; 417 mm x 330 mm	-	0.83	23.71	9.90	m <sup>2</sup>	<b>33.61</b>



## C DEMOLITION/ALTERATION/RENOVATION

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>C90 ALTERATIONS – SPOT ITEMS – cont'd</b>						
<b>Removing coverings – cont'd</b>						
Removing individual damaged roof coverings; providing and fixing new; including nails, etc.						
asbestos-free artificial blue/black slates; 500 mm x 250 mm	-	0.23	6.57	1.37	nr	<b>7.94</b>
asbestos-free artificial blue/black slates; 600 mm x 300 mm	-	0.23	6.57	1.16	nr	<b>7.73</b>
natural slates; Welsh blue 510 mm x 255 mm	-	0.28	8.00	3.06	nr	<b>11.06</b>
natural slates; Welsh blue 600 mm x 300 mm	-	0.28	8.00	6.35	nr	<b>14.35</b>
clay plain tiles "Dreadnought" machine made or other equal and approved; 265 mm x 165 mm	-	0.14	4.00	0.48	nr	<b>4.48</b>
concrete interlocking tiles; Marley Eternit "Ludlow Major" or other equal and approved; 413 mm x 330 mm	-	0.19	5.43	0.85	nr	<b>6.27</b>
concrete interlocking tiles; Redland "Renown" or other equal and approved; 417 mm x 330 mm	-	0.19	5.43	0.95	nr	<b>6.38</b>
Breaking up roof coverings						
asphalt	-	0.93	12.36	-	m <sup>2</sup>	<b>12.36</b>
Removing half round ridge or hip tile 300 mm long; providing and fixing new	-	0.46	13.14	3.82	nr	<b>16.96</b>
Removing defective metal flashings						
horizontal	-	0.19	2.52	0.44	m	<b>2.96</b>
stepped	-	0.23	3.06	0.22	m	<b>3.28</b>
Turning back bitumen felt and later dressing up face of new brickwork as skirtings; not exceeding 150 mm girth	-	0.93	18.93	0.09	m	<b>19.02</b>
Cutting out crack in asphalt roof coverings; making good to match existing						
20 mm thick two coat	-	1.53	21.35	-	m	<b>21.35</b>
Removing bitumen felt roof coverings and boarding to allow access for work to top of walls or beams beneath	-	0.74	9.83	-	m	<b>9.83</b>
Removing tiling battens; withdrawing nails	-	0.07	0.93	0.22	m <sup>2</sup>	<b>1.15</b>
Examining roof battens; re-nailing where loose; providing and fixing 25% new						
25 mm x 50 mm slating battens at 262 mm centres	-	0.07	2.00	0.81	m <sup>2</sup>	<b>2.81</b>
25 mm x 38 mm tiling battens at 100 mm centres	-	0.19	5.43	2.00	m <sup>2</sup>	<b>7.43</b>
Removing roof battens and nails; providing and fixing new "treated" softwood battens throughout						
25 mm x 50 mm slating battens at 262 mm centres	-	0.11	3.14	3.04	m <sup>2</sup>	<b>6.18</b>
25 mm x 38 mm tiling battens at 100 mm centres	-	0.23	6.57	6.62	m <sup>2</sup>	<b>13.19</b>
Removing underfelt and nails; providing and fixing new						
unreinforced felt	0.54	0.09	2.57	0.77	m <sup>2</sup>	<b>3.34</b>
reinforced felt	0.68	0.09	2.57	0.93	m <sup>2</sup>	<b>3.50</b>
<b>Cutting openings or recesses</b>						
Cutting openings or recesses through reinforced concrete walls						
150 mm thick	-	5.18	74.36	12.57	m <sup>2</sup>	<b>86.94</b>
225 mm thick	-	7.08	100.81	18.79	m <sup>2</sup>	<b>119.60</b>
300 mm thick	-	9.02	127.67	25.37	m <sup>2</sup>	<b>153.04</b>
Cutting openings or recesses through reinforced concrete suspended slabs						
150 mm thick	-	3.93	55.83	18.75	m <sup>2</sup>	<b>74.58</b>
225 mm thick	-	5.83	82.88	18.89	m <sup>2</sup>	<b>101.77</b>
300 mm thick	-	7.26	102.60	24.06	m <sup>2</sup>	<b>126.66</b>

**C DEMOLITION/ALTERATION/RENOVATION**

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Cutting openings or recesses through slated, boarded and timbered roof; 700 mm x 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	<b>355.12</b>
Cutting openings or recesses through brick or block walls or partitions; for lintels or beams above openings; in gauged mortar						
half brick thick	-	2.45	52.84	3.73	m <sup>2</sup>	<b>56.57</b>
one brick thick	-	4.07	87.79	7.45	m <sup>2</sup>	<b>95.24</b>
one and a half brick thick	-	5.69	122.73	11.17	m <sup>2</sup>	<b>133.90</b>
two brick thick	-	7.31	157.67	14.90	m <sup>2</sup>	<b>172.57</b>
75 mm blockwork	-	1.48	31.92	2.41	m <sup>2</sup>	<b>34.33</b>
90 mm blockwork	-	1.67	36.02	2.85	m <sup>2</sup>	<b>38.87</b>
100 mm blockwork	-	1.80	38.82	3.29	m <sup>2</sup>	<b>42.11</b>
115 mm blockwork	-	1.84	39.69	3.73	m <sup>2</sup>	<b>43.41</b>
125 mm blockwork	-	2.04	44.00	4.16	m <sup>2</sup>	<b>48.16</b>
140 mm blockwork	-	2.17	46.81	4.60	m <sup>2</sup>	<b>51.41</b>
150 mm blockwork	-	2.27	48.96	5.04	m <sup>2</sup>	<b>54.00</b>
190 mm blockwork	-	2.53	54.57	6.35	m <sup>2</sup>	<b>60.92</b>
215 mm blockwork	-	2.68	57.81	7.01	m <sup>2</sup>	<b>64.82</b>
255 mm blockwork	-	2.94	63.41	8.32	m <sup>2</sup>	<b>71.74</b>
Cutting openings or recesses through brick walls or partitions; for lintels or beams above openings; in cement mortar						
half brick thick	-	3.52	75.92	3.73	m <sup>2</sup>	<b>79.65</b>
one brick thick	-	5.83	125.75	7.45	m <sup>2</sup>	<b>133.20</b>
one and a half brick thick	-	8.14	175.57	11.17	m <sup>2</sup>	<b>186.75</b>
two brick thick	-	10.45	225.40	14.90	m <sup>2</sup>	<b>240.30</b>
Cutting openings or recesses through brick or block walls or partitions; for door or window openings; in gauged mortar						
half brick thick	-	1.25	26.96	3.73	m <sup>2</sup>	<b>30.69</b>
one brick thick	-	2.04	44.00	7.45	m <sup>2</sup>	<b>51.45</b>
one and a half brick thick	-	2.82	60.83	11.17	m <sup>2</sup>	<b>72.00</b>
two brick thick	-	3.65	78.73	14.90	m <sup>2</sup>	<b>93.62</b>
75 mm blockwork	-	0.74	15.96	2.41	m <sup>2</sup>	<b>18.37</b>
90 mm blockwork	-	0.85	18.33	2.85	m <sup>2</sup>	<b>21.18</b>
100 mm blockwork	-	0.93	20.06	3.29	m <sup>2</sup>	<b>23.35</b>
115 mm blockwork	-	0.98	21.14	3.73	m <sup>2</sup>	<b>24.86</b>
125 mm blockwork	-	1.02	22.00	4.16	m <sup>2</sup>	<b>26.16</b>
140 mm blockwork	-	1.07	23.08	4.60	m <sup>2</sup>	<b>27.68</b>
150 mm blockwork	-	1.11	23.94	5.04	m <sup>2</sup>	<b>28.98</b>
190 mm blockwork	-	1.22	26.31	6.35	m <sup>2</sup>	<b>32.67</b>
215 mm blockwork	-	1.34	28.90	7.01	m <sup>2</sup>	<b>35.91</b>
255 mm blockwork	-	1.48	31.92	8.32	m <sup>2</sup>	<b>40.25</b>
Cutting openings or recesses through brick or block walls or partitions; for door or window openings; in cement mortar						
half brick thick	-	1.76	37.96	3.73	m <sup>2</sup>	<b>41.69</b>
one brick thick	-	2.91	62.77	7.45	m <sup>2</sup>	<b>70.22</b>
one and a half brick thick	-	4.02	86.71	11.17	m <sup>2</sup>	<b>97.88</b>
two brick thick	-	5.23	112.81	14.90	m <sup>2</sup>	<b>127.70</b>

## C DEMOLITION/ALTERATION/RENOVATION

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>C90 ALTERATIONS – SPOT ITEMS – cont'd</b>						
<b>Cutting openings or recesses – cont'd</b>						
Cutting openings or recesses through faced wall 1200 mm x 1200 mm (1.44 m <sup>2</sup> ) for new window; including cutting structure, quoining up jambs, cutting and pinning in suitable precast concrete boot lintel with galvanised 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	479.42
one and a half brick thick wall	-	-	-	-	nr	503.09
two brick thick wall	-	-	-	-	nr	544.52
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	248.58
pair of doors and frame	-	-	-	-	nr	325.53
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	284.10
225 mm reinforced concrete wall	-	-	-	-	nr	390.62
half brick thick wall	-	-	-	-	nr	266.34
one brick thick wall or two half brick thick skins	-	-	-	-	nr	349.19
one and a half brick thick wall	-	-	-	-	nr	426.14
two brick thick wall	-	-	-	-	nr	514.91
100 mm block wall	-	-	-	-	nr	248.58
215 mm block wall	-	-	-	-	nr	325.53
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	408.38
225 mm reinforced concrete wall	-	-	-	-	nr	520.84
half brick thick wall	-	-	-	-	nr	313.69
one brick thick wall or two half brick thick skins	-	-	-	-	nr	432.07
one and a half brick thick wall	-	-	-	-	nr	556.36
two brick thick wall	-	-	-	-	nr	662.88
100 mm block wall	-	-	-	-	nr	295.94
215 mm block wall	-	-	-	-	nr	402.46
<b>Cutting back projections</b>						
Cutting back brick projections flush with adjacent wall						
225 mm x 112 mm	-	0.28	6.04	0.22	m	6.26
225 mm x 225 mm	-	0.46	9.92	0.44	m	10.36
337 mm x 112 mm	-	0.65	14.02	0.66	m	14.68
450 mm x 225 mm	-	0.83	17.90	0.88	m	18.78

## C DEMOLITION/ALTERATION/RENOVATION

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Cutting back chimney breasts flush with adjacent wall						
half brick thick	-	1.62	34.94	7.01	m <sup>2</sup>	<b>41.95</b>
one brick thick	-	2.17	46.81	10.95	m <sup>2</sup>	<b>57.76</b>
<b>Filling in openings</b>						
Removing doors and frames; making good plaster and skirtings across reveals and heads; leaving as blank openings						
single doors	-	-	-	-	nr	<b>106.54</b>
pair of doors	-	-	-	-	nr	<b>124.29</b>
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	<b>165.72</b>
pair of doors	-	-	-	-	nr	<b>218.98</b>
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	<b>183.47</b>
one brick thick	-	-	-	-	nr	<b>254.51</b>
one and a half brick thick	-	-	-	-	nr	<b>319.60</b>
two brick thick	-	-	-	-	nr	<b>402.46</b>
100 mm blockwork	-	-	-	-	nr	<b>147.97</b>
215 mm blockwork	-	-	-	-	nr	<b>218.98</b>
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	<b>295.94</b>
one brick thick	-	-	-	-	nr	<b>414.30</b>
one and a half brick thick	-	-	-	-	nr	<b>532.68</b>
two brick thick	-	-	-	-	nr	<b>645.13</b>
100 mm blockwork	-	-	-	-	nr	<b>254.51</b>
215 mm blockwork	-	-	-	-	nr	<b>337.36</b>
Removing 825 mm x 1046 mm (1.16 m <sup>2</sup> ) 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	<b>242.66</b>
one and a half brick thick	-	-	-	-	nr	<b>272.26</b>
two brick thick	-	-	-	-	nr	<b>313.69</b>
Removing 825 mm x 1406 mm (1.16 m <sup>2</sup> ) 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	<b>272.26</b>
one and a half brick thick	-	-	-	-	nr	<b>313.69</b>
two brick thick	-	-	-	-	nr	<b>390.62</b>
Removing 825 mm x 1406 mm (1.16 m <sup>2</sup> ) 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	<b>710.24</b>
500 mm wall	-	-	-	-	nr	<b>775.35</b>
600 mm wall	-	-	-	-	nr	<b>852.28</b>

## C DEMOLITION/ALTERATION/RENOVATION

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>C90 ALTERATIONS – SPOT ITEMS – cont'd</b>						
<b>Filling in openings – cont'd</b>						
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)	414.00	0.93	20.06	7.17	m	27.23
one brick thick	-	1.39	29.98	14.33	m	44.31
one and a half brick thick	-	1.80	38.82	21.50	m	60.32
two brick thick	-	2.22	47.88	27.26	m	75.14
75 mm blockwork	-	0.58	12.51	3.79	m	16.30
90 mm blockwork	-	0.62	13.37	4.08	m	17.45
100 mm blockwork	-	0.65	14.02	4.60	m	18.62
115 mm blockwork	-	0.70	15.10	5.19	m	20.29
125 mm blockwork	-	0.74	15.96	5.93	m	21.89
140 mm blockwork	-	0.80	17.26	6.87	m	24.12
150 mm blockwork	-	0.83	17.90	7.61	m	25.51
190 mm blockwork	-	0.93	20.06	9.17	m	29.23
215 mm blockwork	-	1.00	21.57	10.15	m	31.72
225 mm blockwork	-	1.10	23.73	12.45	m	36.17
Closing at jambs with common brickwork half brick thick						
50 mm cavity; including lead-lined hessian based vertical damp proof course	-	0.37	7.98	11.04	m	19.02
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)	342.00	1.16	25.02	7.84	m	32.86
one brick thick	-	1.39	29.98	14.26	m	44.24
one and a half brick thick	-	2.13	45.94	21.19	m	67.13
two brick thick	-	2.59	55.86	27.98	m	83.84
Quoining up jambs in hand 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)	540.00	1.16	25.02	11.15	m	36.17
one brick thick	-	1.39	29.98	20.89	m	50.87
one and a half brick thick	-	2.13	45.94	31.13	m	77.08
two brick thick	-	2.59	55.86	41.23	m	97.10
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)	414.00	1.71	36.88	29.11	m <sup>2</sup>	65.99
one brick thick	-	2.82	60.83	59.62	m <sup>2</sup>	120.44
one and a half brick thick	-	3.89	83.91	89.42	m <sup>2</sup>	173.33
two brick thick	-	4.86	104.83	119.23	m <sup>2</sup>	224.06
75 mm blockwork	5.94	0.85	18.33	8.11	m <sup>2</sup>	26.44
90 mm blockwork	-	0.93	20.06	8.51	m <sup>2</sup>	28.56
100 mm blockwork	7.18	0.97	20.92	9.53	m <sup>2</sup>	30.45
115 mm blockwork	8.26	1.05	22.65	10.76	m <sup>2</sup>	33.41
125 mm blockwork	8.98	1.09	23.51	11.58	m <sup>2</sup>	35.09
140 mm blockwork	10.05	1.16	25.02	12.81	m <sup>2</sup>	37.83
150 mm blockwork	10.77	1.20	25.88	13.63	m <sup>2</sup>	39.51
190 mm blockwork	13.65	1.37	29.55	17.61	m <sup>2</sup>	47.16
215 mm blockwork	15.44	1.48	31.92	19.66	m <sup>2</sup>	51.58
255 mm blockwork	19.03	1.65	35.59	23.76	m <sup>2</sup>	59.35

**C DEMOLITION/ALTERATION/RENOVATION**

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Cutting and bonding ends to existing						
half brick thick	-	0.37	7.98	2.20	m	<b>10.18</b>
one brick thick	-	0.54	11.65	4.33	m	<b>15.97</b>
one and a half brick thick	-	0.80	17.26	5.32	m	<b>22.57</b>
two brick thick	-	1.16	25.02	7.87	m	<b>32.89</b>
75 mm blockwork	-	0.16	3.45	0.59	m	<b>4.04</b>
90 mm blockwork	-	0.19	4.10	0.65	m	<b>4.75</b>
100 mm blockwork	-	0.21	4.53	0.73	m	<b>5.26</b>
115 mm blockwork	-	0.23	4.96	0.85	m	<b>5.81</b>
125 mm blockwork	-	0.24	5.18	0.91	m	<b>6.09</b>
140 mm blockwork	-	0.26	5.61	1.01	m	<b>6.62</b>
150 mm blockwork	-	0.27	5.82	1.07	m	<b>6.89</b>
190 mm blockwork	-	0.33	7.12	1.43	m	<b>8.55</b>
215 mm blockwork	-	0.38	8.20	1.59	m	<b>9.78</b>
255 mm blockwork	-	0.44	9.49	1.90	m	<b>11.39</b>
half brick thick in facings; to match existing (PC £ per 1000)	342.00	0.56	12.08	3.51	m	<b>15.59</b>
Extra over common brickwork for fair face; flush pointing						
walls and the like	-	0.19	4.10	-	m <sup>2</sup>	<b>4.10</b>
Extra over common bricks for facing bricks in flemish bond; facing and pointing one side						
machine made facings (PC £ per 1000)	342.00	0.97	20.92	-6.02	m <sup>2</sup>	<b>14.90</b>
hand made facings (PC £ per 1000)	540.00	0.97	20.92	10.55	m <sup>2</sup>	<b>31.47</b>
ADD or DEDUCT for variation of £10.00/1000 in PC for facing bricks; in flemish bond						
half brick thick	-	-	-	0.60	m <sup>2</sup>	<b>-</b>
Filling in openings to hollow walls with inner skin of common bricks; 50 mm cavity and galvanised 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)	342.00	4.26	91.89	56.80	m <sup>2</sup>	<b>148.68</b>
two half brick thick skins; outer skin hand made facings (PC £ per 1000)	540.00	4.26	91.89	70.71	m <sup>2</sup>	<b>162.60</b>
<b>Temporary screens</b>						
Providing and erecting; maintaining; temporary dust proof screens; with 50 mm x 75 mm sawn softwood framing; covering one side with 12 mm thick plywood over 300 mm wide	-	0.74	12.78	15.63	m <sup>2</sup>	<b>28.41</b>
Providing and erecting; maintaining; temporary screen; with 50 mm x 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	-	0.93	16.06	7.99	m <sup>2</sup>	<b>24.04</b>
Providing and erecting; maintaining; temporary screen; with 50 mm x 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	-	1.85	29.12	22.19	m <sup>2</sup>	<b>51.32</b>

## D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>D20 EXCAVATING AND FILLING</b>						
<b>NOTE:</b> Prices are applicable to excavation in firm soil. Multiplying factors for other soils should be applied.						
<b>Site preparation</b>						
Removing trees						
girth 600 mm– .50 m	-	20.35	231.26	-	nr	<b>231.26</b>
girth 1.50–3.00 m	-	35.61	404.68	-	nr	<b>404.68</b>
girth exceeding 3.00 m	-	50.88	578.22	-	nr	<b>578.22</b>
Removing tree stumps						
girth 600 mm–1.50 m	-	1.02	11.59	46.97	nr	<b>58.56</b>
girth 1.50 m–3.00 m	-	1.02	11.59	68.78	nr	<b>80.37</b>
girth exceeding 3.00 m	-	1.02	11.59	94.03	nr	<b>105.62</b>
Clearing site vegetation						
bushes, scrub, undergrowth, hedges and trees and tree stumps not exceeding 600 mm girth	-	0.03	0.34	-	m <sup>2</sup>	<b>0.34</b>
Lifting turf for preservation stacking	-	0.36	4.09	-	m <sup>2</sup>	<b>4.09</b>
<b>Excavating; by machine</b>						
Topsoil for preservation						
average depth 150 mm	-	0.02	0.23	1.11	m <sup>2</sup>	<b>1.34</b>
add or deduct for each 25 mm variation in average depth	-	0.01	0.11	0.26	m <sup>2</sup>	<b>0.37</b>
To reduce levels						
maximum depth not exceeding 0.25 m	-	0.06	0.68	1.46	m <sup>3</sup>	<b>2.14</b>
maximum depth not exceeding 1.00 m	-	0.04	0.45	1.03	m <sup>3</sup>	<b>1.48</b>
maximum depth not exceeding 2.00 m	-	0.06	0.68	1.46	m <sup>3</sup>	<b>2.14</b>
maximum depth not exceeding 4.00 m	-	0.08	0.91	1.80	m <sup>3</sup>	<b>2.71</b>
Basements and the like; commencing level exceeding 0.25 m below existing ground level						
maximum depth not exceeding 1.00 m	-	0.09	1.02	1.31	m <sup>3</sup>	<b>2.34</b>
maximum depth not exceeding 2.00 m	-	0.06	0.68	1.01	m <sup>3</sup>	<b>1.69</b>
maximum depth not exceeding 4.00 m	-	0.09	1.02	1.31	m <sup>3</sup>	<b>2.34</b>
maximum depth not exceeding 6.00 m	-	0.10	1.14	1.72	m <sup>3</sup>	<b>2.86</b>
maximum depth not exceeding 8.00 m	-	0.13	1.48	2.02	m <sup>3</sup>	<b>3.50</b>
Pits						
maximum depth not exceeding 0.25m	-	0.36	4.09	5.36	m <sup>3</sup>	<b>9.45</b>
maximum depth not exceeding 1.00 m	-	0.38	4.32	4.75	m <sup>3</sup>	<b>9.07</b>
maximum depth not exceeding 2.00 m	-	0.44	5.00	5.36	m <sup>3</sup>	<b>10.36</b>
maximum depth not exceeding 4.00 m	-	0.53	6.02	6.07	m <sup>3</sup>	<b>12.09</b>
maximum depth not exceeding 6.00 m	-	0.55	6.25	6.37	m <sup>3</sup>	<b>12.62</b>
Extra over pit excavating for commencing level exceeding 0.25 m below existing ground level						
1.00 m below	-	0.03	0.34	0.71	m <sup>3</sup>	<b>1.05</b>
2.00 m below	-	0.06	0.68	1.01	m <sup>3</sup>	<b>1.69</b>
3.00 m below	-	0.07	0.80	1.31	m <sup>3</sup>	<b>2.11</b>
4.00 m below	-	0.10	1.14	1.72	m <sup>3</sup>	<b>2.86</b>
Trenches, width not exceeding 0.30 m						
maximum depth not exceeding 0.25 m	-	0.30	3.41	4.35	m <sup>3</sup>	<b>7.76</b>
maximum depth not exceeding 1.00 m	-	0.32	3.64	3.74	m <sup>3</sup>	<b>7.38</b>
maximum depth not exceeding 2.00 m	-	0.37	4.20	4.35	m <sup>3</sup>	<b>8.55</b>
maximum depth not exceeding 4.00 m	-	0.45	5.11	5.36	m <sup>3</sup>	<b>10.48</b>
maximum depth not exceeding 6.00 m	-	0.52	5.91	6.37	m <sup>3</sup>	<b>12.28</b>

## D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Trenches, width exceeding 0.30 m						
maximum depth 0.25 m	-	0.27	3.07	4.05	m <sup>3</sup>	7.11
maximum depth 1.00 m	-	0.28	3.18	3.34	m <sup>3</sup>	6.52
maximum depth 2.00 m	-	0.34	3.86	4.05	m <sup>3</sup>	7.91
maximum depth 4.00 m	-	0.40	4.55	4.75	m <sup>3</sup>	9.30
maximum depth 6.00 m	-	0.49	5.57	6.07	m <sup>3</sup>	11.64
Extra over trench excavating for commencing level exceeding 0.25 m below existing ground level						
1.00 m below	-	0.03	0.34	0.71	m <sup>3</sup>	1.05
2.00 m below	-	0.06	0.68	1.01	m <sup>3</sup>	1.69
3.00 m below	-	0.07	0.80	1.31	m <sup>3</sup>	2.11
4.00 m below	-	0.10	1.14	1.72	m <sup>3</sup>	2.86
For pile caps and ground beams between piles						
maximum depth not exceeding 0.25 m	-	0.45	5.11	7.08	m <sup>3</sup>	12.19
maximum depth not exceeding 1.00 m	-	0.40	4.55	6.37	m <sup>3</sup>	10.92
maximum depth not exceeding 2.00 m	-	0.45	5.11	7.08	m <sup>3</sup>	12.19
To bench sloping ground to receive filling						
maximum depth not exceeding 0.25 m	-	0.10	1.14	1.72	m <sup>3</sup>	2.86
maximum depth not exceeding 1.00 m	-	0.07	0.80	2.02	m <sup>3</sup>	2.82
maximum depth not exceeding 2.00 m	-	0.10	1.14	1.72	m <sup>3</sup>	2.86
Extra over any types of excavating irrespective of depth						
excavating below ground water level	-	0.16	1.82	2.33	m <sup>3</sup>	4.14
next existing services	-	2.90	32.96	1.31	m <sup>3</sup>	34.27
around existing services crossing excavation	-	6.70	76.14	3.74	m <sup>3</sup>	79.88
Extra over any types of excavating irrespective of depth for breaking out existing materials						
rock	-	3.42	38.87	15.72	m <sup>3</sup>	54.59
concrete	-	2.90	32.96	11.58	m <sup>3</sup>	44.54
reinforced concrete	-	4.17	47.39	17.14	m <sup>3</sup>	64.53
brickwork; blockwork or stonework	-	2.08	23.64	8.70	m <sup>3</sup>	32.34
Extra over any types of excavating irrespective of depth for breaking out existing hard pavings, 75 mm thick						
coated macadam or asphalt	-	0.22	2.50	0.62	m <sup>2</sup>	3.13
Extra over any types of excavating irrespective of depth for breaking out existing hard pavings; 150 mm thick						
concrete	-	0.45	5.11	1.82	m <sup>2</sup>	6.94
reinforced concrete	-	0.68	7.73	2.46	m <sup>2</sup>	10.18
coated macadam or asphalt and hardcore	-	0.30	3.41	0.68	m <sup>2</sup>	4.09
Working space allowance to excavations						
reduce levels; basements and the like	-	0.09	1.02	1.31	m <sup>2</sup>	2.34
pits	-	0.22	2.50	3.74	m <sup>2</sup>	6.24
trenches	-	0.20	2.27	3.34	m <sup>2</sup>	5.61
pile caps and ground beams between piles	-	0.23	2.61	3.74	m <sup>2</sup>	6.36
Extra over excavating for working space for backfilling with special materials						
hardcore	-	0.16	1.82	17.40	m <sup>2</sup>	19.22
sand	-	0.16	1.82	27.55	m <sup>2</sup>	29.36
40 mm–20 mm gravel	-	0.16	1.82	30.50	m <sup>2</sup>	32.32
plain in situ ready mixed designated concrete C7.5 – 40 mm aggregate	-	1.07	14.22	55.64	m <sup>2</sup>	69.86
<b>Excavating; by hand</b>						
Topsoil for preservation						
average depth 150 mm	-	0.26	2.95	-	m <sup>2</sup>	2.95
add or deduct for each 25 mm variation in average depth	-	0.03	0.34	-	m <sup>2</sup>	0.34



## D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>D20 EXCAVATING AND FILLING – cont'd</b>						
<b>Excavating; by hand – cont'd</b>						
To reduce levels						
maximum depth not exceeding 0.25 m	-	1.59	18.07	-	m <sup>3</sup>	18.07
maximum depth not exceeding 1.00 m	-	1.80	20.46	-	m <sup>3</sup>	20.46
maximum depth not exceeding 2.00 m	-	1.99	22.61	-	m <sup>3</sup>	22.61
maximum depth not exceeding 4.00 m	-	2.19	24.89	-	m <sup>3</sup>	24.89
Basements and the like; commencing level exceeding 0.25 m below existing ground level						
maximum depth not exceeding 1.00 m	-	2.09	23.75	-	m <sup>3</sup>	23.75
maximum depth not exceeding 2.00 m	-	2.24	25.46	-	m <sup>3</sup>	25.46
maximum depth not exceeding 4.00 m	-	3.01	34.21	-	m <sup>3</sup>	34.21
maximum depth not exceeding 6.00 m	-	3.66	41.59	-	m <sup>3</sup>	41.59
maximum depth not exceeding 8.00 m	-	4.35	49.43	-	m <sup>3</sup>	49.43
Pits						
maximum depth not exceeding 0.25 m	-	2.34	26.59	-	m <sup>3</sup>	26.59
maximum depth not exceeding 1.00 m	-	2.90	32.96	-	m <sup>3</sup>	32.96
maximum depth not exceeding 2.00 m	-	3.60	40.91	-	m <sup>3</sup>	40.91
maximum depth not exceeding 4.00 m	-	4.56	51.82	-	m <sup>3</sup>	51.82
maximum depth not exceeding 6.00 m	-	5.64	64.09	-	m <sup>3</sup>	64.09
Extra over pit excavating for commencing level exceeding 0.25 m below existing ground level						
1.00 m below	-	0.45	5.11	-	m <sup>3</sup>	5.11
2.00 m below	-	0.97	11.02	-	m <sup>3</sup>	11.02
3.00 m below	-	1.43	16.25	-	m <sup>3</sup>	16.25
4.00 m below	-	1.88	21.36	-	m <sup>3</sup>	21.36
Trenches, width not exceeding 0.30 m						
maximum depth not exceeding 0.25 m	-	2.03	23.07	-	m <sup>3</sup>	23.07
maximum depth not exceeding 1.00 m	-	2.99	33.98	-	m <sup>3</sup>	33.98
maximum depth not exceeding 2.00 m	-	3.51	39.89	-	m <sup>3</sup>	39.89
maximum depth not exceeding 4.00 m	-	4.29	48.75	-	m <sup>3</sup>	48.75
maximum depth not exceeding 6.00 m	-	5.53	62.84	-	m <sup>3</sup>	62.84
Trenches, width exceeding 0.30 m						
maximum depth not exceeding 0.25 m	-	1.99	22.61	-	m <sup>3</sup>	22.61
maximum depth not exceeding 1.00 m	-	2.67	30.34	-	m <sup>3</sup>	30.34
maximum depth not exceeding 2.00 m	-	3.12	35.46	-	m <sup>3</sup>	35.46
maximum depth not exceeding 4.00 m	-	3.97	45.12	-	m <sup>3</sup>	45.12
maximum depth not exceeding 6.00 m	-	5.07	57.62	-	m <sup>3</sup>	57.62
Extra over trench excavating for commencing level exceeding 0.25 m below existing ground level						
1.00 m below	-	0.45	5.11	-	m <sup>3</sup>	5.11
2.00 m below	-	0.97	11.02	-	m <sup>3</sup>	11.02
3.00 m below	-	1.46	16.59	-	m <sup>3</sup>	16.59
4.00 m below	-	1.88	21.36	-	m <sup>3</sup>	21.36
For pile caps and ground beams between piles						
maximum depth not exceeding 0.25 m	-	3.05	34.66	-	m <sup>3</sup>	34.66
maximum depth not exceeding 1.00 m	-	3.26	37.05	-	m <sup>3</sup>	37.05
maximum depth not exceeding 2.00 m	-	3.87	43.98	-	m <sup>3</sup>	43.98
To bench sloping ground to receive filling						
maximum depth not exceeding 0.25 m	-	1.43	16.25	-	m <sup>3</sup>	16.25
maximum depth not exceeding 1.00 m	-	1.63	18.52	-	m <sup>3</sup>	18.52
maximum depth not exceeding 2.00 m	-	1.83	20.80	-	m <sup>3</sup>	20.80
Extra over any types of excavating irrespective of depth						
excavating below ground water level	-	0.36	4.09	-	m <sup>3</sup>	4.09
next existing services	-	1.02	11.59	-	m <sup>3</sup>	11.59
around existing services crossing excavation	-	2.04	23.18	-	m <sup>3</sup>	23.18

## D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Extra over any types of excavating irrespective of depth for breaking out existing materials						
rock	-	5.09	57.84	8.56	m <sup>3</sup>	<b>66.40</b>
concrete	-	4.58	52.05	7.13	m <sup>3</sup>	<b>59.18</b>
reinforced concrete	-	6.11	69.44	9.99	m <sup>3</sup>	<b>79.42</b>
brickwork; blockwork or stonework	-	3.05	34.66	4.28	m <sup>3</sup>	<b>38.94</b>
Extra over any types of excavating irrespective of depth for breaking out existing hard pavings, 60 mm thick						
precast concrete paving slabs	-	0.31	3.52	-	m <sup>2</sup>	<b>3.52</b>
Extra over any types of excavating irrespective of depth for breaking out existing hard pavings, 75 mm thick						
coated macadam or asphalt	-	0.44	5.00	1.17	m <sup>2</sup>	<b>6.17</b>
Extra over any types of excavating irrespective of depth for breaking out existing hard pavings, 150 mm thick						
concrete	-	0.71	8.07	1.00	m <sup>2</sup>	<b>9.07</b>
reinforced concrete	-	0.92	10.46	1.43	m <sup>2</sup>	<b>11.88</b>
coated macadam or asphalt and hardcore	-	0.51	5.80	0.71	m <sup>2</sup>	<b>6.51</b>
Working space allowance to excavations						
reduce levels; basements and the like	-	2.34	26.59	-	m <sup>2</sup>	<b>26.59</b>
pits	-	2.44	27.73	-	m <sup>2</sup>	<b>27.73</b>
trenches	-	2.14	24.32	-	m <sup>2</sup>	<b>24.32</b>
pile caps and ground beams between piles	-	2.54	28.87	-	m <sup>2</sup>	<b>28.87</b>
Extra over excavation for working space for backfilling with special materials						
hardcore	-	0.81	9.21	15.43	m <sup>2</sup>	<b>24.64</b>
sand	-	0.81	9.21	25.58	m <sup>2</sup>	<b>34.78</b>
40 mm–20 mm gravel	-	0.81	9.21	28.53	m <sup>2</sup>	<b>37.74</b>
plain in situ ready mixed designated concrete; C7.5 – 40 mm aggregate	-	1.12	14.88	53.67	m <sup>2</sup>	<b>68.55</b>
<b>Excavating; by hand; inside existing buildings</b>						
Basements and the like; commencing level exceeding 0.25 m below existing ground level						
maximum depth not exceeding 1.00 m	-	3.14	35.68	-	m <sup>3</sup>	<b>35.68</b>
maximum depth not exceeding 2.00 m	-	3.36	38.18	-	m <sup>3</sup>	<b>38.18</b>
maximum depth not exceeding 4.00 m	-	4.51	51.25	-	m <sup>3</sup>	<b>51.25</b>
maximum depth not exceeding 6.00 m	-	5.50	62.50	-	m <sup>3</sup>	<b>62.50</b>
maximum depth not exceeding 8.00 m	-	6.65	75.57	-	m <sup>3</sup>	<b>75.57</b>
Pits						
maximum depth not exceeding 0.25 m	-	3.51	39.89	-	m <sup>3</sup>	<b>39.89</b>
maximum depth not exceeding 1.00 m	-	3.82	43.41	-	m <sup>3</sup>	<b>43.41</b>
maximum depth not exceeding 2.00 m	-	4.58	52.05	-	m <sup>3</sup>	<b>52.05</b>
maximum depth not exceeding 4.00 m	-	5.80	65.91	-	m <sup>3</sup>	<b>65.91</b>
maximum depth not exceeding 6.00 m	-	7.17	81.48	-	m <sup>3</sup>	<b>81.48</b>
Extra over pit excavating for commencing level exceeding 0.25 m below existing ground level						
1.00 m below	-	0.68	7.73	-	m <sup>3</sup>	<b>7.73</b>
2.00 m below	-	1.45	16.48	-	m <sup>3</sup>	<b>16.48</b>
3.00 m below	-	2.14	24.32	-	m <sup>3</sup>	<b>24.32</b>
4.00 m below	-	2.81	31.93	-	m <sup>3</sup>	<b>31.93</b>
Trenches, width not exceeding 0.30 m						
maximum depth not exceeding 0.25 m	-	3.05	34.66	-	m <sup>3</sup>	<b>34.66</b>
maximum depth not exceeding 1.00 m	-	3.51	39.89	-	m <sup>3</sup>	<b>39.89</b>
maximum depth not exceeding 2.00 m	-	4.13	46.93	-	m <sup>3</sup>	<b>46.93</b>
maximum depth not exceeding 4.00 m	-	5.04	57.28	-	m <sup>3</sup>	<b>57.28</b>
maximum depth not exceeding 6.00 m	-	6.49	73.75	-	m <sup>3</sup>	<b>73.75</b>

## D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>D20 EXCAVATING AND FILLING – cont'd</b>						
<b>Excavating; by hand; inside existing buildings – cont'd</b>						
Trenches, width exceeding 0.30 m						
maximum depth not exceeding 0.25 m	-	2.99	33.98	-	m <sup>3</sup>	<b>33.98</b>
maximum depth not exceeding 1.00 m	-	3.14	35.68	-	m <sup>3</sup>	<b>35.68</b>
maximum depth not exceeding 2.00 m	-	3.66	41.59	-	m <sup>3</sup>	<b>41.59</b>
maximum depth not exceeding 4.00 m	-	4.66	52.96	-	m <sup>3</sup>	<b>52.96</b>
maximum depth not exceeding 6.00 m	-	5.96	67.73	-	m <sup>3</sup>	<b>67.73</b>
Extra over trench excavating for commencing level exceeding 0.25 m below existing ground level						
1.00 m below	-	0.68	7.73	-	m <sup>3</sup>	<b>7.73</b>
2.00 m below	-	1.45	16.48	-	m <sup>3</sup>	<b>16.48</b>
3.00 m below	-	2.14	24.32	-	m <sup>3</sup>	<b>24.32</b>
4.00 m below	-	2.81	31.93	-	m <sup>3</sup>	<b>31.93</b>
Extra over any types of excavating irrespective of depth						
excavating below ground water level	-	0.55	6.25	-	m <sup>3</sup>	<b>6.25</b>
Extra over any types of excavating irrespective of depth for breaking out existing materials						
concrete	-	6.86	77.96	7.13	m <sup>3</sup>	<b>85.09</b>
reinforced concrete	-	9.16	104.10	9.99	m <sup>3</sup>	<b>114.09</b>
brickwork; blockwork or stonework	-	4.58	52.05	4.28	m <sup>3</sup>	<b>56.33</b>
Extra over any types of excavating irrespective of depth for breaking out existing hard pavings, 150 mm thick						
concrete	-	1.07	12.16	1.00	m <sup>2</sup>	<b>13.16</b>
reinforced concrete	-	1.38	15.68	1.43	m <sup>2</sup>	<b>17.11</b>
Working space allowance to excavations						
pits	-	3.60	40.91	-	m <sup>2</sup>	<b>40.91</b>
trenches	-	3.21	36.48	-	m <sup>2</sup>	<b>36.48</b>
<b>Earthwork support (average "risk" prices)</b>						
Maximum depth not exceeding 1.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.11	1.25	0.50	m <sup>2</sup>	<b>1.75</b>
distance between opposing faces 2.00–4.00 m	-	0.12	1.36	0.58	m <sup>2</sup>	<b>1.95</b>
distance between opposing faces exceeding 4.00 m	-	0.13	1.48	0.74	m <sup>2</sup>	<b>2.21</b>
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.13	1.48	0.58	m <sup>2</sup>	<b>2.06</b>
distance between opposing faces 2.00–4.00 m	-	0.14	1.59	0.74	m <sup>2</sup>	<b>2.33</b>
distance between opposing faces exceeding 4.00 m	-	0.16	1.82	0.92	m <sup>2</sup>	<b>2.74</b>
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.16	1.82	0.74	m <sup>2</sup>	<b>2.55</b>
distance between opposing faces 2.00–4.00 m	-	0.18	2.05	0.92	m <sup>2</sup>	<b>2.97</b>
distance between opposing faces exceeding 4.00 m	-	0.19	2.16	1.16	m <sup>2</sup>	<b>3.32</b>
Maximum depth not exceeding 6.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.19	2.16	0.87	m <sup>2</sup>	<b>3.03</b>
distance between opposing faces 2.00–4.00 m	-	0.21	2.39	1.16	m <sup>2</sup>	<b>3.55</b>
distance between opposing faces exceeding 4.00 m	-	0.24	2.73	1.46	m <sup>2</sup>	<b>4.18</b>
Maximum depth not exceeding 8.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.26	2.95	1.16	m <sup>2</sup>	<b>4.12</b>
distance between opposing faces 2.00–4.00 m	-	0.31	3.52	1.46	m <sup>2</sup>	<b>4.98</b>
distance between opposing faces exceeding 4.00 m	-	0.37	4.20	1.75	m <sup>2</sup>	<b>5.95</b>

## D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Earthwork support (open boarded)</b>						
Maximum depth not exceeding 1.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.31	3.52	1.03	m <sup>2</sup>	4.55
distance between opposing faces 2.00–4.00 m	-	0.34	3.86	1.16	m <sup>2</sup>	5.03
distance between opposing faces exceeding 4.00 m	-	0.39	4.43	1.46	m <sup>2</sup>	5.89
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.39	4.43	1.16	m <sup>2</sup>	5.60
distance between opposing faces 2.00–4.00 m	-	0.43	4.89	1.40	m <sup>2</sup>	6.29
distance between opposing faces exceeding 4.00 m	-	0.49	5.57	1.75	m <sup>2</sup>	7.31
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.49	5.57	1.32	m <sup>2</sup>	6.89
distance between opposing faces 2.00–4.00 m	-	0.55	6.25	1.63	m <sup>2</sup>	7.88
distance between opposing faces exceeding 4.00 m	-	0.61	6.93	2.04	m <sup>2</sup>	8.97
Maximum depth not exceeding 6.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.61	6.93	1.46	m <sup>2</sup>	8.39
distance between opposing faces 2.00–4.00 m	-	0.68	7.73	1.83	m <sup>2</sup>	9.56
distance between opposing faces exceeding 4.00 m	-	0.78	8.86	2.33	m <sup>2</sup>	11.19
Maximum depth not exceeding 8.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.81	9.21	1.90	m <sup>2</sup>	11.11
distance between opposing faces 2.00–4.00 m	-	0.92	10.46	2.19	m <sup>2</sup>	12.65
distance between opposing faces exceeding 4.00 m	-	1.06	12.05	2.91	m <sup>2</sup>	14.96
<b>Earthwork support (close boarded)</b>						
Maximum depth not exceeding 1.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.81	9.21	2.04	m <sup>2</sup>	11.24
distance between opposing faces 2.00–4.00 m	-	0.90	10.23	2.33	m <sup>2</sup>	12.56
distance between opposing faces exceeding 4.00 m	-	0.99	11.25	2.91	m <sup>2</sup>	14.16
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	-	1.02	11.59	2.33	m <sup>2</sup>	13.92
distance between opposing faces 2.00–4.00 m	-	1.12	12.73	2.79	m <sup>2</sup>	15.52
distance between opposing faces exceeding 4.00 m	-	1.22	13.86	3.49	m <sup>2</sup>	17.36
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	-	1.28	14.55	2.62	m <sup>2</sup>	17.17
distance between opposing faces 2.00–4.00 m	-	1.43	16.25	3.25	m <sup>2</sup>	19.50
distance between opposing faces exceeding 4.00 m	-	1.58	17.96	4.07	m <sup>2</sup>	22.03
Maximum depth not exceeding 6.00 m						
distance between opposing faces not exceeding 2.00 m	-	1.59	18.07	2.91	m <sup>2</sup>	20.98
distance between opposing faces 2.00–4.00 m	-	1.73	19.66	3.66	m <sup>2</sup>	23.32
distance between opposing faces exceeding 4.00 m	-	1.93	21.93	4.66	m <sup>2</sup>	26.59
Maximum depth not exceeding 8.00 m						
distance between opposing faces not exceeding 2.00 m	-	1.93	21.93	3.78	m <sup>2</sup>	25.72
distance between opposing faces 2.00–4.00 m	-	2.14	24.32	4.37	m <sup>2</sup>	28.68
distance between opposing faces exceeding 4.00 m	-	2.44	27.73	5.24	m <sup>2</sup>	32.97

## D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>D20 EXCAVATING AND FILLING – cont'd</b>						
<b>Extra over earthwork support for</b>						
Curved	-	0.02	0.23	0.50	m <sup>2</sup>	<b>0.72</b>
Below ground water level	-	0.31	3.52	0.45	m <sup>2</sup>	<b>3.97</b>
Unstable ground	-	0.51	5.80	0.87	m <sup>2</sup>	<b>6.67</b>
Next to roadways	-	0.41	4.66	0.74	m <sup>2</sup>	<b>5.40</b>
Left in	-	0.67	7.61	20.37	m <sup>2</sup>	<b>27.99</b>
<b>Earthwork support (average "risk" prices – inside existing existing buildings)</b>						
Maximum depth not exceeding 1.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.19	2.16	0.74	m <sup>2</sup>	<b>2.90</b>
distance between opposing faces 2.00–4.00 m	-	0.21	2.39	0.84	m <sup>2</sup>	<b>3.23</b>
distance between opposing faces exceeding 4.00 m	-	0.24	2.73	1.03	m <sup>2</sup>	<b>3.75</b>
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.24	2.73	0.84	m <sup>2</sup>	<b>3.57</b>
distance between opposing faces 2.00–4.00 m	-	0.27	3.07	1.11	m <sup>2</sup>	<b>4.18</b>
distance between opposing faces exceeding 4.00 m	-	0.32	3.64	1.27	m <sup>2</sup>	<b>4.90</b>
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.31	3.52	1.11	m <sup>2</sup>	<b>4.64</b>
distance between opposing faces 2.00–4.00 m	-	0.34	3.86	1.32	m <sup>2</sup>	<b>5.18</b>
distance between opposing faces exceeding 4.00 m	-	0.38	4.32	1.54	m <sup>2</sup>	<b>5.86</b>
Maximum depth not exceeding 6.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.38	4.32	1.25	m <sup>2</sup>	<b>5.57</b>
distance between opposing faces 2.00–4.00 m	-	0.42	4.77	1.54	m <sup>2</sup>	<b>6.31</b>
distance between opposing faces exceeding 6.00 m	-	0.48	5.45	1.83	m <sup>2</sup>	<b>7.29</b>
<b>Disposal; load lorry by machine</b>						
Excavated material						
inactive waste off site; to tip not exceeding 13 km (using lorries); including Landfill Tax	-	-	-	23.49	m <sup>3</sup>	<b>23.48</b>
active non-hazardous waste off site; to tip not exceeding 13 km (using lorries); including Landfill Tax	-	-	-	98.65	m <sup>3</sup>	<b>98.65</b>
inactive waste on site; depositing in spoil heaps; average 25 m distance	-	-	-	0.70	m <sup>3</sup>	-
on site; spreading; average 25 m distance	-	0.23	2.61	0.60	m <sup>3</sup>	<b>3.21</b>
on site; depositing in spoil heaps; average 50 m distance	-	-	-	1.46	m <sup>3</sup>	-
on site; spreading; average 50 m distance	-	0.23	2.61	1.11	m <sup>3</sup>	<b>3.73</b>
on site; depositing in spoil heaps; average 100 m distance	-	-	-	2.57	m <sup>3</sup>	-
on site; spreading; average 100 m distance	-	0.23	2.61	1.71	m <sup>3</sup>	<b>4.33</b>
on site; depositing in spoil heaps; average 200 m distance	-	-	-	3.68	m <sup>3</sup>	-
on site; spreading; average 200 m distance	-	0.23	2.61	2.31	m <sup>3</sup>	<b>4.92</b>

## D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Disposal; load lorry by hand</b>						
Excavated material						
inactive waste off site; to tip not exceeding 13 km (using lorries); including Landfill Tax	-	0.81	9.21	23.40	m <sup>3</sup>	32.60
active non-hazardous waste off site; to tip not exceeding 13 km (using lorries); including Landfill Tax	-	1.50	17.05	98.56	m <sup>3</sup>	115.61
inactive on site; depositing in spoil heaps; average 25 m distance	-	1.12	12.73	-	m <sup>3</sup>	12.73
on site; spreading; average 25 m distance	-	1.48	16.82	-	m <sup>3</sup>	16.82
on site; depositing in spoil heaps; average 50 m distance	-	1.48	16.82	-	m <sup>3</sup>	16.82
on site; spreading; average 50 m distance	-	1.79	20.34	-	m <sup>3</sup>	20.34
on site; depositing in spoil heaps; average 100 m distance	-	2.14	24.32	-	m <sup>3</sup>	24.32
on site; spreading; average 100 m distance	-	2.44	27.73	-	m <sup>3</sup>	27.73
on site; depositing in spoil heaps; average 200 m distance	-	3.15	35.80	-	m <sup>3</sup>	35.80
on site; spreading; average 200 m distance	-	3.46	39.32	-	m <sup>3</sup>	39.32
<b>Filling to excavations; by machine</b>						
Average thickness not exceeding 0.25 m						
arising from the excavations	-	0.19	2.16	2.31	m <sup>3</sup>	4.47
obtained off site; hardcore	27.55	0.21	2.39	33.04	m <sup>3</sup>	35.43
obtained off site; granular fill type one	33.66	0.21	2.39	41.82	m <sup>3</sup>	44.21
obtained off site; granular fill type two	31.79	0.21	2.39	39.74	m <sup>3</sup>	42.12
Average thickness exceeding 0.25 m						
arising from the excavations	-	0.16	1.82	1.71	m <sup>3</sup>	3.53
obtained off site; hardcore	23.62	0.18	2.05	28.05	m <sup>3</sup>	30.10
obtained off site; granular fill type one	33.66	0.18	2.05	40.97	m <sup>3</sup>	43.01
obtained off site; granular fill type two	31.79	0.18	2.05	38.88	m <sup>3</sup>	40.93
<b>Filling to make up levels; by machine</b>						
Average thickness not exceeding 0.25 m						
arising from the excavations	-	0.27	3.07	2.69	m <sup>3</sup>	5.76
obtained off site; imported topsoil	18.90	0.27	3.07	22.90	m <sup>3</sup>	25.97
obtained off site; hardcore	27.55	0.31	3.52	33.30	m <sup>3</sup>	36.82
obtained off site; granular fill type one	33.66	0.31	3.52	42.08	m <sup>3</sup>	45.60
obtained off site; granular fill type two	31.79	0.31	3.52	39.99	m <sup>3</sup>	43.52
obtained off site; sand	39.71	0.31	3.52	48.83	m <sup>3</sup>	52.35
Average thickness exceeding 0.25 m						
arising from the excavations	-	0.22	2.50	1.92	m <sup>3</sup>	4.42
obtained off site; imported topsoil	18.90	0.22	2.50	22.13	m <sup>3</sup>	24.63
obtained off site; hardcore	23.62	0.27	3.07	28.18	m <sup>3</sup>	31.24
obtained off site; granular fill type one	33.66	0.27	3.07	41.09	m <sup>3</sup>	44.16
obtained off site; granular fill type two	31.79	0.27	3.07	39.00	m <sup>3</sup>	42.07
obtained off site; sand	39.71	0.27	3.07	47.84	m <sup>3</sup>	50.91
<b>Filling to excavations; by hand</b>						
Average thickness not exceeding 0.25 m						
arising from the excavations	-	1.25	14.21	-	m <sup>3</sup>	14.21
obtained off site; hardcore	27.55	1.35	15.34	30.73	m <sup>3</sup>	46.07
obtained off site; granular fill type one	33.66	1.60	18.18	37.54	m <sup>3</sup>	55.72
obtained off site; granular fill; type two	31.79	1.60	18.18	35.46	m <sup>3</sup>	53.64
obtained off site; sand	39.71	1.60	18.18	44.29	m <sup>3</sup>	62.47

## D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>D20 EXCAVATING AND FILLING – cont'd</b>						
<b>Filling to excavations; by hand – cont'd</b>						
Average thickness exceeding 0.25 m						
arising from the excavations	-	1.02	11.59	-	m <sup>3</sup>	<b>11.59</b>
obtained off site; hardcore	23.62	1.19	13.52	26.34	m <sup>3</sup>	<b>39.86</b>
obtained off site; granular fill type one	33.66	1.32	15.00	37.54	m <sup>3</sup>	<b>52.54</b>
obtained off site; granular fill; type two	31.79	1.32	15.00	35.46	m <sup>3</sup>	<b>50.46</b>
obtained off site; sand	39.71	1.32	15.00	44.29	m <sup>3</sup>	<b>59.29</b>
<b>Filling to make up levels; by hand</b>						
Average thickness not exceeding 0.25 m						
arising from the excavations	-	1.38	15.68	5.03	m <sup>3</sup>	<b>20.71</b>
obtained off site; imported topsoil	18.90	1.38	15.68	24.64	m <sup>3</sup>	<b>40.32</b>
obtained off site; hardcore	27.55	1.71	19.43	36.97	m <sup>3</sup>	<b>56.40</b>
obtained off site; granular fill type one	33.66	1.82	20.68	44.19	m <sup>3</sup>	<b>64.87</b>
obtained off site; granular fill type two	31.79	1.82	20.68	42.10	m <sup>3</sup>	<b>62.78</b>
obtained off site; sand	39.71	1.82	20.68	50.94	m <sup>3</sup>	<b>71.62</b>
Average thickness exceeding 0.25 m						
arising from the excavations	-	1.19	13.52	4.08	m <sup>3</sup>	<b>17.60</b>
arising from on site spoil heaps; average 25 m distance; multiple handling	-	2.44	27.73	8.90	m <sup>3</sup>	<b>36.63</b>
obtained off site; imported topsoil	18.90	1.19	13.52	23.69	m <sup>3</sup>	<b>37.21</b>
obtained off site; hardcore	23.62	1.57	17.84	32.07	m <sup>3</sup>	<b>49.92</b>
obtained off site; granular fill type one	33.66	1.68	19.09	43.68	m <sup>3</sup>	<b>62.77</b>
obtained off site; granular fill type two	31.79	1.68	19.09	41.60	m <sup>3</sup>	<b>60.69</b>
obtained off site; sand	39.71	1.68	19.09	50.43	m <sup>3</sup>	<b>69.52</b>
<b>Surface packing to filling</b>						
To vertical or battered faces	-	0.19	2.16	0.21	m <sup>2</sup>	<b>2.37</b>
<b>Surface treatments</b>						
Compacting						
filling; blinding with sand	-	0.05	0.57	2.42	m <sup>2</sup>	<b>2.99</b>
bottoms of excavations	-	0.05	0.57	0.03	m <sup>2</sup>	<b>0.60</b>
Trimming						
sloping surfaces	-	0.19	2.16	-	m <sup>2</sup>	<b>2.16</b>
sloping surfaces; in rock	-	1.02	10.64	1.99	m <sup>2</sup>	<b>12.64</b>
Filter membrane; one layer; laid on earth to receive granular material						
"Terram 500" filter membrane; one layer; laid on earth	-	0.05	0.57	0.32	m <sup>2</sup>	<b>0.89</b>
"Terram 700" filter membrane; one layer; laid on earth	-	0.05	0.57	0.34	m <sup>2</sup>	<b>0.91</b>
"Terram 1000" filter membrane; one layer; laid on earth	-	0.05	0.57	0.33	m <sup>2</sup>	<b>0.90</b>
"Terram 2000" filter membrane; one layer; laid on earth	-	0.05	0.57	0.88	m <sup>2</sup>	<b>1.45</b>

## D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>D41 CRIB WALLS/GABIONS/REINFORCED EARTHWORKS</b>						
<b>Gabion baskets</b>						
Wire mesh gabion baskets; Maccaferri Ltd or other equal and approved; galvanised mesh 80 mm x 100 mm; filling with broken stones 125 mm–200 mm size						
2.00 x 1.00 x 0.50 m	19.94	1.25	24.48	107.57	nr	<b>132.05</b>
2.00 x 1.00 x 0.50 m; pvc coated	25.80	1.25	24.48	113.95	nr	<b>138.43</b>
2.00 x 1.00 x 0.50 m	27.94	2.50	48.96	202.13	nr	<b>251.08</b>
2.00 x 1.00 x 0.50 m; pvc coated	36.32	2.50	48.96	211.26	nr	<b>260.22</b>
Reno mattress gabion baskets or other equal and approved; Maccaferri Ltd; filling with broken stones 125 mm–200 mm size						
6.00 x 2.00 x 0.17 m	72.05	2.50	48.96	246.15	nr	<b>295.10</b>
6.00 x 2.00 x 0.23 m	77.99	3.00	58.75	311.40	nr	<b>370.15</b>
6.00 x 2.00 x 0.30 m	91.44	3.50	68.54	389.98	nr	<b>458.52</b>
<b>D50 UNDERPINNING</b>						
<b>Excavating; by machine</b>						
Preliminary trenches						
maximum depth not exceeding 1.00 m	-	0.23	2.61	7.10	m <sup>3</sup>	<b>9.72</b>
maximum depth not exceeding 2.00 m	-	0.28	3.18	8.56	m <sup>3</sup>	<b>11.74</b>
maximum depth not exceeding 4.00 m	-	0.32	3.64	10.01	m <sup>3</sup>	<b>13.65</b>
Extra over preliminary trench excavating for breaking out existing hard pavings, 150 mm thick concrete						
	-	0.65	7.39	1.00	m <sup>2</sup>	<b>8.39</b>
<b>Excavating; by hand</b>						
Preliminary trenches						
maximum depth not exceeding 1.00 m	-	2.68	30.46	-	m <sup>3</sup>	<b>30.46</b>
maximum depth not exceeding 4.00 m	-	3.05	34.66	-	m <sup>3</sup>	<b>34.66</b>
maximum depth not exceeding 4.00 m	-	3.93	44.66	-	m <sup>3</sup>	<b>44.66</b>
Extra over preliminary trench excavating for breakig out existing hard pavings, 150 mm thick concrete						
	-	0.28	3.18	2.17	m <sup>2</sup>	<b>5.35</b>
Underpinning pits; commencing from 1.00 m below existing ground level						
maximum depth not exceeding 0.25 m	-	4.07	46.25	-	m <sup>3</sup>	<b>46.25</b>
maximum depth not exceeding 1.00 m	-	4.44	50.46	-	m <sup>3</sup>	<b>50.46</b>
maximum depth not exceeding 2.00 m	-	5.32	60.46	-	m <sup>3</sup>	<b>60.46</b>
Underpinning pits; commencing from 2.00 m below existing ground level						
maximum depth not exceeding 0.25 m	-	5.00	56.82	-	m <sup>3</sup>	<b>56.82</b>
maximum depth not exceeding 1.00 m	-	5.37	61.03	-	m <sup>3</sup>	<b>61.03</b>
maximum depth not exceeding 2.00 m	-	6.24	70.91	-	m <sup>3</sup>	<b>70.91</b>
Underpinning pits; commencing from 4.00 m below existing ground level						
maximum depth not exceeding 0.25 m	-	5.92	67.28	-	m <sup>3</sup>	<b>67.28</b>
maximum depth not exceeding 1.00 m	-	6.29	71.48	-	m <sup>3</sup>	<b>71.48</b>
maximum depth not exceeding 2.00 m	-	7.17	81.48	-	m <sup>3</sup>	<b>81.48</b>
Extra over any types of excavating irrespective of depth						
excavating below ground water level	-	0.32	3.64	-	m <sup>3</sup>	<b>3.64</b>



## D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>D50 UNDERPINNING – cont'd</b>						
<b>Earthwork support to preliminary trenches (open boarded – in 3.00 m lengths)</b>						
Maximum depth not exceeding 1.00 m distance between opposing faces not exceeding 2.00 m	-	0.37	4.20	1.90	m <sup>2</sup>	<b>6.10</b>
Maximum depth not exceeding 2.00 m distance between opposing faces not exceeding 2.00 m	-	0.46	5.23	2.33	m <sup>2</sup>	<b>7.56</b>
Maximum depth not exceeding 4.00 m distance between opposing faces not exceeding 2.00 m	-	0.59	6.70	2.91	m <sup>2</sup>	<b>9.62</b>
<b>Earthwork support to underpinning pits (open boarded – in 3.00 m lengths)</b>						
Maximum depth not exceeding 1.00 m distance between opposing faces not exceeding 2.00 m	-	0.41	4.66	2.04	m <sup>2</sup>	<b>6.70</b>
Maximum depth not exceeding 2.00 m distance between opposing faces not exceeding 2.00 m	-	0.51	5.80	2.62	m <sup>2</sup>	<b>8.41</b>
Maximum depth not exceeding 4.00 m distance between opposing faces not exceeding 2.00 m	-	0.65	7.39	3.20	m <sup>2</sup>	<b>10.59</b>
<b>Earthwork support to preliminary trenches (closed boarded – in 3.00 m lengths)</b>						
Maximum depth not exceeding 1.00 m distance between opposing faces not exceeding 2.00 m	-	0.93	10.57	3.20	m <sup>2</sup>	<b>13.77</b>
Maximum depth not exceeding 2.00 m distance between opposing faces not exceeding 2.00 m	-	1.16	13.18	4.07	m <sup>2</sup>	<b>17.26</b>
Maximum depth not exceeding 4.00 m distance between opposing faces not exceeding 2.00 m	-	1.43	16.25	4.95	m <sup>2</sup>	<b>21.20</b>
<b>Earthwork support to underpinning pits (closed boarded – in 3.00 m lengths)</b>						
Maximum depth not exceeding 1.00 m distance between opposing faces not exceeding 2.00 m	-	1.02	11.59	3.49	m <sup>2</sup>	<b>15.08</b>
Maximum depth not exceeding 2.00 m distance between opposing faces not exceeding 2.00 m	-	1.28	14.55	4.37	m <sup>2</sup>	<b>18.91</b>
Maximum depth not exceeding 4.00 m distance between opposing faces not exceeding 2.00 m	-	1.57	17.84	5.53	m <sup>2</sup>	<b>23.37</b>
<b>Extra over earthwork support for</b> Left in	-	0.69	7.84	20.37	m <sup>2</sup>	<b>28.21</b>
<b>Cutting away existing projecting foundations</b>						
Concrete						
maximum width 150 mm; maximum depth 150 mm	-	0.15	1.70	0.23	m	<b>1.94</b>
maximum width 150 mm; maximum depth 225 mm	-	0.22	2.50	0.35	m	<b>2.85</b>
maximum width 150 mm; maximum depth 300 mm	-	0.30	3.41	0.47	m	<b>3.88</b>
maximum width 300 mm; maximum depth 300 mm	-	0.58	6.59	0.93	m	<b>7.52</b>

## D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Masonry</b>						
maximum width one brick thick; maximum depth one course high	-	0.04	0.45	0.08	m	<b>0.53</b>
maximum width one brick thick; maximum depth two courses high	-	0.13	1.48	0.21	m	<b>1.68</b>
maximum width one brick thick; maximum depth three courses high	-	0.25	2.84	0.40	m	<b>3.24</b>
maximum width one brick thick; maximum depth four courses high	-	0.42	4.77	0.66	m	<b>5.43</b>
<b>Preparing the underside of the existing work to receive the pinning up of the new work</b>						
Width of existing work						
380 mm	-	0.56	6.36	-	m	<b>6.36</b>
600 mm	-	0.74	8.41	-	m	<b>8.41</b>
900 mm	-	0.93	10.57	-	m	<b>10.57</b>
1200 mm	-	1.11	12.61	-	m	<b>12.61</b>
<b>Disposal; by hand</b>						
Excavated material						
off site; to tip not exceeding 13 km (using lorries); including Landfill Tax based on inactive waste	-	0.74	8.41	29.24	m <sup>3</sup>	<b>37.65</b>
<b>Filling to excavations; by hand</b>						
Average thickness exceeding 0.25 m arising from the excavations	-	0.93	10.57	-	m <sup>3</sup>	<b>10.57</b>
<b>Surface treatments</b>						
Compacting						
bottoms of excavations	-	0.05	0.57	0.03	m <sup>2</sup>	<b>0.60</b>
<b>Plain in situ ready mixed designated concrete C10 – 40 mm aggregate; poured against faces of excavation</b>						
Underpinning						
thickness not exceeding 150 mm	-	3.42	45.45	98.80	m <sup>3</sup>	<b>144.25</b>
thickness 150–450 mm	-	2.87	38.14	98.80	m <sup>3</sup>	<b>136.94</b>
thickness exceeding 450 mm	-	2.50	33.22	98.80	m <sup>3</sup>	<b>132.02</b>
<b>Plain in situ ready mixed designated concrete C20 – 20 mm aggregate; poured against faces of excavation</b>						
Underpinning						
thickness not exceeding 150 mm	-	3.42	45.45	100.92	m <sup>3</sup>	<b>146.37</b>
thickness 150–450 mm	-	2.87	38.14	100.92	m <sup>3</sup>	<b>139.06</b>
thickness exceeding 450 mm	-	2.50	33.22	100.92	m <sup>3</sup>	<b>134.14</b>
Extra for working around reinforcement	-	0.28	3.72	-	m <sup>3</sup>	<b>3.72</b>
<b>Sawn formwork; sides of foundations in underpinning</b>						
Plain vertical						
height exceeding 1.00 m	-	1.48	23.22	7.28	m <sup>2</sup>	<b>30.50</b>
height not exceeding 250 mm	-	0.51	8.00	2.09	m <sup>2</sup>	<b>10.09</b>
height 250–500 mm	-	0.79	12.40	3.89	m <sup>2</sup>	<b>16.28</b>
height 500 mm–1.00 m	-	1.20	18.83	7.28	m <sup>2</sup>	<b>26.10</b>

## D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>D50 UNDERPINNING – cont'd</b>						
<b>Reinforcement bar; BS4449; hot rolled deformed high yield steel bars</b>						
20 mm diameter nominal size bent	484.14	27.00	416.44	540.41	tonne	<b>956.85</b>
16 mm diameter nominal size bent	413.88	29.00	447.82	465.49	tonne	<b>913.31</b>
12 mm diameter nominal size bent	425.43	31.00	479.20	479.70	tonne	<b>958.90</b>
10 mm diameter nominal size bent	425.43	33.00	510.59	481.93	tonne	<b>992.52</b>
8 mm diameter nominal size bent	425.43	35.00	539.57	483.56	tonne	<b>1023.13</b>
<b>Common bricks; in cement mortar (1:3)</b>						
Walls in underpinning						
one brick thick (PC £ per 1000)	414.00	2.22	47.88	59.48	m <sup>2</sup>	<b>107.36</b>
one and a half brick thick	-	3.05	65.79	88.83	m <sup>2</sup>	<b>154.61</b>
two brick thick	-	3.79	81.75	121.39	m <sup>2</sup>	<b>203.14</b>
<b>Class A engineering bricks; in cement mortar (1:3)</b>						
Walls in underpinning						
one brick thick (PC £ per 1000)	900.00	2.22	47.88	121.72	m <sup>2</sup>	<b>169.60</b>
one and a half brick thick	-	3.05	65.79	182.19	m <sup>2</sup>	<b>247.97</b>
two brick thick	-	3.79	81.75	245.87	m <sup>2</sup>	<b>327.62</b>
<b>Class B engineering bricks; in cement mortar (1:3)</b>						
Walls in underpinning						
one brick thick (PC £ per 1000)	405.00	2.22	47.88	57.02	m <sup>2</sup>	<b>104.90</b>
one and a half brick thick	-	3.05	65.79	85.14	m <sup>2</sup>	<b>150.92</b>
two brick thick	-	3.79	81.75	116.47	m <sup>2</sup>	<b>198.22</b>
Add or deduct for variation of £10.00/1000 in PC of bricks						
one brick thick	-	-	-	1.20	m <sup>2</sup>	-
one and a half brick thick	-	-	-	1.80	m <sup>2</sup>	-
two brick thick	-	-	-	2.40	m <sup>2</sup>	-
<b>"Zedex CPT" (Co-Polymer Thermoplastic) damp proof course or other equal and approved; 200 mm laps; in gauged mortar (1:1:6)</b>						
Horizontal						
width exceeding 225 mm	4.34	0.27	5.82	4.84	m <sup>2</sup>	<b>10.67</b>
width not exceeding 225 mm	-	0.53	11.43	4.84	m <sup>2</sup>	<b>16.28</b>
<b>"Hyload" (pitch polymer) damp proof course or equal and approved; 150 mm laps; in cement mortar (1:3)</b>						
Horizontal						
width exceeding 225 mm	4.51	0.23	4.96	5.04	m <sup>2</sup>	<b>10.00</b>
width not exceeding 225 mm	4.62	0.46	9.92	5.15	m <sup>2</sup>	<b>15.07</b>
<b>"Alumite" aluminium cored bitumen gas retardant damp proof course or other equal and approved; 200 mm laps; in gauged mortar (1:1:6)</b>						
Horizontal						
width exceeding 225 mm	6.40	0.35	7.55	7.14	m <sup>2</sup>	<b>14.69</b>
width not exceeding 225 mm	-	0.68	14.67	7.14	m <sup>2</sup>	<b>21.81</b>

## D GROUNDWORK

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Two courses of slates in cement mortar (1:3)</b>						
Horizontal						
width exceeding 225 mm	-	1.39	29.98	52.52	m <sup>2</sup>	<b>82.51</b>
width not exceeding 225 mm	-	2.31	49.83	53.74	m <sup>2</sup>	<b>103.56</b>
<b>Wedging and pinning</b>						
To underside of existing construction with slates in cement mortar (1:3)						
width of wall – half brick thick	-	1.02	22.00	11.27	m	<b>33.27</b>
width of wall – one brick thick	-	1.20	25.88	22.55	m	<b>48.43</b>
width of wall – one and a half brick thick	-	1.39	29.98	33.82	m	<b>63.80</b>

## E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>E10 IN SITU CONCRETE CONSTRUCTION</b>						
<b>Plain in situ ready mixed designated concrete; C7.5 – 40 mm aggregate</b>						
Foundations	80.20	1.39	18.47	91.69	m <sup>3</sup>	<b>110.16</b>
Isolated foundations	-	1.62	21.53	91.69	m <sup>3</sup>	<b>113.21</b>
Beds						
thickness not exceeding 150 mm	-	1.90	25.25	91.69	m <sup>3</sup>	<b>116.94</b>
thickness 150–450 mm	-	1.30	17.28	91.69	m <sup>3</sup>	<b>108.96</b>
thickness exceeding 450 mm	-	1.06	14.09	91.69	m <sup>3</sup>	<b>105.77</b>
Screeded beds; protection to compressible formwork						
50 mm thick	-	0.12	1.59	4.48	m <sup>2</sup>	<b>6.07</b>
75 mm thick	-	0.17	2.26	6.71	m <sup>2</sup>	<b>8.97</b>
100 mm thick	-	0.23	3.06	8.94	m <sup>2</sup>	<b>12.00</b>
Filling hollow walls						
thickness not exceeding 150 mm	-	3.61	47.97	91.69	m <sup>3</sup>	<b>139.66</b>
Column casings						
stub columns beneath suspended ground slabs	-	5.20	69.10	91.69	m <sup>3</sup>	<b>160.79</b>
<b>Plain in situ ready mixed designated concrete; C10 – 40 mm aggregate</b>						
Foundations	80.53	1.39	18.47	92.07	m <sup>3</sup>	<b>110.54</b>
Isolated foundations	-	1.62	21.53	92.07	m <sup>3</sup>	<b>113.59</b>
Beds						
thickness not exceeding 150 mm	-	1.90	25.25	92.07	m <sup>3</sup>	<b>117.32</b>
thickness 150–450 mm	-	1.30	17.28	92.07	m <sup>3</sup>	<b>109.34</b>
thickness exceeding 450 mm	-	1.06	14.09	92.07	m <sup>3</sup>	<b>106.15</b>
Filling hollow walls						
thickness not exceeding 150 mm	-	3.61	47.97	92.07	m <sup>3</sup>	<b>140.04</b>
<b>Plain in situ ready mixed designated concrete; C10 – 40 mm aggregate; poured on or against earth or unblinded hardcore</b>						
Foundations	80.53	1.43	19.00	94.31	m <sup>3</sup>	<b>113.32</b>
Isolated foundations	-	1.71	22.72	94.31	m <sup>3</sup>	<b>117.04</b>
Beds						
thickness not exceeding 150 mm	-	1.99	26.45	94.31	m <sup>3</sup>	<b>120.76</b>
thickness 150–450 mm	-	1.43	19.00	94.31	m <sup>3</sup>	<b>113.32</b>
thickness exceeding 450 mm	-	1.11	14.75	94.31	m <sup>3</sup>	<b>109.06</b>
<b>Plain in situ ready mixed designated concrete; C20 - 20 mm aggregate</b>						
Foundations	78.46	1.39	18.47	94.04	m <sup>3</sup>	<b>112.51</b>
Isolated foundations	-	1.62	21.53	94.04	m <sup>3</sup>	<b>115.57</b>
Beds						
thickness not exceeding 150 mm	-	2.04	27.11	94.04	m <sup>3</sup>	<b>121.15</b>
thickness 150 - 450 mm	-	1.39	18.47	94.04	m <sup>3</sup>	<b>112.51</b>
thickness exceeding 450 mm	-	1.06	14.09	94.04	m <sup>3</sup>	<b>108.13</b>
Filling hollow walls						
thickness not exceeding 150 mm	-	3.61	47.97	94.04	m <sup>3</sup>	<b>142.02</b>
<b>Plain in situ ready mixed concrete; C20 – 20 mm aggregate; poured on or against earth or unblinded hardcore</b>						
Foundations	78.46	1.43	19.00	96.34	m <sup>3</sup>	<b>115.34</b>
Isolated foundations	-	1.71	22.72	96.34	m <sup>3</sup>	<b>119.06</b>

## E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Beds						
thickness not exceeding 150 mm	-	2.13	28.31	96.34	m <sup>3</sup>	124.64
thickness 150–450 mm	-	1.48	19.67	96.34	m <sup>3</sup>	116.01
thickness exceeding 450 mm	-	1.11	14.75	96.34	m <sup>3</sup>	111.09
<b>Reinforced in situ ready mixed designated concrete; C25 – 20 mm aggregate</b>						
Foundations	84.55	1.48	19.67	96.66	m <sup>3</sup>	116.33
Ground beams	-	2.96	39.34	96.66	m <sup>3</sup>	136.00
Isolated foundations	-	1.80	23.92	96.66	m <sup>3</sup>	120.58
Beds						
thickness not exceeding 150 mm	-	2.36	31.36	96.66	m <sup>3</sup>	128.02
thickness 150–450 mm	-	1.71	22.72	96.66	m <sup>3</sup>	119.38
thickness exceeding 450 mm	-	1.39	18.47	96.66	m <sup>3</sup>	115.13
Slabs						
thickness not exceeding 150 mm	-	3.75	49.84	96.66	m <sup>3</sup>	146.49
thickness 150–450 mm	-	2.96	39.34	96.66	m <sup>3</sup>	136.00
thickness exceeding 450 mm	-	2.68	35.62	96.66	m <sup>3</sup>	132.27
Coffer and troughed slabs						
thickness 150–450 mm	-	3.42	45.45	96.66	m <sup>3</sup>	142.11
thickness exceeding 450 mm	-	2.96	39.34	96.66	m <sup>3</sup>	136.00
Extra over for sloping						
not exceeding 15°	-	0.28	3.72	-	m <sup>3</sup>	3.72
over 15°	-	0.56	7.44	-	m <sup>3</sup>	7.44
Walls						
thickness not exceeding 150 mm	-	3.93	52.23	96.66	m <sup>3</sup>	148.89
thickness 150–450 mm	-	3.15	41.86	96.66	m <sup>3</sup>	138.52
thickness exceeding 450 mm	-	2.75	36.55	96.66	m <sup>3</sup>	133.21
Beams						
isolated	-	4.26	56.61	96.66	m <sup>3</sup>	153.27
isolated deep	-	4.67	62.06	96.66	m <sup>3</sup>	158.72
attached deep	-	4.26	56.61	96.66	m <sup>3</sup>	153.27
Beam casings						
isolated	-	4.67	62.06	96.66	m <sup>3</sup>	158.72
isolated deep	-	5.09	67.64	96.66	m <sup>3</sup>	164.30
attached deep	-	4.67	62.06	96.66	m <sup>3</sup>	158.72
Columns	-	5.09	67.64	96.66	m <sup>3</sup>	164.30
Column casings	-	5.64	74.95	96.66	m <sup>3</sup>	171.61
Staircases	-	6.38	84.79	96.66	m <sup>3</sup>	181.45
Upstands	-	4.12	54.75	96.66	m <sup>3</sup>	151.41
<b>Reinforced in situ ready mixed designated concrete; C35 – 20 mm aggregate</b>						
Foundations	88.54	1.48	19.67	101.22	m <sup>3</sup>	120.89
Ground beams	-	2.96	39.34	101.22	m <sup>3</sup>	140.56
Isolated foundations	-	1.80	23.92	101.22	m <sup>3</sup>	125.14
Beds						
thickness not exceeding 150 mm	-	2.36	31.36	101.22	m <sup>3</sup>	132.58
thickness 150–450 mm	-	1.71	22.72	101.22	m <sup>3</sup>	123.95
thickness exceeding 450 mm	-	1.39	18.47	101.22	m <sup>3</sup>	119.69
Slabs						
thickness not exceeding 150 mm	-	3.75	49.84	101.22	m <sup>3</sup>	151.06
thickness 150–450 mm	-	2.96	39.34	101.22	m <sup>3</sup>	140.56
thickness exceeding 450 mm	-	2.68	35.62	101.22	m <sup>3</sup>	136.84
Coffer and troughed slabs						
thickness 150–450 mm	-	3.42	45.45	101.22	m <sup>3</sup>	146.67
thickness exceeding 450 mm	-	2.96	39.34	101.22	m <sup>3</sup>	140.56

## E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>E10 IN SITU CONCRETE CONSTRUCTION – cont'd</b>						
<b>Reinforced in situ ready mixed designated concrete; C35 – 20 mm aggregate – cont'd</b>						
Extra over for sloping						
not exceeding 15°	-	0.28	3.72	-	m <sup>3</sup>	3.72
over 15°	-	0.56	7.44	-	m <sup>3</sup>	7.44
Walls						
thickness not exceeding 150 mm	-	3.93	52.23	101.22	m <sup>3</sup>	153.45
thickness 150–450 mm	-	3.15	41.86	101.22	m <sup>3</sup>	143.08
thickness exceeding 450 mm	-	2.75	36.55	101.22	m <sup>3</sup>	137.77
Beams						
isolated	-	4.26	56.61	101.22	m <sup>3</sup>	157.83
isolated deep	-	4.67	62.06	101.22	m <sup>3</sup>	163.28
attached deep	-	4.26	56.61	101.22	m <sup>3</sup>	157.83
Beam casings						
isolated	-	4.67	62.06	101.22	m <sup>3</sup>	163.28
isolated deep	-	5.09	67.64	101.22	m <sup>3</sup>	168.86
attached deep	-	4.67	62.06	101.22	m <sup>3</sup>	163.28
Columns	-	5.09	67.64	101.22	m <sup>3</sup>	168.86
Column casings	-	5.64	74.95	101.22	m <sup>3</sup>	176.17
Staircases	-	6.38	84.79	101.22	m <sup>3</sup>	186.01
Upstands	-	4.12	54.75	101.22	m <sup>3</sup>	155.97
<b>Reinforced in situ ready mixed designated concrete; C40 – 20 mm aggregate</b>						
Foundations	90.91	1.48	19.67	93.06	m <sup>3</sup>	112.73
Ground beams	-	2.96	39.34	93.06	m <sup>3</sup>	132.40
Isolated foundations	-	1.80	23.92	93.06	m <sup>3</sup>	116.99
Beds						
thickness not exceeding 150 mm	-	2.36	31.36	93.06	m <sup>3</sup>	124.43
thickness 150–450 mm	-	1.71	22.72	93.06	m <sup>3</sup>	115.79
thickness exceeding 450 mm	-	1.39	18.47	93.06	m <sup>3</sup>	111.54
Slabs						
thickness not exceeding 150 mm	-	3.75	49.84	93.06	m <sup>3</sup>	142.90
thickness 150–450 mm	-	2.96	39.34	93.06	m <sup>3</sup>	132.40
thickness exceeding 450 mm	-	2.68	35.62	93.06	m <sup>3</sup>	128.68
Coffered and troughed slabs						
thickness 150–450 mm	-	3.42	45.45	93.06	m <sup>3</sup>	138.51
thickness exceeding 450 mm	-	2.96	39.34	93.06	m <sup>3</sup>	132.40
Extra over for sloping						
not exceeding 15°	-	0.28	3.72	-	m <sup>3</sup>	3.72
over 15°	-	0.56	7.44	-	m <sup>3</sup>	7.44
Walls						
thickness not exceeding 150 mm	-	3.93	52.23	93.06	m <sup>3</sup>	145.29
thickness 150–450 mm	-	3.15	41.86	93.06	m <sup>3</sup>	134.93
thickness exceeding 450 mm	-	2.78	36.94	93.06	m <sup>3</sup>	130.01
Beams						
isolated	-	4.26	56.61	93.06	m <sup>3</sup>	149.68
isolated deep	-	4.67	62.06	93.06	m <sup>3</sup>	155.13
attached deep	-	4.26	56.61	93.06	m <sup>3</sup>	149.68
Beam casings						
isolated	-	4.67	62.06	93.06	m <sup>3</sup>	155.13
isolated deep	-	5.09	67.64	93.06	m <sup>3</sup>	160.71
attached deep	-	4.67	62.06	93.06	m <sup>3</sup>	155.13
Columns	-	5.09	67.64	93.06	m <sup>3</sup>	160.71
Column casings	-	5.64	74.95	93.06	m <sup>3</sup>	168.02
Staircases	-	6.38	84.79	93.06	m <sup>3</sup>	177.85
Upstands	-	4.12	54.75	93.06	m <sup>3</sup>	147.82

## E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Extra over vibrated concrete for</b> Reinforcement content over 5%	-	0.58	7.71	-	m <sup>3</sup>	7.71
<b>Grouting with cement mortar (1:1)</b>						
Stanchion bases						
10 mm thick	-	1.06	14.09	0.15	nr	14.23
25 mm thick	-	1.33	17.67	0.39	nr	18.06
<b>Grouting with epoxy resin</b>						
Stanchion bases						
10 mm thick	-	1.33	17.67	10.08	nr	27.76
25 mm thick	-	1.60	21.26	25.77	nr	47.03
<b>Grouting with "Conbextra GP" cementitious grout</b>						
Stanchion bases						
10 mm thick	-	1.33	17.67	1.39	nr	19.06
25 mm thick	-	1.60	21.26	3.54	nr	24.81
<b>Grouting with "Conbextra HF" flowable cementitious grout</b>						
Stanchion bases						
10 mm thick	-	1.33	17.67	1.71	nr	19.38
25 mm thick	-	1.60	21.26	4.37	nr	25.63
<b>Filling; plain ready mixed designated concrete; C20 – 20 mm aggregate</b>						
Mortices	-	0.11	1.46	0.57	nr	2.03
Holes	-	0.27	3.59	117.76	m <sup>3</sup>	121.35
Chases exceeding 0.01 m <sup>2</sup>	-	0.21	2.79	117.76	m <sup>3</sup>	120.55
Chases not exceeding 0.01 m <sup>2</sup>	-	0.16	2.13	1.18	m	3.31
<b>Sheeting to prevent moisture loss</b>						
Building paper; lapped joints						
subsoil grade; horizontal on foundations	-	0.02	0.27	0.60	m <sup>2</sup>	0.87
standard grade; horizontal on slabs	-	0.05	0.66	0.90	m <sup>2</sup>	1.56
Polythene sheeting; lapped joints; horizontal on slabs						
250 microns; 0.25 mm thick	-	0.05	0.66	0.54	m <sup>2</sup>	1.20
"Visqueen" sheeting or other equal and approved; lapped joints; horizontal on slabs						
250 microns; 0.25 mm thick	-	0.05	0.66	0.45	m <sup>2</sup>	1.11
300 microns; 0.30 mm thick	-	0.06	0.80	0.51	m <sup>2</sup>	1.31
<b>E20 FORMWORK FOR IN SITU CONCRETE</b>						
<b>NOTE:</b> Generally all formwork based on four uses unless otherwise stated.						
<b>Sides of foundations; basic finish</b>						
Plain vertical						
height exceeding 1.00 m	-	1.70	26.67	8.09	m <sup>2</sup>	34.76
height exceeding 1.00 m; left in	-	1.49	23.38	18.92	m <sup>2</sup>	42.30
height not exceeding 250 mm	-	0.48	7.53	3.01	m	10.54
height not exceeding 250 mm; left in	-	0.48	7.53	5.39	m	12.92
height 250–500 mm	-	0.91	14.28	6.76	m	21.04
height 250–500 mm; left in	-	0.80	12.55	13.58	m	26.13
height 500 mm–1.00 m	-	1.28	20.08	8.09	m	28.17
height 500 mm–1.00 m ; left in	-	1.22	19.14	18.92	m	38.06



## E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>E20 FORMWORK FOR IN SITU CONCRETE – cont'd</b>						
<b>Sides of foundations; polystyrene sheet formwork; Cordek "Claymaster" or other equal and approved; 50 mm thick</b>						
Plain vertical						
height exceeding 1.00 m; left in	-	0.34	5.33	8.39	m <sup>2</sup>	13.73
height not exceeding 250 mm; left in	-	0.11	1.73	2.10	m	3.82
height 250–500 mm; left in	-	0.19	2.98	4.20	m	7.18
height 500 mm–1.00 m; left in	-	0.28	4.39	8.39	m	12.78
<b>Sides of foundations; polystyrene sheet formwork; Cordek "Claymaster" or other equal and approved; 75 mm thick</b>						
Plain vertical						
height exceeding 1.00 m; left in	-	0.34	5.33	12.58	m <sup>2</sup>	17.92
height not exceeding 250 mm; left in	-	0.11	1.73	3.15	m	4.87
height 250–500 mm; left in	-	0.19	2.98	6.29	m	9.27
height 500 mm–1.00 m; left in	-	0.28	4.39	12.58	m	16.98
<b>Sides of foundation; polystyrene sheet formwork; Cordek "Claymaster" or other equal and approved; 100 mm thick</b>						
Plain vertical						
height exceeding 1.00 m; left in	-	0.37	5.81	16.77	m <sup>2</sup>	22.58
height not exceeding 250 mm; left in	-	0.12	1.88	4.19	m	6.08
height 250–500 mm; left in	-	0.20	3.14	8.39	m	11.52
height 500 mm–1.00 m; left in	-	0.31	4.86	16.77	m	21.64
<b>Combined heave pressure relief insulataion and compressible board substructure formawork; Cordeck "Cellcore CP" or other equal and approved; butt joints; securely fixed in place</b>						
Plain horizontal						
200 mm thick; beneath slabs; left in	-	0.70	10.98	17.71	m <sup>2</sup>	28.69
250 mm thick; beneath slabs; left in	-	0.75	11.77	19.52	m <sup>2</sup>	31.28
300 mm thick; beneath slabs; left in	-	0.80	12.55	21.23	m <sup>2</sup>	33.78
<b>Sides of ground beams and edges of beds; basic finish</b>						
Plain vertical						
height exceeding 1.00 m	-	1.76	27.62	8.04	m <sup>2</sup>	35.66
height not exceeding 250 mm	-	0.53	8.32	2.97	m	11.28
height 250–500 mm	-	0.95	14.91	6.72	m	21.62
height 500 mm–1.00 m	-	1.33	20.87	8.04	m	28.91
<b>Edges of suspended slabs; basic finish</b>						
Plain vertical						
height not exceeding 250 mm	-	0.80	12.55	3.05	m	15.61
height 250–500 mm	-	1.17	18.36	5.26	m	23.62
height 500 mm–1.00 m	-	1.86	29.18	8.13	m	37.32
<b>Sides of upstands; basic finish</b>						
Plain vertical						
height exceeding 1.00 m	-	2.13	33.42	10.28	m <sup>2</sup>	43.70
height not exceeding 250 mm	-	0.67	10.51	3.14	m	13.65
height 250–500 mm	-	1.06	16.63	6.89	m	23.52
height 500 mm–1.00 m	-	1.86	29.18	10.28	m	39.46

## E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Steps in top surfaces; basic finish</b>						
Plain vertical						
height not exceeding 250 mm	-	0.53	8.32	3.18	m	<b>11.50</b>
height 250–500 mm	-	0.85	13.34	6.94	m	<b>20.27</b>
<b>Steps in soffits; basic finish</b>						
Plain vertical						
height not exceeding 250 mm	-	0.58	9.10	2.57	m	<b>11.67</b>
height 250–500 mm	-	0.93	14.59	4.70	m	<b>19.29</b>
<b>Machine bases and plinths; basic finish</b>						
Plain vertical						
height exceeding 1.00 m	-	1.70	26.67	8.04	m <sup>2</sup>	<b>34.72</b>
height not exceeding 250 mm	-	0.53	8.32	2.97	m	<b>11.28</b>
height 250–500 mm	-	0.91	14.28	6.72	m	<b>21.00</b>
height 500 mm–1.00 m	-	1.33	20.87	8.04	m	<b>28.91</b>
<b>Soffits of slabs; basic finish</b>						
Slab thickness not exceeding 200 mm						
horizontal; height to soffit not exceeding 1.50 m	-	1.92	30.13	7.56	m <sup>2</sup>	<b>37.69</b>
horizontal; height to soffit 1.50–3.00 m	-	1.86	29.18	7.65	m <sup>2</sup>	<b>36.83</b>
horizontal; height to soffit 1.50–3.00 m (based on 5 uses)	-	1.76	27.62	6.29	m <sup>2</sup>	<b>33.91</b>
horizontal; height to soffit 1.50–3.00 m (based on 6 uses)	-	1.70	26.67	5.39	m <sup>2</sup>	<b>32.07</b>
horizontal; height to soffit 3.00–4.50 m	-	1.81	28.40	7.87	m <sup>2</sup>	<b>36.27</b>
horizontal; height to soffit 4.50–6.00 m	-	1.92	30.13	8.09	m <sup>2</sup>	<b>38.21</b>
Slab thickness 200–300 mm						
horizontal; height to soffit 1.50–3.00 m	-	1.92	30.13	10.15	m <sup>2</sup>	<b>40.27</b>
Slab thickness 300–400 mm						
horizontal; height to soffit 1.50–3.00 m	-	1.97	30.91	11.40	m <sup>2</sup>	<b>42.31</b>
Slab thickness 400–500 mm						
horizontal; height to soffit 1.50–3.00 m	-	2.07	32.48	12.64	m <sup>2</sup>	<b>45.12</b>
Slab thickness 500–600 mm						
horizontal; height to soffit 1.50–3.00 m	-	2.23	34.99	12.64	m <sup>2</sup>	<b>47.63</b>
Extra over soffits of slabs for						
sloping not exceeding 15°	-	0.21	3.29	-	m <sup>2</sup>	<b>3.29</b>
sloping exceeding 15°	-	0.43	6.75	-	m <sup>2</sup>	<b>6.75</b>
<b>Soffits of landings; basic finish</b>						
Slab thickness not exceeding 200 mm						
horizontal; height to soffit 1.50–3.00 m	-	1.92	30.13	8.15	m <sup>2</sup>	<b>38.27</b>
Slab thickness 200–300 mm						
horizontal; height to soffit 1.50–3.00 m	-	2.02	31.70	10.95	m <sup>2</sup>	<b>42.64</b>
Slab thickness 300–400 mm						
horizontal; height to soffit 1.50–3.00 m	-	2.07	32.48	12.27	m <sup>2</sup>	<b>44.75</b>
Slab thickness 400–500 mm						
horizontal; height to soffit 1.50–3.00 m	-	2.18	34.21	13.64	m <sup>2</sup>	<b>47.85</b>
Slab thickness 500–600 mm						
horizontal; height to soffit 1.50–3.00 m	-	2.34	36.72	13.64	m <sup>2</sup>	<b>50.36</b>
Extra over soffits of landings for						
sloping not exceeding 15°	-	0.21	3.29	-	m <sup>2</sup>	<b>3.29</b>
sloping exceeding 15°	-	0.43	6.75	-	m <sup>2</sup>	<b>6.75</b>

## E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>E20 FORMWORK FOR IN SITU CONCRETE –</b> cont'd						
<b>Soffits of coffered or troughed slabs; basic finish</b>						
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	-	2.66	41.74	12.29	m <sup>2</sup>	<b>54.03</b>
horizontal; height to soffit 3.00–4.50 m	-	2.77	43.46	12.51	m <sup>2</sup>	<b>55.97</b>
horizontal; height to soffit 4.50–6.00 m	-	2.88	45.19	12.64	m <sup>2</sup>	<b>57.83</b>
<b>Top formwork; basic finish</b>						
Sloping exceeding 15°	-	1.60	25.11	5.37	m <sup>2</sup>	<b>30.48</b>
<b>Walls; basic finish</b>						
Vertical	-	1.92	30.13	10.15	m <sup>2</sup>	<b>40.27</b>
Vertical; height exceeding 3.00 m above floor level	-	2.34	36.72	10.37	m <sup>2</sup>	<b>47.08</b>
Vertical; interrupted	-	2.23	34.99	10.37	m <sup>2</sup>	<b>45.36</b>
Vertical; to one side only	-	3.73	58.53	13.08	m <sup>2</sup>	<b>71.61</b>
Vertical; exceeding 3.00 m high; inside stairwell	-	2.34	36.72	10.37	m <sup>2</sup>	<b>47.08</b>
Battered	-	2.98	46.76	10.76	m <sup>2</sup>	<b>57.52</b>
<b>Beams; basic finish</b>						
Attached to slabs						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	-	2.34	36.72	9.88	m <sup>2</sup>	<b>46.60</b>
regular shaped; square or rectangular; height to soffit 3.00–4.50 m	-	2.44	38.29	10.15	m <sup>2</sup>	<b>48.43</b>
regular shaped; square or rectangular; height to soffit 4.50–6.00 m	-	2.55	40.01	10.37	m <sup>2</sup>	<b>50.38</b>
Attached to walls						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	-	2.44	38.29	9.88	m <sup>2</sup>	<b>48.17</b>
Isolated						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	-	2.55	40.01	9.88	m <sup>2</sup>	<b>49.89</b>
regular shaped; square or rectangular; height to soffit 3.00–4.50 m	-	2.66	41.74	10.15	m <sup>2</sup>	<b>51.88</b>
regular shaped; square or rectangular; height to soffit 4.50–6.00 m	-	2.77	43.46	10.37	m <sup>2</sup>	<b>53.83</b>
Extra over beams for						
regular shaped; sloping not exceeding 15°	-	0.32	5.02	1.20	m <sup>2</sup>	<b>6.23</b>
regular shaped; sloping exceeding 15°	-	0.64	10.04	2.41	m <sup>2</sup>	<b>12.45</b>
<b>Beam casings; basic finish</b>						
Attached to slabs						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	-	2.44	38.29	9.88	m <sup>2</sup>	<b>48.17</b>
regular shaped; square or rectangular; height to soffit 3.00–4.50 m	-	2.55	40.01	10.15	m <sup>2</sup>	<b>50.16</b>
Attached to walls						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	-	2.55	40.01	9.88	m <sup>2</sup>	<b>49.89</b>
Isolated						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	-	2.66	41.74	9.88	m <sup>2</sup>	<b>51.62</b>
regular shaped; square or rectangular; height to soffit 3.00–4.50 m	-	2.77	43.46	10.15	m <sup>2</sup>	<b>53.61</b>

## E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Extra over beam casings for regular shaped; sloping not exceeding 15°	-	0.32	5.02	1.20	m <sup>2</sup>	<b>6.23</b>
regular shaped; sloping exceeding 15°	-	0.64	10.04	2.41	m <sup>2</sup>	<b>12.45</b>
<b>Columns; basic finish</b>						
Attached to walls regular shaped; square or rectangular; height to soffit 1.50–3.00 m	-	2.34	36.72	8.09	m <sup>2</sup>	<b>44.80</b>
Isolated regular shaped; square or rectangular; height to soffit 1.50–3.00 m	-	2.44	38.29	8.09	m <sup>2</sup>	<b>46.37</b>
regular shaped; circular; not exceeding 300 mm diameter; height to soffit 1.50–3.00 m	-	4.26	66.84	14.70	m <sup>2</sup>	<b>81.55</b>
regular shaped; circular; 300–600 mm diameter; height to soffit 1.50–3.00 m	-	3.99	62.61	12.64	m <sup>2</sup>	<b>75.25</b>
regular shaped; circular; 600–900 mm diameter; height to soffit 1.50–3.00 m	-	3.73	58.53	12.42	m <sup>2</sup>	<b>70.95</b>
<b>Column casings; basic finish</b>						
Attached to walls regular shaped; square or rectangular; height to soffit; 1.50–3.00 m	-	2.44	38.29	8.09	m <sup>2</sup>	<b>46.37</b>
Isolated regular shaped; square or rectangular; height to soffit 1.50–3.00 m	-	2.55	40.01	8.09	m <sup>2</sup>	<b>48.10</b>
<b>Recesses or rebates</b>						
12 x 12 mm	-	0.07	1.10	0.28	m	<b>1.38</b>
25 x 25 mm	-	0.07	1.10	0.51	m	<b>1.61</b>
25 x 50 mm	-	0.07	1.10	0.67	m	<b>1.77</b>
50 x 50 mm	-	0.07	1.10	0.93	m	<b>2.03</b>
<b>Nibs</b>						
50 x 50 mm	-	0.58	9.10	1.17	m	<b>10.27</b>
100 x 100 mm	-	0.83	13.02	1.41	m	<b>14.43</b>
100 x 200 mm	-	1.11	17.42	9.44	m	<b>26.85</b>
<b>Extra over a basic finish for fine formed finishes</b>						
Slabs	-	0.35	5.49	-	m <sup>2</sup>	<b>5.49</b>
Walls	-	0.35	5.49	-	m <sup>2</sup>	<b>5.49</b>
Beams	-	0.35	5.49	-	m <sup>2</sup>	<b>5.49</b>
Columns	-	0.35	5.49	-	m <sup>2</sup>	<b>5.49</b>
<b>Add to prices for basic formwork for</b>						
Curved radius 6.00 m – 50% Curved radius 2.00 m – 100% Coating with retardant agent	-	0.01	0.16	0.31	m <sup>2</sup>	<b>0.47</b>
<b>Wall kickers; basic finish</b>						
Height 150 mm	-	0.53	8.32	2.26	m	<b>10.58</b>
Height 225 mm	-	0.69	10.83	2.66	m	<b>13.49</b>
<b>Suspended wall kickers; basic finish</b>						
Height 150 mm	-	0.67	10.51	2.16	m	<b>12.67</b>

## E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>E20 FORMWORK FOR IN SITU CONCRETE –</b> cont'd						
<b>Wall ends, soffits and steps in walls; basic finish</b>						
Plain						
width exceeding 1.00 m	-	2.02	31.70	10.15	m <sup>2</sup>	<b>41.84</b>
width not exceeding 250 mm	-	0.64	10.04	2.35	m	<b>12.39</b>
width 250–500 mm	-	1.01	15.85	5.51	m	<b>21.36</b>
width 500 mm–1.00 m	-	1.60	25.11	10.15	m	<b>35.25</b>
<b>Openings in walls</b>						
Plain						
width exceeding 1.00 m	-	2.23	34.99	10.15	m <sup>2</sup>	<b>45.14</b>
width not exceeding 250 mm	-	0.69	10.83	2.35	m	<b>13.18</b>
width 250–500 mm	-	1.17	18.36	5.51	m	<b>23.87</b>
width 500 mm–1.00 m	-	1.81	28.40	10.15	m	<b>38.55</b>
<b>Stairflights</b>						
Width 1.00 m; 150 mm waist; 150 mm undercut risers string, width 300 mm	-	5.32	83.47	21.18	m	<b>104.66</b>
Width 2.00 m; 300 mm waist; 150 mm undercut risers string, width 350 mm	-	9.57	150.16	61.64	m	<b>211.79</b>
<b>Mortices</b>						
Girth not exceeding 500 mm depth not exceeding 250 mm; circular	-	0.16	2.51	0.65	nr	<b>3.16</b>
<b>Holes</b>						
Girth not exceeding 500 mm depth not exceeding 250 mm; circular	-	0.21	3.29	1.00	nr	<b>4.29</b>
depth 250–500 mm; circular	-	0.33	5.18	2.85	nr	<b>8.03</b>
Girth 500 mm–1.00 m depth not exceeding 250 mm; circular	-	0.27	4.24	1.53	nr	<b>5.76</b>
depth 250–500 mm; circular	-	0.41	6.43	4.95	nr	<b>11.38</b>
Girth 1.00–2.00 m depth not exceeding 250 mm; circular	-	0.48	7.53	4.95	nr	<b>12.48</b>
depth 250–500 mm; circular	-	0.71	11.14	10.28	nr	<b>21.42</b>
Girth 2.00–3.00 m depth not exceeding 250 mm; circular	-	0.64	10.04	9.52	nr	<b>19.56</b>
depth 250–500 mm; circular	-	0.95	14.91	63.28	nr	<b>78.19</b>
<b>E30 REINFORCEMENT FOR IN SITU CONCRETE</b>						
<b>NOTE:</b> Prices of steel rebar and fabric are particularly volatile at the time of going to press, so Readers are encouraged to contact their suppliers and check prices for currency based on anticipated delivery dates.						
<b>Bars; BS 4449; hot rolled deformed high steel bars grade 500C</b>						
40 mm diameter nominal size						
straight	484.14	17.00	266.74	538.78	tonne	<b>805.52</b>
bent	508.20	17.00	266.74	564.99	tonne	<b>831.73</b>
32 mm diameter nominal size						
straight	484.14	18.00	282.43	539.79	tonne	<b>822.22</b>
bent	508.20	18.00	282.43	566.00	tonne	<b>848.44</b>

## E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
25 mm diameter nominal size straight	413.88	20.00	313.81	462.87	tonne	<b>776.68</b>
bent	434.09	20.00	313.81	484.89	tonne	<b>798.70</b>
20 mm diameter nominal size straight	484.14	22.00	345.19	540.41	tonne	<b>885.60</b>
bent	508.20	22.00	345.19	566.62	tonne	<b>911.81</b>
16 mm diameter nominal size straight	413.88	24.00	376.57	465.49	tonne	<b>842.06</b>
bent	434.09	24.00	376.57	487.51	tonne	<b>864.08</b>
12 mm diameter nominal size straight	425.43	26.00	407.96	479.70	tonne	<b>887.65</b>
bent	446.60	26.00	407.96	502.76	tonne	<b>910.72</b>
10 mm diameter nominal size straight	425.43	28.00	439.34	481.93	tonne	<b>921.27</b>
bent	446.60	28.00	439.34	505.00	tonne	<b>944.34</b>
8 mm diameter nominal size straight	475.48	30.00	468.32	538.08	tonne	<b>1006.40</b>
links	475.48	33.00	515.39	540.10	tonne	<b>1055.49</b>
bent	499.54	30.00	468.32	564.30	tonne	<b>1032.61</b>
<b>Bars; stainless steel; EN 1.4301</b>						
32 mm diameter nominal size straight	3172.40	18.00	282.43	3354.29	tonne	<b>3636.72</b>
bent	3342.35	18.00	282.43	3530.62	tonne	<b>3813.05</b>
25 mm diameter nominal size straight	3115.75	20.00	313.81	3291.98	tonne	<b>3605.79</b>
bent	3229.05	20.00	313.81	3409.53	tonne	<b>3723.34</b>
20 mm diameter nominal size straight	3115.75	22.00	345.19	3296.13	tonne	<b>3641.33</b>
bent	3229.05	22.00	345.19	3413.68	tonne	<b>3758.87</b>
16 mm diameter nominal size straight	3115.75	24.00	376.57	3304.07	tonne	<b>3680.65</b>
bent	3229.05	24.00	376.57	3421.62	tonne	<b>3798.20</b>
12 mm diameter nominal size straight	3115.75	26.00	407.96	3312.02	tonne	<b>3719.97</b>
bent	3229.05	26.00	407.96	3429.57	tonne	<b>3837.52</b>
10 mm diameter nominal size straight	3229.05	28.00	439.34	3438.12	tonne	<b>3877.46</b>
bent	3342.35	28.00	439.34	3555.67	tonne	<b>3995.01</b>
8 mm diameter nominal size straight	3229.05	30.00	468.32	3446.07	tonne	<b>3914.38</b>
bent	3342.35	30.00	468.32	3563.61	tonne	<b>4031.93</b>
<b>Bars; stainless steel; EN 1.4462</b>						
32 mm diameter nominal size straight	4815.25	18.00	282.43	5058.75	tonne	<b>5341.18</b>
bent	5098.50	18.00	282.43	5352.62	tonne	<b>5635.05</b>
25 mm diameter nominal size straight	4645.30	20.00	313.81	4878.88	tonne	<b>5192.70</b>
bent	4928.55	20.00	313.81	5172.76	tonne	<b>5486.57</b>
20 mm diameter nominal size straight	4645.30	22.00	345.19	4883.04	tonne	<b>5228.23</b>
bent	4928.55	22.00	345.19	5176.91	tonne	<b>5522.11</b>
16 mm diameter nominal size straight	4645.30	24.00	376.57	4890.98	tonne	<b>5267.56</b>
bent	4928.55	24.00	376.57	5184.85	tonne	<b>5561.43</b>
12 mm diameter nominal size straight	4645.30	26.00	407.96	4898.93	tonne	<b>5306.88</b>
bent	4871.90	26.00	407.96	5134.02	tonne	<b>5541.98</b>

## E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>E30 REINFORCEMENT FOR IN SITU CONCRETE – cont'd</b>						
<b>Bars; stainless steel; EN 1.4462 – cont'd</b>						
10 mm diameter nominal size						
straight	4928.55	28.00	439.34	5201.35	tonne	<b>5640.69</b>
bent	5098.50	28.00	439.34	5377.68	tonne	<b>5817.01</b>
8 mm diameter nominal size						
straight	4928.55	30.00	468.32	5209.30	tonne	<b>5677.61</b>
bent	5098.50	30.00	468.32	5385.62	tonne	<b>5853.94</b>
<b>Bars; stainless steel; LDX2101® (EN 1.4362)</b>						
<b>NOTE:</b> LDX2101® (EN 1.4362) is a new low Ni, Mn bearing stainless steel alloy, which offers greater price stability and cost effectiveness, and is expected to be adopted into the British Standard in the near future.						
32 mm diameter nominal size						
straight	3172.40	18.00	282.43	3354.29	tonne	<b>3636.72</b>
bent	3399.00	18.00	282.43	3589.39	tonne	<b>3871.82</b>
25 mm diameter nominal size						
straight	3059.10	20.00	313.81	3233.20	tonne	<b>3547.01</b>
bent	3172.40	20.00	313.81	3350.75	tonne	<b>3664.56</b>
20 mm diameter nominal size						
straight	3059.10	22.00	345.19	3237.36	tonne	<b>3582.55</b>
bent	3172.40	22.00	345.19	3354.91	tonne	<b>3700.10</b>
16 mm diameter nominal size						
straight	3059.10	24.00	376.57	3245.30	tonne	<b>3621.87</b>
bent	3172.40	24.00	376.57	3362.85	tonne	<b>3739.42</b>
12 mm diameter nominal size						
straight	3059.10	26.00	407.96	3253.24	tonne	<b>3661.20</b>
bent	3172.40	26.00	407.96	3370.79	tonne	<b>3778.75</b>
10 mm diameter nominal size						
straight	3229.05	28.00	439.34	3438.12	tonne	<b>3877.46</b>
bent	3342.35	28.00	439.34	3555.67	tonne	<b>3995.01</b>
8 mm diameter nominal size						
straight	3285.70	30.00	468.32	3504.84	tonne	<b>3973.16</b>
bent	3399.00	30.00	468.32	3622.39	tonne	<b>4090.71</b>
<b>Fabric; BS 4449</b>						
Ref A98 (1.54 kg/m <sup>2</sup> )						
400 mm minimum laps	1.61	0.13	2.04	1.83	m <sup>2</sup>	<b>3.87</b>
strips in one width; 600 mm width	1.61	0.16	2.51	1.83	m <sup>2</sup>	<b>4.34</b>
strips in one width; 900 mm width	1.61	0.15	2.35	1.83	m <sup>2</sup>	<b>4.19</b>
strips in one width; 1200 mm width	1.61	0.14	2.20	1.83	m <sup>2</sup>	<b>4.03</b>
Ref A142 (2.22 kg/m <sup>2</sup> )						
400 mm minimum laps	1.53	0.13	2.04	1.75	m <sup>2</sup>	<b>3.79</b>
strips in one width; 600 mm width	1.53	0.16	2.51	1.75	m <sup>2</sup>	<b>4.26</b>
strips in one width; 900 mm width	1.53	0.15	2.35	1.75	m <sup>2</sup>	<b>4.10</b>
strips in one width; 1200 mm width	1.53	0.14	2.20	1.75	m <sup>2</sup>	<b>3.94</b>

## E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Ref A193 (3.02 kg/m <sup>2</sup> )						
400 mm minimum laps	2.09	0.13	2.04	2.38	m <sup>2</sup>	4.42
strips in one width; 600 mm width	2.09	0.16	2.51	2.38	m <sup>2</sup>	4.89
strips in one width; 900 mm width	2.09	0.15	2.35	2.38	m <sup>2</sup>	4.74
strips in one width; 1200 mm width	2.09	0.14	2.20	2.38	m <sup>2</sup>	4.58
Ref A252 (3.95 kg/m <sup>2</sup> )						
400 mm minimum laps	2.73	0.14	2.20	3.12	m <sup>2</sup>	5.32
strips in one width; 600 mm width	2.73	0.17	2.67	3.12	m <sup>2</sup>	5.79
strips in one width; 900 mm width	2.73	0.16	2.51	3.12	m <sup>2</sup>	5.63
strips in one width; 1200 mm width	2.73	0.15	2.35	3.12	m <sup>2</sup>	5.47
Ref A393 (6.16 kg/m <sup>2</sup> )						
400 mm minimum laps	4.26	0.16	2.51	4.87	m <sup>2</sup>	7.38
strips in one width; 600 mm width	4.26	0.19	2.98	4.87	m <sup>2</sup>	7.85
strips in one width; 900 mm width	4.26	0.18	2.82	4.87	m <sup>2</sup>	7.69
strips in one width; 1200 mm width	4.26	0.17	2.67	4.87	m <sup>2</sup>	7.53
Ref B196 (3.05 kg/m <sup>2</sup> )						
400 mm minimum laps	3.89	0.13	2.04	4.44	m <sup>2</sup>	6.48
strips in one width; 600 mm width	3.89	0.16	2.51	4.44	m <sup>2</sup>	6.95
strips in one width; 900 mm width	3.89	0.15	2.35	4.44	m <sup>2</sup>	6.79
strips in one width; 1200 mm width	3.89	0.14	2.20	4.44	m <sup>2</sup>	6.63
Ref B283 (3.73 kg/m <sup>2</sup> )						
400 mm minimum laps	2.58	0.13	2.04	2.94	m <sup>2</sup>	4.98
strips in one width; 600 mm width	2.58	0.16	2.51	2.94	m <sup>2</sup>	5.45
strips in one width; 900 mm width	2.58	0.15	2.35	2.94	m <sup>2</sup>	5.30
strips in one width; 1200 mm width	2.58	0.14	2.20	2.94	m <sup>2</sup>	5.14
Ref B385 (4.53 kg/m <sup>2</sup> )						
400 mm minimum laps	3.14	0.14	2.20	3.58	m <sup>2</sup>	5.78
strips in one width; 600 mm width	3.14	0.17	2.67	3.58	m <sup>2</sup>	6.25
strips in one width; 900 mm width	3.14	0.16	2.51	3.58	m <sup>2</sup>	6.09
strips in one width; 1200 mm width	3.14	0.15	2.35	3.58	m <sup>2</sup>	5.93
Ref B503 (5.93 kg/m <sup>2</sup> )						
400 mm minimum laps	4.11	0.16	2.51	4.69	m <sup>2</sup>	7.20
strips in one width; 600 mm width	4.11	0.19	2.98	4.69	m <sup>2</sup>	7.67
strips in one width; 900 mm width	4.11	0.18	2.82	4.69	m <sup>2</sup>	7.51
strips in one width; 1200 mm width	4.11	0.17	2.67	4.69	m <sup>2</sup>	7.36
Ref B785 (8.14 kg/m <sup>2</sup> )						
400 mm minimum laps	5.64	0.19	2.98	6.44	m <sup>2</sup>	9.42
strips in one width; 600 mm width	5.64	0.22	3.45	6.44	m <sup>2</sup>	9.89
strips in one width; 900 mm width	5.64	0.21	3.29	6.44	m <sup>2</sup>	9.73
strips in one width; 1200 mm width	5.64	0.20	3.14	6.44	m <sup>2</sup>	9.58
Ref B1131 (10.90 kg/m <sup>2</sup> )						
400 mm minimum laps	7.56	0.20	3.14	8.62	m <sup>2</sup>	11.76
strips in one width; 600 mm width	7.56	0.26	4.08	8.62	m <sup>2</sup>	12.70
strips in one width; 900 mm width	7.56	0.24	3.77	8.62	m <sup>2</sup>	12.39
strips in one width; 1200 mm width	7.56	0.22	3.45	8.62	m <sup>2</sup>	12.07
Ref D49 (0.77 kg/m <sup>2</sup> )						
100 mm minimum laps; bent	1.43	0.26	4.08	1.64	m <sup>2</sup>	5.72
<b>E40 DESIGNED JOINTS IN IN SITU CONCRETE</b>						
<b>Formed; Fosroc impregnated fibreboard joint filler or other equal and approved</b>						
Width not exceeding 150 mm						
12.50 mm thick	-	0.16	2.51	1.73	m	4.24
20 mm thick	-	0.20	3.14	2.73	m	5.86
25 mm thick	-	0.25	3.92	2.97	m	6.89



## E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>E40 DESIGNED JOINTS IN IN SITU CONCRETE – cont'd</b>						
<b>Formed; Fosroc impregnated fibreboard joint filler or other equal and approved – cont'd</b>						
Width 150–300 mm						
12.50 mm thick	-	0.26	4.08	2.88	m	6.96
20 mm thick	-	0.26	4.08	4.55	m	8.63
25 mm thick	-	0.26	4.08	5.41	m	9.49
Width 300–450 mm						
12.50 mm thick	-	0.31	4.86	4.02	m	8.88
20 mm thick	-	0.31	4.86	6.32	m	11.18
25 mm thick	-	0.31	4.86	7.50	m	12.37
<b>Formed; Grace Serviced "Kork-pak" waterproof bonded cork joint filler board or other equal and approved</b>						
Width not exceeding 150 mm						
10 mm thick	-	0.16	2.51	3.96	m	6.47
13 mm thick	-	0.16	2.51	5.26	m	7.77
19 mm thick	-	0.16	2.51	6.07	m	8.58
25 mm thick	-	0.16	2.51	3.89	m	6.40
Width 150–300 mm						
10 mm thick	-	0.20	3.14	7.48	m	10.62
13 mm thick	-	0.20	3.14	10.09	m	13.23
19 mm thick	-	0.20	3.14	11.71	m	14.85
25 mm thick	-	0.20	3.14	7.35	m	10.48
Width 300–450 mm						
10 mm thick	-	0.26	4.08	11.33	m	15.41
13 mm thick	-	0.26	4.08	15.24	m	19.32
19 mm thick	-	0.26	4.08	17.67	m	21.75
25 mm thick	-	0.26	4.08	11.12	m	15.20
<b>Sealants; Fosroc "Pliastic 77" hot poured rubberized bituminous compound or other equal and approved</b>						
Width 10 mm						
25 mm depth	-	0.19	2.98	0.95	m	3.93
Width 12.50 mm						
25 mm depth	-	0.20	3.14	1.17	m	4.31
Width 20 mm						
25 mm depth	-	0.21	3.29	1.90	m	5.20
Width 25 mm						
25 mm depth	-	0.22	3.45	2.34	m	5.79
<b>Sealants; Fosroc "Thioflex 600" gun grade two part polysulphide or other equal and approved</b>						
Width 10 mm						
25 mm depth	-	0.06	0.94	3.61	m	4.56
Width 12.50 mm						
25 mm depth	-	0.07	1.10	4.52	m	5.62
Width 20 mm						
25 mm depth	-	0.08	1.26	7.23	m	8.48
Width 25 mm						
25 mm depth	-	0.09	1.41	9.04	m	10.45

## E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Sealants; Grace Serviced "Paraseal"</b>						
<b>polysulphide compound or other equal and approved; priming with Grace Serviced</b>						
<b>"Servicised P" or other equal and approved</b>						
Width 10 mm						
25 mm depth	-	0.20	2.66	3.90	m	<b>6.56</b>
Width 13 mm						
25 mm depth	-	0.20	2.66	5.02	m	<b>7.67</b>
Width 19 mm						
25 mm depth	-	0.26	3.46	7.25	m	<b>10.70</b>
Width 25 mm						
25 mm depth	-	0.26	3.46	9.48	m	<b>12.93</b>
<b>Waterstops; Grace Serviced or other equal and approved</b>						
Hydrophilic strip water stop; lapped joints; cast into concrete						
5 x 20 mm "Servitrip AH 205"	6.33	0.35	4.65	7.35	m	<b>12.01</b>
50 x 20 mm "Adcor 500S"	7.16	0.35	4.65	9.42	m	<b>14.07</b>
"Servitite" internal 10 mm thick pvc water stop; flat dumbbell type; heat welded joints; cast into concrete						
Servitite 150; 150 mm wide	9.29	0.26	4.08	10.22	m	<b>14.30</b>
flat angle	14.87	0.31	4.86	19.91	nr	<b>24.78</b>
vertical angle	14.79	0.31	4.86	19.83	nr	<b>24.69</b>
flat three way intersection	21.45	0.41	6.43	28.96	nr	<b>35.39</b>
vertical three way intersection	24.86	0.41	6.43	32.58	nr	<b>39.02</b>
four way intersection	26.30	0.51	8.00	36.16	nr	<b>44.16</b>
Servitite 230; 230 mm wide	13.62	0.26	4.08	14.94	m	<b>19.02</b>
flat angle	17.64	0.31	4.86	24.74	nr	<b>29.61</b>
vertical angle	21.59	0.31	4.86	28.95	nr	<b>33.81</b>
flat three way intersection	25.58	0.41	6.43	36.19	nr	<b>42.62</b>
vertical three way intersection	48.81	0.41	6.43	60.89	nr	<b>67.32</b>
four way intersection	10.89	0.51	8.00	39.01	nr	<b>47.01</b>
Servitite AT200; 200 mm wide	21.00	0.26	4.08	22.98	m	<b>27.06</b>
flat angle	20.22	0.31	4.86	30.71	nr	<b>35.57</b>
vertical angle	22.34	0.31	4.86	32.96	nr	<b>37.82</b>
flat three way intersection	36.18	0.41	6.43	52.29	nr	<b>58.72</b>
vertical three way intersection	26.78	0.41	6.43	42.28	nr	<b>48.72</b>
four way intersection	41.86	0.51	8.00	62.93	nr	<b>70.93</b>
Servitite K305; 305 mm wide	22.48	0.31	4.86	24.59	m	<b>29.46</b>
flat angle	28.88	0.36	5.65	43.01	nr	<b>48.66</b>
vertical angle	31.76	0.36	5.65	46.07	nr	<b>51.72</b>
flat three way intersection	40.58	0.45	7.06	61.60	nr	<b>68.66</b>
vertical three way intersection	49.57	0.45	7.06	71.16	nr	<b>78.22</b>
four way intersection	55.25	0.56	8.79	83.34	nr	<b>92.13</b>

## E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>E40 DESIGNED JOINTS IN IN SITU CONCRETE – cont'd</b>						
<b>Waterstops; Grace Serviced or other equal and approved – cont'd</b>						
"Serviseal" external pvc water stop; centre bulb type; heat welded joints; cast into concrete						
Serviseal 195; 195 mm wide	6.82	0.26	4.08	7.53	m	11.61
flat angle	9.22	0.31	4.86	12.82	nr	17.69
vertical angle	16.55	0.31	4.86	20.62	nr	25.49
flat three way intersection	15.81	0.41	6.43	21.35	nr	27.78
four way intersection	23.85	0.51	8.00	31.40	nr	39.41
Serviseal 240; 240 mm wide	8.67	0.26	4.08	9.55	m	13.63
flat angle	10.48	0.31	4.86	14.97	nr	19.84
vertical angle	17.32	0.31	4.86	22.25	nr	27.11
flat three way intersection	17.73	0.41	6.43	24.60	nr	31.04
four way intersection	26.39	0.51	8.00	35.73	nr	43.73
Serviseal AT240; 240 mm wide	24.79	0.26	4.08	27.11	m	31.19
flat angle	18.84	0.31	4.86	30.89	nr	35.75
vertical angle	17.75	0.31	4.86	29.73	nr	34.60
flat three way intersection	29.01	0.41	6.43	47.13	nr	53.57
four way intersection	43.69	0.51	8.00	68.17	nr	76.17
Serviseal K320; 320 mm wide	11.64	0.31	4.86	12.79	m	17.65
flat angle	23.61	0.36	5.65	31.50	nr	37.15
vertical angle	20.10	0.36	5.65	27.77	nr	33.42
flat three way intersection	34.56	0.45	7.06	46.35	nr	53.41
four way intersection	43.06	0.56	8.79	58.57	nr	67.36
<b>E41 WORKED FINISHES/CUTTING TO IN SITU CONCRETE</b>						
<b>Worked finishes</b>						
Tamping by mechanical means	-	0.02	0.27	0.12	m <sup>2</sup>	0.39
Power floating	-	0.18	2.39	0.41	m <sup>2</sup>	2.81
Trowelling	-	0.33	4.39	-	m <sup>2</sup>	4.39
Hacking						
by mechanical means	0.35	0.33	4.39	0.48	m <sup>2</sup>	4.87
by hand	-	0.71	9.44	-	m <sup>2</sup>	9.44
Lightly shot blasting surface of concrete	-	0.41	5.45	-	m <sup>2</sup>	5.45
Blasting surface of concrete						
to produce textured finish	-	0.71	9.44	1.03	m <sup>2</sup>	10.46
Wood float finish	-	0.13	1.73	-	m <sup>2</sup>	1.73
Tamped finish						
level or to falls	-	0.07	0.93	-	m <sup>2</sup>	0.93
to falls	-	0.10	1.33	-	m <sup>2</sup>	1.33
Spade finish	-	0.16	2.13	-	m <sup>2</sup>	2.13
<b>Cutting chases</b>						
Depth not exceeding 50 mm						
width 10 mm	-	0.33	4.39	1.81	m	6.20
width 50 mm	-	0.51	6.78	2.06	m	8.84
width 75 mm	-	0.68	9.04	2.30	m	11.33
Depth 50 - 100 mm						
width 75 mm	-	0.92	12.23	4.07	m	16.30
width 100 mm	-	1.02	13.56	4.22	m	17.77
width 100 mm; in reinforced concrete	-	1.53	20.33	6.85	m	27.18

## E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Depth 100–150 mm						
width 100 mm	-	1.32	17.54	4.55	m	22.09
width 100 mm; in reinforced concrete	-	2.04	27.11	8.50	m	35.61
width 150 mm	-	1.63	21.66	4.99	m	26.65
width 150 mm; in reinforced concrete	-	2.44	32.43	9.02	m	41.45
<b>Cutting rebates</b>						
Depth not exceeding 50 mm						
width 50 mm	-	0.51	6.78	2.06	m	8.84
Depth 50–100 mm						
width 100 mm	-	1.02	13.56	4.22	m	17.77
<b>NOTE:</b> The following rates for cutting holes and mortices in concrete allow for diamond drilling.						
<b>Diamond drilling</b>						
Cutting holes and mortices in concrete; per 25 mm depth						
25 mm diameter	-	-	-	-	nr	2.00
32 mm diameter	-	-	-	-	nr	1.55
52 mm diameter	-	-	-	-	nr	1.90
78 mm diameter	-	-	-	-	nr	2.20
107 mm diameter	-	-	-	-	nr	2.40
127 mm diameter	-	-	-	-	nr	2.65
152 mm diameter	-	-	-	-	nr	3.15
200 mm diameter	-	-	-	-	nr	4.20
250 mm diameter	-	-	-	-	nr	6.15
300 mm diameter	-	-	-	-	nr	8.14
Cutting holes and mortices in reinforced concrete; per 25 mm depth						
25 mm diameter	-	-	-	-	nr	2.60
32 mm diameter	-	-	-	-	nr	2.30
52 mm diameter	-	-	-	-	nr	2.20
78 mm diameter	-	-	-	-	nr	2.30
107 mm diameter	-	-	-	-	nr	2.70
127 mm diameter	-	-	-	-	nr	3.15
152 mm diameter	-	-	-	-	nr	3.70
200 mm diameter	-	-	-	-	nr	5.35
250 mm diameter	-	-	-	-	nr	8.09
300 mm diameter	-	-	-	-	nr	10.44
Other items in reinforced concrete						
Diamond chasing; per 25 x 25 mm section	-	-	-	-	m	11.99
Forming box; per 25 mm depth (per m of perimeter)	-	-	-	-	m	4.80
Diamond floor sawing; per 25 mm depth	-	-	-	-	m	2.75
Diamond track mount or ring sawing; per 25 mm depth	-	-	-	-	m	9.99
Stitch drilling 107 mm diameter hole; per 25 mm depth	-	-	-	-	nr	34.98
<b>E42 ACCESSORIES CAST INTO IN SITU CONCRETE</b>						
<b>Foundation bolt boxes</b>						
Temporary plywood; for group of 4 nr bolts						
75 x 75 x 150 mm	-	0.45	7.06	0.91	nr	7.98
75 x 75 x 250 mm	-	0.45	7.06	1.19	nr	8.25

## E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>E42 ACCESSORIES CAST INTO IN SITU CONCRETE – cont'd</b>						
<b>Foundation bolt boxes – cont'd</b>						
Expanded metal; Expamet Building Products Ltd or other equal and approved						
75 mm diameter x 150 mm long	-	0.31	4.86	2.00	nr	<b>6.87</b>
75 mm diameter x 300 mm long	-	0.31	4.86	2.07	nr	<b>6.93</b>
100 mm diameter x 450 mm long	-	0.31	4.86	2.22	nr	<b>7.09</b>
<b>Foundation bolts and nuts</b>						
Black hexagon						
10 mm diameter x 100 mm long	-	0.26	4.08	0.51	nr	<b>4.59</b>
12 mm diameter x 120 mm long	-	0.26	4.08	0.78	nr	<b>4.86</b>
16 mm diameter x 160 mm long	-	0.31	4.86	2.16	nr	<b>7.02</b>
20 mm diameter x 180 mm long	-	0.31	4.86	2.52	nr	<b>7.39</b>
<b>Masonry slots</b>						
Galvanised steel; dovetail slots; 1.20 mm thick; 18G						
1000 mm long	-	0.25	3.92	3.92	m	<b>7.84</b>
100 mm long	-	0.08	1.26	0.51	nr	<b>1.76</b>
Galvanised steel; metal insert slots; Halfen Ltd or other equal and approved; 2.50 mm thick; end caps and foam filling						
41 mm x 41 mm; ref P3270	-	0.41	6.43	7.94	m	<b>14.37</b>
41 mm x 41 mm x 100 mm; ref P3250	-	0.10	1.57	1.01	nr	<b>2.58</b>
41mm x 41 mm x 150 mm; ref P3251	-	0.10	1.57	1.26	nr	<b>2.83</b>
<b>Cramps</b>						
Mild steel; once bent; one end shot fired into concrete; other end flanged and built into brickwork joint						
200 mm girth	-	0.16	2.76	1.17	nr	<b>3.93</b>
<b>Column guards</b>						
White nylon coated steel; "Rigifix"; Huntley and Sparks Ltd or other equal and approved; plugging; screwing to concrete; 1.50 mm thick						
75 x 75 x 1000 mm	-	0.81	12.71	20.02	nr	<b>32.73</b>
Galvanised steel; "Rigifix"; Huntley and Sparks Ltd or other equal and approved; 3 mm thick						
75 x 75 x 1000 mm	-	0.61	9.57	14.35	nr	<b>23.92</b>
Galvanised steel; "Rigifix"; Huntley and Sparks Ltd or other equal and approved; 4.50 mm thick						
75 x 75 x 1000 mm	-	0.61	9.57	19.29	nr	<b>28.87</b>
Stainless steel; "HKW"; Halfen Ltd or other equal and approved; 5 mm thick						
50 x 50 x 1200 mm	-	1.02	16.00	73.31	nr	<b>89.32</b>
50 x 50 x 2000 mm	-	1.22	19.14	121.94	nr	<b>141.08</b>

## E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>E60 PRECAST/COMPOSITE CONCRETE DECKING</b>						
<b>Prestressed precast flooring planks; Bison "Drycast" or other equal and approved; cement: sand (1:3) grout between planks and on prepared bearings</b>						
100 mm thick suspended slabs; horizontal 600 mm wide planks	-	-	-	-	m <sup>2</sup>	<b>42.31</b>
1200 mm wide planks	-	-	-	-	m <sup>2</sup>	<b>40.13</b>
150 mm thick suspended slabs; horizontal 1200 mm wide planks	-	-	-	-	m <sup>2</sup>	<b>41.83</b>

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>F10 BRICK/BLOCK WALLING</b>						
<b>Common bricks; PC £ per 1000; in gauged mortar (1:1:6)</b>	414.00	-	-	-	1000	-
Walls						
half brick thick	-	1.06	22.86	29.81	m <sup>2</sup>	52.67
half brick thick; building against other work; concrete	-	1.16	25.02	31.21	m <sup>2</sup>	56.23
half brick thick; building overhand	-	1.34	28.90	29.81	m <sup>2</sup>	58.71
half brick thick; curved; 6.00 m radii	-	1.39	29.98	29.81	m <sup>2</sup>	59.79
half brick thick; curved; 1.50 m radii	-	1.80	38.82	34.43	m <sup>2</sup>	73.25
one brick thick	-	1.80	38.82	59.62	m <sup>2</sup>	98.44
one brick thick; curved; 6.00 m radii	-	2.36	50.90	64.23	m <sup>2</sup>	115.14
one brick thick; curved; 1.50 m radii	-	2.91	62.77	64.93	m <sup>2</sup>	127.70
one and a half brick thick	-	2.45	52.84	89.42	m <sup>2</sup>	142.27
one and a half brick thick; battering	-	2.82	60.83	89.42	m <sup>2</sup>	150.25
two brick thick	-	2.96	63.85	119.23	m <sup>2</sup>	183.08
two brick thick; battering	-	3.52	75.92	119.23	m <sup>2</sup>	195.16
337 mm average thick; tapering, one side	-	3.10	66.87	89.42	m <sup>2</sup>	156.29
450 mm average thick; tapering, one side	-	3.98	85.85	119.23	m <sup>2</sup>	205.08
337 mm average thick; tapering both sides	-	3.56	76.79	89.42	m <sup>2</sup>	166.21
450 mm average thick; tapering both sides	-	4.49	96.85	119.93	m <sup>2</sup>	216.78
facework one side, half brick thick	-	1.16	25.02	29.81	m <sup>2</sup>	54.83
facework one side, one brick thick	-	1.90	40.98	59.62	m <sup>2</sup>	100.60
facework one side, one and a half brick thick	-	2.54	54.79	89.42	m <sup>2</sup>	144.21
facework one side, two brick thick	-	3.10	66.87	119.23	m <sup>2</sup>	186.10
facework both sides, half brick thick	-	1.30	28.04	29.81	m <sup>2</sup>	57.85
facework both sides, one brick thick	-	2.04	44.00	59.62	m <sup>2</sup>	103.62
facework both sides, one and a half brick thick	-	2.68	57.81	89.42	m <sup>2</sup>	147.23
facework both sides, two brick thick	-	3.19	68.81	119.23	m <sup>2</sup>	188.04
Isolated piers						
one brick thick	-	2.73	58.88	59.62	m <sup>2</sup>	118.50
two brick thick	-	4.26	91.89	119.93	m <sup>2</sup>	211.82
three brick thick	-	5.37	115.83	180.25	m <sup>2</sup>	296.08
Isolated casings						
half brick thick	-	1.39	29.98	29.81	m <sup>2</sup>	59.79
one brick thick	-	2.36	50.90	59.62	m <sup>2</sup>	110.52
Chimney stacks						
one brick thick	-	2.73	58.88	59.62	m <sup>2</sup>	118.50
two brick thick	-	4.26	91.89	119.93	m <sup>2</sup>	211.82
three brick thick	-	5.37	115.83	180.25	m <sup>2</sup>	296.08
Projections						
225 mm width; 112 mm depth; vertical	-	0.32	6.90	6.40	m	13.30
225 mm width; 225 mm depth; vertical	-	0.65	14.02	12.80	m	26.82
337 mm width; 225 mm depth; vertical	-	0.97	20.92	19.21	m	40.13
440 mm width; 225 mm depth; vertical	-	1.06	22.86	25.61	m	48.47
Closing cavities						
with of 50 mm, closing with common brickwork half brick thick; vertical	-	0.32	6.90	1.50	m	8.41
with of 50 mm, closing with common brickwork half brick thick; horizontal	-	0.32	6.90	4.76	m	11.67
with of 50 mm, closing with common brickwork half brick thick; including damp proof course; vertical	-	0.43	9.27	2.29	m	11.57
with of 50 mm, closing with common brickwork half brick thick; including damp proof course; horizontal	-	0.37	7.98	5.34	m	13.32
with of 75 mm, closing with common brickwork half brick thick; vertical	-	0.32	6.90	2.23	m	9.13
with of 75 mm, closing with common brickwork half brick thick; horizontal	-	0.32	6.90	7.07	m	13.98

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
with of 75 mm, closing with common brickwork half brick thick; including damp proof course; vertical	-	0.43	9.27	3.01	m	<b>12.29</b>
with of 50 mm, closing with common brickwork half brick thick; including damp proof course; horizontal	-	0.37	7.98	7.65	m	<b>15.63</b>
Bonding to existing						
half brick thick	-	0.32	6.90	1.64	m	<b>8.55</b>
one brick thick	-	0.46	9.92	3.29	m	<b>13.21</b>
one and a half brick thick	-	0.74	15.96	4.93	m	<b>20.89</b>
two brick thick	-	1.02	22.00	6.58	m	<b>28.58</b>
Arches						
height on face 102 mm, width of exposed soffit 102 mm, shape of arch – segmental, one ring	-	1.80	32.70	7.93	m	<b>40.64</b>
height on face 102 mm, width of exposed soffit 215 mm, shape of arch – segmental, segmental, one ring	-	2.36	45.06	11.35	m	<b>56.41</b>
height on face 102 mm, width of exposed soffit 102 mm, shape of arch – semi-circular, one ring	-	2.31	43.98	7.93	m	<b>51.91</b>
height on face 102 mm, width of exposed soffit 215 mm, shape of arch – semi-circular, one ring	-	2.87	56.33	11.35	m	<b>67.68</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – segmental, two ring	-	2.31	43.98	11.15	m	<b>55.13</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – segmental, two ring	-	2.82	55.25	17.79	m	<b>73.04</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch semi-circular, two ring	-	3.10	61.43	11.15	m	<b>72.58</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – semi-circular, two ring	-	3.52	70.69	17.79	m	<b>88.48</b>
ADD or DEDUCT to walls for variation of £10.00/1000 in PC of common bricks						
half brick thick	-	-	-	0.60	m <sup>2</sup>	-
one brick thick	-	-	-	1.20	m <sup>2</sup>	-
one and a half brick thick	-	-	-	1.80	m <sup>2</sup>	-
two brick thick	-	-	-	2.40	m <sup>2</sup>	-
<b>Class B engineering bricks; PC £ per 1000; in cement mortar (1:3)</b>	<b>405.00</b>	-	-	-	1000	-
Walls						
half brick thick	-	1.16	25.02	28.82	m <sup>2</sup>	<b>53.84</b>
one brick thick	-	1.90	40.98	57.64	m <sup>2</sup>	<b>98.63</b>
one brick thick; building against other work	-	2.27	48.96	59.99	m <sup>2</sup>	<b>108.96</b>
one brick thick; curved; 6.00 m radii	-	2.54	54.79	57.64	m <sup>2</sup>	<b>112.43</b>
one and a half brick thick	-	2.54	54.79	86.47	m <sup>2</sup>	<b>141.25</b>
one and a half brick thick; building against other work	-	3.10	66.87	86.47	m <sup>2</sup>	<b>153.33</b>
two brick thick	-	3.27	70.53	115.29	m <sup>2</sup>	<b>185.82</b>
337 mm average thick; tapering, one side	-	3.28	70.75	86.47	m <sup>2</sup>	<b>157.21</b>
450 mm average thick; tapering, one side	-	4.26	91.89	115.29	m <sup>2</sup>	<b>207.18</b>
337 mm average thick; tapering, both sides	-	3.84	82.83	86.47	m <sup>2</sup>	<b>169.29</b>
450 mm average thick; tapering, both sides	-	4.86	104.83	116.07	m <sup>2</sup>	<b>220.90</b>
facework one side, half brick thick	-	1.30	28.04	28.82	m <sup>2</sup>	<b>56.86</b>
facework one side, one brick thick	-	2.04	44.00	57.64	m <sup>2</sup>	<b>101.65</b>
facework one side, one and a half brick thick	-	2.68	57.81	86.47	m <sup>2</sup>	<b>144.27</b>
facework one side, two brick thick	-	3.28	70.75	115.29	m <sup>2</sup>	<b>186.04</b>
facework both sides, half brick thick	-	1.39	29.98	28.82	m <sup>2</sup>	<b>58.80</b>
facework both sides, one brick thick	-	2.13	45.94	57.64	m <sup>2</sup>	<b>103.59</b>
facework both sides, one and a half brick thick	-	2.78	59.96	86.47	m <sup>2</sup>	<b>146.43</b>
facework both sides, two brick thick	-	3.42	73.77	115.29	m <sup>2</sup>	<b>189.06</b>



## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>F10 BRICK/BLOCK WALLING – cont'd</b>						
<b>Class B engineering bricks; PC £ per 1000; in cement mortar (1:3) – cont'd</b>						
Isolated piers						
one brick thick	-	2.96	63.85	57.64	m <sup>2</sup>	<b>121.49</b>
two brick thick	-	4.67	100.73	116.07	m <sup>2</sup>	<b>216.80</b>
three brick thick	-	5.74	123.81	174.50	m <sup>2</sup>	<b>298.31</b>
Isolated casings						
half brick thick	-	1.48	31.92	28.82	m <sup>2</sup>	<b>60.75</b>
one brick thick	-	2.54	54.79	57.64	m <sup>2</sup>	<b>112.43</b>
Projections						
225 mm width; 112 mm depth; vertical	-	0.37	7.98	6.16	m	<b>14.14</b>
225 mm width; 225 mm depth; vertical	-	0.69	14.88	12.31	m	<b>27.20</b>
337 mm width; 225 mm depth; vertical	-	1.02	22.00	18.47	m	<b>40.47</b>
440 mm width; 225 mm depth; vertical	-	1.16	25.02	24.63	m	<b>49.65</b>
Bonding to existing						
half brick thick	-	0.37	7.98	1.59	m	<b>9.57</b>
one brick thick	-	0.56	12.08	3.18	m	<b>15.26</b>
one and a half brick thick	-	0.74	15.96	4.76	m	<b>20.73</b>
two brick thick	-	1.11	23.94	6.35	m	<b>30.29</b>
ADD or DEDUCT to walls for variation of £10.00/1000 in PC of bricks						
half brick thick	-	-	-	0.60	m <sup>2</sup>	-
one brick thick	-	-	-	1.20	m <sup>2</sup>	-
one and a half brick thick	-	-	-	1.80	m <sup>2</sup>	-
two brick thick	-	-	-	2.40	m <sup>2</sup>	-
<b>Facing bricks; machine made facings; PC £380.00 per 1000; in gauged mortar (1:1:6)</b>						
Walls						
facework one side, half brick thick; stretcher bond	-	1.39	29.98	24.99	m <sup>2</sup>	<b>54.97</b>
facework one side, half brick thick, flemish bond with snapped headers	-	1.62	34.94	24.99	m <sup>2</sup>	<b>59.93</b>
facework one side, half brick thick; stretcher bond; building against other work; concrete	-	1.48	31.92	26.39	m <sup>2</sup>	<b>58.32</b>
facework one side, half brick thick; flemish bond with snapped headers; building against other work; concrete	-	1.71	36.88	26.39	m <sup>2</sup>	<b>63.28</b>
facework one side, half brick thick, stretcher bond; building overhand	-	1.71	36.88	24.99	m <sup>2</sup>	<b>61.87</b>
facework one side, half brick thick; flemish bond with snapped headers; building overhand	-	1.90	40.98	24.99	m <sup>2</sup>	<b>65.97</b>
facework one side, half brick thick; stretcher bond; curved; 6.00 m radii	-	2.04	44.00	24.99	m <sup>2</sup>	<b>68.99</b>
facework one side, half brick thick; flemish bond with snapped headers; curved; 6.00 m radii	-	2.27	48.96	24.99	m <sup>2</sup>	<b>73.95</b>
facework one side, half brick thick; stretcher bond; curved; 1.50 m radii	-	2.54	54.79	28.80	m <sup>2</sup>	<b>83.59</b>
facework one side; half brick thick; stretcher bond; curved; 1.50 m radii	-	2.96	63.85	28.80	m <sup>2</sup>	<b>92.65</b>
facework both sides, one brick thick; two stretcher skins tied together	-	2.41	51.98	51.70	m <sup>2</sup>	<b>103.68</b>
facework both sides, one brick thick; flemish bond	-	3.28	70.75	49.98	m <sup>2</sup>	<b>120.73</b>
facework both sides, one brick thick; two stretcher skins tied together; curved; 6.00 m radii	-	3.42	73.77	55.51	m <sup>2</sup>	<b>129.28</b>
facework both sides, one brick thick; flemish bond; curved; 6.00 m radii	-	3.42	73.77	53.79	m <sup>2</sup>	<b>127.56</b>

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
facework both sides, one brick thick; two stretcher skins tied together; curved; 1.50 m radii	-	4.12	88.87	60.03	m <sup>2</sup>	<b>148.89</b>
facework both sides, one brick thick; flemish bond; curved; 1.50 m radii	-	2.26	48.75	58.31	m <sup>2</sup>	<b>107.06</b>
Isolated piers						
facework both sides, one brick thick; two stretcher skins tied together	-	2.82	60.83	52.68	m <sup>2</sup>	<b>113.50</b>
facework both sides, one brick thick; flemish bond	-	2.87	61.90	52.68	m <sup>2</sup>	<b>114.58</b>
Isolated casings						
facework one side, half brick thick; stretcher bond	-	2.13	45.94	24.99	m <sup>2</sup>	<b>70.93</b>
facework one side, half brick thick; flemish bond with snapped headers	-	2.36	50.90	24.99	m <sup>2</sup>	<b>75.89</b>
Projections						
225 mm width; 112 mm depth; stretcher bond; vertical	-	0.32	6.90	5.33	m	<b>12.23</b>
225 mm width; 112 mm depth; flemish bond with snapped headers; vertical	-	0.42	9.06	5.33	m	<b>14.39</b>
225 mm width; 225 mm depth; flemish bond; vertical	-	0.69	14.88	10.66	m	<b>25.54</b>
328 mm width; 112 mm depth; stretcher bond; vertical	-	0.65	14.02	8.00	m	<b>22.02</b>
328 mm width; 112 mm depth; flemish bond with snapped headers; vertical	-	0.74	15.96	8.00	m	<b>23.96</b>
328 mm width; 225 mm depth; flemish bond; vertical	-	1.30	28.04	15.96	m	<b>44.00</b>
440 mm width; 112 mm depth; stretcher bond; vertical	-	0.97	20.92	10.66	m	<b>31.58</b>
440 mm width; 112 mm depth; flemish bond with snapped headers; vertical	-	1.02	22.00	10.66	m	<b>32.66</b>
440 mm width; 225 mm depth; flemish bond; vertical	-	1.85	39.90	21.32	m	<b>61.23</b>
Arches						
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – flat	-	1.06	20.42	7.48	m	<b>27.90</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – flat	-	1.57	31.69	13.01	m	<b>44.70</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – segmental, one ring	-	2.04	37.27	10.08	m	<b>47.35</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – segmental, one ring	-	2.45	46.39	15.37	m	<b>61.75</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – semi-circular, one ring	-	3.10	60.75	10.08	m	<b>70.82</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – semi-circular, one ring	-	4.16	84.22	15.37	m	<b>99.59</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – segmental, two ring	-	2.50	47.46	10.08	m	<b>57.54</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – segmental, two ring	-	3.24	63.83	15.37	m	<b>79.20</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – semi-circular, two ring	-	4.16	84.22	10.08	m	<b>94.30</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – semi-circular, two ring	-	5.74	119.12	15.37	m	<b>134.48</b>

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>F10 BRICK/BLOCK WALLING – cont'd</b>						
<b>Facing bricks; machine made facings; PC £380.00 per 1000; in gauged mortar (1:1:6) – cont'd</b>						
Arches; cut voussoirs (PC £ per 1000)	3375.00	-	-	-	1000	-
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – segmental, one ring	-	2.08	38.20	55.18	m	93.38
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – segmental, one ring	-	2.49	48.00	105.57	m	153.57
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – semi-circular, one ring	-	2.36	44.38	55.18	m	99.56
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – semi-circular, one ring	-	2.96	57.66	105.57	m	163.23
height on face 320 mm, width of exposed soffit 102 mm, shape of arch – segmental, one and a half ring	-	2.78	53.64	105.51	m	159.15
height on face 320 mm, width of exposed soffit 215 mm, shape of arch – segmental, one and a half ring	-	3.61	72.02	214.09	m	286.11
Arches; bullnosed specials (PC £ per 1000)	1980.00	-	-	-	1000	-
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – flat	-	1.11	21.49	31.84	m	53.33
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – flat	-	1.62	32.77	62.34	m	95.10
Bullseye windows; 600 mm diameter						
height on face 215 mm, width of exposed soffit 102 mm, two rings	-	5.32	109.85	13.13	nr	122.98
height on face 215 mm, width of exposed soffit 215 mm, two rings	-	7.55	158.43	24.65	nr	183.07
Bullseye windows; 600 mm diameter; cut voussoirs (PC £ per 1000)	3375.00	-	-	-	1000	-
height on face 215 mm, width of exposed soffit 102 mm, one ring	-	4.49	91.47	134.20	nr	225.67
height on face 215 mm, width of exposed soffit, 215 mm, one ring	-	6.15	128.23	266.78	nr	395.01
Bullseye windows; 1200 mm diameter						
height on face 215 mm, width of exposed soffit 102 mm, two rings	-	8.28	175.33	28.69	nr	204.02
height on face 215 mm, width of exposed soffit 215 mm, two rings	-	11.93	256.10	52.36	nr	308.45
Bullseye windows; 1200 mm diameter; cut voussoirs (PC £ per 1000)	3375.00	-	-	-	1000	-
height on face 215 mm, width of exposed soffit 102 mm, one ring	-	7.03	147.69	233.89	nr	381.57
height on face 215 mm, width of exposed soffit 215 mm, one ring	-	9.99	213.17	461.34	nr	674.51
ADD or DEDUCT for variation of £10.00/1000 in PC of facing bricks in 102 mm high arches with 215 mm soffit	-	-	-	0.27	m	-
Facework sills						
150 mm x 102 mm; headers on edge; pointing top and one side; set weathering; horizontal	-	0.60	12.94	5.33	m	18.27
150 mm x 102 mm; cant headers on edge; pointing top and one side; set weathering; horizontal (PC £ per 1000)	1980.00	0.65	14.02	29.69	m	43.71
150 mm x 102 mm; bullnosed specials; headers on flat; pointing top and one side; horizontal (PC £ per 1000)	1980.00	0.56	12.08	29.69	m	41.77

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Facework copings						
215 mm x 102 mm; headers on edge; pointing top and both sides; horizontal	-	0.46	9.92	5.44	m	<b>15.36</b>
260 mm x 102 mm; headers on edge; pointing top and both sides; horizontal	-	0.74	15.96	8.07	m	<b>24.03</b>
215 mm x 102 mm; double bullnose specials; headers on edge; pointing top and both sides; horizontal (PC £ per 1000)	1980.00	0.56	12.08	29.80	m	<b>41.87</b>
260 mm x 102 mm; single bullnose specials; headers on edge; pointing top and both sides; horizontal (PC £ per 1000)	1980.00	0.74	15.96	64.48	m	<b>80.45</b>
ADD or DEDUCT for variation of £10.00/1000 in PC of facing bricks in copings 215 mm wide, 102 mm high	-	-	-	0.13	m	-
Extra over facing bricks for; facework ornamental bands and the like, plain bands flush; horizontal; 225 mm width; entirely of stretchers (PC £ per 1000)	378.00	0.23	4.96	0.54	m	<b>5.50</b>
Extra over facing bricks for; facework quoins flush; mean girth 320 mm (PC £ per 1000)	378.00	0.32	6.90	0.54	m	<b>7.44</b>
Bonding to existing						
facework one side, half brick thick; stretcher bond	-	0.56	12.08	1.38	m	<b>13.46</b>
facework one side, half brick thick; flemish bond with snapped headers	-	0.56	12.08	1.38	m	<b>13.46</b>
facework both sides, one brick thick; two stretcher skins tied together	-	0.74	15.96	2.75	m	<b>18.71</b>
facework both sides, one brick thick; flemish bond	-	0.74	15.96	2.75	m	<b>18.71</b>
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	-	-	-	0.60	m <sup>2</sup>	-
one brick thick	-	-	-	1.20	m <sup>2</sup>	-

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>F10 BRICK/BLOCK WALLING – cont'd</b>						
<b>Facing bricks; hand made; PC £ per 1000; in gauged mortar (1:1:6)</b>	540.00	-	-	-	1000	-
<b>Walls</b>						
facework one side, half brick thick; stretcher bond	-	1.39	29.98	38.24	m <sup>2</sup>	<b>68.23</b>
facework one side, half brick thick; flemish bond with snapped headers	-	1.62	34.94	38.24	m <sup>2</sup>	<b>73.19</b>
facework one side, half brick thick; stretcher bond; building against other work; concrete	-	1.48	31.92	39.65	m <sup>2</sup>	<b>71.57</b>
facework one side, half brick thick; stretcher bond with snapped headers; building against other work; concrete	-	1.71	36.88	39.65	m <sup>2</sup>	<b>76.53</b>
facework one side, half brick thick; stretcher bond; building overhand	-	1.71	36.88	38.24	m <sup>2</sup>	<b>75.13</b>
facework one side, half brick thick; flemish bond with snapped headers; building overhand	-	1.90	40.98	38.24	m <sup>2</sup>	<b>79.23</b>
facework one side, half brick thick; stretcher bond; curved; 6.00 m radii	-	2.04	44.00	38.24	m <sup>2</sup>	<b>82.25</b>
facework one side, half brick thick; flemish bond with snapped headers; curved; 6.00 m radii	-	2.27	48.96	42.76	m <sup>2</sup>	<b>91.72</b>
facework one side; half brick thick; stretcher bond; curved; 1.50 m radii	-	2.54	54.79	38.24	m <sup>2</sup>	<b>93.03</b>
facework one side; half brick thick; flemish bond with snapped headers; curved; 1.50 m radii	-	2.96	63.85	45.77	m <sup>2</sup>	<b>109.62</b>
facework both sides, one brick thick; two stretcher skins tied together	-	2.41	51.98	78.21	m <sup>2</sup>	<b>130.19</b>
facework both sides; one brick thick; flemish bond	-	2.45	52.84	76.49	m <sup>2</sup>	<b>129.33</b>
facework both sides; one brick thick; two stretcher skins tied together; curved; 6.00 m radii	-	3.28	70.75	84.23	m <sup>2</sup>	<b>154.98</b>
facework both sides; one brick thick; flemish bond; curved; 6.00 m radii	-	3.42	73.77	82.51	m <sup>2</sup>	<b>156.28</b>
facework both sides; one brick thick; two stretcher skins tied together; curved; 1.50 m radii	-	4.12	88.87	90.95	m <sup>2</sup>	<b>179.82</b>
facework both sides; one brick thick; flemish bond; curved; 1.50 m radii	-	4.26	91.89	89.24	m <sup>2</sup>	<b>181.12</b>
<b>Isolated piers</b>						
facework both sides, one brick thick; two stretcher skins tied together	-	2.82	60.83	79.19	m <sup>2</sup>	<b>140.01</b>
facework both sides, one brick thick; flemish bond	-	2.87	61.90	79.19	m <sup>2</sup>	<b>141.09</b>
<b>Isolated casings</b>						
facework one side, half brick thick; stretcher bond	-	2.13	45.94	38.24	m <sup>2</sup>	<b>84.19</b>
facework one side, half brick thick; flemish bond with snapped headers	-	2.36	50.90	38.24	m <sup>2</sup>	<b>89.15</b>
<b>Projections</b>						
225 mm width; 112 mm depth; stretcher bond; vertical	-	0.32	6.90	8.28	m	<b>15.18</b>
225 mm width; 112 mm depth; flemish bond with snapped headers; vertical	-	0.42	9.06	8.28	m	<b>17.34</b>
225 mm width; 225 mm depth; flemish bond; vertical	-	0.69	14.88	16.55	m	<b>31.44</b>
328 mm width; 112 mm depth; stretcher bond; vertical	-	0.65	14.02	12.43	m	<b>26.45</b>
328 mm width; 112 mm depth; flemish bond with snapped headers; vertical	-	0.74	15.96	12.43	m	<b>28.39</b>
328 mm width; 225 mm depth; flemish bond; vertical	-	1.30	28.04	24.79	m	<b>52.83</b>
440 mm width; 112 mm depth; stretcher bond; vertical	-	0.97	20.92	16.55	m	<b>37.48</b>

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
440 mm width; 112 mm depth; flemish bond with snapped headers; vertical	-	1.02	22.00	16.55	m	<b>38.55</b>
440 mm width; 225 mm depth; flemish bond; vertical	-	1.85	39.90	33.11	m	<b>73.01</b>
<b>Arches</b>						
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – flat	-	1.06	20.42	10.43	m	<b>30.84</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – flat	-	1.57	31.69	18.97	m	<b>50.66</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – segmental, one ring	-	2.04	37.27	13.02	m	<b>50.29</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – segmental, one ring	-	2.45	46.39	21.26	m	<b>67.64</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – semi-circular, one ring	-	2.50	47.46	13.02	m	<b>60.49</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – semi-circular, one ring	-	3.24	63.83	21.26	m	<b>85.09</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – segmental, two ring	-	2.50	47.46	13.02	m	<b>60.49</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – segmental, two ring	-	3.24	63.83	21.26	m	<b>85.09</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – semi-circular, two ring	-	4.16	84.22	13.02	m	<b>97.25</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – semi-circular, two ring	-	5.74	119.12	21.26	m	<b>140.37</b>
<b>Arches; cut voussoirs (PC £ per 1000)</b>	3600.00	-	-	-	1000	-
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – segmental, one ring	48.00	2.08	38.20	58.53	m	<b>96.73</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – segmental, one ring	-	2.59	49.47	112.27	m	<b>161.74</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – semi-circular, one ring	-	2.36	44.38	58.53	m	<b>102.90</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – semi-circular, one ring	-	2.96	57.66	112.27	m	<b>169.92</b>
height on face 320 mm, width of exposed soffit 102 mm, shape of arch – segmental, one and a half ring	-	2.78	53.64	112.20	m	<b>165.84</b>
height on face 320 mm, width of exposed soffit 215 mm, shape of arch – segmental, one and a half ring	-	3.61	72.02	227.48	m	<b>299.49</b>
<b>Arches; bullnosed specials (PC £ per 1000)</b>	2070.00	-	-	-	1000	-
height on face 215 mm, width of exposed soffit 102 mm, shape of arch – flat	-	1.11	21.49	33.18	m	<b>54.67</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch – flat	-	1.62	32.77	65.04	m	<b>97.81</b>
<b>Bullseye windows; 600 mm diameter</b>						
height on face 215 mm, width of exposed soffit 102 mm, two ring	-	5.32	109.85	19.31	nr	<b>129.17</b>
height on face 215 mm, width of exposed soffit 215 mm, two ring	-	7.45	156.95	49.65	nr	<b>206.60</b>
<b>Bullseye windows; 600 mm diameter; cut voussoirs (PC £ per 1000)</b>	3600.00	-	-	-	1000	-
height on face 215 mm, width of exposed soffit 102 mm, one ring	-	4.49	91.47	142.98	nr	<b>234.45</b>
height on face 215 mm, width of exposed soffit 215 mm, one ring	-	6.15	128.23	284.34	nr	<b>412.58</b>

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>F10 BRICK/BLOCK WALLING – cont'd</b>						
<b>Facing bricks; hand made; PC £ per 1000; in gauged mortar (1:1:6) – cont'd</b>						
Bullseye windows; 1200 mm diameter height on face 215 mm, width of exposed soffit 102 mm, two ring	-	8.28	175.33	41.06	nr	<b>216.39</b>
height on face 215 mm, width of exposed soffit 215 mm, two ring	-	11.93	256.10	77.10	nr	<b>333.20</b>
Bullseye windows; 1200 mm diameter; cut voussoirs (PC £ per 1000)	3600.00	-	-	-	1000	-
height on face 215 mm, width of exposed soffit 102 mm, one ring	-	7.03	147.69	248.94	nr	<b>396.63</b>
height on face 215 mm, width of exposed soffit 215 mm, one ring	-	9.99	213.17	491.45	nr	<b>704.62</b>
ADD or DEDUCT for variation of £10.00/1000 in PC of facing bricks in 102 high arches with 215 mm soffit	-	-	-	0.27	m	-
Facework sills						
150 mm x 102 mm; headers on edge; pointing top and one side; set weathering; horizontal	-	0.60	12.94	8.28	m	<b>21.22</b>
150 mm x 102 mm; cant headers on edge; pointing top and one side; set weathering; horizontal (PC £ per 1000)	2070.00	0.65	14.02	31.03	m	<b>45.05</b>
150 mm x 102 mm; bullnosed specials; headers on flat; pointing top and one side; horizontal (PC £ per 1000)	2070.00	0.56	12.08	31.03	m	<b>43.11</b>
Facework copings						
215 mm x 102 mm; headers on edge; pointing top and both sides; horizontal	-	0.46	9.92	8.38	m	<b>18.30</b>
260 mm x 102 mm; headers on edge; pointing top and both sides; horizontal	-	0.74	15.96	12.49	m	<b>28.45</b>
215 mm x 102 mm; double bullnose specials; headers on edge; pointing top and both sides (PC £ per 1000)	2070.00	0.56	12.08	31.13	m	<b>43.21</b>
260 mm x 102 mm; single bullnose specials; headers on edge; pointing top and both sides (PC £ per 1000)	2070.00	0.74	15.96	62.01	m	<b>77.97</b>
ADD or DEDUCT for variation of £10.00/1000 in PC of facing bricks in copings 215 mm wide, 102 mm high	-	-	-	0.13	m	-
Extra over facing bricks for; facework ornamental bands and the like, plain bands						
flush; horizontal; 225 mm width; entirely of stretchers (PC £ per 1000)	585.00	0.23	4.96	0.67	m	<b>5.63</b>
Extra over facing bricks for; facework quoins flush; mean girth 320 mm (PC £ per 1000)	585.00	0.32	6.90	0.67	m	<b>7.57</b>
Bonding ends to existing						
facework one side, half brick thick; stretcher bond	-	0.56	12.08	2.11	m	<b>14.19</b>
facework one side, half brick thick; flemish bond with snapped headers	-	0.56	12.08	2.11	m	<b>14.19</b>
facework both sides, one brick thick; two stretcher skins tied together	-	0.74	15.96	4.23	m	<b>20.19</b>
facework both sides, one brick thick; flemish bond	-	0.74	15.96	4.23	m	<b>20.19</b>

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
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	-	-	-	0.60	m <sup>2</sup>	-
one brick thick	-	-	-	1.20	m <sup>2</sup>	-
<b>Facing bricks slips 50 mm thick; in gauged mortar (1:1:6) built up against concrete including flushing up at back (ties not included)</b>						
Walls (PC £ per 1000)	1125.00	2.13	45.94	77.39	m <sup>2</sup>	<b>123.33</b>
Edges of suspended slabs; 200 mm wide	-	0.65	14.02	15.48	m	<b>29.50</b>
Columns; 400 mm wide	-	1.30	28.04	30.96	m	<b>59.00</b>
<b>Engineering bricks and facework specials; in cement mortar (1:3)</b>						
Facework steps						
215 mm x 102 mm; all headers-on-edge; edges set with bullnosed specials; pointing top and one side; set weathering; horizontal (specials PC £ per 1000)	1980.00	0.60	12.94	29.72	m	<b>42.66</b>
returned ends pointed	-	0.14	3.02	5.24	nr	<b>8.26</b>
430 mm x 102 mm; all headers-on-edge; edges set with bullnosed specials; pointing top and one side; set weathering; horizontal (engineering bricks PC £ per 1000)	900.00	0.83	17.90	43.07	m	<b>60.97</b>
returned ends pointed	-	0.23	4.96	6.27	nr	<b>11.23</b>
<b>Lightweight aerated concrete blocks; Thermalite "Turbo" blocks or other equal and approved; in gauged mortar (1:2:9)</b>						
Walls						
100 mm thick	6.84	0.56	12.08	8.26	m <sup>2</sup>	<b>20.34</b>
115 mm thick	7.87	0.56	12.08	9.49	m <sup>2</sup>	<b>21.57</b>
125 mm thick	8.55	0.56	12.08	10.32	m <sup>2</sup>	<b>22.40</b>
130 mm thick	8.89	0.56	12.08	10.73	m <sup>2</sup>	<b>22.81</b>
140 mm thick	9.58	0.60	12.94	11.56	m <sup>2</sup>	<b>24.50</b>
150 mm thick	10.26	0.60	12.94	12.39	m <sup>2</sup>	<b>25.33</b>
190 mm thick	13.00	0.65	14.02	15.69	m <sup>2</sup>	<b>29.71</b>
200 mm thick	13.68	0.65	14.02	16.52	m <sup>2</sup>	<b>30.54</b>
215 mm thick	14.71	0.65	14.02	17.75	m <sup>2</sup>	<b>31.77</b>
Isolated piers or chimney stacks						
190 mm thick	-	0.97	20.92	15.69	m <sup>2</sup>	<b>36.61</b>
215 mm thick	-	0.97	20.92	17.75	m <sup>2</sup>	<b>38.68</b>
Isolated casings						
100 mm thick	-	0.60	12.94	8.26	m <sup>2</sup>	<b>21.20</b>
115 mm thick	-	0.60	12.94	9.49	m <sup>2</sup>	<b>22.43</b>
125 mm thick	-	0.60	12.94	10.32	m <sup>2</sup>	<b>23.26</b>
140 mm thick	-	0.65	14.02	11.56	m <sup>2</sup>	<b>25.58</b>
Extra over for fair face; flush pointing						
walls; one side	-	0.04	0.86	-	m <sup>2</sup>	<b>0.86</b>
walls; both sides	-	0.09	1.94	-	m <sup>2</sup>	<b>1.94</b>



## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>F10 BRICK/BLOCK WALLING – cont'd</b>						
<b>Lightweight aerated concrete blocks; Thermalite "Turbo" blocks or other equal and approved; in gauged mortar (1:2:9) – cont'd</b>						
Closing cavities						
width of cavity 50 mm, closing with lightweight blockwork 100 mm; thick	-	0.27	5.82	0.47	m	<b>6.30</b>
width of cavity 50 mm, closing with lightweight blockwork 100 mm; thick; including damp proof course; vertical	-	0.32	6.90	1.26	m	<b>8.16</b>
width of cavity 75 mm, closing with lightweight blockwork 100 mm; thick	-	0.27	5.82	0.67	m	<b>6.50</b>
width of cavity 75 mm, closing with lightweight blockwork 100 mm; thick; including damp proof course; vertical	-	0.32	6.90	1.46	m	<b>8.36</b>
Bonding ends to common brickwork						
100 mm thick	-	0.14	3.02	0.96	m	<b>3.98</b>
115 mm thick	-	0.14	3.02	1.10	m	<b>4.12</b>
125 mm thick	-	0.28	6.04	1.20	m	<b>7.24</b>
130 mm thick	-	0.28	6.04	1.25	m	<b>7.29</b>
140 mm thick	-	0.28	6.04	1.35	m	<b>7.39</b>
150 mm thick	-	0.28	6.04	1.44	m	<b>7.48</b>
190 mm thick	-	0.32	6.90	1.82	m	<b>8.72</b>
200 mm thick	-	0.32	6.90	1.92	m	<b>8.82</b>
215 mm thick	-	0.37	7.98	2.07	m	<b>10.05</b>
<b>Lightweight aerated concrete blocks; Thermalite "Shield" blocks or other equal and approved; in thin joint mortar</b>						
Walls						
75 mm thick	5.65	0.32	6.90	7.41	m <sup>2</sup>	<b>14.32</b>
90 mm thick	5.99	0.34	7.33	7.99	m <sup>2</sup>	<b>15.32</b>
100 mm thick	6.65	0.36	7.76	8.75	m <sup>2</sup>	<b>16.51</b>
140 mm thick	9.31	0.38	8.20	11.97	m <sup>2</sup>	<b>20.17</b>
150 mm thick	9.97	0.36	7.76	13.33	m <sup>2</sup>	<b>21.09</b>
190 mm thick	12.63	0.45	9.71	16.87	m <sup>2</sup>	<b>26.57</b>
200 mm thick	13.30	0.48	10.35	17.76	m <sup>2</sup>	<b>28.11</b>
Isolated piers or chimney stacks						
190 mm thick	-	0.69	14.88	16.87	m <sup>2</sup>	<b>31.75</b>
Isolated casings						
75 mm thick	-	0.40	8.63	7.74	m <sup>2</sup>	<b>16.37</b>
90 mm thick	-	0.40	8.63	8.12	m <sup>2</sup>	<b>16.75</b>
100 mm thick	-	0.40	8.63	8.88	m <sup>2</sup>	<b>17.51</b>
140 mm thick	-	0.43	9.27	12.44	m <sup>2</sup>	<b>21.71</b>
<b>Lightweight aerated concrete blocks; Thermalite "Shield" blocks or other equal and approved; in gauged mortar (1:2:9)</b>						
Walls						
75 mm thick	5.65	0.46	9.92	6.20	m <sup>2</sup>	<b>16.13</b>
90 mm thick	5.99	0.46	9.92	6.62	m <sup>2</sup>	<b>16.54</b>
100 mm thick	6.65	0.56	12.08	7.35	m <sup>2</sup>	<b>19.43</b>
140 mm thick	9.31	0.60	12.94	10.29	m <sup>2</sup>	<b>23.23</b>
150 mm thick	9.97	0.60	12.94	11.03	m <sup>2</sup>	<b>23.97</b>
190 mm thick	12.63	0.60	12.94	13.96	m <sup>2</sup>	<b>26.91</b>
200 mm thick	13.30	0.65	14.02	14.70	m <sup>2</sup>	<b>28.72</b>
Isolated piers or chimney stacks						
190 mm thick	-	0.97	20.92	13.96	m <sup>2</sup>	<b>34.89</b>

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Isolated casings						
75 mm thick	-	0.60	12.94	6.79	m <sup>2</sup>	19.73
90 mm thick	-	0.60	12.94	7.24	m <sup>2</sup>	20.18
100 mm thick	-	0.60	12.94	7.35	m <sup>2</sup>	20.30
140 mm thick	-	0.65	14.02	10.29	m <sup>2</sup>	24.31
Extra over for fair face; flush pointing						
walls; one side	-	0.04	0.86	-	m <sup>2</sup>	0.86
walls; both sides	-	0.09	1.94	-	m <sup>2</sup>	1.94
Closing cavities						
width of cavity 50 mm, closing with lightweight blockwork 100 mm; thick	-	0.27	5.82	0.43	m	6.25
width of cavity 50 mm, closing with lightweight blockwork 100 mm; thick; including damp proof course; vertical	-	0.32	6.90	1.21	m	8.12
width of cavity 75 mm, closing with lightweight blockwork 100 mm; thick	-	0.27	5.82	0.61	m	6.43
width of cavity 75 mm, closing with lightweight blockwork 100 mm; thick; including damp proof course; vertical	-	0.32	6.90	1.39	m	8.30
Bonding ends to common brickwork						
75 mm thick	-	0.09	1.94	0.78	m	2.73
90 mm thick	-	0.09	1.94	0.84	m	2.78
100 mm thick	-	0.14	3.02	0.85	m	3.87
140 mm thick	-	0.28	6.04	1.21	m	7.25
150 mm thick	-	0.28	6.04	1.29	m	7.32
190 mm thick	-	0.32	6.90	1.63	m	8.53
200 mm thick	-	0.32	6.90	1.72	m	8.62
<b>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</b>						
Walls						
100 mm thick	9.03	0.65	14.02	10.75	m <sup>2</sup>	24.77
140 mm thick	12.63	0.74	15.96	15.05	m <sup>2</sup>	31.01
150 mm thick	13.54	0.74	15.96	16.13	m <sup>2</sup>	32.09
190 mm thick	17.15	0.83	17.90	20.43	m <sup>2</sup>	38.33
200 mm thick	19.41	0.83	17.90	23.05	m <sup>2</sup>	40.96
215 mm thick	18.05	0.83	17.90	21.57	m <sup>2</sup>	39.47
Isolated piers or chimney stacks						
190 mm thick	-	1.06	22.86	20.43	m <sup>2</sup>	43.29
200 mm thick	-	1.06	22.86	23.05	m <sup>2</sup>	45.92
215 mm thick	-	1.06	22.86	21.57	m <sup>2</sup>	44.43
Isolated casings						
100 mm thick	-	0.79	17.04	10.75	m <sup>2</sup>	27.79
140 mm thick	-	0.83	17.90	15.05	m <sup>2</sup>	32.95
Extra over for flush pointing						
walls; both sides	-	0.04	0.86	-	m <sup>2</sup>	0.86
Bonding ends to common brickwork						
100 mm thick	-	0.28	6.04	1.23	m	7.27
140 mm thick	-	0.28	6.04	1.74	m	7.78
150 mm thick	-	0.32	6.90	1.85	m	8.75
190 mm thick	-	0.37	7.98	2.34	m	10.32
200 mm thick	-	0.37	7.98	2.64	m	10.62
215 mm thick	-	0.37	7.98	2.49	m	10.47

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>F10 BRICK/BLOCK WALLING – cont'd</b>						
<b>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</b>						
Walls						
100 mm thick	6.65	0.65	14.02	7.35	m <sup>2</sup>	<b>21.37</b>
215 mm thick	14.30	0.83	17.90	15.80	m <sup>2</sup>	<b>33.71</b>
Isolated piers or chimney stacks						
215 mm thick	-	1.06	22.86	15.80	m <sup>2</sup>	<b>38.67</b>
Isolated casings						
100 mm thick	-	0.79	17.04	7.35	m <sup>2</sup>	<b>24.39</b>
Extra over for flush pointing walls; both sides						
	-	0.04	0.86	-	m <sup>2</sup>	<b>0.86</b>
Bonding ends to common brickwork						
100 mm thick	-	0.28	6.04	0.85	m	<b>6.89</b>
215 mm thick	-	0.37	7.98	1.85	m	<b>9.83</b>
<b>Lightweight aerated high strength concrete blocks (7.00 N/mm<sup>2</sup>); Thermalite "High Strength" blocks or other equal and approved; in cement mortar (1:3)</b>						
Walls						
100 mm thick	8.55	0.56	12.08	10.28	m <sup>2</sup>	<b>22.36</b>
140 mm thick	11.97	0.60	12.94	14.39	m <sup>2</sup>	<b>27.33</b>
150 mm thick	12.82	0.60	12.94	15.42	m <sup>2</sup>	<b>28.36</b>
190 mm thick	16.25	0.65	14.02	19.53	m <sup>2</sup>	<b>33.55</b>
200 mm thick	17.10	0.65	14.02	20.56	m <sup>2</sup>	<b>34.58</b>
215 mm thick	18.38	0.65	14.02	22.10	m <sup>2</sup>	<b>36.12</b>
Isolated piers or chimney stacks						
190 mm thick	-	0.97	20.92	19.53	m <sup>2</sup>	<b>40.45</b>
200 mm thick	-	0.97	20.92	20.56	m <sup>2</sup>	<b>41.48</b>
215 mm thick	-	0.97	20.92	22.10	m <sup>2</sup>	<b>43.02</b>
Isolated casings						
100 mm thick	-	0.60	12.94	10.28	m <sup>2</sup>	<b>23.22</b>
140 mm thick	-	0.65	14.02	14.39	m <sup>2</sup>	<b>28.41</b>
150 mm thick	-	0.65	14.02	15.42	m <sup>2</sup>	<b>29.44</b>
190 mm thick	-	0.79	17.04	19.53	m <sup>2</sup>	<b>36.57</b>
200 mm thick	-	0.79	17.04	20.56	m <sup>2</sup>	<b>37.60</b>
215 mm thick	-	0.79	17.04	22.10	m <sup>2</sup>	<b>39.14</b>
Extra over for flush pointing walls; one side						
	-	0.04	0.86	-	m <sup>2</sup>	<b>0.86</b>
walls; both sides						
	-	0.09	1.94	-	m <sup>2</sup>	<b>1.94</b>
Bonding ends to common brickwork						
100 mm thick	-	0.28	6.04	1.19	m	<b>7.23</b>
140 mm thick	-	0.28	6.04	1.67	m	<b>7.71</b>
150 mm thick	-	0.32	6.90	1.78	m	<b>8.68</b>
190 mm thick	-	0.37	7.98	2.26	m	<b>10.24</b>
200 mm thick	-	0.37	7.98	2.38	m	<b>10.36</b>
215 mm thick	-	0.37	7.98	2.57	m	<b>10.55</b>

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Lightweight aerated concrete blocks; Thermalite "Trenchblock" blocks or other equal and approved; with tongued and grooved joints; in cement mortar (1:4)</b>						
Walls						
255 mm thick	17.80	0.70	15.10	21.41	m <sup>2</sup>	<b>36.51</b>
275 mm thick	19.20	0.75	16.18	23.08	m <sup>2</sup>	<b>39.26</b>
305 mm thick	20.95	0.80	17.26	25.15	m <sup>2</sup>	<b>42.41</b>
355 mm thick	24.79	0.85	18.33	29.61	m <sup>2</sup>	<b>47.95</b>
<b>Concrete blocks; Thermalite "Trenchblock" 7.00N/mm<sup>2</sup> blocks or other equal and approved; with tongued and grooved joints; in cement mortar (1:4)</b>						
Walls						
255 mm thick	24.23	0.80	17.26	28.74	m <sup>2</sup>	<b>45.99</b>
275 mm thick	26.13	0.85	18.33	30.99	m <sup>2</sup>	<b>49.32</b>
305 mm thick	28.50	0.90	19.41	33.77	m <sup>2</sup>	<b>53.19</b>
355 mm thick	33.73	0.95	20.49	39.81	m <sup>2</sup>	<b>60.31</b>
<b>Lightweight smooth face medium dense concrete blocks; Lignacite standard or paint grade 3.60N/mm<sup>2</sup> blocks or other equal and approved; in gauged mortar (1:2:9); flush pointing one side</b>						
Walls						
100 mm thick	7.43	0.71	15.31	8.93	m <sup>2</sup>	<b>24.25</b>
140 mm thick	10.88	0.83	17.90	13.05	m <sup>2</sup>	<b>30.95</b>
150 mm thick	11.58	0.85	18.33	13.90	m <sup>2</sup>	<b>32.23</b>
190 mm thick	14.78	1.00	21.57	17.73	m <sup>2</sup>	<b>39.30</b>
215 mm thick	15.85	1.10	23.73	19.06	m <sup>2</sup>	<b>42.78</b>
Isolated piers or chimney stacks						
190 mm thick	-	1.33	28.69	17.73	m <sup>2</sup>	<b>46.41</b>
215 mm thick	-	1.46	31.49	19.06	m <sup>2</sup>	<b>50.55</b>
Isolated casings						
100 mm thick	-	0.88	18.98	8.93	m <sup>2</sup>	<b>27.91</b>
140 mm thick	-	1.04	22.43	13.05	m <sup>2</sup>	<b>35.48</b>
Extra over for flush pointing walls; both sides						
-	-	0.04	0.86	-	m <sup>2</sup>	<b>0.86</b>
Bonding ends to common brickwork						
100 mm thick	-	0.28	6.04	1.03	m	<b>7.07</b>
140 mm thick	-	0.28	6.04	1.51	m	<b>7.55</b>
150 mm thick	-	0.32	6.90	1.60	m	<b>8.51</b>
190 mm thick	-	0.37	7.98	2.04	m	<b>10.02</b>
215 mm thick	-	0.37	7.98	2.21	m	<b>10.19</b>
<b>Lightweight smooth face medium dense concrete blocks; Lignacite standard or paint grade 7.30N/mm<sup>2</sup> blocks or other equal and approved; in gauged mortar (1:2:9); flush pointing one side</b>						
Walls						
100 mm thick	7.55	0.71	15.31	9.07	m <sup>2</sup>	<b>24.39</b>
140 mm thick	10.97	0.83	17.90	13.15	m <sup>2</sup>	<b>31.06</b>
150 mm thick	12.18	0.85	18.33	14.58	m <sup>2</sup>	<b>32.91</b>
190 mm thick	15.26	1.00	21.57	18.27	m <sup>2</sup>	<b>39.84</b>
215 mm thick	16.90	1.10	23.73	20.26	m <sup>2</sup>	<b>43.99</b>
Isolated piers or chimney stacks						
190 mm thick	-	1.33	28.69	18.27	m <sup>2</sup>	<b>46.96</b>
215 mm thick	-	1.46	31.49	20.26	m <sup>2</sup>	<b>51.75</b>

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>F10 BRICK/BLOCK WALLING – cont'd</b>						
<b>Lightweight smooth face medium dense concrete blocks; Lignacite standard or paint grade 7.30N/mm<sup>2</sup> blocks or other equal and approved; in gauged mortar (1:2:9); flush pointing one side – cont'd</b>						
Isolated casings						
100 mm thick	-	0.88	18.98	9.07	m <sup>2</sup>	<b>28.06</b>
140 mm thick	-	1.03	22.22	13.15	m <sup>2</sup>	<b>35.37</b>
<b>Dense aggregate concrete blocks; Hanson "Conbloc" or other equal and approved; in gauged mortar (1:2:9)</b>						
Walls						
75 mm thick; solid	5.74	0.65	16.11	6.89	m <sup>2</sup>	<b>22.99</b>
100 mm thick; solid	6.35	0.79	19.57	7.70	m <sup>2</sup>	<b>27.27</b>
140 mm thick; solid	12.48	0.97	24.03	14.88	m <sup>2</sup>	<b>38.91</b>
140 mm thick; hollow	11.98	0.83	20.57	14.30	m <sup>2</sup>	<b>34.87</b>
190 mm thick; hollow	14.15	1.06	26.26	17.00	m <sup>2</sup>	<b>43.26</b>
215 mm thick; hollow	14.75	1.16	28.74	17.81	m <sup>2</sup>	<b>46.55</b>
Isolated piers or chimney stacks						
140 mm thick; hollow	-	1.16	28.74	14.30	m <sup>2</sup>	<b>43.05</b>
190 mm thick; hollow	-	1.53	37.91	17.00	m <sup>2</sup>	<b>54.91</b>
215 mm thick; hollow	-	1.76	43.61	17.81	m <sup>2</sup>	<b>61.42</b>
Isolated casings						
75 mm thick; solid	-	0.79	19.57	6.89	m <sup>2</sup>	<b>26.46</b>
100 mm thick; solid	-	0.83	20.57	7.70	m <sup>2</sup>	<b>28.26</b>
140 mm thick; solid	-	1.06	26.26	14.88	m <sup>2</sup>	<b>41.14</b>
Extra over for fair face; flush pointing						
walls; one side	-	0.09	2.23	-	m <sup>2</sup>	<b>2.23</b>
walls; both sides	-	0.14	3.47	-	m <sup>2</sup>	<b>3.47</b>
Bonding ends to common brickwork						
75 mm thick solid	-	0.14	3.47	0.80	m	<b>4.26</b>
100 mm thick solid	-	0.28	6.94	0.89	m	<b>7.83</b>
140 mm thick solid	-	0.32	7.93	1.72	m	<b>9.65</b>
140 mm thick hollow	-	0.32	7.93	1.65	m	<b>9.58</b>
190 mm thick hollow	-	0.37	9.17	1.96	m	<b>11.13</b>
215 mm thick hollow	-	0.42	10.41	2.07	m	<b>12.48</b>
<b>Dense aggregate concrete blocks; (7.00 N/mm<sup>2</sup>) Forticrete "Shepton Mallet Common" blocks or other equal and approved; in cement mortar (1:3)</b>						
Walls						
75 mm thick; solid	7.53	0.65	16.11	8.99	m <sup>2</sup>	<b>25.09</b>
100 mm thick; hollow	6.15	0.79	19.57	7.54	m <sup>2</sup>	<b>27.11</b>
100 mm thick; solid	5.74	0.79	19.57	7.07	m <sup>2</sup>	<b>26.65</b>
140 mm thick; hollow	9.07	0.83	20.57	11.08	m <sup>2</sup>	<b>31.65</b>
140 mm thick; solid	9.07	0.97	24.03	11.08	m <sup>2</sup>	<b>35.12</b>
190 mm thick; hollow	12.27	1.06	26.26	14.99	m <sup>2</sup>	<b>41.26</b>
190 mm thick; solid	12.26	1.16	28.74	14.98	m <sup>2</sup>	<b>43.73</b>
215 mm thick; hollow	11.13	1.16	28.74	13.83	m <sup>2</sup>	<b>42.57</b>
215 mm thick; solid	13.43	1.34	33.20	16.45	m <sup>2</sup>	<b>49.65</b>
Dwarf support wall						
140 mm thick; solid	-	1.34	33.20	11.08	m <sup>2</sup>	<b>44.28</b>
190 mm thick; solid	-	1.53	37.91	14.98	m <sup>2</sup>	<b>52.89</b>
215 mm thick; solid	-	1.76	43.61	16.45	m <sup>2</sup>	<b>60.06</b>

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Isolated piers or chimney stacks						
140 mm thick; hollow	-	1.16	28.74	11.08	m <sup>2</sup>	<b>39.82</b>
190 mm thick; hollow	-	1.53	37.91	14.99	m <sup>2</sup>	<b>52.90</b>
215 mm thick; hollow	-	1.76	43.61	13.83	m <sup>2</sup>	<b>57.44</b>
Isolated casings						
75 mm thick; solid	-	0.79	19.57	8.99	m <sup>2</sup>	<b>28.56</b>
100 mm thick; solid	-	0.83	20.57	7.07	m <sup>2</sup>	<b>27.64</b>
140 mm thick; solid	-	1.06	26.26	11.08	m <sup>2</sup>	<b>37.35</b>
Extra over for fair face; flush pointing						
walls; one side	-	0.09	2.23	-	m <sup>2</sup>	<b>2.23</b>
walls; both sides	-	0.14	3.47	-	m <sup>2</sup>	<b>3.47</b>
Bonding ends to common brickwork						
75 mm thick solid	-	0.14	3.47	1.02	m	<b>4.49</b>
100 mm thick solid	-	0.28	6.94	0.82	m	<b>7.75</b>
140 mm thick solid	-	0.32	7.93	1.29	m	<b>9.21</b>
190 mm thick solid	-	0.37	9.17	1.72	m	<b>10.89</b>
215 mm thick solid	-	0.42	10.41	1.91	m	<b>12.31</b>
<b>Dense aggregate coloured concrete blocks; Forticrete "Yorkstone" or other equal and approved; in coloured gauged mortar (1:1:6); flush pointing one side</b>						
Walls						
100 mm thick hollow	23.22	0.83	20.57	25.88	m <sup>2</sup>	<b>46.44</b>
100 mm thick solid	23.22	0.83	20.57	25.88	m <sup>2</sup>	<b>46.44</b>
140 mm thick hollow	33.64	0.97	24.03	37.46	m <sup>2</sup>	<b>61.49</b>
140 mm thick solid	33.64	1.06	26.26	37.46	m <sup>2</sup>	<b>63.72</b>
215 mm thick hollow	38.45	1.34	33.20	43.13	m <sup>2</sup>	<b>76.33</b>
Isolated piers or chimney stacks						
140 mm thick solid	-	1.43	35.43	37.46	m <sup>2</sup>	<b>72.89</b>
215 mm thick solid	-	1.80	44.60	47.76	m <sup>2</sup>	<b>92.36</b>
Extra over blocks for						
100 mm thick half lintel blocks ref D14	-	0.28	6.94	19.74	m	<b>26.68</b>
140 mm thick half lintel blocks ref H14	-	0.32	7.93	35.28	m	<b>43.20</b>
140 mm thick quoin blocks ref H16	-	0.37	9.17	30.13	m	<b>39.30</b>
140 mm thick cavity closer blocks ref H17	-	0.37	9.17	32.33	m	<b>41.50</b>
140 mm thick cill blocks ref H21	-	0.32	7.93	23.76	m	<b>31.68</b>
190 mm thick half lintel blocks ref A14	-	0.37	9.17	25.44	m	<b>34.61</b>
<b>Astra-Glaze satin-gloss glazed finish blocks or other equal and approved; Aldwick Design Ltd; standard colours; in gauged mortar (1:1:6); joints raked out; gun applied latex grout to joints</b>						
Walls						
100 mm thick; glazed one side	90.11	1.06	26.26	98.63	m <sup>2</sup>	<b>124.90</b>
extra; glazed square end return	56.52	0.42	10.41	31.32	m	<b>41.73</b>
100 mm thick; glazed both sides	118.69	1.30	32.21	129.77	m <sup>2</sup>	<b>161.98</b>
100 mm thick lintel 200 mm high; glazed one side	-	0.97	18.83	26.65	m	<b>45.48</b>

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>F11 GLASS BLOCK WALLING</b>						
<b>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</b>						
<b>NOTE:</b> The following specialist prices for glass block walling; supplied by Roger Wilde Ltd; assume standard blocks in panels of 50 m <sup>2</sup> ; no fire rating; work in straight walls at ground level; and all necessary ancillary fixing; strengthening; easy access; pointing and expansion materials etc.						
Walls; facework both sides						
115 mm x 115 mm x 80 mm flemish blocks	-	-	-	-	m <sup>2</sup>	<b>509.22</b>
190 mm x 190 mm x 80 mm flemish blocks; cross reeded or clear blocks	-	-	-	-	m <sup>2</sup>	<b>208.49</b>
240 mm x 240 mm x 80 mm flemish blocks; cross reeded or clear blocks	-	-	-	-	m <sup>2</sup>	<b>328.41</b>
240 mm x 115 mm x 80 mm flemish blocks; cross reeded or clear blocks	-	-	-	-	m <sup>2</sup>	<b>241.69</b>
190 mm x 190 mm x 100 mm glass blocks; 30 minute fire-rated	-	-	-	-	m <sup>2</sup>	<b>501.84</b>
190 mm x 190 mm x 160 mm glass blocks; 60 minute fire-rated	-	-	-	-	m <sup>2</sup>	<b>901.28</b>
<b>F20 NATURAL STONE RUBBLE WALLING</b>						
<b>Cotswold Guiting limestone or other equal and approved; laid dry</b>						
Uncoursed random rubble walling						
275 mm thick	-	2.36	55.81	37.34	m <sup>2</sup>	<b>93.14</b>
350 mm thick	-	2.82	66.09	47.52	m <sup>2</sup>	<b>113.61</b>
425 mm thick	-	3.24	75.25	57.71	m <sup>2</sup>	<b>132.96</b>
500 mm thick	-	3.61	83.74	67.89	m <sup>2</sup>	<b>151.63</b>
<b>Cotswold Guiting limestone or other equal and approved; bedded; jointed and pointed in cement; lime mortar (1:2:9)</b>						
Uncoursed random rubble walling; faced and pointed; both sides						
275 mm thick	-	2.27	53.42	41.45	m <sup>2</sup>	<b>94.87</b>
350 mm thick	-	2.50	57.67	52.75	m <sup>2</sup>	<b>110.42</b>
425 mm thick	-	2.78	63.18	64.06	m <sup>2</sup>	<b>127.23</b>
500 mm thick	-	2.96	66.76	75.36	m <sup>2</sup>	<b>142.12</b>
Coursed random rubble walling; rough dressed; faced and pointed one side						
114 mm thick	-	1.71	36.80	53.45	m <sup>2</sup>	<b>90.25</b>
150 mm thick	-	2.16	52.55	53.99	m <sup>2</sup>	<b>106.54</b>
Fair returns on walling						
114 mm wide	-	0.02	0.43	-	m	<b>0.43</b>
150 mm wide	-	0.04	0.86	-	m	<b>0.86</b>
275 mm wide	-	0.07	1.51	-	m	<b>1.51</b>
350 mm wide	-	0.09	1.94	-	m	<b>1.94</b>
425 mm wide	-	0.12	2.59	-	m	<b>2.59</b>
500 mm wide	-	0.14	3.02	-	m	<b>3.02</b>

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Fair raking cutting on walling						
114 mm wide	-	0.23	5.03	7.76	m	<b>12.80</b>
150 mm wide	-	0.29	6.36	7.76	m	<b>14.13</b>
Level uncoursed rubble walling for damp proof courses and the like						
275 mm wide	-	0.22	5.55	2.71	m	<b>8.26</b>
350 mm wide	-	0.23	5.80	3.40	m	<b>9.19</b>
425 mm wide	-	0.24	6.05	4.14	m	<b>10.20</b>
500 mm wide	-	0.26	6.56	4.89	m	<b>11.44</b>
Copings formed of rough stones; faced and pointed all round						
275 mm x 200 mm (average) high	-	0.64	15.54	9.81	m	<b>25.35</b>
350 mm x 250 mm (average) high	-	0.86	20.61	13.65	m	<b>34.26</b>
425 mm x 300 mm (average) high	-	1.12	26.57	18.85	m	<b>45.42</b>
500 mm x 300 mm (average) high	-	1.42	33.30	25.46	m	<b>58.76</b>
<b>F22 CAST STONE WALLING/DRESSINGS</b>						
<b>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)</b>						
Walls; facing and pointing one side						
Rebastone Split	-	1.15	24.80	32.11	m <sup>2</sup>	<b>56.92</b>
Rebastone Rustic	-	1.15	24.80	34.35	m <sup>2</sup>	<b>59.15</b>
masonry blocks; random uncoursed	-	1.19	25.67	48.38	m <sup>2</sup>	<b>74.05</b>
extra; returned ends	-	0.43	9.27	26.66	m	<b>35.93</b>
extra; plain L shaped quoins	-	0.14	3.02	34.47	m	<b>37.49</b>
traditional walling; coursed squared	-	1.49	32.14	48.38	m <sup>2</sup>	<b>80.52</b>
squared coursed rubble	-	1.43	30.84	49.61	m <sup>2</sup>	<b>80.46</b>
squared random rubble	-	1.49	32.14	49.44	m <sup>2</sup>	<b>81.58</b>
squared and pitched rock faced walling; coursed	-	1.54	33.22	49.44	m <sup>2</sup>	<b>82.66</b>
rough hewn rock faced walling; random	-	1.60	34.51	49.26	m <sup>2</sup>	<b>83.77</b>
extra; returned ends	-	0.17	3.67	-	m	<b>3.67</b>
ashlar; 440 x 215 x 100 mm thick	-	1.25	26.96	48.88	m <sup>2</sup>	<b>75.84</b>
Isolated piers or chimney stacks; facing and pointing one side						
Rebastone Split	-	1.60	34.51	32.11	m <sup>2</sup>	<b>66.63</b>
Rebastone Rustic	-	1.60	34.51	34.35	m <sup>2</sup>	<b>68.86</b>
masonry blocks; random uncoursed	-	1.65	35.59	48.38	m <sup>2</sup>	<b>83.97</b>
traditional walling; coursed squared	-	2.07	44.65	48.38	m <sup>2</sup>	<b>93.03</b>
squared coursed rubble	-	2.02	43.57	49.61	m <sup>2</sup>	<b>93.18</b>
squared random rubble	-	2.07	44.65	49.44	m <sup>2</sup>	<b>94.09</b>
squared and pitched rock faced walling; coursed	-	2.18	47.02	49.44	m <sup>2</sup>	<b>96.46</b>
rough hewn rock faced walling; random	-	2.23	48.10	49.26	m <sup>2</sup>	<b>97.36</b>
ashlar; 440 x 215 x 100 mm thick	-	1.75	37.75	48.88	m <sup>2</sup>	<b>86.63</b>
Isolated casings; facing and pointing one side						
Rebastone Split	-	1.40	30.20	32.11	m <sup>2</sup>	<b>62.31</b>
Rebastone Rustic	-	1.40	30.20	34.35	m <sup>2</sup>	<b>64.55</b>
masonry blocks; random uncoursed	-	1.43	30.84	48.38	m <sup>2</sup>	<b>79.23</b>
traditional walling; coursed squared	-	1.81	39.04	48.38	m <sup>2</sup>	<b>87.42</b>
squared coursed rubble	-	1.76	37.96	49.61	m <sup>2</sup>	<b>87.58</b>
squared random rubble	-	1.81	39.04	49.44	m <sup>2</sup>	<b>88.48</b>
squared and pitched rock faced walling; coursed	-	1.86	40.12	49.44	m <sup>2</sup>	<b>89.56</b>
rough hewn rock faced walling; random	-	1.91	41.20	49.26	m <sup>2</sup>	<b>90.46</b>
ashlar; 440 x 215 x 100 mm thick	-	1.50	32.35	48.88	m <sup>2</sup>	<b>81.23</b>



## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>F22 CAST STONE WALLING/DRESSINGS – cont'd</b>						
<b>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) – cont'd</b>						
Fair returns 100 mm wide						
Rebastone Split	-	0.12	2.59	-	m <sup>2</sup>	<b>2.59</b>
Rebastone Rustic	-	0.12	2.59	-	m <sup>2</sup>	<b>2.59</b>
masonry blocks; random uncoursed	-	0.13	2.80	-	m <sup>2</sup>	<b>2.80</b>
traditional walling; coursed squared	-	0.16	3.45	-	m <sup>2</sup>	<b>3.45</b>
squared coursed rubble	-	0.15	3.24	-	m <sup>2</sup>	<b>3.24</b>
squared random rubble	-	0.16	3.45	-	m <sup>2</sup>	<b>3.45</b>
squared and pitched rock faced walling; coursed	-	0.16	3.45	-	m <sup>2</sup>	<b>3.45</b>
rough hewn rock faced walling; random	-	0.17	3.67	-	m <sup>2</sup>	<b>3.67</b>
ashlar; 440 x 215 x 100 mm thick	-	0.16	3.45	-	m <sup>2</sup>	<b>3.45</b>
Fair raking cutting on masonry blocks						
100 mm wide	-	0.19	4.10	-	m	<b>4.10</b>
Quoin						
ashlar; 440 x 215 x 215 x 100 mm thick	-	0.85	18.33	64.30	m	<b>82.64</b>
<b>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)</b>						
Copings; twice weathered and throated						
305 mm x 76 mm; type A	-	0.43	9.27	29.41	m	<b>38.68</b>
Extra for						
fair end	-	-	-	14.61	nr	-
returned mitred fair end	-	-	-	14.61	nr	-
Copings; once weathered and throated						
305 mm x 76 mm	-	0.43	9.27	28.97	m	<b>38.24</b>
356 mm x 76 mm	-	0.43	9.27	26.84	m	<b>36.11</b>
Extra for						
fair end	-	-	-	14.61	nr	-
returned mitred fair end	-	-	-	14.61	nr	-
Pier caps; four times weathered and throated						
305 mm x 305 mm	-	0.27	5.82	17.35	nr	<b>23.17</b>
381 mm x 381 mm	-	0.27	5.82	25.73	nr	<b>31.55</b>
457 mm x 457 mm	-	0.32	6.90	35.19	nr	<b>42.09</b>
533 mm x 533 mm	-	0.32	6.90	48.85	nr	<b>55.76</b>
Splayed corbels						
479 mm x 100 mm x 215 mm	-	0.16	3.45	28.74	nr	<b>32.19</b>
665 mm x 100 mm x 215 mm	-	0.21	4.53	39.74	nr	<b>44.27</b>
100 mm x 140 mm lintels; rectangular; reinforced with mild steel bars						
all lengths to 2.07 m	-	0.30	6.47	45.95	m	<b>52.42</b>
100 mm x 215 mm lintels; rectangular; reinforced with mild steel bars						
all lengths to 2.85 m	-	0.34	7.33	49.09	m	<b>56.42</b>
sills to suit standard windows; stooled 100 mm at ends						
150 mm x140 mm; not exceeding 2.00 m long	-	0.32	6.90	62.03	m	<b>68.93</b>
197 mm x140 mm; not exceeding 1.97 m long	-	0.32	6.90	69.65	m	<b>76.55</b>

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Window surround; traditional with label moulding; for single light; sill 146 mm x 133 mm; jambs 146 mm x 146 mm; head 146 mm x 105 mm; including all dowels and anchors overall size 508 mm x 1479 mm	204.40	0.95	20.49	213.82	nr	<b>234.32</b>
Window surround; traditional with label moulding; three light; for windows 508 mm x 1219 mm; sill 146 mm x 133 mm; jambs 146 mm x 146 mm; head 146 mm x 103 mm; mullions 146 mm x 108 mm; including all dowels and anchors overall size 1975 mm x 1479 mm	480.77	2.50	53.92	503.20	nr	<b>557.12</b>
Door surround; moulded continuous jambs and head with label moulding; including all dowels and anchors door 839 mm x 1981 mm in 102 mm x 64 mm frame	438.68	1.76	37.96	456.01	nr	<b>493.97</b>
<b>F30 ACCESSORIES/SUNDRY ITEMS FOR BRICK/BLOCK/STONE WALLING</b>						
<b>Forming cavities</b>						
In hollow walls						
width of cavity 50 mm; galvanised steel twisted wall ties; three wall ties per m <sup>2</sup>	-	0.06	1.29	0.91	m <sup>2</sup>	<b>2.20</b>
width of cavity 50 mm; stainless steel butterfly wall ties; three wall ties per m <sup>2</sup>	-	0.06	1.29	0.32	m <sup>2</sup>	<b>1.61</b>
width of cavity 50 mm; stainless steel twisted wall ties; three wall ties per m <sup>2</sup>	-	0.06	1.29	1.70	m <sup>2</sup>	<b>3.00</b>
width of cavity 75 mm; galvanised steel twisted wall ties; three wall ties per m <sup>2</sup>	-	0.06	1.29	0.96	m <sup>2</sup>	<b>2.26</b>
width of cavity 75 mm; stainless steel butterfly wall ties; three wall ties per m <sup>2</sup>	-	0.06	1.29	0.33	m <sup>2</sup>	<b>1.62</b>
width of cavity 75 mm; stainless steel twisted wall ties; three wall ties per m <sup>2</sup>	-	0.06	1.29	1.88	m <sup>2</sup>	<b>3.18</b>
<b>Damp proof courses</b>						
Polythene damp proof course or other equal and approved; 200 mm laps; in gauged mortar (1:1:6)						
width exceeding 225 mm; horizontal	0.75	0.27	5.82	0.84	m <sup>2</sup>	<b>6.66</b>
width exceeding 225 mm; forming cavity gutters in hollow walls	-	0.43	9.27	0.84	m <sup>2</sup>	<b>10.11</b>
width not exceeding 225 mm; horizontal	-	0.53	11.43	0.84	m <sup>2</sup>	<b>12.27</b>
width not exceeding 225 mm; vertical	-	0.80	17.26	0.84	m <sup>2</sup>	<b>18.09</b>
"Engerseal" polymer elastomeric damp proof course or other equal and approved; 200 mm laps; in gauged mortar (1:1:6)						
width exceeding 225 mm; horizontal	3.16	0.27	5.82	3.52	m <sup>2</sup>	<b>9.35</b>
width exceeding 225 mm; forming cavity gutters in hollow walls	-	0.43	9.27	3.52	m <sup>2</sup>	<b>12.80</b>
width not exceeding 225 mm; horizontal	-	0.53	11.43	3.52	m <sup>2</sup>	<b>14.96</b>
width not exceeding 225 mm; horizontal	-	0.80	17.26	3.52	m <sup>2</sup>	<b>20.78</b>

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>F30 ACCESSORIES/SUNDRY ITEMS FOR BRICK/ BLOCK/STONE WALLING – cont'd</b>						
<b>Damp proof courses – cont'd</b>						
"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	4.34	0.27	5.82	4.84	m <sup>2</sup>	<b>10.67</b>
width exceeding 225 mm; forming cavity gutters in hollow walls	-	0.43	9.27	4.84	m <sup>2</sup>	<b>14.12</b>
width not exceeding 225 mm; horizontal	-	0.53	11.43	4.84	m <sup>2</sup>	<b>16.28</b>
width not exceeding 225 mm; vertical	-	0.80	17.26	4.84	m <sup>2</sup>	<b>22.10</b>
"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	4.20	0.27	5.82	4.68	m <sup>2</sup>	<b>10.51</b>
width exceeding 225 mm; forming cavity gutters in hollow walls	-	0.43	9.27	4.68	m <sup>2</sup>	<b>13.96</b>
width not exceeding 225 mm; horizontal	-	0.53	11.43	4.68	m <sup>2</sup>	<b>16.12</b>
width not exceeding 225 mm; vertical	-	0.80	17.26	4.68	m <sup>2</sup>	<b>21.94</b>
"Nubiti" 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	-	0.35	7.55	6.65	m <sup>2</sup>	<b>14.20</b>
width exceeding 225 mm wide; forming cavity gutters in hollow walls; horizontal	-	0.56	12.08	6.65	m <sup>2</sup>	<b>18.73</b>
width not exceeding 225 mm; horizontal	-	0.68	14.67	6.65	m <sup>2</sup>	<b>21.31</b>
width not exceeding 225 mm; vertical	-	0.80	17.26	6.65	m <sup>2</sup>	<b>23.90</b>
"Permabit" bitumen polymer damp proof course or other equal and approved; 150 mm laps; in gauged mortar (1:1:6)						
width exceeding over 225 mm	8.78	0.27	5.82	9.80	m <sup>2</sup>	<b>15.62</b>
width exceeding 225 mm; forming cavity gutters in hollow walls	-	0.43	9.27	9.80	m <sup>2</sup>	<b>19.07</b>
width not exceeding 225 mm; horizontal	-	0.53	11.43	9.80	m <sup>2</sup>	<b>21.23</b>
width not exceeding 225 mm; vertical	-	0.80	17.26	9.80	m <sup>2</sup>	<b>27.05</b>
"Alumite" aluminium cored bitumen gas retardent damp proof course or other equal and approved; 200 mm laps; in gauged mortar (1:1:6)						
width exceeding 225 mm; horizontal	6.40	0.35	7.55	7.14	m <sup>2</sup>	<b>14.69</b>
width exceeding 225 mm wide; forming cavity gutters in hollow walls; horizontal	-	0.56	12.08	7.14	m <sup>2</sup>	<b>19.22</b>
width not exceeding 225 mm; horizontal	-	0.68	14.67	7.14	m <sup>2</sup>	<b>21.81</b>
width not exceeding 225 mm; vertical	-	0.92	19.84	7.14	m <sup>2</sup>	<b>26.98</b>
Milled lead damp proof course; BVS 1178; 1.80 mm thick (code 4), 175 mm laps, in cement:lime mortar (1:2:9)						
width exceeding 225 mm; horizontal (PC £/kg)	1.65	2.13	45.94	46.06	m <sup>2</sup>	<b>92.00</b>
width not exceeding 225 mm; horizontal	-	3.19	68.81	46.06	m <sup>2</sup>	<b>114.87</b>
Two courses slates in cement mortar (1:3)						
width exceeding 225 mm; horizontal	-	1.60	34.51	21.76	m <sup>2</sup>	<b>56.27</b>
width exceeding 225 mm; vertical	-	2.40	51.77	21.76	m <sup>2</sup>	<b>73.53</b>
"Peter Cox" chemical transfusion damp proof course system or other equal and approved						
half brick thick; horizontal	-	-	-	-	m	<b>23.88</b>
one brick thick; horizontal	-	-	-	-	m	<b>46.31</b>
one and a half brick thick; horizontal	-	-	-	-	m	<b>69.32</b>

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Silicone injection damp-proofing; 450 mm centres; making good brickwork						
half brick thick; horizontal	-	-	-	-	m	12.44
one brick thick; horizontal	-	-	-	-	m	21.68
one and a half brick thick; horizontal	-	-	-	-	m	34.51
"Synthprufe" damp proof membrane or other equal and approved; PC £52.15/25 litres; three coats brushed on						
width not exceeding 150 mm; vertical	-	0.36	3.76	4.30	m <sup>2</sup>	8.06
width 150 mm–225 mm; vertical	-	0.34	3.55	4.30	m <sup>2</sup>	7.85
width 225 mm–300 mm; vertical	-	0.32	3.34	4.30	m <sup>2</sup>	7.64
width exceeding 300 mm; vertical	-	0.30	3.13	4.30	m <sup>2</sup>	7.43
<b>Joint reinforcement</b>						
"Brickforce" galvanised steel joint reinforcement or other equal and approved						
width 60 mm; ref GBF40W60B25	-	0.06	1.29	0.56	m	1.86
width 100 mm; ref GBF40W100B25	-	0.08	1.73	0.66	m	2.38
width 150 mm; ref GBF40W150B25	-	0.10	2.16	0.82	m	2.97
width 175 mm; ref GBF40W175B25	-	0.11	2.37	0.98	m	3.35
"Brickforce" stainless steel joint reinforcement or other equal and approved						
width 60 mm; ref SBF35W60BSC	-	0.06	1.29	1.22	m	2.52
width 100 mm; ref SBF35W100BSC	-	0.08	1.73	1.26	m	2.99
width 150 mm; ref SBF35W150BSC	-	0.10	2.16	1.28	m	3.44
width 175 mm; ref SBF35W175BSC	-	0.11	2.37	1.40	m	3.78
width 60 mm; ref SBF40W60BSC	-	0.06	1.29	1.53	m	2.83
width 100 mm; ref SBF40W100BSC	-	0.08	1.73	1.58	m	3.31
width 150 mm; ref SBF40W150BSC	-	0.10	2.16	1.60	m	3.76
width 175 mm; ref SBF40W175BSC	-	0.11	2.37	1.76	m	4.13
"Wallforce" stainless steel joint reinforcement or other equal and approved						
width 240 mm; ref SWF35W240	-	0.13	2.80	6.43	m	9.24
width 260 mm; ref SWF35W260	-	0.14	3.02	6.72	m	9.74
width 275 mm; ref SWF35W275	-	0.15	3.24	-	m	3.24
<b>Weather fillets</b>						
Weather fillets in cement mortar (1:3)						
50 mm face width	-	0.13	2.80	0.05	m	2.85
100 mm face width	-	0.21	4.53	0.20	m	4.73
Bedding wall plates or similar in cement mortar (1:3)						
100 mm wide	-	0.06	1.29	0.08	m	1.37
Bedding wood frames in cement mortar (1:3) and point						
one side	-	0.08	1.73	0.08	m	1.80
both sides	-	0.11	2.37	0.10	m	2.47
one side in mortar; other side in mastic	-	0.22	4.07	0.60	m	4.67
<b>Angle fillets</b>						
Angle fillets in cement mortar (1:3)						
50 mm face width	-	0.13	2.80	0.05	m	2.85
100 mm face width	-	0.21	4.53	0.20	m	4.73
<b>Pointing in</b>						
Pointing with mastic						
wood frames or sills	-	0.11	1.62	0.53	m	2.15
Pointing with polysulphide sealant						
wood frames or sills	-	0.11	1.62	1.66	m	3.29

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>F30 ACCESSORIES/SUNDRY ITEMS FOR BRICK/ BLOCK/STONE WALLING – cont'd</b>						
<b>Wedging and pinning</b>						
To underside of existing construction with slates in cement mortar (1:3)						
width of wall – one brick thick	-	0.85	18.33	5.01	m	23.34
width of wall – one and a half brick thick	-	1.06	22.86	10.02	m	32.88
width of wall – two brick thick	-	1.28	27.61	15.03	m	42.64
<b>Joints</b>						
Hacking joints and faces of brickwork or blockwork to form key for plaster						
	-	0.28	2.92	-	m <sup>2</sup>	2.92
Raking out joint in brickwork or blockwork for turned-in edge of flashing						
horizontal	-	0.16	3.45	-	m	3.45
stepped	-	0.21	4.53	-	m	4.53
Raking out and enlarging joint in brickwork or blockwork for nib of asphalt						
horizontal	-	0.21	4.53	-	m	4.53
Cutting grooves in brickwork or blockwork for water bars and the like						
for nib of asphalt; horizontal	-	0.27	2.82	0.99	m	3.81
Preparing to receive new walls	-	0.27	2.82	0.99	m	3.81
top existing 215 mm wall	-	0.21	4.53	-	m	4.53
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	-	0.27	5.14	3.62	m	8.76
expansion joints; 20 mm wide	-	0.31	5.73	5.15	m	10.89
expansion joints; 25 mm wide	-	0.37	6.62	6.16	m	12.78
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)	-	0.27	5.82	6.39	m	12.22
wall not exceeding 215 mm wide; 10 mm wide joint with 30 mm deep filler (two hour fire seal)	-	0.27	5.82	6.39	m	12.22
wall not exceeding 215 mm wide; 20 mm wide joint with 45 mm deep filler (two hour fire seal)	-	0.32	6.90	9.60	m	16.50
wall not exceeding 215 mm wide; 30 mm wide joint with 75 mm deep filler (three hour fire seal)	-	0.37	7.98	23.90	m	31.88
Fire resisting vertical expansion joints; filling with joint filler; fixed with high temperature slip adhesive; with polysulphide sealant one side; between end of wall of wall and concrete						
wall not exceeding 215 mm wide; 20 mm wide joint with 45 mm deep filler (two hour fire seal)	-	0.43	8.73	12.93	m	21.66
<b>Slates and tile sills</b>						
Sills; two courses of machine made plain roofing tiles set weathering; bedded and pointed						
	-	0.64	13.80	5.53	m	19.34
<b>Sundries</b>						
Weep holes						
Perpend units; plastic	-	0.02	0.43	0.18	nr	0.61

## F MASONRY

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 x 300 mm long	16.07	1.91	41.20	18.23	nr	59.43
185 mm diameter x 600 mm long	28.48	2.13	45.94	31.11	nr	77.05
185 mm diameter x 900 mm long	51.77	2.13	45.94	55.27	nr	101.22
<b>Air bricks</b>						
Air bricks; red terracotta; building into prepared openings						
215 mm x 65 mm	-	0.08	1.73	2.33	nr	4.05
215 mm x 140 mm	-	0.08	1.73	3.22	nr	4.95
215 mm x 215 mm	-	0.08	1.73	9.16	nr	10.89
<b>Gas flue blocks</b>						
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; ref HP1	-	0.11	2.37	2.83	nr	5.20
cover; ref HP2	-	0.11	2.37	6.24	nr	8.62
222 mm standard block with nib; ref HP3	-	0.11	2.37	4.58	nr	6.96
112 mm standard block with nib; ref HP3112	-	0.11	2.37	3.60	nr	5.98
72 mm standard block with nib; ref HP372	-	0.11	2.37	3.60	nr	5.98
vent block; ref HP3BH	-	0.11	2.37	7.07	nr	9.44
222 mm standard block without nib; ref HP4	-	0.11	2.37	4.58	nr	6.96
112 mm standard block without nib; ref HP4112	-	0.11	2.37	3.60	nr	5.98
72 mm standard block without nib; ref HP472	-	0.11	2.37	3.60	nr	5.98
120 mm side offset block; ref HP5	-	0.11	2.37	4.84	nr	7.21
70 mm back offset block; ref HP6	-	0.11	2.37	15.59	nr	17.96
vertical exit block; ref HP7	-	0.11	2.37	9.26	nr	11.63
angled entry/exit block; ref HP8	-	0.11	2.37	9.21	nr	11.58
reverse rebate block; ref HP9	-	0.11	2.37	6.75	nr	9.12
corbel block; ref HP10	-	0.11	2.37	9.06	nr	11.43
lintel unit; ref HP11	-	0.11	2.37	8.46	nr	10.83
<b>Proprietary items</b>						
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	-	0.16	3.45	3.73	m	7.18
closing cavities; width of cavity 75 mm	-	0.16	3.45	3.99	m	7.44
closing cavities; width of cavity 100 mm	-	0.16	3.45	4.42	m	7.87
"Westbrick" cavity closers or other equal and approved; Manthorpe Building Products Ltd						
closing cavities; width of cavity 50 mm	-	0.16	3.45	5.22	m	8.67
"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	-	0.08	1.73	5.89	m	7.61
"Type L" durropolythelene lintel stop ends or other equal and approved; Cavity Trays Ltd; fixing to lintel with butyl anchoring strip; building in as the work proceeds						
adjusted to lintel as required	-	0.05	1.08	0.59	nr	1.67

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>F30 ACCESSORIES/SUNDRY ITEMS FOR BRICK/ BLOCK/STONE WALLING – cont'd</b>						
<b>Proprietary items – cont'd</b>						
"Type W" polypropylene weeps/vents or other equal and approved; Cavity Trays Ltd; built into cavity wall as work proceeds						
100 mm/115 mm x 65 mm x 10 mm including lock fit wedges	-	0.05	1.08	0.45	nr	<b>1.53</b>
extra; extension duct 200 mm/225 mm x 65 mm x 10 mm	-	0.08	1.73	0.77	nr	<b>2.49</b>
"Type X" polypropylene abutment cavity tray or other equal and approved; Cavity Trays; built into facing brickwork as the work proceeds; complete with Code 4 lead flashing; intermediate/catchment tray with short leads (requiring soakers); to suit roof of						
17–20 degree pitch	-	0.06	1.29	5.49	nr	<b>6.79</b>
21–25 degree pitch	-	0.06	1.29	5.11	nr	<b>6.41</b>
26–45 degree pitch	-	0.06	1.29	4.88	nr	<b>6.18</b>
"Type X" polypropylene abutment cavity tray or other equal and approved; Cavity Trays; built into facing brickwork as the work proceeds; complete with Code 4 lead flashing; intermediate/catchment tray with long leads (suitable only for corrugated roof tiles); to suit roof of						
17–20 degree pitch	-	0.06	1.29	7.42	nr	<b>8.71</b>
21–25 degree pitch	-	0.06	1.29	6.82	nr	<b>8.12</b>
26–45 degree pitch	-	0.06	1.29	6.30	nr	<b>7.59</b>
"Type X" polypropylene abutment cavity tray or other equal and approved; Cavity Trays; built into facing brickwork as the work proceeds; complete with Code 4 lead flashing; ridge tray with short/long leads; to suit roof of						
17–20 degree pitch	-	0.06	1.29	12.49	nr	<b>13.78</b>
21–25 degree pitch	-	0.06	1.29	11.58	nr	<b>12.88</b>
26–45 degree pitch	-	0.06	1.29	9.83	nr	<b>11.12</b>
Servicised "Bituthene MR" aluminium faced gas resistant cavity flashing or other equal and approved; sealed at joints with eritape 30mm; in gauged mortar (1:1:6)						
width exceeding 225 mm; horizontal	-	0.91	19.63	19.36	m <sup>2</sup>	<b>38.98</b>
"Expamet" stainless steel wall starters or other equal and approved; plugged and screwed						
to suit walls 60 mm–75 mm thick	-	0.27	2.82	14.78	m	<b>17.60</b>
to suit walls 100 mm–115 mm thick	-	0.27	2.82	16.27	m	<b>19.09</b>
to suit walls 125 mm–180 mm thick	-	0.43	4.49	21.74	m	<b>26.23</b>
to suit walls 190 mm–260 mm thick	-	0.53	5.53	27.77	m	<b>33.30</b>
<b>Stainless steel posts, channels and ties</b>						
Windposts; 130 x 70 x 6 mm; including one piece through ties						
1200 mm long	-	-	-	-	nr	<b>138.68</b>
3000 mm long	-	-	-	-	nr	<b>208.02</b>
4800 mm long	-	-	-	-	nr	<b>305.10</b>

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Wall restraint channel ties; vertical channels; welded to steel work; 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	-	0.14	3.02	37.89	m	<b>40.91</b>
Head restraints; sliding brick anchors reference SBA/L at 900 mm horizontal centres; 450 mm deep; tying into two courses of blockwork; fixed to steelwork ties built into horizontal joint of masonry	-	0.06	1.29	17.12	nr	<b>18.42</b>
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	0.43	0.92	nr	<b>1.35</b>
Ties in walls; 200 mm long butterfly type; building into joints of brickwork or blockwork galvanised steel or polypropylene	-	0.02	0.43	0.08	nr	<b>0.52</b>
stainless steel	-	0.02	0.43	0.13	nr	<b>0.56</b>
Ties in walls; 20 mm x 3 mm x 200 mm long twisted wall type; building into joints of brickwork or blockwork galvanised steel	-	0.02	0.43	0.37	nr	<b>0.80</b>
stainless steel	-	0.02	0.43	0.69	nr	<b>1.12</b>
Anchors in walls; 25 mm x 3 mm x 100 mm long; one end dovetailed; other end building into joints of brickwork or blockwork galvanised steel	-	0.06	1.29	0.48	nr	<b>1.78</b>
stainless steel	-	0.06	1.29	0.78	nr	<b>2.08</b>
Fixing cramp 25 mm x 3 mm x 250 mm long; once bent; fixed to back of frame; other end building into joints of brickwork or blockwork galvanised steel	-	0.06	1.29	0.66	nr	<b>1.95</b>
<b>Galvanised steel lintels; "Catnic" or other equal and approved; built into brickwork or blockwork</b>						
70/125 range "CG" open back lintel for cavity wall						
750 mm long	46.66	0.27	5.82	48.46	nr	<b>54.28</b>
900 mm long	55.74	0.32	6.90	57.87	nr	<b>64.77</b>
1200 mm long	73.25	0.37	7.98	76.04	nr	<b>84.02</b>
1500 mm long	92.18	0.43	9.27	95.68	nr	<b>104.96</b>
1800 mm long	126.51	0.48	10.35	131.30	nr	<b>141.65</b>
2100 mm long	148.98	0.53	11.43	154.60	nr	<b>166.04</b>
2400 mm long	205.69	0.64	13.80	213.44	nr	<b>227.25</b>
70/125 range "CUB" open back lintel for cavity wall						
2700 mm long	241.50	0.74	15.96	250.60	nr	<b>266.56</b>
3000 mm long	336.26	0.85	18.33	348.92	nr	<b>367.25</b>
70/125 range "CU" open back lintel for cavity wall						
3300 mm long	414.39	0.95	20.49	429.97	nr	<b>450.46</b>
3600 mm long	465.41	1.06	22.86	482.90	nr	<b>505.77</b>
3900 mm long	499.25	1.17	25.24	518.01	nr	<b>543.25</b>
4200 mm long	547.54	0.53	11.43	568.12	nr	<b>579.55</b>



## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>F30 ACCESSORIES/SUNDRY ITEMS FOR BRICK/ BLOCK/STONE WALLING – cont'd</b>						
<b>Galvanised steel lintels; "Catnic" or other equal and approved; built into brickwork or blockwork – cont'd</b>						
90/125 range "CG" open back lintel for cavity wall						
750 mm long	51.90	0.27	5.82	53.89	nr	59.72
900 mm long	62.30	0.32	6.90	64.67	nr	71.58
1200 mm long	81.79	0.37	7.98	84.90	nr	92.88
1500 mm long	101.99	0.43	9.27	105.86	nr	115.13
1800 mm long	129.05	0.48	10.35	133.93	nr	144.28
2100 mm long	152.94	0.53	11.43	158.71	nr	170.15
2400 mm long	216.04	0.64	13.80	224.18	nr	237.99
90/125 range "CUB" open back lintel for cavity wall						
2700 mm long	249.98	0.74	15.96	259.40	nr	275.36
3000 mm long	359.55	0.85	18.33	373.08	nr	391.41
90/125 range "CU" open back lintel for cavity wall						
3300 mm long	447.51	0.95	20.49	464.34	nr	484.83
3600 mm long	498.44	1.06	22.86	517.17	nr	540.04
3900 mm long	531.75	1.17	25.24	551.73	nr	576.97
4200 mm long	570.00	0.53	11.43	591.42	nr	602.85
"CN92" single lintel for 75 mm internal wall						
1050 mm long	7.89	0.32	6.90	8.20	nr	15.11
1200 mm long	8.92	0.37	7.98	9.28	nr	17.26
"CN102" single lintel for 100 mm internal wall						
1050 mm long	9.98	0.32	6.90	10.37	nr	17.27
1200 mm long	11.02	0.37	7.98	11.45	nr	19.43
"CN100" single lintel for 75 mm internal wall						
1050 mm long	24.37	0.32	6.90	25.30	nr	32.21
1200 mm long	30.28	0.37	7.98	31.44	nr	39.42
"CN5XA" single lintel for 100 mm internal wall						
1050 mm long	46.02	0.32	6.90	47.76	nr	54.66
1200 mm long	47.21	0.37	7.98	49.00	nr	56.98
<b>F31 PRECAST CONCRETE SILLS/LINTELS/ COPING FEATURES</b>						
<b>Mix 20.00 N/mm<sup>2</sup> – 20 mm aggregate (1:2:4)</b>						
Lintels; plate; prestressed bedded						
100 mm x 70 mm x 750 mm long	1.45	0.43	9.27	1.53	nr	10.80
100 mm x 70 mm x 900 mm long	1.75	0.43	9.27	1.84	nr	11.11
100 mm x 70 mm x 1050 mm long	2.03	0.43	9.27	2.13	nr	11.41
100 mm x 70 mm x 900 mm long	2.31	0.43	9.27	2.42	nr	11.70
150 mm x 70 mm x 900 mm long	2.76	0.53	11.43	2.91	nr	14.34
150 mm x 70 mm x 1050 mm long	3.22	0.53	11.43	3.38	nr	14.81
150 mm x 70 mm x 1200 mm long	3.68	0.53	11.43	3.86	nr	15.29
220 mm x 70 mm x 900 mm long	4.05	0.64	13.80	4.26	nr	18.06
220 mm x 70 mm x 1200 mm long	5.40	0.64	13.80	5.66	nr	19.46
220 mm x 70 mm x 1500 mm long	6.75	0.74	15.96	7.06	nr	23.02
265 mm x 70 mm x 900 mm long	4.89	0.64	13.80	5.13	nr	18.94
265 mm x 70 mm x 1200 mm long	6.51	0.64	13.80	6.81	nr	20.62
265 mm x 70 mm x 1500 mm long	8.14	0.74	15.96	8.50	nr	24.47
265 mm x 70 mm x 1800 mm long	9.77	0.85	18.33	10.19	nr	28.53
Lintels; rectangular; reinforced with mild steel bars; bedded						
100 mm x 145 mm x 900 mm long	3.45	0.64	13.80	3.60	nr	17.40
100 mm x 145 mm x 1050 mm long	4.02	0.64	13.80	4.20	nr	18.00
100 mm x 145 mm x 1200 mm long	4.59	0.64	13.80	4.79	nr	18.59

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
225 mm x 145 mm x 1200 mm long	17.82	0.85	18.33	18.54	nr	<b>36.88</b>
225 mm x 225 mm x 1800 mm long	26.66	1.60	34.51	27.71	nr	<b>62.22</b>
Lintels; boot; reinforced with mild steel bars; bedded						
250 mm x 225 mm x 1200 mm long	19.75	1.28	27.61	20.54	nr	<b>48.15</b>
275 mm x 225 mm x 1800 mm long	32.58	1.91	41.20	33.86	nr	<b>75.05</b>
Padstones						
300 mm x 100 mm x 75 mm	4.07	0.32	6.90	4.24	nr	<b>11.15</b>
225 mm x 225 mm x 150 mm	6.17	0.43	9.27	6.44	nr	<b>15.72</b>
450 mm x 450 mm x 150 mm	16.32	0.64	13.80	17.09	nr	<b>30.89</b>
<b>Mix 30.00 N/mm<sup>2</sup> – 20 mm aggregate (1:1:2)</b>						
Copings; once weathered; once throated; bedded and pointed						
152 mm x 76 mm	4.94	0.74	15.96	5.46	m	<b>21.42</b>
178 mm x 64 mm	5.45	0.74	15.96	6.02	m	<b>21.98</b>
305 mm x 76 mm	9.21	0.85	18.33	10.21	m	<b>28.54</b>
extra for fair ends	-	-	-	4.38	nr	-
extra for angles	-	-	-	4.97	nr	-
Copings; twice weathered; twice throated; bedded and pointed						
152 mm x 76 mm	4.94	0.74	15.96	5.46	m	<b>21.42</b>
178 mm x 64 mm	5.41	0.74	15.96	5.97	m	<b>21.93</b>
305 mm x 76 mm	9.21	0.85	18.33	10.21	m	<b>28.54</b>
extra for fair ends	-	-	-	4.38	nr	-
extra for angles	-	-	-	4.97	nr	-
Sills; splayed top edge; stooled ends; bedded and pointed						
140 mm x 85 mm	18.00	0.85	18.33	19.69	m	<b>38.02</b>
140 mm x 85 mm	22.50	0.85	18.33	24.59	m	<b>42.92</b>

## G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>G10 STRUCTURAL STEEL FRAMING</b>						
<b>Framing, fabrication; weldable steel; BS EN 10025 Grade S275; hot rolled structural steel sections; welded fabrication</b>						
Columns						
weight not exceeding 40 kg/m	-	-	-	-	tonne	1597.97
weight not exceeding 40 kg/m; castellated	-	-	-	-	tonne	2187.35
weight not exceeding 40 kg/m; curved	-	-	-	-	tonne	2129.95
weight not exceeding 40 kg/m; square hollow section	-	-	-	-	tonne	2045.90
weight not exceeding 40 kg/m; circular hollow section	-	-	-	-	tonne	2164.80
weight 40–100 kg/m	-	-	-	-	tonne	1381.70
weight 40–100 kg/m; castellated	-	-	-	-	tonne	1878.83
weight 40–100 kg/m; curved	-	-	-	-	tonne	1794.78
weight 40–100 kg/m; square hollow section	-	-	-	-	tonne	1736.35
weight 40–100 kg/m; circular hollow section	-	-	-	-	tonne	1835.78
weight exceeding 100 kg/m	-	-	-	-	tonne	1240.25
weight exceeding 100 kg/m; castellated	-	-	-	-	tonne	1653.33
weight exceeding 100 kg/m; curved	-	-	-	-	tonne	1593.88
weight exceeding 100 kg/m; square hollow section	-	-	-	-	tonne	1669.72
weight exceeding 100 kg/m; circular hollow section	-	-	-	-	tonne	1788.63
Beams						
weight not exceeding 40 kg/m	-	-	-	-	tonne	1650.25
weight not exceeding 40 kg/m; castellated	-	-	-	-	tonne	2241.68
weight not exceeding 40 kg/m; curved	-	-	-	-	tonne	2124.82
weight not exceeding 40 kg/m; square hollow section	-	-	-	-	tonne	2234.50
weight not exceeding 40 kg/m; circular hollow section	-	-	-	-	tonne	2657.82
weight 40–100 kg/m	-	-	-	-	tonne	1347.88
weight 40–100 kg/m; castellated	-	-	-	-	tonne	1797.85
weight 40–100 kg/m; curved	-	-	-	-	tonne	1720.97
weight 40–100 kg/m; square hollow section	-	-	-	-	tonne	2143.28
weight 40–100 kg/m; circular hollow section	-	-	-	-	tonne	2456.93
weight exceeding 100 kg/m	-	-	-	-	tonne	1236.15
weight exceeding 100 kg/m; castellated	-	-	-	-	tonne	1658.45
weight exceeding 100 kg/m; curved	-	-	-	-	tonne	1597.97
weight exceeding 100 kg/m; square hollow section	-	-	-	-	tonne	2027.45
weight exceeding 100 kg/m; circular hollow section	-	-	-	-	tonne	2322.65
Bracings						
weight not exceeding 40 kg/m	-	-	-	-	tonne	1979.28
weight not exceeding 40 kg/m; square hollow section	-	-	-	-	tonne	2482.55
weight not exceeding 40 kg/m; circular hollow section	-	-	-	-	tonne	2482.55
weight 40–100 kg/m	-	-	-	-	tonne	1834.75
weight 40–100 kg/m; square hollow section	-	-	-	-	tonne	2326.75
weight 40–100 kg/m; circular hollow section	-	-	-	-	tonne	2326.75
weight exceeding 100 kg/m	-	-	-	-	tonne	1733.28
weight exceeding 100 kg/m; square hollow section	-	-	-	-	tonne	2214.00
weight exceeding 100 kg/m; circular hollow section	-	-	-	-	tonne	2214.00
Purlins and cladding rails						
weight not exceeding 40 kg/m	-	-	-	-	tonne	1504.70
weight not exceeding 40 kg/m; square hollow section	-	-	-	-	tonne	2517.40
weight not exceeding 40 kg/m; circular hollow section	-	-	-	-	tonne	2517.40

**G STRUCTURAL/CARCASSING METAL/TIMBER**

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
weight 40–100 kg/m	-	-	-	-	tonne	<b>1331.47</b>
weight 40–100 kg/m; square hollow section	-	-	-	-	tonne	<b>2253.97</b>
weight 40–100 kg/m; circular hollow section	-	-	-	-	tonne	<b>2253.97</b>
weight exceeding 100 kg/m	-	-	-	-	tonne	<b>1222.83</b>
weight exceeding 100 kg/m; square hollow section	-	-	-	-	tonne	<b>2177.10</b>
weight exceeding 100 kg/m; circular hollow section	-	-	-	-	tonne	<b>2177.10</b>
<b>Grillages</b>						
weight not exceeding 40 kg/m	-	-	-	-	tonne	<b>1706.63</b>
weight 40–100 kg/m	-	-	-	-	tonne	<b>1357.10</b>
weight exceeding 100 kg/m	-	-	-	-	tonne	<b>1290.47</b>
<b>Trestles, towers and built up columns</b>						
straight	-	-	-	-	tonne	<b>2330.85</b>
<b>Trusses and built up girders</b>						
straight	-	-	-	-	tonne	<b>2330.85</b>
curved	-	-	-	-	tonne	<b>2885.38</b>
<b>Fittings</b>	-	-	-	-	tonne	<b>2287.80</b>
Add to the above forementioned prices for:						
grade 355 steelwork	-	-	-	-	%	<b>7.69</b>
<b>Framing, erection</b>						
Trial erection	-	-	-	-	tonne	<b>374.13</b>
Permanent erection on site	-	-	-	-	tonne	<b>374.13</b>
<b>Surface preparation</b>						
At works						
blast cleaning	-	-	-	-	m <sup>2</sup>	<b>2.72</b>
<b>Surface treatment</b>						
At works						
galvanising	-	-	-	-	m <sup>2</sup>	<b>12.86</b>
shotblasting and priming to SA 2.5	-	-	-	-	m <sup>2</sup>	<b>7.12</b>
touch up primer and one coat of two pack epoxy	-	-	-	-	m <sup>2</sup>	<b>4.92</b>
zinc phosphate primer	-	-	-	-	m <sup>2</sup>	<b>4.92</b>
intumescent paint fire protection (30 minutes); spray applied	-	-	-	-	m <sup>2</sup>	<b>10.93</b>
intumescent paint fire protection (60 minutes); spray applied	-	-	-	-	m <sup>2</sup>	<b>16.39</b>
Extra over for separate decorative sealer top coat	-	-	-	-	m <sup>2</sup>	<b>3.28</b>
On site						
intumescent paint fire protection (30 minutes) to universal beams etc.; spray applied	-	-	-	-	m <sup>2</sup>	<b>8.20</b>
intumescent paint fire protection (30 minutes) to circular columns etc.; spray applied	-	-	-	-	m <sup>2</sup>	<b>13.73</b>
intumescent paint fire protection (60 minutes) to universal beams etc.; spray applied	-	-	-	-	m <sup>2</sup>	<b>10.38</b>
intumescent paint fire protection (60 minutes) to circular columns etc.; spray applied	-	-	-	-	m <sup>2</sup>	<b>17.43</b>
Extra over for separate decorative sealer top coat	-	-	-	-	m <sup>2</sup>	<b>2.73</b>
<b>Metsec Steel Framing System; or other equal and approved; as inner leaf to external wall; including provision for all openings, abutments, junctions and head details etc.</b>						
Inner leaf; with supports and perimeter sections for external metal cladding (measured separately)						
100 mm thick steel walling	-	-	-	-	m <sup>2</sup>	<b>64.38</b>
150 mm thick steel walling	-	-	-	-	m <sup>2</sup>	<b>68.53</b>
200 mm thick steel walling	-	-	-	-	m <sup>2</sup>	<b>79.03</b>

## G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>G10 STRUCTURAL STEEL FRAMING – cont'd</b>						
<b>Metsec Steel Framing System; or other equal and approved; as inner leaf to external wall; including provision for all openings, abutments, junctions and head details etc. – cont'd</b>						
Inner leaf; with 16 mm Pyroc sheathing board						
100 mm thick steel walling	-	-	-	-	m <sup>2</sup>	<b>81.88</b>
150 mm thick steel walling	-	-	-	-	m <sup>2</sup>	<b>86.03</b>
200 mm thick steel walling	-	-	-	-	m <sup>2</sup>	<b>96.53</b>
16 mm Pyroc sheathing board fixed to slab perimeter not exceeding 300 mm						
-	-	-	-	-	m	<b>9.08</b>
Inner leaf; with 16 mm Pyroc sheathing board and 40 mm Thermawall TW55 insulation supported by halfen channels type 28/15 fixed to studs at 450 mm centres.						
100 mm thick steel walling	-	-	-	-	m <sup>2</sup>	<b>91.61</b>
150 mm thick steel walling	-	-	-	-	m <sup>2</sup>	<b>95.76</b>
200 mm thick steel walling	-	-	-	-	m <sup>2</sup>	<b>106.26</b>
16 mm Pyroc sheathing board and 40 mm Thermawall TW55 insulation fixed to slab perimeter not exceeding 300 mm						
-	-	-	-	-	m	<b>10.37</b>
<b>Cold formed galvanised steel; Kingspan "Multibeam" or other equal and approved</b>						
Cold rolled purlins and cladding rails						
175 x 65 x 1.4 mm gauge purlins or rails; fixed to steelwork						
-	0.05	0.83	14.77	m	<b>15.60</b>	
175 x 65 x 1.6 mm gauge purlins or rails; fixed to steelwork						
-	0.05	0.83	15.71	m	<b>16.54</b>	
175 x 65 x 2.0 mm gauge purlins or rails; fixed to steelwork						
-	0.05	0.83	18.95	m	<b>19.79</b>	
205 x 65 x 1.4 mm gauge purlins or rails; fixed to steelwork						
-	0.05	0.83	17.52	m	<b>18.35</b>	
205 x 65 x 1.6 mm gauge purlins or rails; fixed to steelwork						
-	0.05	0.83	19.84	m	<b>20.68</b>	
205 x 65 x 2.0 mm gauge purlins or rails; fixed to steelwork						
-	0.05	0.83	20.06	m	<b>20.90</b>	
Heavy duty Zed section spacers						
vertically; across cladding rails; fixed to steelwork						
-	0.06	1.00	9.25	m	<b>10.25</b>	
Cleats						
weld-on for 175 mm purlin or rail						
-	0.12	2.00	4.19	nr	<b>6.19</b>	
bolt-on for 175 mm purlin or rail; including fixing bolts						
-	0.03	0.50	7.98	nr	<b>8.48</b>	
weld-on for 205 mm purlin or rail						
-	0.12	2.00	4.79	nr	<b>6.79</b>	
bolt-on for 205 mm purlin or rail; including fixing bolts						
-	0.03	0.50	8.66	nr	<b>9.16</b>	
Tubular ties						
150 mm long; bolted diagonally across purlins or cladding rails						
-	0.03	0.50	8.65	nr	<b>9.15</b>	

**G STRUCTURAL/CARCASSING METAL/TIMBER**

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>G12 ISOLATED STRUCTURAL METAL MEMBERS</b>						
<b>Isolated structural member; weldable steel; BS EN 10025: 1993 Grade S275; hot rolled structural steel sections</b>						
Plain member; beams						
weight not exceeding 40 kg/m	-	-	-	-	tonne	<b>1205.40</b>
weight 40–100 kg/m	-	-	-	-	tonne	<b>1170.55</b>
weight exceeding 100 kg/m	-	-	-	-	tonne	<b>1137.75</b>
<b>Metsec open web steel lattice beams; in single members; raised 3.50 m above ground; ends built in</b>						
Beams; one coat zinc phosphate primer at works						
220 mm deep; to span 6.00 m (11.50 kg/m); ref B22	-	0.20	5.04	37.85	m	<b>42.89</b>
270 mm deep; to span 7.00 m (11.50 kg/m); ref B27	-	0.26	6.56	37.85	m	<b>44.40</b>
300 mm deep; to span 8.00 m (12.50 kg/m); ref B30	-	0.26	6.56	40.80	m	<b>47.36</b>
350 mm deep; to span 9.00 m (14.00 kg/m); ref B35	-	0.26	6.56	45.73	m	<b>52.29</b>
350 mm deep; to span 10.00 m (20.00 kg/m); ref D35	-	0.31	7.82	65.44	m	<b>73.26</b>
450 mm deep; to span 11.00 m (21.00 kg/m); ref D45	-	0.36	9.08	68.40	m	<b>77.48</b>
450 mm deep; to span 12.00 m (32.5 kg/m); ref G45	-	0.51	12.86	105.85	m	<b>118.71</b>
Beams; galvanised						
220 mm deep; to span 6.00 m (11.50 kg/m); ref B22	-	0.20	5.04	39.82	m	<b>44.86</b>
270 mm deep; to span 7.00 m (11.50 kg/m); ref B27	-	0.26	6.56	39.82	m	<b>46.37</b>
300 mm deep; to span 8.00 m (12.50 kg/m); ref B30	-	0.26	6.56	43.76	m	<b>50.31</b>
350 mm deep; to span 9.00 m (14.00 kg/m); ref B35	-	0.26	6.56	48.69	m	<b>55.24</b>
350 mm deep; to span 10.00 m (20.00 kg/m); ref D35	-	0.31	7.82	69.39	m	<b>77.20</b>
450 mm deep; to span 11.00 m (21.00 kg/m); ref D45	-	0.36	9.08	73.33	m	<b>82.40</b>
450 mm deep; to span 12.00 m (32.5 kg/m); ref G45	-	0.51	12.86	112.75	m	<b>125.61</b>
<b>G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING</b>						
<b>Sawn softwood; untreated</b>						
Floor members						
38 mm x 100 mm	-	0.12	2.07	1.38	m	<b>3.45</b>
38 mm x 150 mm	-	0.14	2.42	1.92	m	<b>4.33</b>
47 mm x 75 mm	-	0.12	2.07	1.47	m	<b>3.54</b>
47 mm x 100 mm	-	0.14	2.42	1.83	m	<b>4.24</b>
47 mm x 125 mm	-	0.14	2.42	2.25	m	<b>4.66</b>
47 mm x 150 mm	-	0.16	2.76	2.67	m	<b>5.43</b>
47 mm x 175 mm	-	0.16	2.76	3.25	m	<b>6.02</b>
47 mm x 200 mm	-	0.17	2.93	3.65	m	<b>6.58</b>
47 mm x 225 mm	-	0.17	2.93	4.24	m	<b>7.17</b>
47 mm x 250 mm	-	0.18	3.11	4.77	m	<b>7.88</b>
75 mm x 125 mm	-	0.17	2.93	3.36	m	<b>6.30</b>
75 mm x 150 mm	-	0.17	2.93	4.00	m	<b>6.93</b>
75 mm x 175 mm	-	0.17	2.93	4.79	m	<b>7.73</b>
75 mm x 200 mm	-	0.18	3.11	5.60	m	<b>8.70</b>
75 mm x 225 mm	-	0.18	3.11	6.34	m	<b>9.45</b>
75 mm x 250 mm	-	0.19	3.28	7.74	m	<b>11.02</b>
100 mm x 150 mm	-	0.22	3.80	5.42	m	<b>9.21</b>
100 mm x 200 mm	-	0.23	3.97	8.11	m	<b>12.09</b>
100 mm x 250 mm	-	0.26	4.49	10.35	m	<b>14.83</b>
100 mm x 300 mm	-	0.28	4.83	10.12	m	<b>14.96</b>

## G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING – cont'd</b>						
<b>Sawn softwood; untreated – cont'd</b>						
Wall or partition members						
25 mm x 25 mm	-	0.07	1.21	0.53	m	1.74
25 mm x 38 mm	-	0.07	1.21	0.60	m	1.81
25 mm x 75 mm	-	0.09	1.55	0.76	m	2.31
38 mm x 38 mm	-	0.09	1.55	0.71	m	2.27
38 mm x 50 mm	-	0.09	1.55	0.90	m	2.45
38 mm x 75 mm	-	0.12	2.07	1.11	m	3.18
38 mm x 100 mm	-	0.16	2.76	1.38	m	4.14
47 mm x 50 mm	-	0.12	2.07	0.96	m	3.03
47 mm x 75 mm	-	0.16	2.76	1.49	m	4.25
47 mm x 100 mm	-	0.19	3.28	1.85	m	5.13
47 mm x 125 mm	-	0.19	3.28	2.27	m	5.55
75 mm x 75 mm	-	0.19	3.28	2.04	m	5.32
75 mm x 100 mm	-	0.21	3.63	2.85	m	6.48
100 mm x 100 mm	-	0.21	3.63	3.71	m	7.34
Roof members; flat						
38 mm x 75 mm	-	0.14	2.42	1.11	m	3.53
38 mm x 100 mm	-	0.14	2.42	1.38	m	3.80
38 mm x 125 mm	-	0.14	2.42	1.65	m	4.07
38 mm x 150 mm	-	0.14	2.42	1.92	m	4.33
47 mm x 100 mm	-	0.14	2.42	1.83	m	4.24
47 mm x 125 mm	-	0.14	2.42	2.25	m	4.66
47 mm x 150 mm	-	0.16	2.76	2.67	m	5.43
47 mm x 175 mm	-	0.16	2.76	3.25	m	6.02
47 mm x 200 mm	-	0.17	2.93	3.65	m	6.58
47 mm x 225 mm	-	0.17	2.93	4.24	m	7.17
47 mm x 250 mm	-	0.18	3.11	4.77	m	7.88
75 mm x 150 mm	-	0.17	2.93	4.00	m	6.93
75 mm x 175 mm	-	0.17	2.93	4.79	m	7.73
75 mm x 200 mm	-	0.18	3.11	5.60	m	8.70
75 mm x 225 mm	-	0.18	3.11	6.34	m	9.45
75 mm x 250 mm	-	0.19	3.28	7.74	m	11.02
Joist strutting; herringbone strutting						
47 mm x 50 mm; depth of joist 150 mm	-	0.51	8.80	2.15	m	10.95
47 mm x 50 mm; depth of joist 175 mm	-	0.51	8.80	2.19	m	11.00
47 mm x 50 mm; depth of joist 200 mm	-	0.51	8.80	2.24	m	11.04
47 mm x 50 mm; depth of joist 225 mm	-	0.51	8.80	2.28	m	11.08
47 mm x 50 mm; depth of joist 250 mm	-	0.51	8.80	2.33	m	11.13
Joist strutting; block						
47 mm x 150 mm; depth of joist 150 mm	-	0.31	5.35	2.94	m	8.29
47 mm x 175 mm; depth of joist 175 mm	-	0.31	5.35	3.53	m	8.88
47 mm x 200 mm; depth of joist 200 mm	-	0.31	5.35	3.92	m	9.27
47 mm x 225 mm; depth of joist 225 mm	-	0.31	5.35	4.51	m	9.86
47 mm x 250 mm; depth of joist 250 mm	-	0.31	5.35	5.05	m	10.40
Cleats						
225 mm x 100 mm x 75 mm	-	0.20	3.45	0.71	nr	4.16
Extra for stress grading to above timbers						
general structural (GS) grade	-	-	-	26.77	m <sup>3</sup>	-
special structural (SS) grade	-	-	-	53.53	m <sup>3</sup>	-
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	-	0.05	0.86	-	m	0.86

**G STRUCTURAL/CARCASSING METAL/TIMBER**

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Sawn softwood; "Tanalised"</b>						
Floor members						
38 mm x 75 mm	-	0.12	2.07	1.25	m	3.32
38 mm x 100 mm	-	0.12	2.07	1.56	m	3.63
38 mm x 150 mm	-	0.14	2.42	2.18	m	4.60
47 mm x 75 mm	-	0.12	2.07	1.65	m	3.72
47 mm x 100 mm	-	0.14	2.42	2.06	m	4.48
47 mm x 125 mm	-	0.14	2.42	2.54	m	4.96
47 mm x 150 mm	-	0.16	2.76	3.02	m	5.78
47 mm x 175 mm	-	0.16	2.76	3.67	m	6.43
47 mm x 200 mm	-	0.17	2.93	4.12	m	7.05
47 mm x 225 mm	-	0.17	2.93	4.76	m	7.70
47 mm x 250 mm	-	0.18	3.11	5.36	m	8.46
75 mm x 125 mm	-	0.17	2.93	3.80	m	6.74
75 mm x 150 mm	-	0.17	2.93	4.53	m	7.46
75 mm x 175 mm	-	0.17	2.93	5.41	m	8.34
75 mm x 200 mm	-	0.18	3.11	6.30	m	9.40
75 mm x 225 mm	-	0.18	3.11	7.14	m	10.25
75 mm x 250 mm	-	0.19	3.28	8.62	m	11.90
100 mm x 150 mm	-	0.22	3.80	6.12	m	9.92
100 mm x 200 mm	-	0.23	3.97	9.05	m	13.02
100 mm x 250 mm	-	0.26	4.49	11.52	m	16.01
100 mm x 300 mm	-	0.28	4.83	11.53	m	16.36
Wall or partition members						
25 mm x 25 mm	-	0.07	1.21	0.56	m	1.77
25 mm x 38 mm	-	0.07	1.21	0.65	m	1.86
25 mm x 75 mm	-	0.09	1.55	0.84	m	2.40
38 mm x 38 mm	-	0.09	1.55	0.78	m	2.33
38 mm x 50 mm	-	0.09	1.55	0.99	m	2.54
38 mm x 75 mm	-	0.12	2.07	1.25	m	3.32
38 mm x 100 mm	-	0.16	2.76	1.56	m	4.32
47 mm x 50 mm	-	0.12	2.07	1.07	m	3.15
47 mm x 75 mm	-	0.16	2.76	1.67	m	4.43
47 mm x 100 mm	-	0.19	3.28	2.08	m	5.36
47 mm x 125 mm	-	0.19	3.28	2.56	m	5.84
75 mm x 75 mm	-	0.19	3.28	2.30	m	5.58
75 mm x 100 mm	-	0.21	3.63	3.20	m	6.83
100 mm x 100 mm	-	0.21	3.63	4.18	m	7.81
Roof members; flat						
38 mm x 75 mm	-	0.14	2.42	1.25	m	3.67
38 mm x 100 mm	-	0.14	2.42	1.56	m	3.98
38 mm x 125 mm	-	0.14	2.42	1.87	m	4.29
38 mm x 150 mm	-	0.14	2.42	2.18	m	4.60
47 mm x 100 mm	-	0.14	2.42	2.06	m	4.48
47 mm x 125 mm	-	0.14	2.42	2.54	m	4.96
47 mm x 150 mm	-	0.16	2.76	3.02	m	5.78
47 mm x 175 mm	-	0.16	2.76	3.67	m	6.43
47 mm x 200 mm	-	0.17	2.93	4.12	m	7.05
47 mm x 225 mm	-	0.17	2.93	4.76	m	7.70
47 mm x 250 mm	-	0.18	3.11	5.36	m	8.46
75 mm x 150 mm	-	0.17	2.93	4.53	m	7.46
75 mm x 175 mm	-	0.17	2.93	5.41	m	8.34
75 mm x 200 mm	-	0.18	3.11	6.30	m	9.40
75 mm x 225 mm	-	0.18	3.11	7.14	m	10.25
75 mm x 250 mm	-	0.19	3.28	8.62	m	11.90



## G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING – cont'd</b>						
<b>Sawn softwood; "Tanalised" – cont'd</b>						
Roof members; pitched						
25 mm x 100 mm	-	0.12	2.07	1.23	m	3.30
25 mm x 125 mm	-	0.12	2.07	1.67	m	3.74
25 mm x 150 mm	-	0.16	2.76	2.01	m	4.77
25 mm x 175 mm	-	0.18	3.11	2.35	m	5.46
25 mm x 200 mm	-	0.19	3.28	2.70	m	5.98
38 mm x 100 mm	-	0.16	2.76	1.56	m	4.32
38 mm x 125 mm	-	0.16	2.76	1.87	m	4.64
38 mm x 150 mm	-	0.16	2.76	2.18	m	4.94
38 mm x 175 mm	-	0.18	3.11	2.59	m	5.69
38 mm x 200 mm	-	0.19	3.28	2.99	m	6.27
47 mm x 50 mm	-	0.12	2.07	1.05	m	3.12
47 mm x 75 mm	-	0.16	2.76	1.65	m	4.41
47 mm x 100 mm	-	0.19	3.28	2.06	m	5.34
47 mm x 125 mm	-	0.19	3.28	2.54	m	5.82
47 mm x 150 mm	-	0.21	3.63	3.02	m	6.64
47 mm x 175 mm	-	0.21	3.63	3.67	m	7.29
47 mm x 200 mm	-	0.21	3.63	4.12	m	7.74
47 mm x 225 mm	-	0.21	3.63	4.76	m	8.39
75 mm x 100 mm	-	0.26	4.49	3.16	m	7.65
75 mm x 125 mm	-	0.26	4.49	3.80	m	8.29
75 mm x 150 mm	-	0.26	4.49	4.53	m	9.01
100 mm x 150 mm	-	0.31	5.35	6.14	m	11.49
100 mm x 175 mm	-	0.31	5.35	7.15	m	12.50
100 mm x 200 mm	-	0.31	5.35	9.05	m	14.40
100 mm x 225 mm	-	0.33	5.70	10.28	m	15.98
100 mm x 250 mm	-	0.33	5.70	11.52	m	17.21
Plates						
38 mm x 75 mm	-	0.12	2.07	1.25	m	3.32
38 mm x 100 mm	-	0.16	2.76	1.56	m	4.32
47 mm x 75 mm	-	0.16	2.76	1.67	m	4.43
47 mm x 100 mm	-	0.19	3.28	2.08	m	5.36
75 mm x 100 mm	-	0.21	3.63	3.20	m	6.83
75 mm x 125 mm	-	0.24	4.14	3.78	m	7.93
75 mm x 150 mm	-	0.27	4.66	4.50	m	9.17
Plates; fixing by bolting						
38 mm x 75 mm	-	0.21	3.63	1.25	m	4.87
38 mm x 100 mm	-	0.25	4.32	1.56	m	5.88
47 mm x 75 mm	-	0.25	4.32	1.67	m	5.99
47 mm x 100 mm	-	0.28	4.83	2.08	m	6.92
75 mm x 100 mm	-	0.31	5.35	3.20	m	8.56
75 mm x 125 mm	-	0.33	5.70	3.78	m	9.48
75 mm x 150 mm	-	0.36	6.21	4.50	m	10.72
Joist strutting; herringbone						
47 mm x 50 mm; depth of joist 150 mm	-	0.51	8.80	2.39	m	11.19
47 mm x 50 mm; depth of joist 175 mm	-	0.51	8.80	2.44	m	11.24
47 mm x 50 mm; depth of joist 200 mm	-	0.51	8.80	2.49	m	11.29
47 mm x 50 mm; depth of joist 225 mm	-	0.51	8.80	2.54	m	11.34
47 mm x 50 mm; depth of joist 250 mm	-	0.51	8.80	2.59	m	11.39
Joist strutting; block						
47 mm x 150 mm; depth of joist 150 mm	-	0.31	5.35	3.29	m	8.65
47 mm x 175 mm; depth of joist 175 mm	-	0.31	5.35	3.94	m	9.30
47 mm x 200 mm; depth of joist 200 mm	-	0.31	5.35	4.39	m	9.74
47 mm x 225 mm; depth of joist 225 mm	-	0.31	5.35	5.04	m	10.39
47 mm x 250 mm; depth of joist 250 mm	-	0.31	5.35	5.63	m	10.98

## G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Cleats 225 mm x 100 mm x 75 mm	-	0.20	3.45	0.79	nr	<b>4.24</b>
Extra for stress grading to above timbers						
general structural (GS) grade	-	-	-	26.77	m <sup>3</sup>	-
special structural (SS) grade	-	-	-	53.53	m <sup>3</sup>	-
Extra for protecting and flameproofing timber with "Celgard CF" protection or other equal or approved						
small sections	-	-	-	131.13	m <sup>3</sup>	-
large sections	-	-	-	125.89	m <sup>3</sup>	-
Wrot surfaces						
plain; 50 mm wide	-	0.02	0.35	-	m	<b>0.35</b>
plain; 100 mm wide	-	0.03	0.52	-	m	<b>0.52</b>
plain; 150 mm wide	-	0.05	0.86	-	m	<b>0.86</b>
<b>Trussed rafters, stress graded sawn softwood pressure impregnated; raised through two storeys and fixed in position</b>						
"W" type truss (Fink); 22.50 degree pitch; 450 mm eaves overhang						
5.00 m span	-	1.63	28.14	28.00	nr	<b>56.14</b>
7.60 m span	-	1.79	30.90	35.33	nr	<b>66.24</b>
10.00 m span	-	2.04	35.22	58.18	nr	<b>93.40</b>
"W" type truss (Fink); 30 degree pitch; 450 mm eaves overhang						
5.00 m span	-	1.63	28.14	28.26	nr	<b>56.40</b>
7.60 m span	-	1.79	30.90	37.36	nr	<b>68.26</b>
10.00 m span	-	2.04	35.22	61.36	nr	<b>96.58</b>
"W" type truss (Fink); 45 degree pitch; 450 mm eaves overhang						
4.60 m span	-	1.63	28.14	29.85	nr	<b>57.99</b>
7.00 m span	-	1.79	30.90	44.50	nr	<b>75.40</b>
"Mono" type truss; 17.50 degree pitch; 450 mm eaves overhang						
3.30 m span	-	1.43	24.69	22.08	nr	<b>46.77</b>
5.60 m span	-	1.63	28.14	33.27	nr	<b>61.41</b>
7.00 m span	-	1.88	32.46	41.68	nr	<b>74.14</b>
"Attic" type truss; 45 degree pitch; 450 mm eaves overhang						
5.00 m span	-	3.21	55.42	62.11	nr	<b>117.53</b>
7.60 m span	-	3.36	58.01	110.53	nr	<b>168.54</b>
9.00 m span	-	3.56	61.46	141.30	nr	<b>202.75</b>
<b>"Moelven Toreboda" glulam timber beams or other equal and approved; Moelven Laminated Timber Structures; LB grade whitewood; pressure impregnated; phenbol resorcinol adhesive; clean planed finish; fixed</b>						
Laminated roof beams						
56 mm x 225 mm	-	0.56	9.67	6.89	m	<b>16.56</b>
66 mm x 315 mm	-	0.71	12.26	11.38	m	<b>23.64</b>
90 mm x 315 mm	-	0.92	15.88	15.52	m	<b>31.40</b>
90 mm x 405 mm	-	1.17	20.20	19.95	m	<b>40.15</b>
115 mm x 405 mm	-	1.48	25.55	25.50	m	<b>51.05</b>
115 mm x 495 mm	-	1.83	31.59	31.16	m	<b>62.75</b>
115 mm x 630 mm	-	2.24	38.67	39.66	m	<b>78.33</b>

## G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING – cont'd</b>						
<b>"Masterboard" or other equal and approved; 6 mm thick</b>						
Eaves, verge soffit boards, fascia boards and the like over 300 mm wide	7.20	0.71	12.26	8.45	m <sup>2</sup>	20.71
75 mm wide	-	0.21	3.63	0.64	m	4.27
150 mm wide	-	0.24	4.14	1.27	m	5.41
225 mm wide	-	0.29	5.01	1.89	m	6.90
300 mm wide	-	0.31	5.35	2.51	m	7.87
<b>Plywood; external quality; 12 mm thick</b>						
Eaves, verge soffit boards, fascia boards and the like over 300 mm wide	8.51	0.83	14.33	9.92	m <sup>2</sup>	24.25
75 mm wide	-	0.26	4.49	0.75	m	5.24
150 mm wide	-	0.30	5.18	1.49	m	6.67
225 mm wide	-	0.33	5.70	2.22	m	7.92
300 mm wide	-	0.38	6.56	2.95	m	9.51
<b>Plywood; external quality; 15 mm thick</b>						
Eaves, verge soffit boards, fascia boards and the like over 300 mm wide	10.68	0.83	14.33	12.34	m <sup>2</sup>	26.67
75 mm wide	-	0.26	4.49	0.94	m	5.42
150 mm wide	-	0.30	5.18	1.85	m	7.03
225 mm wide	-	0.33	5.70	2.77	m	8.46
300 mm wide	-	0.38	6.56	3.68	m	10.24
<b>Plywood; external quality; 18 mm thick</b>						
Eaves, verge soffit boards, fascia boards and the like over 300 mm wide	12.76	0.83	14.33	14.65	m <sup>2</sup>	28.98
75 mm wide	-	0.26	4.49	1.11	m	5.60
150 mm wide	-	0.30	5.18	2.20	m	7.38
225 mm wide	-	0.33	5.70	3.29	m	8.98
300 mm wide	-	0.38	6.56	4.38	m	10.94
<b>Plywood; marine quality; 18 mm thick</b>						
Gutter boards; butt joints over 300 mm wide	9.88	0.94	16.23	11.45	m <sup>2</sup>	27.68
150 mm wide	-	0.33	5.70	1.72	m	7.41
225 mm wide	-	0.38	6.56	2.59	m	9.15
300 mm wide	-	0.42	7.25	3.43	m	10.69
Eaves, verge soffit boards, fascia boards and the like over 300 mm wide	-	0.83	14.33	11.45	m <sup>2</sup>	25.78
75 mm wide	-	0.26	4.49	0.87	m	5.36
150 mm wide	-	0.30	5.18	1.72	m	6.90
225 mm wide	-	0.33	5.70	2.57	m	8.26
300 mm wide	-	0.38	6.56	3.41	m	9.97
<b>Plywood; marine quality; 25 mm thick</b>						
Gutter boards; butt joints over 300 mm wide	13.73	1.02	17.61	15.74	m <sup>2</sup>	33.35
150 mm wide	-	0.36	6.21	2.36	m	8.58
225 mm wide	-	0.41	7.08	3.55	m	10.63
300 mm wide	-	0.45	7.77	4.72	m	12.49

**G STRUCTURAL/CARCASSING METAL/TIMBER**

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Eaves, verge soffit boards, fascia boards and the like over 300 mm wide	-	0.90	15.54	15.74	m <sup>2</sup>	<b>31.28</b>
75 mm wide	-	0.27	4.66	1.19	m	<b>5.85</b>
150 mm wide	-	0.31	5.35	2.36	m	<b>7.71</b>
225 mm wide	-	0.31	5.35	3.53	m	<b>8.88</b>
300 mm wide	-	0.41	7.08	4.70	m	<b>11.78</b>
<b>Sawn softwood; untreated</b>						
Gutter boards; butt joints						
19 mm thick; sloping	-	1.28	22.10	7.88	m <sup>2</sup>	<b>29.98</b>
19 mm thick; 75 mm wide	-	0.36	6.21	0.60	m	<b>6.81</b>
19 mm thick; 150 mm wide	-	0.41	7.08	1.16	m	<b>8.23</b>
19 mm thick; 225 mm wide	-	0.45	7.77	2.10	m	<b>9.86</b>
25 mm thick; sloping	-	1.28	22.10	12.64	m <sup>2</sup>	<b>34.74</b>
25 mm thick; 75 mm wide	-	0.36	6.21	0.78	m	<b>6.99</b>
25 mm thick; 150 mm wide	-	0.41	7.08	1.87	m	<b>8.95</b>
25 mm thick; 225 mm wide	-	0.45	7.77	2.96	m	<b>10.73</b>
Cesspools with 25 mm thick sides and bottom						
225 mm x 225 mm x 150 mm	-	1.22	21.06	2.49	nr	<b>23.55</b>
300 mm x 300 mm x 150 mm	-	1.42	24.51	3.28	nr	<b>27.79</b>
Individual supports; firrings						
50 mm wide x 36 mm average depth	-	0.16	2.76	1.59	m	<b>4.36</b>
50 mm wide x 50 mm average depth	-	0.16	2.76	2.49	m	<b>5.25</b>
50 mm wide x 75 mm average depth	-	0.16	2.76	3.25	m	<b>6.01</b>
Individual supports; bearers						
25 mm x 50 mm	-	0.10	1.73	0.73	m	<b>2.45</b>
38 mm x 50 mm	-	0.10	1.73	0.94	m	<b>2.67</b>
50 mm x 50 mm	-	0.10	1.73	0.98	m	<b>2.70</b>
50 mm x 75 mm	-	0.10	1.73	1.51	m	<b>3.24</b>
Individual supports; angle fillets						
38 mm x 38 mm	-	0.10	1.73	0.64	m	<b>2.36</b>
50 mm x 50 mm	-	0.10	1.73	0.83	m	<b>2.55</b>
75 mm x 75 mm	-	0.12	2.07	1.74	m	<b>3.81</b>
Individual supports; tilting fillets						
19 mm x 38 mm	-	0.10	1.73	0.38	m	<b>2.11</b>
25 mm x 50 mm	-	0.10	1.73	0.62	m	<b>2.35</b>
38 mm x 75 mm	-	0.10	1.73	0.98	m	<b>2.70</b>
50 mm x 75 mm	-	0.10	1.73	1.26	m	<b>2.99</b>
75 mm x 100 mm	-	0.16	2.76	2.38	m	<b>5.14</b>
Individual supports; grounds or battens						
13 mm x 19 mm	-	0.05	0.86	0.31	m	<b>1.17</b>
13 mm x 32 mm	-	0.05	0.86	0.31	m	<b>1.17</b>
25 mm x 50 mm	-	0.05	0.86	0.68	m	<b>1.55</b>
Individual supports; grounds or battens; plugged and screwed						
13 mm x 19 mm	-	0.16	2.76	0.35	m	<b>3.11</b>
13 mm x 32 mm	-	0.16	2.76	0.35	m	<b>3.11</b>
25 mm x 50 mm	-	0.16	2.76	0.72	m	<b>3.48</b>
Framed supports; open-spaced grounds or battens; at 300 mm centres one way						
25 mm x 50 mm	-	0.16	2.76	2.27	m <sup>2</sup>	<b>5.03</b>
25 mm x 50 mm; plugged and screwed	-	0.45	7.77	2.41	m <sup>2</sup>	<b>10.18</b>
Framed supports; at 300 mm centres one way and 600 mm centres the other way						
25 mm x 50 mm	-	0.77	13.29	3.40	m <sup>2</sup>	<b>16.70</b>
38 mm x 50 mm	-	0.77	13.29	4.47	m <sup>2</sup>	<b>17.77</b>
50 mm x 50 mm	-	0.77	13.29	4.65	m <sup>2</sup>	<b>17.94</b>
50 mm x 75 mm	-	0.77	13.29	7.33	m <sup>2</sup>	<b>20.62</b>
75 mm x 75 mm	-	0.77	13.29	10.05	m <sup>2</sup>	<b>23.34</b>

## G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING – cont'd</b>						
<b>Sawn softwood; untreated – cont'd</b>						
Framed supports; at 300 mm centres one way and 600 mm centres the other way; plugged and screwed						
25 mm x 50 mm	-	1.28	22.10	3.78	m <sup>2</sup>	25.88
38 mm x 50 mm	-	1.28	22.10	4.86	m <sup>2</sup>	26.95
50 mm x 50 mm	-	1.28	22.10	5.03	m <sup>2</sup>	27.13
50 mm x 75 mm	-	1.28	22.10	7.71	m <sup>2</sup>	29.81
75 mm x 75 mm	-	1.28	22.10	10.43	m <sup>2</sup>	32.53
Framed supports; at 500 mm centres both ways						
25 mm x 50 mm; to bath panels	-	0.92	15.88	4.43	m <sup>2</sup>	20.31
Framed supports; as bracketing and cradling around steelwork						
25 mm x 50 mm	-	1.42	24.51	4.79	m <sup>2</sup>	29.31
50 mm x 50 mm	-	1.53	26.41	6.54	m <sup>2</sup>	32.96
50 mm x 75 mm	-	1.63	28.14	10.29	m <sup>2</sup>	38.43
<b>Sawn softwood; "Tanalised"</b>						
Gutter boards; butt joints						
19 mm thick; sloping	-	1.28	22.10	8.77	m <sup>2</sup>	30.87
19 mm thick; 75 mm wide	-	0.36	6.21	0.66	m	6.88
19 mm thick; 150 mm wide	-	0.41	7.08	1.29	m	8.37
19 mm thick; 225 mm wide	-	0.45	7.77	2.30	m	10.06
25 mm thick; sloping	-	1.28	22.10	13.81	m <sup>2</sup>	35.91
25 mm thick; 75 mm wide	-	0.36	6.21	0.86	m	7.08
25 mm thick; 150 mm wide	-	0.41	7.08	2.05	m	9.13
25 mm thick; 225 mm wide	-	0.45	7.77	3.22	m	10.99
Cesspools with 25 mm thick sides and bottom						
225 mm x 225 mm x 150 mm	-	1.22	21.06	2.73	nr	23.79
300 mm x 300 mm x 150 mm	-	1.42	24.51	3.59	nr	28.11
Individual supports; firrings						
50 mm wide x 36 mm average depth	-	0.16	2.76	1.68	m	4.44
50 mm wide x 50 mm average depth	-	0.16	2.76	2.60	m	5.37
50 mm wide x 75 mm average depth	-	0.16	2.76	3.42	m	6.19
Individual supports; bearers						
25 mm x 50 mm	-	0.10	1.73	0.79	m	2.51
38 mm x 50 mm	-	0.10	1.73	1.03	m	2.75
50 mm x 50 mm	-	0.10	1.73	1.09	m	2.82
50 mm x 75 mm	-	0.10	1.73	1.69	m	3.42
Individual supports; angle fillets						
38 mm x 38 mm	-	0.10	1.73	0.67	m	2.40
50 mm x 50 mm	-	0.10	1.73	0.89	m	2.61
75 mm x 75 mm	-	0.12	2.07	1.87	m	3.94
Individual supports; tilting fillets						
19 mm x 38 mm	-	0.10	1.73	0.40	m	2.12
25 mm x 50 mm	-	0.10	1.73	0.65	m	2.37
38 mm x 75 mm	-	0.10	1.73	1.04	m	2.77
50 mm x 75 mm	-	0.10	1.73	1.35	m	3.08
75 mm x 100 mm	-	0.16	2.76	2.56	m	5.32
Individual supports; grounds or battens						
13 mm x 19 mm	-	0.05	0.86	0.32	m	1.18
13 mm x 32 mm	-	0.05	0.86	0.33	m	1.19
25 mm x 50 mm	-	0.05	0.86	0.75	m	1.61

**G STRUCTURAL/CARCASSING METAL/TIMBER**

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Individual supports; grounds or battens; plugged and screwed						
13 mm x 19 mm	-	0.16	2.76	0.36	m	3.12
13 mm x 32 mm	-	0.16	2.76	0.36	m	3.13
25 mm x 50 mm	-	0.16	2.76	0.78	m	3.55
Framed supports; open-spaced grounds or battens; at 300 mm centres one way						
25 mm x 50 mm	-	0.16	2.76	2.46	m <sup>2</sup>	5.23
25 mm x 50 mm; plugged and screwed	-	0.45	7.77	2.60	m <sup>2</sup>	10.37
Framed supports; at 300 mm centres one way and 600 mm centres the other way						
25 mm x 50 mm	-	0.77	13.29	3.70	m <sup>2</sup>	16.99
38 mm x 50 mm	-	0.77	13.29	4.92	m <sup>2</sup>	18.21
50 mm x 50 mm	-	0.77	13.29	5.24	m <sup>2</sup>	18.53
50 mm x 75 mm	-	0.77	13.29	8.21	m <sup>2</sup>	21.50
75 mm x 75 mm	-	0.77	13.29	11.37	m <sup>2</sup>	24.66
Framed supports; at 300 mm centres one way and 600 mm centres the other way; plugged and screwed						
25 mm x 50 mm	-	1.28	22.10	4.08	m <sup>2</sup>	26.18
38 mm x 50 mm	-	1.28	22.10	5.30	m <sup>2</sup>	27.40
50 mm x 50 mm	-	1.28	22.10	5.62	m <sup>2</sup>	27.72
50 mm x 75 mm	-	1.28	22.10	8.59	m <sup>2</sup>	30.69
75 mm x 75 mm	-	1.28	22.10	11.75	m <sup>2</sup>	33.85
Framed supports; at 500 mm centres both ways						
25 mm x 50 mm; to bath panels	-	0.92	15.88	4.81	m <sup>2</sup>	20.69
Framed supports; as bracketing and cradling around steelwork						
25 mm x 50 mm	-	1.42	24.51	5.21	m <sup>2</sup>	29.72
50 mm x 50 mm	-	1.53	26.41	7.36	m <sup>2</sup>	33.77
50 mm x 75 mm	-	1.63	28.14	11.52	m <sup>2</sup>	39.66
<b>Wrought softwood</b>						
Gutter boards; tongued and grooved joints						
19 mm thick; sloping	-	1.53	26.41	11.18	m <sup>2</sup>	37.59
19 mm thick; 75 mm wide	-	0.41	7.08	1.06	m	8.14
19 mm thick; 150 mm wide	-	0.45	7.77	1.65	m	9.42
19 mm thick; 225 mm wide	-	0.51	8.80	2.67	m	11.48
25 mm thick; sloping	-	1.53	26.41	14.36	m <sup>2</sup>	40.78
25 mm thick; 75 mm wide	-	0.41	7.08	1.19	m	8.27
25 mm thick; 150 mm wide	-	0.45	7.77	2.08	m	9.84
25 mm thick; 225 mm wide	-	0.51	8.80	3.21	m	12.01
Eaves, verge soffit boards, fascia boards and the like						
19 mm thick; over 300 mm wide	-	1.26	21.75	15.01	m <sup>2</sup>	36.76
19 mm thick; 150 mm wide; once grooved	-	0.20	3.45	2.53	m	5.98
25 mm thick; 150 mm wide; once grooved	-	0.20	3.45	2.21	m	5.66
25 mm thick; 175 mm wide; once grooved	-	0.22	3.80	3.08	m	6.87
32 mm thick; 225 mm wide; once grooved	-	0.26	4.49	3.93	m	8.42
<b>Wrought softwood; "Tanalised"</b>						
Gutter boards; tongued and grooved joints						
19 mm thick; sloping	-	1.53	26.41	12.07	m <sup>2</sup>	38.48
19 mm thick; 75 mm wide	-	0.41	7.08	1.13	m	8.21
19 mm thick; 150 mm wide	-	0.45	7.77	1.79	m	9.55
19 mm thick; 225 mm wide	-	0.51	8.80	2.87	m	11.68
25 mm thick; sloping	-	1.53	26.41	15.54	m <sup>2</sup>	41.95
25 mm thick; 75 mm wide	-	0.41	7.08	1.28	m	8.36
25 mm thick; 150 mm wide	-	0.45	7.77	2.25	m	10.02
25 mm thick; 225 mm wide	-	0.51	8.80	3.47	m	12.27

## G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING – cont'd</b>						
<b>Wrought softwood; "Tanalised" – cont'd</b>						
Eaves, verge soffit boards, fascia boards and the like						
19 mm thick; over 300 mm wide	-	1.26	21.75	15.90	m <sup>2</sup>	<b>37.65</b>
19 mm thick; 150 mm wide; once grooved	-	0.20	3.45	2.67	m	<b>6.12</b>
25 mm thick; 150 mm wide; once grooved	-	0.20	3.45	2.38	m	<b>5.84</b>
25 mm thick; 175 mm wide; once grooved	-	0.22	3.80	3.28	m	<b>7.08</b>
32 mm thick; 225 mm wide; once grooved	-	0.26	4.49	4.27	m	<b>8.76</b>
<b>Straps; mild steel; galvanised</b>						
Straps; standard twisted vertical restraint; fixing to softwood and brick or blockwork						
27.5 mm x 2.50 mm x 400 mm girth	-	0.26	4.49	1.16	nr	<b>5.65</b>
27.5 mm x 2.50 mm x 600 mm girth	-	0.27	4.66	1.63	nr	<b>6.29</b>
27.5 mm x 2.50 mm x 800 mm girth	-	0.28	4.83	2.33	nr	<b>7.16</b>
27.5 mm x 2.50 mm x 1000 mm girth	-	0.31	5.35	3.16	nr	<b>8.51</b>
27.5 mm x 2.50 mm x 1200 mm girth	-	0.31	5.35	3.81	nr	<b>9.16</b>
<b>Hangers; mild steel; galvanised</b>						
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	1.50	0.12	2.07	1.90	nr	<b>3.97</b>
75 mm wide; all sizes to 225 mm deep	1.57	0.16	2.76	2.11	nr	<b>4.87</b>
100 mm wide; all sizes to 225 mm deep	1.69	0.19	3.28	2.37	nr	<b>5.65</b>
Joist hangers 2.50 mm thick; for building in; joist sizes						
50 mm x 100 mm	3.05	0.08	1.47	3.50	nr	<b>4.97</b>
50 mm x 125 mm	2.93	0.08	1.47	3.37	nr	<b>4.84</b>
50 mm x 150 mm	2.75	0.10	1.81	3.26	nr	<b>5.07</b>
50 mm x 175 mm	2.88	0.10	1.81	3.40	nr	<b>5.22</b>
50 mm x 200 mm	2.92	0.12	2.16	3.53	nr	<b>5.69</b>
50 mm x 225 mm	3.39	0.12	2.16	4.04	nr	<b>6.20</b>
75 mm x 150 mm	4.24	0.10	1.81	4.88	nr	<b>6.70</b>
75 mm x 175 mm	4.03	0.10	1.81	4.66	nr	<b>6.47</b>
75 mm x 200 mm	4.24	0.12	2.16	4.97	nr	<b>7.13</b>
75 mm x 225 mm	4.54	0.12	2.16	5.30	nr	<b>7.46</b>
75 mm x 250 mm	4.91	0.14	2.50	5.80	nr	<b>8.30</b>
100 mm x 200 mm	5.27	0.12	2.16	6.10	nr	<b>8.25</b>
<b>Metal connectors; mild steel; galvanised</b>						
Round toothed plate; for 10 mm or 12 mm diameter bolts						
38 mm diameter; single sided	-	0.02	0.35	0.21	nr	<b>0.56</b>
38 mm diameter; double sided	-	0.02	0.35	0.22	nr	<b>0.56</b>
50 mm diameter; single sided	-	0.02	0.35	0.28	nr	<b>0.63</b>
50 mm diameter; double sided	-	0.02	0.35	0.29	nr	<b>0.64</b>
63 mm diameter; single sided	-	0.02	0.35	0.39	nr	<b>0.74</b>
63 mm diameter; double sided	-	0.02	0.35	0.45	nr	<b>0.79</b>
75 mm diameter; single sided	-	0.02	0.35	0.42	nr	<b>0.77</b>
75 mm diameter; double sided	-	0.02	0.35	0.46	nr	<b>0.81</b>
framing anchor	-	0.16	2.76	0.36	nr	<b>3.12</b>

## G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Bolts; mild steel; galvanised</b>						
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	-	0.05	0.86	-	nr	0.86
12 mm diameter	-	0.05	0.86	-	nr	0.86
16 mm diameter	-	0.06	1.04	-	nr	1.04
20 mm diameter	-	0.06	1.04	-	nr	1.04
<b>Bolts</b>						
Expanding bolts; "Rawlbolt" projecting type or other equal and approved; Rawl Fixings; plated; one nut; one washer						
6 mm diameter; ref M6 10P	-	0.10	1.73	0.54	nr	2.26
6 mm diameter; ref M6 25P	-	0.10	1.73	0.61	nr	2.34
6 mm diameter; ref M6 60P	-	0.10	1.73	0.77	nr	2.50
8 mm diameter; ref M8 25P	-	0.10	1.73	0.91	nr	2.63
8 mm diameter; ref M8 60P	-	0.10	1.73	0.93	nr	2.66
10 mm diameter; ref M10 15P	-	0.10	1.73	1.15	nr	2.87
10 mm diameter; ref M10 30P	-	0.10	1.73	1.20	nr	2.93
10 mm diameter; ref M10 60P	-	0.10	1.73	1.26	nr	2.98
12 mm diameter; ref M12 15P	-	0.10	1.73	1.87	nr	3.59
12 mm diameter; ref M12 30P	-	0.10	1.73	1.96	nr	3.68
12 mm diameter; ref M12 75P	-	0.10	1.73	2.42	nr	4.15
16 mm diameter; ref M16 35P	-	0.10	1.73	4.49	nr	6.21
16 mm diameter; ref M16 75P	-	0.10	1.73	4.96	nr	6.69
Expanding bolts; "Rawlbolt" loose bolt type or other equal and approved; Rawl Fixings; plated; one bolt; one washer						
6 mm diameter; ref M6 10L	-	0.10	1.73	0.44	nr	2.17
6 mm diameter; ref M6 25L	-	0.10	1.73	0.51	nr	2.24
6 mm diameter; ref M6 40L	-	0.10	1.73	0.58	nr	2.30
8 mm diameter; ref M8 25L	-	0.10	1.73	0.69	nr	2.41
8 mm diameter; ref M8 40L	-	0.10	1.73	0.96	nr	2.69
10 mm diameter; ref M10 10L	-	0.10	1.73	0.98	nr	2.70
10 mm diameter; ref M10 25L	-	0.10	1.73	1.29	nr	3.01
10 mm diameter; ref M10 50L	-	0.10	1.73	1.36	nr	3.09
10 mm diameter; ref M10 75L	-	0.10	1.73	1.68	nr	3.40
12 mm diameter; ref M12 10L	-	0.10	1.73	1.33	nr	3.05
12 mm diameter; ref M12 25L	-	0.10	1.73	1.63	nr	3.36
12 mm diameter; ref M12 40L	-	0.10	1.73	2.16	nr	3.88
12 mm diameter; ref M12 60L	-	0.10	1.73	3.18	nr	4.91
16 mm diameter; ref M16 30L	-	0.10	1.73	3.61	nr	5.34
16 mm diameter; ref M16 60L	-	0.10	1.73	3.87	nr	5.60
<b>Truss clips; mild steel galvanised</b>						
Truss clips; fixing to softwood; joist size						
38 mm wide	0.39	0.16	2.76	0.96	nr	3.72
50 mm wide	0.41	0.16	2.76	0.98	nr	3.74
<b>Sole plate angles; mild steel; galvanised</b>						
Sole plate angles; fixing to softwood and concrete						
112 mm x 40 mm x 76 mm	1.20	0.20	3.45	2.44	nr	5.89



## G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING – cont'd</b>						
<b>Chemical anchors</b>						
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	-	0.28	4.83	1.93	nr	<b>6.77</b>
capsule ref 60-410; stud ref 60-454	-	0.31	5.35	2.09	nr	<b>7.44</b>
capsule ref 60-412; stud ref 60-460	-	0.34	5.87	2.49	nr	<b>8.36</b>
capsule ref 60-416; stud ref 60-472	-	0.38	6.56	3.60	nr	<b>10.16</b>
capsule ref 60-420; stud ref 60-478	-	0.40	6.91	6.55	nr	<b>13.45</b>
capsule ref 60-424; stud ref 60-484	-	0.43	7.42	7.70	nr	<b>15.12</b>
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	-	0.28	4.83	3.29	nr	<b>8.12</b>
capsule ref 60-410; stud ref 60-910	-	0.31	5.35	4.29	nr	<b>9.64</b>
capsule ref 60-412; stud ref 60-915	-	0.34	5.87	5.80	nr	<b>11.66</b>
capsule ref 60-416; stud ref 60-920	-	0.38	6.56	9.53	nr	<b>16.09</b>
capsule ref 60-420; stud ref 60-925	-	0.40	6.91	16.00	nr	<b>22.91</b>
capsule ref 60-424; stud ref 60-930	-	0.43	7.42	25.77	nr	<b>33.20</b>
R-CAS Spin-in epoxy acrylate capsules and standard internal threaded sockets or other equal and approved; Rawl Fixings; drilling masonry						
capsule ref 60-410; socket ref 60-656	-	0.31	5.35	2.32	nr	<b>7.67</b>
capsule ref 60-412; socket ref 60-662	-	0.34	5.87	2.80	nr	<b>8.67</b>
capsule ref 60-416; socket ref 60-668	-	0.38	6.56	3.50	nr	<b>10.06</b>
capsule ref 60-420; socket ref 60-674	-	0.40	6.91	5.40	nr	<b>12.31</b>
capsule ref 60-424; socket ref 60-676	-	0.43	7.42	8.68	nr	<b>16.11</b>
R-CAS Spin-in epoxy acrylate capsules and stainless steel internal threaded sockets or other equal and approved; Rawl Fixings; drilling masonry						
capsule ref 60-410; socket ref 60-945	-	0.31	5.35	4.03	nr	<b>9.38</b>
capsule ref 60-412; socket ref 60-947	-	0.34	5.87	4.57	nr	<b>10.44</b>
capsule ref 60-416; socket ref 60-949	-	0.38	6.56	6.15	nr	<b>12.71</b>
capsule ref 60-420; socket ref 60-951	-	0.40	6.91	8.61	nr	<b>15.51</b>
capsule ref 60-424; socket ref 60-955	-	0.43	7.42	15.50	nr	<b>22.92</b>
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	-	0.28	4.83	4.52	nr	<b>9.35</b>
capsule ref 60-410; sleeve ref 60-544; stud ref 60-454	-	0.31	5.35	4.98	nr	<b>10.33</b>
capsule ref 60-412; sleeve ref 60-550; stud ref 60-460	-	0.34	5.87	5.67	nr	<b>11.54</b>
capsule ref 60-416; sleeve ref 60-562; stud ref 60-472	-	0.38	6.56	6.85	nr	<b>13.41</b>

**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	-	0.28	4.83	5.87	nr	<b>10.71</b>
capsule ref 60-410; sleeve ref 60-544; stud ref 60-910	-	0.31	5.35	7.18	nr	<b>12.53</b>
capsule ref 60-412; sleeve ref 60-550; stud ref 60-915	-	0.34	5.87	8.98	nr	<b>14.85</b>
capsule ref 60-416; sleeve ref 60-562; stud ref 60-920	-	0.38	6.56	12.79	nr	<b>19.35</b>
R-CAS Spin-in epoxy acrylate capsules, perforated sleeves and standard internal threaded sockets 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; socket ref 60-650	-	0.28	4.83	4.86	nr	<b>9.69</b>
capsule ref 60-410; sleeve ref 60-544; socket ref 60-656	-	0.31	5.35	5.21	nr	<b>10.56</b>
capsule ref 60-412; sleeve ref 60-550; socket ref 60-662	-	0.34	5.87	5.98	nr	<b>11.85</b>
capsule ref 60-416; sleeve ref 60-562; socket ref 60-668	-	0.38	6.56	6.76	nr	<b>13.32</b>
R-CAS Spin-in epoxy acrylate capsules, perforated sleeves and stainless steel internal threaded sockets or other equal and approved; Rawl Fixings; in low density material; drilling masonry capsule ref 60-408; sleeve ref 60-538; socket ref 60-943	-	0.28	4.83	6.57	nr	<b>11.40</b>
capsule ref 60-410; sleeve ref 60-544; socket ref 60-945	-	0.31	5.35	6.92	nr	<b>12.27</b>
capsule ref 60-412; sleeve ref 60-550; socket ref 60-947	-	0.34	5.87	7.75	nr	<b>13.62</b>
capsule ref 60-416; sleeve ref 60-562; socket ref 60-949	-	0.38	6.56	9.41	nr	<b>15.97</b>

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>H10 PATENT GLAZING</b>						
<b>Patent glazing; aluminium alloy bars 2.55 m long at 622 mm centres; fixed to supports</b>						
Roof cladding						
single glazed with 6.4 mm laminated glass	-	-	-	-	m <sup>2</sup>	155.00
single glazed with 7 mm thick Georgian wired cast glass	-	-	-	-	m <sup>2</sup>	175.00
thermally broken and double glazed with low-e clear toughened and laminated double glazed units; aluminium finished RAL matt colour	-	-	-	-	m <sup>2</sup>	440.00
Extra for opening roof vents						
600 mm x 900 mm top hung opening roof vent; manually operated	-	-	-	-	nr	480.00
600 mm x 900 mm top hung opening roof vent; electrically operated	-	-	-	-	nr	600.00
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 <sup>2</sup>	900.00
Associated code 4 lead flashings						
top flashing; 210 mm girth	-	-	-	-	m	66.00
bottom flashing; 240 mm girth	-	-	-	-	m	76.00
end flashing; 300 mm girth	-	-	-	-	m	82.00
Wall cladding						
single glazed with 6.4 mm laminated glass	-	-	-	-	m <sup>2</sup>	160.00
single glazed with 7 mm thick Georgian wired cast glass	-	-	-	-	m <sup>2</sup>	180.00
thermally broken and double glazed with low-e clear toughened and laminated double glazed units; aluminium finished RAL matt colour	-	-	-	-	m <sup>2</sup>	460.00
Extra for aluminium alloy perimeter members						
38 mm x 38 mm x 3 mm angle jamb	-	-	-	-	m	23.00
pressed cill member	-	-	-	-	m	48.00
pressed channel head and PVC case	-	-	-	-	m	48.00
<b>H20 RIGID SHEET CLADDING</b>						
<b>"Resoplan" sheet or other equal and approved; Eternit UK Ltd; flexible neoprene gasket joints; fixing with stainless steel screws and coloured caps</b>						
6 mm thick cladding to walls						
over 300 mm wide	-	2.23	38.50	61.81	m <sup>2</sup>	100.31
not exceeding 300 mm wide	-	0.74	12.78	20.23	m	33.01
<b>Eternit 2000 "Glasal" sheet or other equal and approved; Eternit UK Ltd; flexible neoprene gasket joints; fixing with stainless steel screws and coloured caps</b>						
7.50 mm thick cladding to walls						
over 300 mm wide	-	2.23	38.50	52.16	m <sup>2</sup>	90.66
not exceeding 300 mm wide	-	0.74	12.78	17.34	m	30.11
external angle trim	-	0.11	1.90	10.53	m	12.43

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
7.50 mm thick cladding to eaves; verges fascias or the like						
100 mm wide	-	0.53	9.15	7.35	m	<b>16.50</b>
200 mm wide	-	0.64	11.05	12.34	m	<b>23.39</b>
300 mm wide	-	0.74	12.78	17.34	m	<b>30.11</b>
<b>Prodema ProdEX high density resin-bonded cellulose fibre weatherboarding panels; including secondary supports and fixing</b>						
Walls						
8 mm Panels face fixed on to timber batten	-	-	-	-	m <sup>2</sup>	<b>155.80</b>
8 mm Panels face fixed on to aluminium rails	-	-	-	-	m <sup>2</sup>	<b>175.28</b>
8 mm Panels adhesive fixed on to timber battens or aluminium rails	-	-	-	-	m <sup>2</sup>	<b>185.01</b>
10 mm Panels secret fixed on to helping hand aluminium system	-	-	-	-	m <sup>2</sup>	<b>214.22</b>
<b>H30 FIBRE CEMENT PROFILED SHEET CLADDING</b>						
<b>Asbestos-free corrugated sheets; Eternit "2000" or other equal and approved</b>						
Roof cladding; sloping not exceeding 50°; fixing to steel purlins with hook bolts						
"Profile 3"; natural grey	-	0.27	7.71	17.77	m <sup>2</sup>	<b>25.49</b>
"Profile 3"; coloured	-	0.27	7.71	20.34	m <sup>2</sup>	<b>28.05</b>
"Profile 6"; natural grey	-	0.32	9.14	14.01	m <sup>2</sup>	<b>23.16</b>
"Profile 6"; coloured	-	0.32	9.14	15.86	m <sup>2</sup>	<b>25.00</b>
"Profile 6"; natural grey; insulated 80 mm glass fibre infill; lining panel	-	0.53	15.14	30.38	m <sup>2</sup>	<b>45.52</b>
"Profile 6"; coloured; insulated 80 mm glass fibre infill; lining panel	-	0.53	15.14	34.71	m <sup>2</sup>	<b>49.85</b>
Accessories; to "Profile 3" cladding; natural grey						
eaves filler	-	0.11	3.14	11.05	m	<b>14.19</b>
external corner piece	-	0.13	3.71	12.57	m	<b>16.29</b>
apron flashing	-	0.13	3.71	11.05	m	<b>14.76</b>
plain wing or close fitting two piece adjustable capping to ridge	-	0.19	5.43	10.36	m	<b>15.79</b>
ventilating two piece adjustable capping to ridge	-	0.19	5.43	15.94	m	<b>21.37</b>
Accessories; to "Profile 6" cladding; natural grey						
eaves filler	-	0.11	3.14	6.66	m	<b>9.81</b>
external corner piece	-	0.13	3.71	7.58	m	<b>11.30</b>
apron flashing	-	0.13	3.71	7.40	m	<b>11.12</b>
underglazing flashing	-	0.13	3.71	9.76	m	<b>13.47</b>
plain cranked crown to ridge	-	0.19	5.43	14.65	m	<b>20.07</b>
plain wing or close fitting two piece adjustable capping to ridge	-	0.19	5.43	13.32	m	<b>18.74</b>
ventilating two piece adjustable capping to ridge	-	0.19	5.43	17.02	m	<b>22.45</b>

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>H31 METAL PROFILED/FLAT SHEET CLADDING/ COVERING/SIDING</b>						
<b>Lightweight galvanised steel roof tiles; Decra Roof Systems "Stratos"; or other equal and approved; coated finish</b>						
Roof coverings	-	0.26	7.43	23.32	m <sup>2</sup>	<b>30.75</b>
Accessories for roof cladding						
pitched "D" ridge	-	0.10	2.86	10.63	m	<b>13.49</b>
barge cover (handed)	-	0.10	2.86	11.43	m	<b>14.29</b>
in line air vent	-	0.10	2.86	57.34	nr	<b>60.20</b>
in line soil vent	-	0.10	2.86	82.72	nr	<b>85.58</b>
gas flue terminal	-	0.20	5.71	107.37	nr	<b>113.08</b>
<b>Galvanised steel strip troughed sheets; Corus products or other equal and approved</b>						
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 <sup>2</sup>	<b>14.79</b>
0.7 mm thick; 60 profile	-	-	-	-	m <sup>2</sup>	<b>16.20</b>
0.7 mm thick; 100 profile	-	-	-	-	m <sup>2</sup>	<b>17.61</b>
<b>Galvanised steel strip troughed sheets; PMF Strip Mills Products or other equal and approved</b>						
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 <sup>2</sup>	<b>16.69</b>
0.7 mm thick type HPS200 R32/1000	-	-	-	-	m <sup>2</sup>	<b>15.90</b>
0.7 mm thick type Acline 40; plasticol finished	-	-	-	-	m <sup>2</sup>	<b>22.06</b>
Extra over last for aluminium roof cladding or decking						
-	-	-	-	-	m <sup>2</sup>	<b>7.91</b>
Accessories for roof cladding						
HPS200 Drip flashing; 250 mm girth	-	-	-	-	m	<b>4.99</b>
HPS200 Ridge flashing; 375 mm girth	-	-	-	-	m	<b>6.53</b>
HPS200 Gable flashing; 500 mm girth	-	-	-	-	m	<b>8.30</b>
HPS200 Internal angle; 625 mm girth	-	-	-	-	m	<b>9.58</b>
Extra over steel roofing for						
roof penetration; 150 mm dia. opening; with top hat flashing and collar 150 mm high; and silicone joint to roofsheet						
-	-	-	-	-	nr	<b>66.63</b>
roof penetration; 250 mm dia. opening; with top hat flashing and collar 150 mm high; and silicone joint to roofsheet						
-	-	-	-	-	nr	<b>94.81</b>
<b>Zalutite coated flat steel 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</b>						
Roof cladding; horizontal fixing to steel purlins (measured elsewhere)						
KS1000RW 80 mm roof panel	-	-	-	-	m <sup>2</sup>	<b>40.33</b>
Wall cladding; vertical fixing to steel cladding rails (measured elsewhere)						
KS1000RW 60 mm wall panel	-	-	-	-	m <sup>2</sup>	<b>38.80</b>
KS1000RW 70 mm wall panel	-	-	-	-	m <sup>2</sup>	<b>39.69</b>
KS1000RW 80 mm wall panel	-	-	-	-	m <sup>2</sup>	<b>40.59</b>

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
KS1000MR 70 mm wall panel	-	-	-	-	m <sup>2</sup>	55.57
KS1000MR 80 mm wall panel	-	-	-	-	m <sup>2</sup>	56.47
KS900MR 70 mm wall panel	-	-	-	-	m <sup>2</sup>	59.16
KS900MR 80 mm wall panel	-	-	-	-	m <sup>2</sup>	60.05
KS600MR 70 mm wall panel	-	-	-	-	m <sup>2</sup>	81.69
KS600MR 80 mm wall panel	-	-	-	-	m <sup>2</sup>	82.46
Extra over for						
raking cutting on 60 mm KS1000RW roof panel; including waste	-	-	-	-	m	27.22
raking cutting on 70 mm KS1000RW roof panel; including waste	-	-	-	-	m	27.58
raking cutting on 80 mm KS1000RW roof panel; including waste	-	-	-	-	m	28.77
raking cutting on 70 mm KS1000MR wall panel; including waste	-	-	-	-	m	29.17
raking cutting on 80 mm KS1000MR wall panel; including waste	-	-	-	-	m	38.37
raking cutting on 70 mm KS900MR wall panel; including waste	-	-	-	-	m	38.76
raking cutting on 80 mm KS900MR wall panel; including waste	-	-	-	-	m	19.18
raking cutting on 70 mm KS600MR wall panel; including waste	-	-	-	-	m	19.58
raking cutting on 80 mm KS600MR wall panel; including waste	-	-	-	-	m	19.99
panel bearers at 1500 mm centres	-	-	-	-	m	6.76
vertical tophat joint in HPS200	-	-	-	-	m	11.90
vertical tophat joint with cap in HPS200	-	-	-	-	m	15.33
cranked panel KS1000MR	-	-	-	-	m	110.33
cranked panel KS900MR	-	-	-	-	m	122.58
cranked panel KS600MR	-	-	-	-	m	183.88
<b>GRP Translucent rooflights; factory assembled</b>						
Rooflight; vertical fixing to steel purlins (measured elsewhere)						
double skin; class 3 over 1	-	-	-	-	m <sup>2</sup>	58.25
triple skin; class 3 over 1	-	-	-	-	m <sup>2</sup>	61.07
<b>H32 PLASTICS PROFILED SHEET CLADDING/ COVERING/SIDING</b>						
<b>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</b>						
Wall cladding; vertical; fixing to timber						
100 mm shiplap profiles Code 001	-	0.39	6.73	53.90	m <sup>2</sup>	60.63
150 mm shiplap profiles Code 002	-	0.36	6.21	47.80	m <sup>2</sup>	54.02
125 mm feather-edged profiles Code C208	-	0.38	6.56	60.77	m <sup>2</sup>	67.33
Vertical angles	-	0.20	3.45	5.61	m	9.06
Raking cutting	-	0.16	2.76	-	m	2.76
Holes for pipes and the like	-	0.03	0.52	-	nr	0.52

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>H41 GLASS REINFORCED PLASTICS PANEL CLADDING FEATURES</b>						
<b>Glass fibre translucent sheeting grade AB class 3</b>						
Roof cladding; sloping not exceeding 50°; fixing to timber purlins with drive screws; to suit						
"Profile 3" or other equal and approved	15.33	0.21	6.00	18.30	m <sup>2</sup>	<b>24.30</b>
"Profile 6" or other equal and approved	15.70	0.27	7.71	18.71	m <sup>2</sup>	<b>26.42</b>
Roof cladding; sloping not exceeding 50°; fixing to timber purlins with hook bolts; to suit						
"Profile 3" or other equal and approved	15.33	0.27	7.71	21.08	m <sup>2</sup>	<b>28.79</b>
Profile 6" or other equal and approved	15.70	0.32	9.14	21.48	m <sup>2</sup>	<b>30.62</b>
"Longrib 1000" or other equal and approved	17.64	0.32	9.14	23.60	m <sup>2</sup>	<b>32.74</b>
<b>H60 PLAIN ROOF TILING</b>						
<b>NOTE:</b> 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 galvanised nails; prices also include for all bedding and pointing at verges, beneath ridge tiles etc.						
<b>Clay interlocking pantiles; Sandtoft "20/20" red sand faced or other equal and approved; 370 mm x 223 mm; to 75 mm lap; on 25 mm x 38 mm battens and type 1F reinforced underlay</b>						
Roof coverings (PC £ per 1000)	970.20	0.48	13.71	19.06	m <sup>2</sup>	<b>32.77</b>
Extra over coverings for						
fixing every tile	-	0.03	0.86	1.78	m <sup>2</sup>	<b>2.64</b>
double course at eaves	-	0.32	9.14	13.38	m	<b>22.52</b>
verges	-	0.32	9.14	4.84	m	<b>13.98</b>
open valleys; cutting both sides	-	0.19	5.43	4.23	m	<b>9.66</b>
dry ridge tiles	-	0.64	18.28	14.94	m	<b>33.22</b>
dry hips; cutting both sides	-	0.80	22.85	20.79	m	<b>43.64</b>
holes for pipes and the like	-	0.21	6.00	-	nr	<b>6.00</b>
<b>Clay pantiles; Sandtoft Goxhill "Old English"; red sand faced or other equal and approved; 342 mm x 241 mm; to 75 mm lap; on 25 mm x 38 mm battens and type 1F reinforced underlay</b>						
Roof coverings (PC £ per 1000)	998.10	0.48	13.71	22.22	m <sup>2</sup>	<b>35.93</b>
Extra over coverings for						
fixing every tile	-	0.02	0.57	4.45	m <sup>2</sup>	<b>5.02</b>
other colours	-	-	-	1.18	m <sup>2</sup>	<b>-</b>
double course at eaves	-	0.35	10.00	5.83	m	<b>15.83</b>
verges; extra single undercloak course of plain tiles	-	0.32	9.14	13.99	m	<b>23.14</b>
open valleys; cutting both sides	-	0.19	5.43	4.35	m	<b>9.78</b>
ridge tiles; tile slips	-	0.64	18.28	28.59	m	<b>46.88</b>
hips; cutting both sides	-	0.80	22.85	32.94	m	<b>55.80</b>
holes for pipes and the like	-	0.21	6.00	-	nr	<b>6.00</b>
<b>Clay pantiles; William Blyth's "Lincoln" natural or other equal and approved; 343 mm x 280 mm; to 75 mm lap; on 19 mm x 38 mm battens and type 1F reinforced underlay</b>						
Roof coverings (PC £ per 1000)	1140.00	0.48	13.71	24.07	m <sup>2</sup>	<b>37.78</b>

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Extra over coverings for						
fixing every tile	-	0.02	0.57	4.45	m <sup>2</sup>	5.02
other colours	-	-	-	1.60	m <sup>2</sup>	-
double course at eaves	-	0.35	10.00	6.45	m	16.45
verges; extra single undercloak course of plain tiles	-	0.32	9.14	12.95	m	22.09
open valleys; cutting both sides	-	0.19	5.43	4.97	m	10.39
ridge tiles; tile slips	-	0.64	18.28	26.51	m	44.80
hips; cutting both sides	-	0.80	22.85	31.48	m	54.33
holes for pipes and the like	-	0.21	6.00	-	nr	6.00
<b>Clay plain tiles; Hinton, Perry and Davenhill "Dreadnought" smooth red machine-made or other equal and approved; 265 mm x 165 mm; on 19 mm x 38 mm battens and type 1F reinforced underlay</b>						
Roof coverings; to 64 mm lap (PC £ per 1000)	414.00	1.12	31.99	35.90	m <sup>2</sup>	67.89
Wall coverings; to 38 mm lap	-	1.33	37.99	30.67	m <sup>2</sup>	68.66
Extra over coverings for						
other colours	-	-	-	3.09	m <sup>2</sup>	-
ornamental tiles	-	-	-	21.00	m <sup>2</sup>	-
double course at eaves	-	0.27	7.71	4.12	m	11.83
verges	-	0.32	9.14	1.35	m	10.49
swept valleys; cutting both sides	-	0.69	19.71	52.71	m	72.42
bonnet hips; cutting both sides	-	0.85	24.28	52.71	m	76.99
external vertical angle tiles; supplementary nail fixings	-	0.43	12.28	59.17	m	71.45
half round ridge tiles	-	0.64	18.28	17.65	m	35.93
holes for pipes and the like	-	0.21	6.00	-	nr	6.00
<b>Concrete interlocking tiles; Marley Eternit "Anglia" granule finish tiles or other equal and approved; 387 mm x 230 mm; to 75 mm lap; on 25 mm x 38 mm battens and type 1F reinforced underlay</b>						
Roof coverings (PC £ per 1000)	526.75	0.48	13.71	12.60	m <sup>2</sup>	26.31
Extra over coverings for						
fixing every tile	-	0.02	0.57	0.74	m <sup>2</sup>	1.31
eaves; eaves filler	-	0.05	1.43	11.05	m	12.48
verges; 150 mm wide asbestos free strip undercloak	-	0.24	6.86	1.77	m	8.63
valley trough tiles; cutting both sides	-	0.58	16.57	24.43	m	41.00
segmental ridge tiles; tile slips	-	0.58	16.57	14.18	m	30.74
segmental hip tiles; tile slips; cutting both sides	-	0.74	21.14	15.90	m	37.04
dry ridge tiles; segmental including batten sections; unions and filler pieces	-	0.32	9.14	19.92	m	29.06
segmental mono-ridge tiles	-	0.58	16.57	19.75	m	36.31
gas ridge terminal	-	0.53	15.14	67.83	nr	82.97
holes for pipes and the like	-	0.21	6.00	-	nr	6.00



## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>H60 PLAIN ROOF TILING – cont'd</b>						
<b>Concrete interlocking tiles; Marley Eternit "Ludlow Major" granule finish tiles or other equal and approved; 420 mm x 330 mm; to 75 mm lap; on 25 mm x 38 mm battens and type 1F reinforced underlay</b>						
Roof coverings (PC £ per 1000)	763.00	0.37	10.57	11.13	m <sup>2</sup>	21.70
Extra over coverings for						
fixing every tile	-	0.02	0.57	0.74	m <sup>2</sup>	1.31
eaves; eaves filler	-	0.05	1.43	0.57	m	2.00
verges; 150 mm wide asbestos free strip						
undercloak	-	0.24	6.86	1.77	m	8.63
dry verge system; extruded white pvc	-	0.16	4.57	11.18	m	15.75
segmental ridge cap to dry verge	-	0.02	0.57	3.60	m	4.17
valley trough tiles; cutting both sides	-	0.58	16.57	24.95	m	41.52
segmental ridge tiles	-	0.53	15.14	9.60	m	24.74
segmental hip tiles; cutting both sides	-	0.69	19.71	12.09	m	31.80
dry ridge tiles; segmental including batten sections;						
unions and filler pieces	-	0.32	9.14	19.92	m	29.06
segmental mono-ridge tiles	-	0.53	15.14	17.08	m	32.22
gas ridge terminal	-	0.53	15.14	67.83	nr	82.97
holes for pipes and the like	-	0.21	6.00	-	nr	6.00
<b>Concrete interlocking tiles; Marley Eternit "Ecologic Ludlow Major" granule finish tiles or other equal and approved; 420 mm x 330 mm; to 75 mm lap; on 25 mm x 38 mm battens and type 1F reinforced underlay</b>						
Roof coverings (PC £ per 1000)	819.00	0.37	10.57	11.72	m <sup>2</sup>	22.29
Extra over coverings for						
fixing every tile	-	0.02	0.57	0.74	m <sup>2</sup>	1.31
eaves; eaves filler	-	0.05	1.43	0.57	m	2.00
verges; 150 mm wide asbestos free strip						
undercloak	-	0.24	6.86	1.77	m	8.63
dry verge system; extruded white pvc	-	0.16	4.57	11.18	m	15.75
segmental ridge cap to dry verge	-	0.02	0.57	3.60	m	4.17
valley trough tiles; cutting both sides	-	0.58	16.57	25.07	m	41.64
segmental ridge tiles	-	0.53	15.14	9.60	m	24.74
segmental hip tiles; cutting both sides	-	0.69	19.71	12.28	m	31.99
dry ridge tiles; segmental including batten sections;						
unions and filler pieces	-	0.32	9.14	19.92	m	29.06
segmental mono-ridge tiles	-	0.53	15.14	17.08	m	32.22
gas ridge terminal	-	0.53	15.14	67.83	nr	82.97
holes for pipes and the like	-	0.21	6.00	-	nr	6.00
<b>Concrete interlocking tiles; Marley Eternit "Mendip" granule finish double pantiles or other equal and approved; 420 mm x 330 mm; to 75 mm lap; on 22 mm x 38 mm battens and type 1F reinforced underlay</b>						
Roof coverings (PC £ per 1000)	777.00	0.37	10.57	11.19	m <sup>2</sup>	21.76
Extra over coverings for						
fixing every tile	-	0.02	0.57	0.74	m <sup>2</sup>	1.31
eaves; eaves filler	-	0.02	0.57	10.62	m	11.19
verges; 150 mm wide asbestos free strip						
undercloak	-	0.24	6.86	1.77	m	8.63
dry verge system; extruded white pvc	-	0.16	4.57	11.18	m	15.75
segmental ridge cap to dry verge	-	0.02	0.57	3.60	m	4.17

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
valley trough tiles; cutting both sides	-	0.58	16.57	24.98	m	<b>41.55</b>
segmental ridge tiles	-	0.58	16.57	14.18	m	<b>30.74</b>
segmental hip tiles; cutting both sides	-	0.74	21.14	16.71	m	<b>37.85</b>
dry ridge tiles; segmental including batten sections; unions and filler pieces	-	0.32	9.14	19.92	m	<b>29.06</b>
segmental mono-ridge tiles	-	0.53	15.14	19.36	m	<b>34.50</b>
gas ridge terminal	-	0.53	15.14	67.83	nr	<b>82.97</b>
holes for pipes and the like	-	0.21	6.00	-	nr	<b>6.00</b>
<b>Concrete interlocking tiles; Marley Eternit "Modern" smooth finish tiles or other equal and approved; 420 mm x 220 mm; to 75 mm lap; on 25 mm x 38 mm battens and type 1F reinforced underlay</b>						
Roof coverings (PC £ per 1000)	794.50	0.37	10.57	11.81	m <sup>2</sup>	<b>22.38</b>
Extra over coverings for						
fixing every tile	-	0.02	0.57	0.74	m <sup>2</sup>	<b>1.31</b>
verges; 150 mm wide asbestos free strip						
undercloak	-	0.24	6.86	1.77	m	<b>8.63</b>
dry verge system; extruded white pvc	-	0.21	6.00	11.18	m	<b>17.17</b>
"Modern" ridge cap to dry verge	-	0.02	0.57	3.60	m	<b>4.17</b>
valley trough tiles; cutting both sides	-	0.58	16.57	25.02	m	<b>41.59</b>
"Modern" ridge tiles	-	0.53	15.14	10.02	m	<b>25.16</b>
"Modern" hip tiles; cutting both sides	-	0.69	19.71	12.62	m	<b>32.33</b>
dry ridge tiles; "Modern"; including batten sections; unions and filler pieces	-	0.32	9.14	20.34	m	<b>29.48</b>
"Modern" mono-ridge tiles	-	0.53	15.14	17.08	m	<b>32.22</b>
gas ridge terminal	-	0.53	15.14	67.83	nr	<b>82.97</b>
holes for pipes and the like	-	0.21	6.00	-	nr	<b>6.00</b>
<b>Concrete interlocking tiles; Marley Eternit "Wessex" smooth finish tiles or other equal and approved; 413 mm x 330 mm; to 75 mm lap; on 25 mm x 38 mm battens and type 1F reinforced underlay</b>						
Roof coverings (PC £ per 1000)	1203.13	0.37	10.57	16.22	m <sup>2</sup>	<b>26.79</b>
Extra over coverings for						
fixing every tile	-	0.02	0.57	0.74	m <sup>2</sup>	<b>1.31</b>
verges; 150 mm wide asbestos free strip						
undercloak	-	0.24	6.86	1.77	m	<b>8.63</b>
dry verge system; extruded white pvc	-	0.21	6.00	11.18	m	<b>17.17</b>
"Modern" ridge cap to dry verge	-	0.02	0.57	3.60	m	<b>4.17</b>
valley trough tiles; cutting both sides	-	0.58	16.57	25.91	m	<b>42.48</b>
"Modern" ridge tiles	-	0.53	15.14	10.02	m	<b>25.16</b>
"Modern" hip tiles; cutting both sides	-	0.69	19.71	13.95	m	<b>33.67</b>
dry ridge tiles; "Modern"; including batten sections; unions and filler pieces	-	0.32	9.14	20.34	m	<b>29.48</b>
"Modern" mono-ridge tiles	-	0.53	15.14	17.08	m	<b>32.22</b>
gas ridge terminal	-	0.53	15.14	67.83	nr	<b>82.97</b>
holes for pipes and the like	-	0.21	6.00	-	nr	<b>6.00</b>

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>H60 PLAIN ROOF TILING – cont'd</b>						
<b>Concrete interlocking slates; Redland "Richmond" smooth finish tiles or other equal and approved; 430 mm x 380 mm; to 75 mm lap; on 25 mm x 38 mm battens and type 1F reinforced underlay</b>						
Roof coverings (PC £ per 1000)	1108.65	0.37	10.57	12.98	m <sup>2</sup>	<b>23.55</b>
Extra over coverings for						
fixing every tile	-	0.02	0.57	0.74	m <sup>2</sup>	<b>1.31</b>
eaves; eaves filler	-	0.02	0.57	6.00	m	<b>6.57</b>
verges; extra single undercloak course of plain tiles	-	0.27	7.71	3.91	m	<b>11.63</b>
ambi-dry verge system	-	0.21	6.00	11.72	m	<b>17.72</b>
ambi-dry verge eave/ridge end piece	-	0.02	0.57	4.19	m	<b>4.76</b>
universal valley trough tiles; cutting both sides	-	0.64	18.28	37.70	m	<b>55.99</b>
universal hip tiles; cutting both sides	-	0.69	19.71	13.86	m	<b>33.57</b>
dry ridge system; universal angle ridge tiles	-	0.27	7.71	27.26	m	<b>34.97</b>
universal monopitch angle ridge tiles	-	0.58	16.57	19.67	m	<b>36.24</b>
gas ridge terminal	-	0.53	15.14	56.14	nr	<b>71.28</b>
ridge vent with 110 mm diameter flexible adaptor	-	0.53	15.14	90.76	nr	<b>105.90</b>
holes for pipes and the like	-	0.21	6.00	-	nr	<b>6.00</b>
<b>Concrete interlocking slates; Redland "Stonewold II" smooth finish tiles or other equal and approved; 430 mm x 380 mm; to 75 mm lap; on 25 mm x 38 mm battens and type 1F reinforced underlay</b>						
Roof coverings (PC £ per 1000)	1696.70	0.37	10.57	21.29	m <sup>2</sup>	<b>31.86</b>
Extra over coverings for						
fixing every tile	-	0.02	0.57	0.83	m <sup>2</sup>	<b>1.41</b>
verges; extra single undercloak course of plain tiles	-	0.31	8.86	3.91	m	<b>12.77</b>
ambi-dry verge system	-	0.21	6.00	11.72	m	<b>17.72</b>
ambi-dry verge eave/ridge end piece	-	0.02	0.57	4.19	m	<b>4.76</b>
valley trough tiles; cutting both sides	-	0.58	16.57	38.29	m	<b>54.86</b>
universal angle ridge tiles	-	0.53	15.14	10.24	m	<b>25.38</b>
universal hip tiles; cutting both sides	-	0.69	19.71	15.78	m	<b>35.50</b>
dry ridge system; universal angle ridge tiles	-	0.27	7.71	27.26	m	<b>34.97</b>
universal monopitch angle ridge tiles	-	0.58	16.57	19.67	m	<b>36.24</b>
universal gas flue angle ridge tile	-	0.53	15.14	40.68	nr	<b>55.82</b>
universal angle ridge vent tile with 110 mm diameter adaptor	-	0.53	15.14	90.72	nr	<b>105.86</b>
holes for pipes and the like	-	0.21	6.00	-	nr	<b>6.00</b>
<b>Concrete interlocking tiles; Redland "Norfolk" smooth finish pantiles or other equal and approved; 381 mm x 229 mm; to 75 mm lap; on 25 mm x 38 mm battens and type 1F reinforced underlay</b>						
Roof coverings (PC £ per 1000)	629.85	0.48	13.71	15.84	m <sup>2</sup>	<b>29.55</b>
Extra over coverings for						
fixing every tile	-	0.05	1.43	0.18	m <sup>2</sup>	<b>1.61</b>
eaves; eaves filler	-	0.05	1.43	1.30	m	<b>2.73</b>
verges; extra single undercloak course of plain tiles	-	0.32	9.14	7.01	m	<b>16.15</b>
valley trough tiles; cutting both sides	-	0.64	18.28	36.18	m	<b>54.46</b>
universal ridge tiles	-	0.53	15.14	13.77	m	<b>28.91</b>
universal hip tiles; cutting both sides	-	0.69	19.71	17.20	m	<b>36.91</b>
universal gas flue ridge tile	-	0.53	15.14	77.51	nr	<b>92.65</b>
universal ridge vent tile with 110 mm diameter adaptor	-	0.53	15.14	90.76	nr	<b>105.90</b>
holes for pipes and the like	-	0.21	6.00	-	nr	<b>6.00</b>

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Concrete interlocking tiles; Redland "Regent" granule finish bold roll tiles or other equal and approved; 418 mm x 332 mm; to 75 mm lap; on 25 mm x 38 mm battens and type 1F reinforced underlay</b>						
Roof coverings (PC £ per 1000)	893.00	0.37	10.57	12.72	m <sup>2</sup>	<b>23.29</b>
Extra over coverings for						
fixing every tile	-	0.04	1.14	0.63	m <sup>2</sup>	<b>1.77</b>
eaves; eaves filler	-	0.05	1.43	0.99	m	<b>2.41</b>
verges; extra single undercloak course of plain tiles	-	0.27	7.71	3.35	m	<b>11.06</b>
cloakd verge system	-	0.16	4.57	8.24	m	<b>12.81</b>
valley trough tiles; cutting both sides	-	0.58	16.57	35.67	m	<b>52.24</b>
universal ridge tiles	-	0.53	15.14	13.77	m	<b>28.91</b>
universal hip tiles; cutting both sides	-	0.69	19.71	16.69	m	<b>36.40</b>
dry ridge system; universal ridge tiles	-	0.27	7.71	47.02	m	<b>54.74</b>
universal half round mono-pitch ridge tiles	-	0.58	16.57	28.98	m	<b>45.55</b>
universal gas flue ridge tile	-	0.53	15.14	77.51	nr	<b>92.65</b>
universal ridge vent tile with 110 mm diameter adaptor	-	0.53	15.14	90.76	nr	<b>105.90</b>
holes for pipes and the like	-	0.21	6.00	-	nr	<b>6.00</b>
<b>Concrete interlocking tiles; Redland "Renown" granule finish tiles or other equal and approved; 418 mm x 330 mm; to 75 mm lap; on 25 mm x 38 mm battens and type 1F reinforced underlay</b>						
Roof coverings (PC £ per 1000)	862.60	0.37	10.57	12.40	m <sup>2</sup>	<b>22.97</b>
Extra over coverings for						
fixing every tile	-	0.02	0.57	0.22	m <sup>2</sup>	<b>0.79</b>
verges; extra single undercloak course of plain tiles	-	0.27	7.71	4.03	m	<b>11.74</b>
cloakd verge system	-	0.16	4.57	8.33	m	<b>12.90</b>
valley trough tiles; cutting both sides	-	0.58	16.57	35.57	m	<b>52.14</b>
universal ridge tiles	-	0.53	15.14	13.77	m	<b>28.91</b>
universal hip tiles; cutting both sides	-	0.69	19.71	16.59	m	<b>36.30</b>
dry ridge system; universal ridge tiles	-	0.27	7.71	45.87	m	<b>53.59</b>
universal half round mono-pitch ridge tiles	-	0.58	16.57	28.98	m	<b>45.55</b>
universal gas flue ridge tile	-	0.53	15.14	77.51	nr	<b>92.65</b>
universal ridge vent tile with 110 mm diameter adaptor	-	0.53	15.14	90.76	nr	<b>105.90</b>
holes for pipes and the like	-	0.21	6.00	-	nr	<b>6.00</b>
<b>Concrete plain tiles; EN 490 group A; 267 mm x 165 mm; on 25 mm x 38 mm battens and type 1F reinforced underlay</b>						
Roof coverings; to 64 mm lap (PC £ per 1000)	363.85	1.12	31.99	32.62	m <sup>2</sup>	<b>64.62</b>
Wall coverings; to 38 mm lap	-	1.33	37.99	27.78	m <sup>2</sup>	<b>65.77</b>
Extra over coverings for						
ornamental tiles	-	-	-	20.37	m <sup>2</sup>	<b>-</b>
double course at eaves	-	0.27	7.71	3.79	m	<b>11.50</b>
verges	-	0.35	10.00	1.44	m	<b>11.43</b>
swept valleys; cutting both sides	-	0.69	19.71	34.87	m	<b>54.59</b>
bonnet hips; cutting both sides	-	0.85	24.28	34.87	m	<b>59.16</b>
external vertical angle tiles; supplementary nail fixings	-	0.43	12.28	24.71	m	<b>37.00</b>
half round ridge tiles	-	0.53	15.14	8.49	m	<b>23.63</b>
third round hip tiles; cutting both sides	-	0.53	15.14	10.86	m	<b>26.00</b>
holes for pipes and the like	-	0.21	6.00	-	nr	<b>6.00</b>

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>H60 PLAIN ROOF TILING – cont'd</b>						
<b>Sundries</b>						
Hip irons galvanised mild steel; fixing with screws	-	0.11	3.14	2.09	nr	<b>5.23</b>
"Rytons Clip strip" or other equal and approved; continuous soffit ventilator 51 mm wide; plastic; code CS351	-	0.32	9.14	1.16	m	<b>10.30</b>
"Rytons over fascia ventilator" or other equal and approved; continuous eaves ventilator 40 mm wide; plastic; code OFV890	-	0.11	3.14	2.47	m	<b>5.61</b>
"Rytons roof ventilator" or other equal and approved; to suit rafters at 600 centres 250 mm deep x 43 mm high; plastic; code TV600	-	0.11	3.14	1.80	m	<b>4.94</b>
"Rytons push and lock ventilators" or other equal and approved; circular 83 mm diameter; plastic; code PL235	-	0.05	0.86	0.45	nr	<b>1.31</b>
Fixing only lead soakers (supply cost given elsewhere)	-	0.08	1.66	-	nr	<b>1.66</b>
Pressure impregnated softwood counter battens; 25 x 50 450 mm centres	-	0.07	2.00	1.75	m <sup>2</sup>	<b>3.75</b>
600 mm centres	-	0.05	1.43	1.32	m <sup>2</sup>	<b>2.75</b>
<b>Underlay; BS EN 13707 type 1B; bitumen felt weighing 14kg/10m<sup>2</sup>; 75 mm laps</b> To sloping or vertical surfaces	0.54	0.03	0.86	0.95	m <sup>2</sup>	<b>1.80</b>
<b>Underlay; BS EN 13707 type 1F; reinforced bitumen felt weighing 22.5kg/10 m<sup>2</sup>; 75 mm laps</b> To sloping or vertical surfaces	0.68	0.03	0.86	1.10	m <sup>2</sup>	<b>1.96</b>
<b>Underlay; Visqueen "Tilene 200P" or other equal and approved; micro-perforated sheet; 75 mm laps</b> To sloping or vertical surfaces	0.60	0.03	0.86	1.07	m <sup>2</sup>	<b>1.93</b>
<b>Underlay; "Powerlon 250 BM" or other equal and approved; reinforced breather membrane; 75 mm laps</b> To sloping or vertical surfaces	1.50	0.03	0.86	2.07	m <sup>2</sup>	<b>2.93</b>
<b>Underlay; "Anticon" sarking membrane or other equal and approved; Euroroof Ltd; polyethylene; 75 mm laps</b> To sloping or vertical surfaces	1.18	0.03	0.86	1.65	m <sup>2</sup>	<b>2.51</b>
<b>H61 FIBRE CEMENT SLATING</b>						
<b>Asbestos-free artificial slates; Eternit "Garsdale/ E2000T" or other equal and approved; to 75 mm lap; on 19 mm x 50 mm battens and type 1F reinforced underlay</b>						
Coverings; 500 mm x 250 mm slates roof coverings	-	0.69	19.71	23.89	m <sup>2</sup>	<b>43.60</b>
wall coverings	-	0.85	24.28	23.89	m <sup>2</sup>	<b>48.17</b>
Coverings; 600 mm x 300 mm slates roof coverings	-	0.53	15.14	19.43	m <sup>2</sup>	<b>34.57</b>
wall coverings	-	0.69	19.71	19.43	m <sup>2</sup>	<b>39.14</b>

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Extra over slate coverings for						
double course at eaves	-	0.27	7.71	4.91	m	12.62
verges; extra single undercloak course	-	0.35	10.00	1.03	m	11.03
open valleys; cutting both sides	-	0.21	6.00	4.13	m	10.12
valley gutters; cutting both sides	-	0.58	16.57	28.10	m	44.66
stop end	-	0.11	3.14	10.61	nr	13.75
roll top ridge tiles	-	0.64	18.28	33.77	m	52.05
stop end	-	0.11	3.14	18.71	nr	21.85
mono-pitch ridge tiles	-	0.53	15.14	39.47	m	54.61
stop end	-	0.11	3.14	42.91	nr	46.05
duo-pitch ridge tiles	-	0.53	15.14	31.97	m	47.11
stop end	-	0.11	3.14	31.46	nr	34.60
mitred hips; cutting both sides	-	0.21	6.00	4.13	m	10.12
holes for pipes and the like	-	0.21	6.00	-	nr	6.00
<b>H62 NATURAL SLATING</b>						
<b>NOTE:</b> 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 galvanised nails; prices also include for all bedding and pointing at verges, beneath verge tiles etc.						
<b>Natural slates; BS EN 12326 Part 2; Spanish blue grey; uniform size; to 75 mm lap; on 25 mm x 50 mm battens and type 1F reinforced underlay</b>						
Coverings; 400 mm x 250 mm slates						
roof coverings (PC £ per 1000)	608.00	0.95	27.14	23.64	m <sup>2</sup>	50.78
wall coverings	-	1.22	34.85	23.64	m <sup>2</sup>	58.49
Coverings; 500 mm x 250 mm slates						
roof coverings (PC £ per 1000)	608.00	0.85	24.28	18.23	m <sup>2</sup>	42.51
wall coverings	-	1.02	29.14	18.23	m <sup>2</sup>	47.37
Coverings; 600 mm x 300 mm slates						
roof coverings (PC £ per 1000)	1591.25	0.64	18.28	26.59	m <sup>2</sup>	44.87
wall coverings	-	0.80	22.85	26.59	m <sup>2</sup>	49.44
Extra over coverings for						
double course at eaves	-	0.32	9.14	6.79	m	15.93
verges; extra single undercloak course	-	0.44	12.57	3.62	m	16.18
open valleys; cutting both sides	-	0.23	6.57	13.87	m	20.44
blue/black glass reinforced concrete 152 mm half round ridge tiles	-	0.53	15.14	15.61	m	30.75
blue/black glass reinforced concrete 125 mm x 125 mm plain angle ridge tiles	-	0.53	15.14	15.61	m	30.75
mitred hips; cutting both sides	-	0.23	6.57	13.87	m	20.44
blue/black glass reinforced concrete 152 mm half round hip tiles; cutting both sides	-	0.74	21.14	29.48	m	50.62
blue/black glass reinforced concrete 125 mm x 125 mm plain angle hip tiles; cutting both sides	-	0.74	21.14	29.48	m	50.62
holes for pipes and the like	-	0.21	6.00	-	nr	6.00
<b>Natural slates; BS EN 12326 Part 2; Welsh blue grey; uniform size; to 75 mm lap; on 25 mm x 50 mm battens and type 1F reinforced underlay</b>						
Coverings; 400 mm x 250 mm slates						
roof coverings (PC £ per 1000)	1435.50	0.95	27.14	45.73	m <sup>2</sup>	72.87
wall coverings	-	1.22	34.85	45.73	m <sup>2</sup>	80.58

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>H62 NATURAL SLATING – cont'd</b>						
<b>Natural slates; BS EN 12326 Part 2; Welsh blue grey; uniform size; to 75 mm lap; on 25 mm x 50 mm battens and type 1F reinforced underlay – cont'd</b>						
Coverings; 500 mm x 250 mm slates						
roof coverings (PC £ per 1000)	2745.00	0.85	24.28	61.76	m <sup>2</sup>	<b>86.05</b>
wall coverings	-	1.02	29.14	61.76	m <sup>2</sup>	<b>90.90</b>
Coverings; 500 mm x 300 mm slates						
roof coverings (PC £ per 1000)	3060.00	0.80	22.85	57.85	m <sup>2</sup>	<b>80.70</b>
wall coverings	-	0.95	27.14	57.85	m <sup>2</sup>	<b>84.99</b>
Coverings; 600 mm x 300 mm slates						
roof coverings (PC £ per 1000)	5791.50	0.64	18.28	84.24	m <sup>2</sup>	<b>102.52</b>
wall coverings	-	0.80	22.85	84.24	m <sup>2</sup>	<b>107.09</b>
Extra over coverings for						
double course at eaves	-	0.32	9.14	21.89	m	<b>31.03</b>
verges; extra single undercloak course	-	0.44	12.57	12.77	m	<b>25.34</b>
open valleys; cutting both sides	-	0.23	6.57	50.47	m	<b>57.04</b>
blue/black glazed ware 152 mm half round ridge tiles	-	0.53	15.14	11.19	m	<b>26.33</b>
blue/black glazed ware 125 mm x 125 mm plain angle ridge tiles	-	0.53	15.14	32.54	m	<b>47.68</b>
mitred hips; cutting both sides	-	0.23	6.57	50.47	m	<b>57.04</b>
blue/black glazed ware 152 mm half round hip tiles; cutting both sides	-	0.74	21.14	61.66	m	<b>82.80</b>
blue/black glazed ware 125 mm x 125 mm plain angle hip tiles; cutting both sides	-	0.74	21.14	83.01	m	<b>104.15</b>
holes for pipes and the like	-	0.21	6.00	-	nr	<b>6.00</b>
<b>Natural slates; Westmoreland green; random lengths; 457 mm–229 mm proportionate widths to 75 mm lap; in diminishing courses; on 25 mm x 50 mm battens and type 1F underlay</b>						
Roof coverings (PC £ per tonne)	2250.00	1.22	34.85	138.93	m <sup>2</sup>	<b>173.78</b>
Wall coverings	-	1.54	43.99	138.93	m <sup>2</sup>	<b>182.93</b>
Extra over coverings for						
double course at eaves	-	0.70	20.00	25.76	m	<b>45.76</b>
verges; extra single undercloak course slates 152 mm wide	-	0.80	22.85	22.18	m	<b>45.03</b>
holes for pipes and the like	-	0.32	9.14	-	nr	<b>9.14</b>
<b>H63 RECONSTRUCTED STONE SLATING/TILING</b>						
<b>Reconstructed stone slates; "Hardrow Slates" or other equal and approved; standard colours; or similar; 75 mm lap; on 25 mm x 50 mm battens and type 1F reinforced underlay</b>						
Coverings; 457 mm x 305 mm slates						
roof coverings	21.67	0.85	24.28	30.41	m <sup>2</sup>	<b>54.69</b>
wall coverings	-	1.06	30.28	30.41	m <sup>2</sup>	<b>60.69</b>
Coverings; 457 mm x 457 mm slates						
roof coverings	21.73	0.69	19.71	30.04	m <sup>2</sup>	<b>49.75</b>
wall coverings	-	0.91	26.00	30.04	m <sup>2</sup>	<b>56.03</b>

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Extra over 457 mm x 305 mm coverings for double course at eaves	-	0.32	9.14	5.66	m	<b>14.80</b>
verges; pointed	-	0.44	12.57	0.08	m	<b>12.65</b>
open valleys; cutting both sides	-	0.23	6.57	13.73	m	<b>20.30</b>
ridge tiles	-	0.53	15.14	35.54	m	<b>50.68</b>
hip tiles; cutting both sides	-	0.74	21.14	29.71	m	<b>50.85</b>
holes for pipes and the like	-	0.21	6.00	-	nr	<b>6.00</b>
<b>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 x 50 mm battens and type 1F reinforced underlay</b>						
Roof coverings (all-in rate inclusive of eaves and verges)	28.91	1.12	31.99	38.30	m <sup>2</sup>	<b>70.29</b>
Extra over coverings for						
open valleys/mitred hips; cutting both sides	-	0.48	13.71	14.17	m <sup>2</sup>	<b>27.88</b>
ridge tiles	-	0.70	20.00	18.85	m	<b>38.85</b>
hip tiles; cutting both sides	-	1.12	31.99	32.03	m	<b>64.03</b>
holes for pipes and the like	-	0.32	9.14	-	nr	<b>9.14</b>
<b>Reconstructed stone slates; Bradstone "Moordale" style or other equal and approved; random lengths 550 mm–450 mm; proportional widths; to 80 lap; in diminishing course; on 25 mm x 50 mm battens and type 1F reinforced underlay</b>						
Roof coverings (all-in rate inclusive of eaves and verges)	27.20	1.12	31.99	36.44	m <sup>2</sup>	<b>68.43</b>
Extra over coverings for						
open valleys/mitred hips; cutting both sides	-	0.48	13.71	13.34	m <sup>2</sup>	<b>27.05</b>
ridge tiles	-	0.70	20.00	18.85	m	<b>38.85</b>
holes for pipes and the like	-	0.32	9.14	-	nr	<b>9.14</b>
<b>H64 TIMBER SHINGLING</b>						
<b>Red cedar sawn shingles preservative treated; uniform length 400 mm; to 125 mm gauge; on 25 mm x 38 mm battens and type 1F reinforced underlay</b>						
Roof coverings; 125 mm gauge, 2.28 m <sup>2</sup> /bundle (PC £ per bundle)	42.50	1.12	31.99	27.38	m <sup>2</sup>	<b>59.38</b>
Wall coverings; 190 mm gauge, 3.47 m <sup>2</sup> /bundle	-	0.85	24.28	18.31	m <sup>2</sup>	<b>42.59</b>
Extra over coverings for						
double course at eaves	2.34	0.21	6.00	2.65	m	<b>8.65</b>
open valleys; cutting both sides	4.67	0.21	6.00	4.97	m	<b>10.97</b>
pre-formed ridge capping	-	0.32	9.14	13.31	m	<b>22.45</b>
pre-formed hip capping; cutting both sides	-	0.53	15.14	18.29	m	<b>33.43</b>
double starter course to cappings	-	0.11	3.14	1.37	m	<b>4.52</b>
holes for pipes and the like	-	0.16	4.57	-	nr	<b>4.57</b>



## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>H71 LEAD SHEET COVERINGS/FLASHINGS</b>						
<b>Milled Lead; BS EN 12588; on and including Geotec underlay</b>						
The following rates are based upon the measurement allowances and the coverage rules of SMM7 clause M2(a-f)						
<b>Roof and dormer coverings</b>						
1.80 mm thick (code 4) roof coverings (20.41 kg per m <sup>2</sup> )						
flat (in wood roll construction) (PC £ per kg)	1.65	0.90	27.95	53.80	m <sup>2</sup>	<b>81.75</b>
pitched (in welded seam construction)	-	1.00	31.05	54.36	m <sup>2</sup>	<b>85.41</b>
pitched (in welded seam construction)	-	0.90	27.95	53.80	m <sup>2</sup>	<b>81.75</b>
vertical (in welded seam construction)	-	1.00	31.05	48.73	m <sup>2</sup>	<b>79.78</b>
1.80 mm thick (code 4) dormer coverings						
flat (in wood roll construction)	-	0.68	20.96	52.53	m <sup>2</sup>	<b>73.49</b>
pitched (in welded seam construction)	-	0.75	23.29	52.95	m <sup>2</sup>	<b>76.24</b>
pitched (in welded seam construction)	-	0.68	20.96	52.53	m <sup>2</sup>	<b>73.49</b>
vertical (in welded seam construction)	-	1.50	46.58	48.73	m <sup>2</sup>	<b>95.30</b>
2.24 mm thick (code 5 roof coverings (25.40 kg per m <sup>2</sup> ))						
flat (in wood roll construction)	-	0.94	29.34	65.39	m <sup>2</sup>	<b>94.74</b>
pitched (in welded seam construction)	-	1.05	32.60	65.99	m <sup>2</sup>	<b>98.59</b>
pitched (in welded seam construction)	-	0.94	29.34	65.39	m <sup>2</sup>	<b>94.74</b>
vertical (in welded seam construction)	-	1.05	32.60	60.07	m <sup>2</sup>	<b>92.67</b>
2.24 mm thick (code 5) dormer coverings						
flat (in wood roll construction)	-	0.71	22.01	64.07	m <sup>2</sup>	<b>86.08</b>
pitched (in welded seam construction)	-	0.79	24.47	64.52	m <sup>2</sup>	<b>88.99</b>
pitched (in welded seam construction)	-	0.71	22.01	64.07	m <sup>2</sup>	<b>86.08</b>
vertical (in welded seam construction)	-	1.57	48.90	60.07	m <sup>2</sup>	<b>108.97</b>
2.65 mm thick (code 6 roof coverings (30.05 kg per m <sup>2</sup> ))						
flat (in wood roll construction)	-	0.99	30.74	76.22	m <sup>2</sup>	<b>106.96</b>
pitched (in welded seam construction)	-	1.10	34.16	76.84	m <sup>2</sup>	<b>110.99</b>
pitched (in welded seam construction)	-	0.99	30.74	76.22	m <sup>2</sup>	<b>106.96</b>
vertical (in welded seam construction)	-	1.10	34.16	70.63	m <sup>2</sup>	<b>104.79</b>
2.65 mm thick (code 6) dormer coverings						
flat (in wood roll construction)	-	0.74	23.07	74.83	m <sup>2</sup>	<b>97.91</b>
pitched (in welded seam construction)	-	0.82	25.62	75.29	m <sup>2</sup>	<b>100.90</b>
pitched (in welded seam construction)	-	0.74	23.07	74.83	m <sup>2</sup>	<b>97.91</b>
vertical (in welded seam construction)	-	1.65	51.23	70.63	m <sup>2</sup>	<b>121.87</b>
3.15 mm thick (code 7 roof coverings (35.72 kg per m <sup>2</sup> ))						
flat (in wood roll construction)	-	1.06	32.85	89.50	m <sup>2</sup>	<b>122.35</b>
pitched (in welded seam construction)	-	1.18	36.48	90.14	m <sup>2</sup>	<b>126.63</b>
pitched (in welded seam construction)	-	1.06	32.85	89.50	m <sup>2</sup>	<b>122.35</b>
vertical (in welded seam construction)	-	1.18	36.48	83.52	m <sup>2</sup>	<b>120.00</b>
3.15 mm thick (code 7) dormer coverings						
flat (in wood roll construction)	-	0.79	24.62	88.00	m <sup>2</sup>	<b>112.63</b>
pitched (in welded seam construction)	-	0.88	27.36	88.48	m <sup>2</sup>	<b>115.84</b>
pitched (in welded seam construction)	-	0.79	24.62	88.00	m <sup>2</sup>	<b>112.63</b>
vertical (in welded seam construction)	-	1.76	54.74	83.52	m <sup>2</sup>	<b>138.26</b>
3.55 mm thick (code 8 roof coverings (40.26 kg per m <sup>2</sup> ))						
flat (in wood roll construction)	-	1.15	35.65	100.32	m <sup>2</sup>	<b>135.97</b>
pitched (in welded seam construction)	-	1.27	39.59	101.03	m <sup>2</sup>	<b>140.62</b>
pitched (in welded seam construction)	-	1.15	35.65	100.32	m <sup>2</sup>	<b>135.97</b>
vertical (in welded seam construction)	-	1.27	39.59	93.84	m <sup>2</sup>	<b>133.43</b>

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
3.55 mm thick (code 8) dormer coverings						
flat (in wood roll construction)	-	0.86	26.73	98.69	m <sup>2</sup>	<b>125.42</b>
pitched (in welded seam construction)	-	0.96	29.68	99.22	m <sup>2</sup>	<b>128.91</b>
pitched (in welded seam construction)	-	0.86	26.73	98.69	m <sup>2</sup>	<b>125.42</b>
vertical (in welded seam construction)	-	1.91	59.40	93.84	m <sup>2</sup>	<b>153.24</b>
Sundries						
patination oil to finished work surfaces	-	0.03	0.78	0.28	m <sup>2</sup>	<b>1.05</b>
chalk slurry to underside of panels	-	0.33	10.34	2.48	m <sup>2</sup>	<b>12.82</b>
provision of 45 x 45 mm wood rolls at 600 mm centres (per m)	-	0.10	3.10	1.17	m	<b>4.28</b>
dressing over glazing bars and glass	-	0.25	7.76	1.41	m	<b>9.17</b>
soldered nail head	-	0.01	0.25	0.10	nr	<b>0.35</b>
<b>1.32 mm thick (code 3) lead flashings, etc.</b>						
Soakers (14.18 kg per m <sup>2</sup> )						
200 x 200 mm	-	0.02	0.47	0.12	nr	<b>0.58</b>
300 x 300 mm	-	0.02	0.47	0.27	nr	<b>0.73</b>
<b>1.80 mm thick (code 4) lead flashings, etc.</b>						
Flashings; wedging into grooves						
150 mm girth	-	0.25	7.76	7.23	m	<b>15.00</b>
200 mm girth	-	0.25	7.76	9.64	m	<b>17.40</b>
240 mm girth	-	0.25	7.76	11.57	m	<b>19.33</b>
300 mm girth	-	0.25	7.76	14.46	m	<b>22.22</b>
Stepped flashings; wedging into grooves						
180 mm girth	-	0.50	15.53	8.68	m	<b>24.20</b>
270 mm girth	-	0.50	15.53	13.02	m	<b>28.54</b>
Linings to sloping gutters						
390 mm girth	-	0.40	12.42	18.80	m	<b>31.22</b>
450 mm girth	-	0.45	13.97	21.70	m	<b>35.67</b>
600 mm girth	-	0.55	17.08	28.92	m	<b>46.00</b>
Cappings to hips or ridges						
450 mm girth	-	0.50	15.53	21.70	m	<b>37.22</b>
600 mm girth	-	0.60	18.63	28.92	m	<b>47.55</b>
Saddle flashings; at intersections of hips and ridges; dressing and bossing						
450 x 450 mm girth	-	0.50	15.53	12.58	m	<b>28.11</b>
600 x 600 mm girth	-	0.50	15.53	20.17	m	<b>35.70</b>
Slates; with 150 mm high collar						
450 x 450 mm girth; to suit 50 mm diameter pipe	-	0.75	23.29	15.13	m	<b>38.42</b>
450 x 450 mm girth; to suit 100 mm diameter pipe	-	0.75	23.29	16.26	m	<b>39.55</b>
450 x 450 mm girth; to suit 150 mm diameter pipe	-	0.75	23.29	17.40	m	<b>40.69</b>
<b>2.24 mm thick (code 5) lead flashings, etc.</b>						
Flashings; wedging into grooves						
150 mm girth	-	0.25	7.76	8.89	m	<b>16.65</b>
200 mm girth	-	0.25	7.76	11.85	m	<b>19.61</b>
240 mm girth	-	0.25	7.76	14.21	m	<b>21.98</b>
300 mm girth	-	0.25	7.76	17.77	m	<b>25.53</b>
Stepped flashings; wedging into grooves						
180 mm girth	-	0.50	15.53	10.66	m	<b>26.19</b>
270 mm girth	-	0.50	15.53	15.99	m	<b>31.52</b>
Linings to sloping gutters						
390 mm girth	-	0.40	12.42	23.10	m	<b>35.52</b>
450 mm girth	-	0.45	13.97	26.65	m	<b>40.63</b>
600 mm girth	-	0.55	17.08	35.54	m	<b>52.61</b>
Cappings to hips or ridges						
450 mm girth	-	0.50	15.53	26.65	m	<b>42.18</b>
600 mm girth	-	0.60	18.63	35.54	m	<b>54.17</b>

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>H71 LEAD SHEET COVERINGS/FLASHINGS – cont'd</b>						
<b>2.24 mm thick (code 5) lead flashings, etc. – cont'd</b>						
Saddle flashings; at intersections of hips and ridges; dressing and bossing						
450 x 450 mm girth	-	0.50	15.53	14.81	m	30.34
600 x 600 mm girth	-	0.50	15.53	24.14	m	39.67
Slates; with 150 mm high collar						
450 x 450 mm girth; to suit 50 mm diameter pipe	-	0.75	23.29	17.62	m	40.91
450 x 450 mm girth; to suit 100 mm diameter pipe	-	0.75	23.29	19.01	m	42.30
450 x 450 mm girth; to suit 150 mm diameter pipe	-	0.75	23.29	20.41	m	43.70
<b>H72 ALUMINIUM SHEET COVERINGS/FLASHINGS</b>						
<b>Aluminium roofing; commercial grade; on and including Geotec underlay</b>						
The following rates are based upon nett 'deck' or 'wall' areas, and depart from SMM7 coverage rules						
<b>Roof, dormer and wall coverings</b>						
0.7 mm thick roof coverings; mill finish						
flat (in wood roll construction) (PC per kg)	4.28	1.00	31.05	20.12	m <sup>2</sup>	51.17
eaves detail ED1	-	0.20	6.21	2.88	m <sup>2</sup>	9.09
abutment upstands at perimeters	-	0.33	10.25	1.15	m <sup>2</sup>	11.40
pitched over 3° (in standing seam construction)	-	0.75	23.29	16.72	m <sup>2</sup>	40.01
vertical (in angled or flat seam construction)	-	0.80	24.84	16.72	m <sup>2</sup>	41.56
0.7 mm thick roof coverings; mill finish						
flat (in wood roll construction)	-	1.50	46.58	19.83	m <sup>2</sup>	66.40
eaves detail ED1	-	0.20	6.21	2.88	m <sup>2</sup>	9.09
pitched over 3° (in standing seam construction)	-	1.25	38.81	16.09	m <sup>2</sup>	54.90
vertical (in angled or flat seam construction)	-	1.35	41.92	16.09	m <sup>2</sup>	58.01
0.7 mm thick roof coverings; Pvf2 finish						
flat (in wood roll construction) (PC per kg)	5.32	1.00	31.05	23.76	m <sup>2</sup>	54.81
eaves detail ED1	-	0.20	6.21	3.58	m <sup>2</sup>	9.79
abutment upstands at perimeters	-	0.33	10.25	1.43	m <sup>2</sup>	11.68
pitched over 3° (in standing seam construction)	-	0.75	23.29	19.46	m <sup>2</sup>	42.75
vertical (in angled or flat seam construction)	-	0.80	24.84	19.46	m <sup>2</sup>	44.30
0.7 mm thick roof coverings; Pvf2 finish						
flat (in wood roll construction)	-	1.50	46.58	23.76	m <sup>2</sup>	70.33
eaves detail ED1	-	0.20	6.21	3.58	m <sup>2</sup>	9.79
pitched over 3° (in standing seam construction)	-	1.25	38.81	19.46	m <sup>2</sup>	58.28
vertical (in angled or flat seam construction)	-	1.35	41.92	19.46	m <sup>2</sup>	61.38
<b>0.8 mm thick aluminium flashings, etc.</b>						
Flashings; wedging into grooves; mill finish						
150 mm girth (PC per kg)	4.28	0.25	7.76	1.73	m	9.49
240 mm girth	-	0.25	7.76	2.76	m	10.52
300 mm girth	-	0.25	7.76	3.45	m	11.21
Stepped flashings; wedging into grooves; mill finish						
180 mm girth	-	0.50	15.53	2.07	m	17.60
270 mm girth	-	0.50	15.53	3.11	m	18.63
Flashings; wedging into grooves; Pvf2 finish						
150 mm girth (PC per kg)	5.32	0.25	7.76	2.15	m	9.91
240 mm girth	-	0.25	7.76	3.44	m	11.20
300 mm girth	-	0.25	7.76	4.29	m	12.06
Stepped flashings; wedging into grooves; Pvf2 finish						
180 mm girth	-	0.50	15.53	2.58	m	18.10
270 mm girth	-	0.50	15.53	3.86	m	19.39

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Sundries provision of square batten roll at 500 mm centres (per m)	-	0.10	3.10	1.35	m	4.45
<b>Aluminium Alumasc "Eavesline" coping system; polyester powder coated</b> Coping; fixing straps plugged and screwed to brickwork						
362 mm wide; for parapet wall 271 - 300 mm wide Extra for	-	0.58	12.05	26.82	m	38.87
90 degree bend	-	0.28	5.82	65.46	nr	71.28
90 degree tee junction	-	0.40	8.31	72.07	nr	80.38
stop end	-	0.17	3.53	33.38	nr	36.91
stop end upstand	-	0.23	4.78	36.62	nr	41.40
<b>H73 COPPER STRIP SHEET COVERINGS/ FLASHINGS</b>						
<b>Copper roofing; BS EN 504; on and including Geotec underlay</b> The following rates are based upon nett 'deck' or 'wall' areas, and depart from SMM7 coverage rules						
<b>Roof and dormer coverings</b>						
0.6 mm thick roof coverings; mill finish						
flat (in wood roll construction) (PC per kg)	5.50	1.00	31.05	63.33	m <sup>2</sup>	94.38
eaves detail ED1	-	0.20	6.21	8.14	m	14.35
abutment upstands at perimeters	-	0.33	10.25	4.07	m	14.32
pitched over 3° (in standing seam construction)	-	0.75	23.29	51.12	m <sup>2</sup>	74.41
vertical (in angled or flat seam construction)	-	0.80	24.84	51.12	m <sup>2</sup>	75.96
0.6 mm thick dormer coverings; mill finish						
flat (in wood roll construction)	-	1.50	46.58	63.33	m <sup>2</sup>	109.91
eaves detail ED1	-	0.20	6.21	8.14	m	14.35
pitched over 3° (in standing seam construction)	-	1.25	38.81	51.12	m <sup>2</sup>	89.93
vertical (in angled or flat seam construction)	-	1.35	41.92	51.12	m <sup>2</sup>	93.04
0.6 mm thick roof coverings; oxid finish						
flat (in wood roll construction) (PC per kg)	6.75	1.00	31.05	77.20	m <sup>2</sup>	108.25
eaves detail ED1	-	0.20	6.21	9.99	m	16.20
abutment upstands at perimeters	-	0.33	10.25	4.99	m	15.24
pitched over 3° (in standing seam construction)	-	0.75	23.29	62.22	m <sup>2</sup>	85.51
vertical (in angled or flat seam construction)	-	0.80	24.84	62.22	m <sup>2</sup>	87.06
0.6 mm thick dormer coverings; oxid finish						
flat (in wood roll construction)	-	1.50	46.58	77.20	m <sup>2</sup>	123.78
eaves detail ED1	-	0.20	6.21	9.99	m	16.20
pitched over 3° (in standing seam construction)	-	1.25	38.81	62.22	m <sup>2</sup>	101.03
vertical (in angled or flat seam construction)	-	1.35	41.92	62.22	m <sup>2</sup>	104.14
0.6 mm thick roof coverings; KME pre-patinated finish						
flat (in wood roll construction)	56.50	1.10	34.16	116.30	m <sup>2</sup>	150.46
eaves detail ED1	-	0.20	6.21	15.20	m	21.41
abutment upstands at perimeters	-	0.33	10.25	7.60	m	17.85
pitched over 3° (in standing seam construction)	-	0.85	26.39	93.50	m <sup>2</sup>	119.89
vertical (in angled or flat seam construction)	-	0.90	27.95	93.50	m <sup>2</sup>	121.44
0.6 mm thick dormer coverings; KME pre-patinated finish						
flat (in wood roll construction)	-	1.50	46.58	116.30	m <sup>2</sup>	162.88
eaves detail ED1	-	0.20	6.21	15.20	m	21.41
pitched over 3° (in standing seam construction)	-	1.25	38.81	93.50	m <sup>2</sup>	132.31
vertical (in angled or flat seam construction)	-	1.35	41.92	93.50	m <sup>2</sup>	135.42

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>H73 COPPER STRIP SHEET COVERINGS/ FLASHINGS – cont'd</b>						
<b>Roof and dormer coverings – cont'd</b>						
0.7 mm thick roof coverings; mill finish						
flat (in wood roll construction) (PC per kg)	5.50	1.00	31.05	72.21	m <sup>2</sup>	<b>103.26</b>
eaves detail ED1	-	0.20	6.21	9.32	m	<b>15.53</b>
abutment upstands at perimeters	-	0.33	10.25	4.66	m	<b>14.91</b>
pitched over 3° (in standing seam construction)	-	0.75	23.29	58.23	m <sup>2</sup>	<b>81.51</b>
vertical (in angled or flat seam construction)	-	0.80	24.84	58.23	m <sup>2</sup>	<b>83.07</b>
0.7 mm thick dormer coverings; mill finish						
flat (in wood roll construction)	-	1.50	46.58	72.21	m <sup>2</sup>	<b>118.78</b>
eaves detail ED1	-	0.20	6.21	9.32	m	<b>15.53</b>
pitched over 3° (in standing seam construction)	-	1.25	38.81	58.23	m <sup>2</sup>	<b>97.04</b>
vertical (in angled or flat seam construction)	-	1.35	41.92	58.23	m <sup>2</sup>	<b>100.14</b>
0.7 mm thick roof coverings; oxid finish						
flat (in wood roll construction) (PC per kg)	6.75	1.00	31.05	88.10	m <sup>2</sup>	<b>119.15</b>
eaves detail ED1	-	0.20	6.21	11.44	m	<b>17.65</b>
abutment upstands at perimeters	-	0.33	10.25	5.72	m	<b>15.97</b>
pitched over 3° (in standing seam construction)	-	0.75	23.29	70.94	m <sup>2</sup>	<b>94.23</b>
vertical (in angled or flat seam construction)	-	0.80	24.84	70.94	m <sup>2</sup>	<b>95.78</b>
0.7 mm thick dormer coverings; oxid finish						
flat (in wood roll construction)	-	1.50	46.58	88.10	m <sup>2</sup>	<b>134.68</b>
eaves detail ED1	-	0.20	6.21	11.44	m	<b>17.65</b>
pitched over 3° (in standing seam construction)	-	1.25	38.81	70.94	m <sup>2</sup>	<b>109.75</b>
vertical (in angled or flat seam construction)	-	1.35	41.92	70.94	m <sup>2</sup>	<b>112.86</b>
0.7 mm thick roof coverings; KME pre-patinated finish						
flat (in wood roll construction)	65.00	1.10	34.16	133.46	m <sup>2</sup>	<b>167.61</b>
eaves detail ED1	-	0.20	6.21	17.49	m	<b>23.70</b>
abutment upstands at perimeters	-	0.33	10.25	8.74	m	<b>18.99</b>
pitched over 3° (in standing seam construction)	-	0.85	26.39	107.22	m <sup>2</sup>	<b>133.61</b>
vertical (in angled or flat seam construction)	-	0.90	27.95	107.22	m <sup>2</sup>	<b>135.17</b>
0.7 mm thick dormer coverings; KME pre-patinated finish						
flat (in wood roll construction)	-	1.50	46.58	133.46	m <sup>2</sup>	<b>180.03</b>
eaves detail ED1	-	0.20	6.21	17.49	m	<b>23.70</b>
pitched over 3° (in standing seam construction)	-	1.25	38.81	107.22	m <sup>2</sup>	<b>146.03</b>
vertical (in angled or flat seam construction)	-	1.35	41.92	107.22	m <sup>2</sup>	<b>149.14</b>
<b>0.6 mm thick copper flashings, etc.</b>						
Flashings; wedging into grooves; mill finish						
150 mm girth (PC per kg)	5.50	0.25	7.76	6.10	m	<b>13.87</b>
240 mm girth	-	0.25	7.76	9.77	m	<b>17.53</b>
300 mm girth	-	0.25	7.76	12.21	m	<b>19.97</b>
Stepped flashings; wedging into grooves; mill finish						
180 mm girth	-	0.50	15.53	7.33	m	<b>22.85</b>
270 mm girth	-	0.50	15.53	10.99	m	<b>26.51</b>
Flashings; wedging into grooves; oxid finish						
150 mm girth (PC per kg)	6.75	0.25	7.76	7.49	m	<b>15.26</b>
240 mm girth	-	0.25	7.76	11.99	m	<b>19.75</b>
300 mm girth	-	0.25	7.76	14.99	m	<b>22.75</b>
Stepped flashings; wedging into grooves; oxid finish						
180 mm girth	-	0.50	15.53	8.99	m	<b>24.52</b>
270 mm girth	-	0.50	15.53	13.49	m	<b>29.01</b>
Flashings; wedging into grooves; KME pre-patinated finish						
150 mm girth (PC per m <sup>2</sup> )	56.50	0.25	7.76	11.40	m	<b>19.16</b>
240 mm girth	-	0.25	7.76	18.24	m	<b>26.00</b>
300 mm girth	-	0.25	7.76	22.80	m	<b>30.57</b>

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Stepped flashings; wedging into grooves; KME pre-patinated finish						
180 mm girth	-	0.50	15.53	13.68	m	<b>29.21</b>
270 mm girth	-	0.50	15.53	20.52	m	<b>36.05</b>
<b>0.7 mm thick copper flashings, etc.</b>						
Flashings; wedging into grooves; mill finish						
150 mm girth (PC per kg)	5.50	0.25	7.76	6.99	m	<b>14.75</b>
240 mm girth	-	0.25	7.76	11.19	m	<b>18.95</b>
300 mm girth	-	0.25	7.76	13.98	m	<b>21.75</b>
Stepped flashings; wedging into grooves; mill finish						
180 mm girth	-	0.50	15.53	8.39	m	<b>23.92</b>
270 mm girth	-	0.50	15.53	12.59	m	<b>28.11</b>
Flashings; wedging into grooves; oxid finish						
150 mm girth (PC per kg)	6.75	0.25	7.76	8.58	m	<b>16.34</b>
240 mm girth	-	0.25	7.76	13.73	m	<b>21.49</b>
300 mm girth	-	0.25	7.76	17.16	m	<b>24.92</b>
Stepped flashings; wedging into grooves; oxid finish						
180 mm girth	-	0.50	15.53	10.30	m	<b>25.82</b>
270 mm girth	-	0.50	15.53	15.44	m	<b>30.97</b>
Flashings; wedging into grooves; KME pre-patinated finish						
150 mm girth (PC per m <sup>2</sup> )	65.00	0.25	7.76	13.12	m	<b>20.88</b>
240 mm girth	-	0.25	7.76	20.99	m	<b>28.75</b>
300 mm girth	-	0.25	7.76	26.23	m	<b>34.00</b>
Stepped flashings; wedging into grooves; KME pre-patinated finish						
180 mm girth	-	0.50	15.53	15.74	m	<b>31.27</b>
270 mm girth	-	0.50	15.53	23.61	m	<b>39.14</b>
Sundries						
provision of square batten roll at 500 mm centres (per m)	-	0.10	3.10	1.35	m	<b>4.45</b>
<b>H74 ZINC STRIP SHEET COVERINGS/FLASHINGS</b>						
<b>Zinc roofing; BS EN 506; on and including Klober breather membrane/underlay</b>						
The following rates are based upon nett 'deck' or 'wall' areas, and depart from SMM7 coverage rules						
<b>Roof, dormer and wall coverings</b>						
0.7 mm thick roof coverings; pre-weathered Rheinzink flat (in wood roll construction) (PC per kg)	3.35	1.00	31.05	41.93	m <sup>2</sup>	<b>72.98</b>
eaves detail ED1	-	0.20	6.21	7.31	m <sup>2</sup>	<b>13.52</b>
abutment upstands at perimeters	-	0.33	10.25	3.66	m <sup>2</sup>	<b>13.90</b>
pitched over 3° (in standing seam construction)	-	0.75	23.29	34.61	m <sup>2</sup>	<b>57.90</b>
0.7 mm thick roof coverings; pre-weathered Rheinzink flat (in wood roll construction)	-	1.50	46.58	41.93	m <sup>2</sup>	<b>88.50</b>
eaves detail ED1	-	0.20	6.21	7.31	m <sup>2</sup>	<b>13.52</b>
pitched over 3° (in standing seam construction)	-	1.25	38.81	34.61	m <sup>2</sup>	<b>73.43</b>
0.8 mm thick wall coverings; pre-weathered Rheinzink vertical (in angled or flat seam construction)	-	0.80	24.84	38.93	m <sup>2</sup>	<b>63.77</b>
0.8 mm thick dormer coverings; pre-weathered Rheinzink vertical (in angled or flat seam construction)	-	1.35	41.92	38.93	m <sup>2</sup>	<b>80.84</b>

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>H74 ZINC STRIP SHEET COVERINGS/FLASHINGS</b>						
– cont'd						
<b>0.8 mm thick zinc flashings, etc.; pre-weathered Rheinzink</b>						
Flashings; wedging into grooves						
150 mm girth (PC per kg)	3.35	0.25	7.76	4.20	m	11.96
240 mm girth	-	0.25	7.76	6.72	m	14.48
300 mm girth	-	0.25	7.76	8.39	m	16.16
Stepped flashings; wedging into grooves						
180 mm girth	-	0.50	15.53	5.04	m	20.56
270 mm girth	-	0.50	15.53	7.56	m	23.08
Integral box gutter						
900 mm girth; 2 x bent; 2 x welted	-	1.00	31.05	34.70	m	65.75
Valley gutter						
600 mm girth; 2 x bent; 2 x welted	-	0.75	23.29	20.99	m	44.27
Hips and ridges						
450 mm girth; 2 x bent; 2 x welted	-	1.00	31.05	12.59	m	43.64
Sundries						
provision of square batten roll at 500 mm centres (per m)	-	0.10	3.10	1.35	m	4.45
<b>H75 STAINLESS STEEL SHEET COVERINGS/FLASHINGS</b>						
<b>Terne-coated stainless steel roofing; Associated Lead Mills Ltd; or other equal and approved: on and including Metmatt underlay</b>						
The following rates are based upon nett 'deck' or 'wall' areas, and depart from SMM7 coverage rules						
<b>Roof, dormer and wall coverings in 'Uginox' grade 316; marine</b>						
0.4 mm thick roof coverings						
flat (in wood roll construction) (PC per kg)	6.75	1.00	31.05	46.92	m <sup>2</sup>	77.97
eaves detail ED1	-	0.20	6.21	5.45	m <sup>2</sup>	11.66
abutment upstands at perimeters	-	0.33	10.25	2.72	m <sup>2</sup>	12.97
pitched over 3° (in standing seam construction)	-	0.75	23.29	38.74	m <sup>2</sup>	62.03
0.5mm thick dormer coverings						
flat (in wood roll construction)	6.30	1.50	46.58	54.36	m <sup>2</sup>	100.94
eaves detail ED1	-	0.20	6.21	5.09	m <sup>2</sup>	11.30
pitched over 3° (in standing seam construction)	-	1.25	38.81	45.04	m <sup>2</sup>	83.85
0.5 mm thick wall coverings						
vertical (in angled or flat seam construction)	-	0.80	24.84	44.70	m <sup>2</sup>	69.54
vertical (with Coulisseau joint construction)	-	1.25	38.81	46.12	m <sup>2</sup>	84.94
<b>0.5 mm thick 'Uginox' grade 316 flashings, etc.</b>						
Flashings; wedging into grooves						
150 mm girth (PC per kg)	6.30	0.25	7.76	4.83	m	12.59
240 mm girth	-	0.25	7.76	7.73	m	15.49
300 mm girth	-	0.25	7.76	9.66	m	17.42
Stepped flashings; wedging into grooves						
180 mm girth	-	0.50	15.53	5.80	m	21.32
270 mm girth	-	0.50	15.53	8.70	m	24.22
Fan apron						
250 mm girth	-	0.25	7.76	8.05	m	15.81
Integral box gutter						
900 mm girth; 2 x bent; 2 x welted	-	1.00	31.05	33.17	m	64.22

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Valley gutter 600 mm girth; 2 x bent; 2 x welted	-	0.75	23.29	23.58	m	<b>46.86</b>
Hips and ridges 450 mm girth; 2 x bent; 2 x welted	-	1.00	31.05	14.49	m	<b>45.54</b>
Sundries provision of square batten roll at 500 mm centres (per m)	-	0.10	3.10	1.35	m	<b>4.45</b>
<b>H76 FIBRE BITUMEN THERMOPLASTIC SHEET COVERINGS/FLASHINGS</b>						
<b>Glass fibre reinforced bitumen strip slates; "Ruberglas 105" or other equal and approved; 1000 mm x 336 mm mineral finish; to external quality plywood boarding (boarding not included)</b>						
Roof coverings	-	0.27	7.71	11.94	m <sup>2</sup>	<b>19.66</b>
Wall coverings	-	0.43	12.28	11.94	m <sup>2</sup>	<b>24.23</b>
Extra over coverings for double course at eaves; felt soaker	-	0.21	6.00	8.09	m	<b>14.09</b>
verges; felt soaker	-	0.16	4.57	6.71	m	<b>11.28</b>
valley slate; cut to shape; felt soaker and cutting both sides	-	0.48	13.71	10.59	m	<b>24.30</b>
ridge slate; cut to shape	-	0.32	9.14	6.71	m	<b>15.85</b>
hip slate; cut to shape; felt soaker and cutting both sides	-	0.48	13.71	10.52	m	<b>24.23</b>
holes for pipes and the like	-	0.56	16.00	-	nr	<b>16.00</b>
<b>Bostik Findley "Flashband Plus" sealing strips and flashings or other equal and approved; special grey finish</b>						
Flashings; wedging at top if required; pressure bonded; to walls						
100 mm girth	-	0.27	5.61	1.62	m	<b>7.23</b>
150 mm girth	-	0.35	7.27	2.26	m	<b>9.53</b>
225 mm girth	-	0.43	8.94	3.13	m	<b>12.07</b>
300 mm girth	-	0.48	9.98	3.56	m	<b>13.54</b>
<b>H92 RAINSCREEN CLADDING</b>						
Western Red Cedar tongued and grooved wall cladding on and including treated softwood 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 <sup>2</sup>	<b>101.47</b>



## J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>J10 SPECIALIST WATERPROOF RENDERING</b>						
<b>"Sika" waterproof rendering or other equal and approved; steel trowelled</b>						
20 mm work to walls; three coat; to concrete base over 300 mm wide	-	-	-	-	m <sup>2</sup>	44.75
not exceeding 300 mm wide	-	-	-	-	m <sup>2</sup>	67.80
25 mm work to walls; three coat; to concrete base over 300 mm wide	-	-	-	-	m <sup>2</sup>	52.88
not exceeding 300 mm wide	-	-	-	-	m <sup>2</sup>	81.35
40 mm work to walls; four coat; to concrete base over 300 mm wide	-	-	-	-	m <sup>2</sup>	77.97
not exceeding 300 mm wide	-	-	-	-	m <sup>2</sup>	122.04
<b>J20 MASTIC ASPHALT TANKING/DAMP PROOF MEMBRANES</b>						
<b>Mastic asphalt to BS 6925 Type T 1097</b>						
13 mm thick one coat coverings to concrete base; flat; subsequently covered						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	14.71
225 mm–300 mm wide	-	-	-	-	m <sup>2</sup>	49.75
150 mm–225 mm wide	-	-	-	-	m <sup>2</sup>	55.01
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	69.62
20 mm thick two coat coverings to concrete base; flat; subsequently covered						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	18.33
225 mm–300 mm wide	-	-	-	-	m <sup>2</sup>	46.05
150 mm–225 mm wide	-	-	-	-	m <sup>2</sup>	61.29
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	73.62
30 mm thick three coat coverings to concrete base; flat; subsequently covered						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	30.01
225 mm–300 mm wide	-	-	-	-	m <sup>2</sup>	69.74
150 mm–225 mm wide	-	-	-	-	m <sup>2</sup>	76.38
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	94.74
13 mm thick two coat coverings to brickwork base; vertical; subsequently covered						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	47.28
225 mm–300 mm wide	-	-	-	-	m <sup>2</sup>	70.41
150 mm–225 mm wide	-	-	-	-	m <sup>2</sup>	76.37
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	100.93
20 mm thick three coat coverings to brickwork base; vertical; subsequently covered						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	76.02
225 mm–300 mm wide	-	-	-	-	m <sup>2</sup>	94.02
150 mm–225 mm wide	-	-	-	-	m <sup>2</sup>	103.86
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	136.45
Turning into groove 20 mm deep	-	-	-	-	m	0.83
Internal angle fillets; subsequently covered	-	-	-	-	m	5.74
<b>J21 MASTIC ASPHALT ROOFING/INSULATION/ FINISHES</b>						
<b>Mastic asphalt to BS 6925 Type R 988</b>						
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 <sup>2</sup>	19.29

## J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
225 mm–300 mm wide	-	-	-	-	m <sup>2</sup>	32.86
150 mm–225 mm wide	-	-	-	-	m <sup>2</sup>	39.34
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	52.26
Add to the above for covering with:						
10 mm thick limestone chippings in hot bitumen coverings with solar reflective paint	-	-	-	-	m <sup>2</sup>	3.61
300 mm x 300 mm x 8 mm g.r.p. tiles in hot bitumen	-	-	-	-	m <sup>2</sup>	53.54
Cutting to line; jointing to old asphalt	-	-	-	-	m	7.43
13 mm thick two coat skirtings to brickwork base not exceeding 150 mm girth	-	-	-	-	m	15.97
150 mm–225 mm girth	-	-	-	-	m	18.11
225 mm–300 mm girth	-	-	-	-	m	22.13
13 mm thick three coat skirtings; expanded metal lathing reinforcement nailed to timber base not exceeding 150 mm girth	-	-	-	-	m	26.48
150 mm–225 mm girth	-	-	-	-	m	31.14
225 mm–300 mm girth	-	-	-	-	m	36.28
13 mm thick two coat fascias to concrete base not exceeding 150 mm girth	-	-	-	-	m	15.97
150 mm–225 mm girth	-	-	-	-	m	18.11
20 mm thick two coat linings to channels to concrete base not exceeding 150 mm girth	-	-	-	-	m	34.51
150 mm–225 mm girth	-	-	-	-	m	39.20
225 mm–300 mm girth	-	-	-	-	m	40.07
20 mm thick two coat lining to cesspools 250 mm x 150 mm x 150 mm deep	-	-	-	-	nr	34.58
Collars around pipes, standards and like members	-	-	-	-	nr	23.06
<b>Accessories</b>						
Eaves trim; extruded aluminium alloy; working asphalt into trim						
"Alutrim"; type A roof edging or other equal and approved	-	-	-	-	m	14.67
extra; angle	-	-	-	-	nr	8.19
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	26.94
<b>J30 LIQUID APPLIED TANKING/DAMP PROOF MEMBRANES</b>						
<b>Tanking and damp proofing</b>						
"Synthaprufe" or other equal and approved; blinding with sand; horizontal on slabs						
two coats	-	0.20	2.66	2.08	m <sup>2</sup>	4.74
three coats	-	0.29	3.85	3.04	m <sup>2</sup>	6.89
"Tretolastex 202T" or other equal and approved; on vertical surfaces of concrete						
two coats	-	0.20	2.66	0.61	m <sup>2</sup>	3.27
three coats	-	0.29	3.85	0.92	m <sup>2</sup>	4.78
One coat Vandex "Super" 0.75 kg/m <sup>2</sup> slurry or other equal and approved; one consolidating coat of Vandex "BB75" 2 kg/m <sup>2</sup> slurry or similar; horizontal on beds						
over 225 mm wide	-	0.36	4.78	7.72	m <sup>2</sup>	12.51

## J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>J30 LIQUID APPLIED TANKING/DAMP PROOF MEMBRANES – cont'd</b>						
<b>Tanking and damp proofing – cont'd</b>						
Intergritank MMA (Methyl Methacrylate) resin elastomeric structural waterproofing membrane; in two separate 1mm colour coded coats; or other equal and approved; on a primed substrate over 225 mm wide	-	-	-	-	m <sup>2</sup>	<b>41.00</b>
<b>J40 FLEXIBLE SHEET TANKING/DAMP PROOF MEMBRANES</b>						
<b>Tanking and damp proofing</b>						
Visqueen self-adhesive damp proof membrane over 300 mm wide; horizontal	-	-	-	-	m <sup>2</sup>	<b>8.07</b>
not exceeding 300 mm wide; horizontal	-	-	-	-	m	<b>3.10</b>
Tanking primer for self-adhesive dpm over 300 mm wide; horizontal	-	-	-	-	m <sup>2</sup>	<b>5.58</b>
not exceeding 300 mm wide; horizontal	-	-	-	-	m	<b>2.56</b>
"Bituthene" sheeting or other equal and approved; lapped joints; horizontal on slabs						
3000 grade	-	0.10	1.33	6.64	m <sup>2</sup>	<b>7.97</b>
8000 grade	-	0.11	1.46	9.27	m <sup>2</sup>	<b>10.73</b>
500HD heavy duty grade	-	0.13	1.73	8.82	m <sup>2</sup>	<b>10.55</b>
"Bituthene" sheeting or other equal and approved; lapped joints; dressed up vertical face of concrete						
8000 grade	-	0.19	2.52	9.27	m <sup>2</sup>	<b>11.80</b>
RIW "Structureseal" tanking and damp proof membrane; or other equal and approved over 300 mm wide; horizontal	-	-	-	-	m <sup>2</sup>	<b>7.75</b>
"Structureseal" Fillet						
40 mm x 40mm	-	-	-	-	m	<b>5.68</b>
Ruberoid "Plasprufe 2000SA" self-adhesive damp proof membrane						
over 300 mm wide; horizontal	-	-	-	-	m <sup>2</sup>	<b>15.38</b>
not exceeding 300 mm wide; horizontal	-	-	-	-	m	<b>5.89</b>
Extra for 50 mm thick sand blinding	-	-	-	-	m <sup>2</sup>	<b>2.69</b>
"Servi-pak" protection board or other equal and approved; butt jointed; taped joints; to horizontal surfaces;						
3 mm thick	-	0.16	2.13	6.90	m <sup>2</sup>	<b>9.03</b>
6 mm thick	-	0.16	2.13	10.45	m <sup>2</sup>	<b>12.57</b>
12 mm thick	-	0.20	2.66	18.64	m <sup>2</sup>	<b>21.30</b>
"Servi-pak" protection board or other equal and approved; butt jointed; taped joints; to vertical surfaces						
3 mm thick	-	0.20	2.66	6.90	m <sup>2</sup>	<b>9.56</b>
6 mm thick	-	0.20	2.66	10.45	m <sup>2</sup>	<b>13.10</b>
12 mm thick	-	0.26	3.46	18.64	m <sup>2</sup>	<b>22.09</b>
"Bituthene" reinforcing strip or other equal and approved; 300 mm wide						
Bitutape 4000	-	0.10	1.33	2.78	m	<b>4.11</b>
Expandite "Famflex" hot bitumen bonded waterproof tanking or other equal and approved; 150 mm laps						
horizontal; over 300 mm wide	-	0.41	5.45	13.79	m <sup>2</sup>	<b>19.24</b>
vertical; over 300 mm wide	-	0.67	8.90	13.79	m <sup>2</sup>	<b>22.69</b>

## J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>J41 BUILT UP FELT ROOF COVERINGS</b>						
<b>NOTE:</b> 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, to crossfalls or to slopes not exceeding 10° – but exclude any insulation etc.						
<b>Felt roofing; BS EN 13707; suitable for flat roofs</b>						
Three layer coverings first layer type 3G; subsequent layers type 3B bitumen glass fibre based felt	-	-	-	-	m <sup>2</sup>	<b>18.06</b>
Extra over felt for covering with and bedding in hot bitumen	-	-	-	-	m <sup>2</sup>	<b>5.23</b>
13 mm thick stone chippings	-	-	-	-	m <sup>2</sup>	<b>5.23</b>
300 mm x 300 mm x 8 mm g.r.p. tiles	-	-	-	-	m <sup>2</sup>	<b>55.93</b>
working into outlet pipes and the like	-	-	-	-	m <sup>2</sup>	<b>12.60</b>
Skirtings; three layer; top layer mineral surfaced; dressed over tilting fillet; turned into groove	-	-	-	-	m	<b>13.44</b>
not exceeding 200 mm girth	-	-	-	-	m	<b>16.59</b>
200 mm–400 mm girth	-	-	-	-	m	<b>21.51</b>
Coverings to kerbs; three layer	-	-	-	-	m	<b>26.12</b>
400 mm–600 mm girth	-	-	-	-	m	<b>26.12</b>
Linings to gutters; three layer	-	-	-	-	m	<b>14.27</b>
400 mm–600 mm girth	-	-	-	-	nr	<b>14.27</b>
Collars around pipes and the like; three layer mineral surface; 150 mm high	-	-	-	-	nr	<b>14.27</b>
not exceeding 55 mm nominal size	-	-	-	-	nr	<b>14.27</b>
55 mm–110 mm nominal size	-	-	-	-	nr	<b>14.27</b>
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 <sup>2</sup>	<b>30.75</b>
Coverings to kerbs	-	-	-	-	m	<b>12.99</b>
not exceeding 200 mm girth	-	-	-	-	m	<b>16.99</b>
200 mm–400 mm girth	-	-	-	-	m	<b>16.99</b>
Outlets and dishing to gullies	-	-	-	-	nr	<b>15.48</b>
300 mm diameter	-	-	-	-	nr	<b>15.48</b>
<b>"Andersons" high performance polyester-based roofing system or other equal and approved</b>						
Two layer coverings; first layer HT 125 underlay; second layer HT 350; fully bonded to wood; fibre or cork base	-	-	-	-	m <sup>2</sup>	<b>25.49</b>
Extra over for	-	-	-	-	m <sup>2</sup>	<b>2.16</b>
top layer mineral surfaced	-	-	-	-	m <sup>2</sup>	<b>2.16</b>
13 mm thick stone chippings	-	-	-	-	m <sup>2</sup>	<b>5.23</b>
third layer of type 3B as underlay for concrete or screeded base	-	-	-	-	m <sup>2</sup>	<b>6.68</b>
working into outlet pipes and the like	-	-	-	-	nr	<b>15.46</b>
Skirtings; two layer; top layer mineral surfaced; dressed over tilting fillet; turned into groove	-	-	-	-	m	<b>12.99</b>
not exceeding 200 mm girth	-	-	-	-	m	<b>16.99</b>
200 mm–400 mm girth	-	-	-	-	m	<b>16.99</b>
Coverings to kerbs; two layer	-	-	-	-	m	<b>22.02</b>
400 mm–600 mm girth	-	-	-	-	m	<b>22.02</b>
Linings to gutters; three layer	-	-	-	-	m	<b>23.67</b>
400 mm–600 mm girth	-	-	-	-	m	<b>23.67</b>

## J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>J41 BUILT UP FELT ROOF COVERINGS – cont'd</b>						
<b>"Andersons" high performance polyester-based roofing system or other equal and approved – cont'd</b>						
Collars around pipes and the like; two layer; 150 high not exceeding 55 mm nominal size	-	-	-	-	nr	15.46
55 mm–110 mm nominal size	-	-	-	-	nr	15.46
<b>"Ruberoid Challenger SBS" high performance roofing or other equal and approved (10 year guarantee specification)</b>						
Two layer coverings; first and second layers "Ruberglas 120 GP"; fully bonded to wood, fibre or cork base	-	-	-	-	m <sup>2</sup>	16.77
Extra over for						
top layer mineral surfaced	-	-	-	-	m <sup>2</sup>	5.93
13 mm thick stone chippings	-	-	-	-	m <sup>2</sup>	5.23
third layer of "Rubervent 3G" as underlay for concrete or screeded base	-	-	-	-	m <sup>2</sup>	6.65
working into outlet pipes and the like	-	-	-	-	nr	15.35
Skirtings; two layer; top layer mineral surfaced; dressed over tilting fillet; turned into groove not exceeding 200 mm girth	-	-	-	-	m	12.80
200 mm–400 mm girth	-	-	-	-	m	16.75
Coverings to kerbs; two layer 400 mm–600 mm girth	-	-	-	-	m	21.71
Linings to gutters; three layer 400 mm–600 mm girth	-	-	-	-	m	23.25
Collars around pipes and the like; two layer, 150 mm high						
not exceeding 55 mm nominal size	-	-	-	-	nr	15.35
55 mm–110 mm nominal size	-	-	-	-	nr	15.35
<b>"Ruberfort HP 350" high performance roofing or other equal and approved</b>						
Two layer coverings; first layer Ruberfort HP 180; second layer Ruberfort HP 350; fully bonded; to wood; fibre or cork base	-	-	-	-	m <sup>2</sup>	19.77
Extra over for						
top layer mineral surfaced	-	-	-	-	m <sup>2</sup>	8.18
13 mm thick stone chippings	-	-	-	-	m <sup>2</sup>	5.23
third layer of "Rubervent 3G"; as underlay for concrete or screeded base	-	-	-	-	m <sup>2</sup>	6.65
working into outlet pipes and the like	-	-	-	-	nr	15.53
Skirtings; two layer; top layer mineral surface; dressed over tilting fillet; turned into groove not exceeding 200 mm girth	-	-	-	-	m	13.06
200 mm–400 mm girth	-	-	-	-	m	17.09
Coverings to kerbs; two layer 400 mm–600 mm girth	-	-	-	-	m	22.16
Linings to gutters; three layer 400 mm–600 mm girth	-	-	-	-	m	28.60
Collars around pipes and the like; two layer; 150 mm high						
not exceeding 55 mm nominal size	-	-	-	-	nr	15.53
55 mm–110 mm nominal size	-	-	-	-	nr	15.53

## J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>"Ruberoid Superflex Firebloc" high performance roofing or other equal and approved (15 year guarantee specification)</b>						
Two layer coverings; first layer Superflex 180; second layer Superflex 250; fully bonded to wood; fibre or cork base	-	-	-	-	m <sup>2</sup>	24.44
Extra over for						
top layer mineral surfaced	-	-	-	-	m <sup>2</sup>	5.82
13 mm thick stone chippings	-	-	-	-	m <sup>2</sup>	5.23
third layer of "Rubervent 3G" as underlay for concrete or screeded base	-	-	-	-	m <sup>2</sup>	6.65
working into outlet pipes and the like	-	-	-	-	nr	17.64
Skirtings; two layer; top layer mineral surfaced; dressed over tilting fillet; turned into groove						
not exceeding 200 mm girth	-	-	-	-	m	15.27
200 mm–400 mm girth	-	-	-	-	m	20.15
Coverings to kerbs; two layer						
400 mm–600 mm girth	-	-	-	-	m	26.89
Linings to gutters; three layer						
400 mm–600 mm girth	-	-	-	-	m	29.13
Collars around pipes and the like; two layer; 150 mm high						
not exceeding 55 mm nominal size	-	-	-	-	nr	17.64
55 mm–110 mm nominal size	-	-	-	-	nr	17.64
<b>"Ruberoid Ultra prevENT" high performance roofing or other equal and approved (20 year guarantee specification)</b>						
Two layer coverings; first layer Ultra prevENT underlay; second layer Ultra prevENT mineral surface cap sheet; fully bonded to wood; fibre or cork base	-	-	-	-	m <sup>2</sup>	44.97
Extra over for						
13 mm thick stone chippings	-	-	-	-	m <sup>2</sup>	5.09
third layer of "Rubervent 3G" as underlay for concrete or screeded base	-	-	-	-	m <sup>2</sup>	6.65
working into outlet pipes and the like	-	-	-	-	nr	21.33
Skirtings; two layer; dressed over tilting fillet; turned into groove						
not exceeding 200 mm girth	-	-	-	-	m	19.11
200 mm–400 mm girth	-	-	-	-	m	25.46
Coverings to kerbs; two layer						
400 mm–600 mm girth	-	-	-	-	m	35.14
Linings to gutters; three layer						
400 mm–600 mm girth	-	-	-	-	m	36.72
Collars around pipes and the like; two layer; 150 high						
not exceeding 55 mm nominal size	-	-	-	-	nr	21.31
55 mm–110 mm nominal size	-	-	-	-	nr	21.31
<b>Accessories</b>						
Eaves trim; extruded aluminium alloy; working felt into trim						
"Rubertrim"; type FL/G; 65 mm face	-	-	-	-	m	15.65
extra over for external angle	-	-	-	-	nr	15.75
Roof screed ventilator – aluminium alloy						
"Extra-aqua-vent" or other equal and approved - set on screed over and including dished sinking and collar	-	-	-	-	nr	49.51

## J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>J41 BUILT UP FELT ROOF COVERINGS – cont'd</b>						
<b>Insulation board underlays</b>						
Vapour barrier reinforced; metal lined	-	-	-	-	m <sup>2</sup>	<b>14.96</b>
Rockwool; Duorock flat insulation board (0.25 U-value) 140 mm thick	-	-	-	-	m <sup>2</sup>	<b>41.00</b>
Kingspan Thermaroof TR21 zero OPD urethane insulation board 50 mm thick	-	-	-	-	m <sup>2</sup>	<b>25.21</b>
90 mm thick	-	-	-	-	m <sup>2</sup>	<b>43.41</b>
100 mm thick (0.25 U-value)	-	-	-	-	m <sup>2</sup>	<b>48.23</b>
Wood fibre boards; impregnated; density 220 - 350 kg/m <sup>3</sup> 12.70 mm thick	-	-	-	-	m <sup>2</sup>	<b>6.78</b>
<b>Tapered insulation board underlays</b>						
Tapered PIR (Polyisocyanurate) boards; bedded in hot bitumen						
average thickness achieving 0.25W/m <sup>2</sup> K	27.00	-	-	-	m <sup>2</sup>	<b>55.77</b>
minimum thickness achieving 0.25W/m <sup>2</sup> K	33.00	-	-	-	m <sup>2</sup>	<b>61.92</b>
Tapered PIR boards; mechanically fastened						
average thickness achieving 0.25W/m <sup>2</sup> K	-	-	-	-	m <sup>2</sup>	<b>58.23</b>
minimum thickness achieving 0.25W/m <sup>2</sup> K	-	-	-	-	m <sup>2</sup>	<b>64.38</b>
Tapered Rockwool boards; bedded in hot bitumen						
average thickness achieving 0.25W/m <sup>2</sup> K	27.00	-	-	-	m <sup>2</sup>	<b>84.10</b>
minimum thickness achieving 0.25W/m <sup>2</sup> K	33.00	-	-	-	m <sup>2</sup>	<b>88.20</b>
Tapered Rockwool boards; mechanically fastened						
average thickness achieving 0.25W/m <sup>2</sup> K	-	-	-	-	m <sup>2</sup>	<b>86.56</b>
minimum thickness achieving 0.25W/m <sup>2</sup> K	-	-	-	-	m <sup>2</sup>	<b>92.71</b>
<b>Insulation board overlays</b>						
Dow "Roofmate SL" extruded polystyrene foam boards or other equal and approved						
75 mm thick	-	-	-	-	m <sup>2</sup>	<b>16.68</b>
140 mm thick (0.25 U-value)	-	-	-	-	m <sup>2</sup>	<b>29.12</b>
Dow "Roofmate LG" extruded polystyrene foam boards or other equal and approved						
80 mm thick	-	-	-	-	m <sup>2</sup>	<b>59.41</b>
100 mm thick	-	-	-	-	m <sup>2</sup>	<b>63.69</b>
120 mm thick	-	-	-	-	m <sup>2</sup>	<b>67.87</b>
<b>J42 SINGLE LAYER PLASTICS ROOF COVERINGS</b>						
<b>"Trocal S" PVC roofing or other equal and approved</b>						
Coverings	-	-	-	-	m <sup>2</sup>	<b>20.44</b>
Skirtings; dressed over metal upstands						
not exceeding 200 mm girth	-	-	-	-	m	<b>15.87</b>
200 mm–400 mm girth	-	-	-	-	m	<b>19.51</b>
Coverings to kerbs						
400 mm–600 mm girth	-	-	-	-	m	<b>35.72</b>
Collars around pipes and the like; 150 mm high						
not exceeding 55 mm nominal size	-	-	-	-	nr	<b>10.92</b>
55 mm–110 mm nominal size	-	-	-	-	nr	<b>10.92</b>

## J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
"Trocal" metal upstands or other equal and approved not exceeding 200 mm girth	-	-	-	-	m	11.57
200 mm–400 mm girth	-	-	-	-	m	15.02
<b>Sarnafil polymeric waterproofing membrane; ref. S327-12EL; Sarnabar mechanically fastened system; 85mm thick Sarnaform G CFC &amp; HCFC free (0.25 U-value) rigid urethane insulation board mechanically fastened; Sarnavap 1000E vapour control layer loose laid all laps sealed.</b> Roof coverings Pitch not exceeding 5°; to metal decking or the like	-	-	-	-	m <sup>2</sup>	41.56
<b>Sarnafil polymeric waterproofing membrane; ref. G410-12ELF fleece backed membrane; fully adhered system; 90mm thick Sarnaform G CFC &amp; HCFC free (0.25 U-value) insulation board bedded in hot bitumen; BS 747 type 5U felt vapour control layer in hot bitumen; prime concrete with spirit priming solution.</b> Roof coverings Pitch not exceeding 5°; to concrete base or the like	-	-	-	-	m <sup>2</sup>	45.57
Coverings to kerbs; parapet flashing; Sarnatrim 50 mm deep on face 100 mm fixing arm; standard Sarnafil detail 1.1	-	-	-	-	m	30.19
not exceeding 200 mm girth	-	-	-	-	m	35.38
200 mm–400 mm girth	-	-	-	-	m	38.10
400 mm–600 mm girth	-	-	-	-	m	38.10
Eaves detail; Sarnatmetal drip edge to gutter; standard Sarnafil detail 1.3	-	-	-	-	m	27.92
not exceeding 200 mm girth	-	-	-	-	m	26.21
Skirtings/Upstands; skirting to brickwork with galvanised steel counter flashing to top edge; standard Sarnafil detail 2.3	-	-	-	-	m	30.73
not exceeding 200 mm girth	-	-	-	-	m	32.93
200 mm–400 mm girth	-	-	-	-	m	32.93
400 mm–600 mm girth	-	-	-	-	m	32.93
Skirtings/Upstands; skirting to brickwork with Sarnametal Raglet to chase; standard Sarnafil detail 2.8	-	-	-	-	m	29.05
not exceeding 200 mm girth	-	-	-	-	m	29.05
200 mm–400 mm girth	-	-	-	-	m	32.07
400 mm–600 mm girth	-	-	-	-	m	36.81
Collars around pipe standards, and the like	-	-	-	-	nr	32.62
50 mm diameter x 150 mm high	-	-	-	-	nr	32.62
100 mm diameter x 150 mm high	-	-	-	-	nr	38.05
Outlets and dishing to gullies Fix Sarnadrain pvc rainwater outlet; 110 mm diameter; weld membrane to same; fit plastic leafguard	-	-	-	-	nr	95.04



## K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>K10 PLASTERBOARD DRY LINING/PARTITIONS/ CEILINGS</b>						
<b>Linings; "Gyproc GyLyner" metal framed wall lining system; or other equal and approved; floor and ceiling channels plugged and screwed to concrete</b>						
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	-	1.15	20.62	23.10	m	43.71
height 2.40 m–2.70 m	-	1.26	22.63	25.38	m	48.01
height 2.70 m–3.00 m	-	1.41	25.41	27.74	m	53.14
height 3.00 m–3.30 m	-	1.60	28.90	30.04	m	58.93
height 3.30 m–3.60 m	-	1.79	32.39	29.79	m	62.17
height 3.60 m–3.90 m	-	2.07	37.47	34.63	m	72.11
height 3.90 m–4.20 m	-	2.34	42.34	36.92	m	79.27
<b>Linings; "Gyproc GyLyner 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</b>						
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	-	3.40	60.78	15.28	m	76.06
height 2.40 m–2.70 m	-	3.95	71.32	17.94	m	89.26
height 2.70 m–3.00 m	-	4.35	78.69	19.59	m	98.28
height 3.00 m–3.30 m	-	5.05	91.24	21.29	m	112.53
height 3.30 m–3.60 m	-	5.45	98.72	22.99	m	121.71
height 3.60 m–3.90 m	-	6.00	108.22	24.76	m	132.98
height 3.90 m–4.20 m	-	6.80	122.96	26.49	m	149.45
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	-	3.40	60.78	26.35	m	87.13
height 2.40 m–2.70 m	-	3.95	71.32	30.39	m	101.71
height 2.70 m–3.00 m	-	4.35	78.69	33.43	m	112.12
height 3.00 m–3.30 m	-	5.05	91.24	36.51	m	127.75
height 3.30 m–3.60 m	-	5.45	98.72	39.59	m	138.32
height 3.60 m–3.90 m	-	6.00	108.22	42.74	m	150.96
height 3.90 m–4.20 m	-	6.80	122.96	45.86	m	168.82
<b>Labours and associated additional wrought softwood studwork</b>						
Floor, wall or ceiling battens 25 mm x 38 mm						
	-	0.12	2.07	0.58	m	2.65
Forming openings in 2400 mm high partition; 25 mm x 38 mm softwood framing						
900 mm x 2100 mm	-	0.51	8.80	3.27	nr	12.07
fair ends	-	0.20	3.71	0.49	m	4.19
angle	-	0.31	5.86	0.90	m	6.76

## K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Cutting and fitting around steel joists, angles, trunking, ducting, ventilators, pipes, tubes, etc.						
over 2.00 m girth	-	0.09	1.55	-	nr	<b>1.55</b>
not exceeding 0.30 m girth	-	0.05	0.86	-	nr	<b>0.86</b>
0.30 m–1.00 m girth	-	0.07	1.21	-	nr	<b>1.21</b>
1.00 m–2.00 m girth	-	0.11	1.90	-	nr	<b>1.90</b>
<b>"Gypwall Rapid/db Plus" metal stud housing partitioning system or other equal and approved; floor and ceiling channels plugged and screwed to concrete</b>						
75 mm partition; 43/44 mm studs and channels; one layer of 15 mm thick Gyproc SoundBloc 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	-	2.97	54.33	35.99	m	<b>90.33</b>
height 2.10 m–2.40 m; studs at 900 mm centres; with 25 mm Isowool 1200 insulation within the stud cavity	-	2.97	54.33	38.49	m	<b>92.82</b>
height 2.10 m–2.40 m; studs at 450 mm centres	-	4.07	73.32	39.70	m	<b>113.02</b>
height 2.10 m–2.40 m; studs at 450 mm centres; with 25 mm Isowool 1200 insulation within the stud cavity	-	4.07	73.32	42.19	m	<b>115.52</b>
height 2.40 m–2.70 m; studs at 450 mm centres	-	4.48	80.70	44.13	m	<b>124.83</b>
height 2.40 m–2.70 m; studs at 450 mm centres; with 25 mm Isowool 1200 insulation within the stud cavity	-	4.48	80.70	46.62	m	<b>127.33</b>
102 mm partition; 70/72 mm studs and channels; one layer of 15 mm thick Gyproc SoundBloc 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	-	3.50	63.48	40.16	m	<b>103.64</b>
height 2.10 m–2.40 m; studs at 900 mm centres; with 25 mm Isowool 1200 insulation within the stud cavity	-	3.50	63.48	42.65	m	<b>106.14</b>
height 2.10 m–2.40 m; studs at 450 mm centres	-	4.42	79.37	46.24	m	<b>125.60</b>
height 2.10 m–2.40 m; studs at 450 mm centres; with 25 mm Isowool 1200 insulation within the stud cavity	-	4.42	79.37	48.73	m	<b>128.10</b>
height 2.40 m–2.70 m; studs at 900 mm centres	-	3.65	66.37	44.17	m	<b>110.54</b>
height 2.40 m–2.70 m; studs at 900 mm centres; with 25 mm Isowool 1200 insulation within the stud cavity	-	3.65	66.37	46.66	m	<b>113.04</b>
height 2.40 m–2.70 m; studs at 450 mm centres	-	4.75	85.36	51.35	m	<b>136.72</b>
height 2.40 m–2.70 m; studs at 450 mm centres; with 25 mm Isowool 1200 insulation within the stud cavity	-	4.75	85.36	53.85	m	<b>139.21</b>

## K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>K10 PLASTERBOARD DRY LINING/PARTITIONS/ CEILING</b> – cont'd						
<b>"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 x 48 mm tanalised softwood sole plate</b>						
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 each						
side						
height 2.10 m–2.40 m	-	4.30	76.32	29.17	m	<b>105.49</b>
height 2.40 m–2.70 m	-	4.90	87.61	33.44	m	<b>121.05</b>
height 2.70 m–3.00 m	-	5.50	98.54	36.71	m	<b>135.26</b>
height 3.00 m–3.30 m	-	6.34	113.51	40.38	m	<b>153.89</b>
height 3.30 m–3.60 m	-	6.98	125.14	43.38	m	<b>168.52</b>
height 3.60 m–3.90 m	-	8.33	148.91	46.73	m	<b>195.64</b>
height 3.90 m–4.20 m	-	8.93	159.73	50.09	m	<b>209.82</b>
angles	-	0.20	3.71	1.97	m	<b>5.67</b>
T-junctions	-	0.10	1.73	-	m	<b>1.73</b>
fair ends	-	0.20	3.71	0.57	m	<b>4.27</b>
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 both sides						
height 2.10 m–2.40 m	-	5.32	93.93	38.45	m	<b>132.38</b>
height 2.40 m–2.70 m	-	6.06	107.63	43.89	m	<b>151.52</b>
height 2.70 m–3.00 m	-	6.80	120.99	48.32	m	<b>169.31</b>
height 3.00 m–3.30 m	-	6.75	120.59	53.14	m	<b>173.73</b>
height 3.30 m–3.60 m	-	8.51	151.55	57.30	m	<b>208.85</b>
height 3.60 m–3.90 m	-	8.33	148.91	61.84	m	<b>210.75</b>
height 3.90 m–4.20 m	-	10.73	190.80	66.32	m	<b>257.13</b>
angles	-	0.31	5.61	2.07	m	<b>7.68</b>
T-junctions	-	0.10	1.73	-	m	<b>1.73</b>
fair ends	-	0.31	5.61	0.67	m	<b>6.28</b>
<b>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</b>						
9.50 mm board to ceilings						
over 300 mm wide	-	0.26	4.49	2.22	m <sup>2</sup>	<b>6.70</b>
9.50 mm board to beams						
girth not exceeding 600 mm	-	0.31	5.35	1.35	m <sup>2</sup>	<b>6.70</b>
girth 600 mm–1200 mm	-	0.41	7.08	2.68	m <sup>2</sup>	<b>9.76</b>
12.50 mm board to ceilings						
over 300 mm wide	-	0.33	5.70	2.29	m <sup>2</sup>	<b>7.99</b>
12.50 mm board to beams						
girth not exceeding 600 mm	-	0.31	5.35	1.40	m <sup>2</sup>	<b>6.76</b>
girth 600 mm–1200 mm	-	0.41	7.08	2.75	m <sup>2</sup>	<b>9.83</b>

## K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>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</b>						
<b>Plain grade tapered edge wallboard</b>						
9.50 mm board to walls						
wall height 2.40 m–2.70 m	-	1.02	19.12	7.41	m	26.53
wall height 2.70 m–3.00 m	-	1.16	21.76	8.24	m	30.01
wall height 3.00 m–3.30 m	-	1.34	25.22	9.07	m	34.29
wall height 3.30 m–3.60 m	-	1.53	28.73	9.95	m	38.68
9.50 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	-	0.20	3.71	1.48	m	5.19
300 mm–600 mm wide	-	0.41	7.59	2.14	m	9.72
9.50 mm board to faces of columns – 4 nr						
not exceeding 600 mm total girth	-	0.52	9.63	3.00	m	12.63
600 mm–1200 mm total girth	-	1.02	19.02	4.31	m	23.33
1200 mm–1800 mm total girth	-	1.32	24.83	5.62	m	30.45
9.50 mm board to ceilings						
over 300 mm wide	-	0.43	7.93	2.75	m <sup>2</sup>	10.68
9.50 mm board to faces of beams–3 nr						
not exceeding 600 mm total girth	-	0.61	11.30	2.96	m	14.26
600 mm–1200 mm total girth	-	1.12	20.87	4.27	m	25.14
1200 mm–1800 mm total girth	-	1.43	26.87	5.58	m	32.45
12.50 mm board to walls						
wall height 2.40 m–2.70 m	-	1.20	22.46	7.54	m	30.00
wall height 2.70 m–3.00 m	-	1.34	25.10	8.38	m	33.49
wall height 3.00 m–3.30 m	-	1.48	27.75	9.23	m	36.98
wall height 3.30 m–3.60 m	-	1.76	32.93	10.12	m	43.05
12.50 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	-	0.20	3.71	1.52	m	5.23
300 mm–600 mm wide	-	0.41	7.59	2.17	m	9.76
12.50 mm board to faces of columns – 4 nr						
not exceeding 600 mm total girth	-	0.52	9.63	3.08	m	12.70
600 mm–1200 mm total girth	-	1.02	19.02	4.40	m	23.43
1200 mm–1800 mm total girth	-	1.32	24.83	5.73	m	30.56
12.50 mm board to ceilings						
over 300 mm wide	-	0.44	8.11	2.79	m <sup>2</sup>	10.90
12.50 mm board to faces of beams – 3 nr						
not exceeding 600 mm total girth	-	0.61	11.30	3.02	m	14.32
600 mm–1200 mm total girth	-	1.12	20.87	4.35	m	25.21
1200 mm–1800 mm total girth	-	1.43	26.87	5.68	m	32.54
external angle; with joint tape bedded and covered with "Jointex" or other equal and approved	-	0.12	2.35	0.39	m	2.74
<b>Tapered edge wallboard TEN</b>						
12.50 mm board to walls						
wall height 2.40 m–2.70 m	-	1.20	22.46	8.69	m	31.14
wall height 2.70 m–3.00 m	-	1.34	25.10	9.66	m	34.76
wall height 3.00 m–3.30 m	-	1.48	27.75	10.63	m	38.38
wall height 3.30 m–3.60 m	-	1.76	32.93	11.64	m	44.58
12.50 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	-	0.20	3.71	1.65	m	5.35
300 mm–600 mm wide	-	0.41	7.59	2.43	m	10.02

## K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>K10 PLASTERBOARD DRY LINING/PARTITIONS/ CEILING</b> – cont'd						
<b>Tapered edge wallboard TEN</b> – cont'd						
12.50 mm board to faces of columns – 4 nr						
not exceeding 600 mm total girth	-	0.52	9.63	3.33	m	12.96
600 mm–1200 mm total girth	-	1.02	19.02	4.91	m	23.94
1200 mm–1800 mm total girth	-	1.32	24.83	6.50	m	31.33
12.50 mm board to ceilings						
over 300 mm wide	-	0.44	8.11	3.22	m <sup>2</sup>	11.33
12.50 mm board to faces of beams – 3 nr						
not exceeding 600 mm total girth	-	0.61	11.30	3.27	m	14.57
600 mm–1200 mm total girth	-	1.12	20.87	4.86	m	25.72
1200 mm–1800 mm total girth	-	1.43	26.87	6.44	m	33.31
external angle; with joint tape bedded and covered with "Jointex" or other equal and approved	-	0.12	2.35	0.39	m	2.74
<b>Tapered edge plank</b>						
19 mm plank to walls						
wall height 2.40 m–2.70 m	-	1.11	20.67	14.03	m	34.70
wall height 2.70 m–3.00 m	-	1.30	24.18	15.59	m	39.77
wall height 3.00 m–3.30 m	-	1.43	26.77	17.15	m	43.93
wall height 3.30 m–3.60 m	-	1.71	31.84	18.76	m	50.60
19 mm plank to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	-	0.22	4.05	2.24	m	6.29
300 mm–600 mm wide	-	0.46	8.45	3.61	m	12.07
19 mm plank to faces of columns – 4 nr						
not exceeding 600 mm total girth	-	0.56	10.32	4.52	m	14.83
600 mm–1200 mm total girth	-	1.07	19.89	7.29	m	27.17
1200 mm–1800 mm total girth	-	1.38	25.86	10.06	m	35.92
19 mm plank to ceilings						
over 300 mm wide	-	0.47	8.62	5.20	m <sup>2</sup>	13.82
19 mm plank to faces of beams – 3 nr						
not exceeding 600 mm total girth	-	0.67	12.33	4.46	m	16.79
600 mm–1200 mm total girth	-	1.17	21.73	7.23	m	28.96
1200 mm–1800 mm total girth	-	1.48	27.73	10.00	m	37.73
<b>Thermal Board</b>						
27 mm board to walls						
wall height 2.40 m–2.70 m	-	1.16	21.53	21.82	m	43.35
wall height 2.70 m–3.00 m	-	1.34	24.87	24.25	m	49.12
wall height 3.00 m–3.30 m	-	1.48	27.52	26.68	m	54.20
wall height 3.30 m–3.60 m	-	1.80	33.39	29.15	m	62.55
27 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	-	0.23	4.23	3.11	m	7.33
300 mm–600 mm wide	-	0.47	8.62	5.35	m	13.97
27 mm board to faces of columns – 4 nr						
not exceeding 600 mm total girth	-	0.57	10.49	6.25	m	16.74
600 mm–1200 mm total girth	-	1.13	20.92	10.75	m	31.67
1200 mm–1800 mm total girth	-	1.42	26.55	15.25	m	41.81
27 mm board to ceilings						
over 300 mm wide	-	0.51	9.31	8.08	m <sup>2</sup>	17.40
27 mm board to faces of beams – 3 nr						
not exceeding 600 mm total girth	-	0.62	11.35	6.19	m	17.54
600 mm–1200 mm total girth	-	1.17	21.61	10.69	m	32.31
1200 mm–1800 mm total girth	-	1.58	29.46	15.20	m	44.65

## K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
50 mm board to walls						
wall height 2.40 m–2.70 m	-	1.16	21.53	23.33	m	<b>44.86</b>
wall height 2.70 m–3.00 m	-	1.39	25.74	25.94	m	<b>51.68</b>
wall height 3.00 m–3.30 m	-	1.62	29.94	28.54	m	<b>58.48</b>
wall height 3.30 m–3.60 m	-	1.90	35.12	31.19	m	<b>66.31</b>
50 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	-	0.26	4.74	3.28	m	<b>8.02</b>
300 mm–600 mm wide	-	0.51	9.31	5.70	m	<b>15.01</b>
50 mm board to faces of columns – 4 nr						
not exceeding 600 mm total girth	-	0.62	11.35	6.63	m	<b>17.99</b>
600 mm–1200 mm total girth	-	1.23	22.65	11.47	m	<b>34.11</b>
1200 mm–1800 mm total girth	-	1.58	29.32	16.30	m	<b>45.61</b>
50 mm board to ceilings						
over 300 mm wide	-	0.54	9.83	8.65	m <sup>2</sup>	<b>18.48</b>
50 mm board to faces of beams – 3 nr						
not exceeding 600 mm total girth	-	0.65	11.87	6.67	m	<b>18.54</b>
600 mm–1200 mm total girth	-	1.30	23.86	11.54	m	<b>35.40</b>
1200 mm–1800 mm total girth	-	1.74	32.22	16.41	m	<b>48.63</b>
<b>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</b>						
12.50 mm board to walls						
wall height 2.40 m–2.70 m	-	0.79	13.64	7.94	m	<b>21.58</b>
wall height 2.70 m–3.00 m	-	0.93	16.06	8.81	m	<b>24.87</b>
wall height 3.00 m–3.30 m	-	1.06	18.30	9.69	m	<b>27.99</b>
wall height 3.30 m–3.60 m	-	1.20	20.72	10.57	m	<b>31.28</b>
12.50 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	-	0.17	2.93	0.90	m	<b>3.83</b>
300 mm–600 mm wide	-	0.32	5.52	1.76	m	<b>7.29</b>
12.50 mm board to faces of columns – 4 nr						
not exceeding 600 mm total girth	-	0.43	7.42	1.84	m	<b>9.27</b>
600 mm–1200 mm total girth	-	0.85	14.67	3.64	m	<b>18.31</b>
1200 mm–1800 mm total girth	-	1.12	19.34	5.41	m	<b>24.74</b>
<b>Plasterboard jointing system; filling joint with jointing compounds</b>						
To ceilings						
to suit 9.50 mm or 12.50 mm thick boards	-	0.10	1.73	2.28	m	<b>4.00</b>
<b>Angle trim; plasterboard edge support system</b>						
To ceilings						
to suit 9.50 mm or 12.50 mm thick boards	-	0.10	1.73	2.12	m	<b>3.85</b>
<b>Gypsum SoundBloc plasterboard with higebr density core; fixing on dabs or with nails; joints filled with joint filler and joint tape to receive direct decoration; to softwood base</b>						
<b>Tapered edge board</b>						
12.50 mm board to walls						
wall height 2.40 m–2.70 m	-	1.06	19.83	11.53	m	<b>31.36</b>
wall height 2.70 m–3.00 m	-	1.22	22.85	12.82	m	<b>35.67</b>
wall height 3.00 m–3.30 m	-	1.36	25.52	14.11	m	<b>39.63</b>
wall height 3.30 m–3.60 m	-	1.57	29.40	15.39	m	<b>44.79</b>

## K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>K10 PLASTERBOARD DRY LINING/PARTITIONS/ CEILING</b> – cont'd						
<b>Tapered edge board</b> – cont'd						
12.50 mm board to ceilings over 300 mm wide	-	0.45	8.28	4.27	m <sup>2</sup>	<b>12.55</b>
15.00 mm board to walls						
wall height 2.40 m–2.70 m	-	1.10	20.52	13.18	m	<b>33.70</b>
wall height 2.70 m–3.00 m	-	1.25	23.36	14.66	m	<b>38.02</b>
wall height 3.00 m–3.30 m	-	1.40	26.21	16.12	m	<b>42.33</b>
wall height 3.30 m–3.60 m	-	1.61	30.09	17.59	m	<b>47.68</b>
15.00 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	-	0.22	4.05	1.57	m	<b>5.62</b>
300 mm–600 mm wide	-	0.42	7.76	2.68	m	<b>10.44</b>
15.00 mm board to ceilings over 300 mm wide	-	0.47	8.62	4.93	m <sup>2</sup>	<b>13.56</b>
<b>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</b>						
19 mm two layer board to walls						
wall height 2.40 m–2.70 m	-	1.43	26.19	13.52	m	<b>39.71</b>
wall height 2.70 m–3.00 m	-	1.62	29.71	15.03	m	<b>44.74</b>
wall height 3.00 m–3.30 m	-	1.85	34.02	16.54	m	<b>50.56</b>
wall height 3.30 m–3.60 m	-	2.13	39.09	18.09	m	<b>57.18</b>
19 mm two layer board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	-	0.31	5.61	2.21	m	<b>7.82</b>
300 mm–600 mm wide	-	0.61	11.04	3.52	m	<b>14.56</b>
19 mm two layer board to faces of columns – 4 nr						
not exceeding 600 mm total girth	-	0.77	13.94	4.50	m	<b>18.44</b>
600 mm–1200 mm total girth	-	1.38	25.24	7.14	m	<b>32.38</b>
1200 mm–1800 mm total girth	-	1.83	33.63	9.78	m	<b>43.41</b>
25 mm two layer board to walls						
wall height 2.40 m–2.70 m	-	1.53	27.92	13.65	m	<b>41.57</b>
wall height 2.70 m–3.00 m	-	1.71	31.26	15.17	m	<b>46.43</b>
wall height 3.00 m–3.30 m	-	1.94	35.58	16.70	m	<b>52.28</b>
wall height 3.30 m–3.60 m	-	2.27	41.51	18.26	m	<b>59.77</b>
25 mm two layer board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	-	0.31	5.61	2.25	m	<b>7.86</b>
300 mm–600 mm wide	-	0.61	11.04	3.56	m	<b>14.60</b>
25 mm two layer board to faces of columns – 4 nr						
not exceeding 600 mm total girth	-	0.77	13.94	4.57	m	<b>18.52</b>
600 mm–1200 mm total girth	-	1.38	25.24	7.23	m	<b>32.47</b>
1200 mm–1800 mm total girth	-	1.83	33.63	9.89	m	<b>43.52</b>

## K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Gyproc Dri-Wall dry lining system or other equal and approved; plain grade tapered edge wallboard; fixed to walls with adhesive; joints filled with joint filler and joint tape; to receive direct decoration</b>						
9.50 mm board to walls						
wall height 2.40 m–2.70 m	-	1.20	22.22	9.83	m	<b>32.05</b>
wall height 2.70 m–3.00 m	-	1.39	25.74	10.91	m	<b>36.64</b>
wall height 3.00 m–3.30 m	-	1.62	30.05	11.98	m	<b>42.04</b>
wall height 3.30 m–3.60 m	-	1.85	34.26	13.11	m	<b>47.37</b>
9.50 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	-	0.26	4.74	1.71	m	<b>6.45</b>
300 mm–600 mm wide	-	0.51	9.31	2.62	m	<b>11.94</b>
9.50 mm board to faces of columns – 4 nr						
not exceeding 600 mm total girth	-	0.65	11.87	3.41	m	<b>15.28</b>
600 mm–1200 mm total girth	-	1.26	23.17	5.43	m	<b>28.60</b>
1200 mm–1800 mm total girth	-	1.58	29.32	7.08	m	<b>36.40</b>
Angle; with joint tape bedded and covered with "Jointex" or other equal and approved						
internal	-	0.06	1.17	0.39	m	<b>1.57</b>
external	-	0.12	2.35	0.39	m	<b>2.74</b>
<b>Gyproc Dri-Wall M/F dry lining system or other equal and approved; mild steel furrings fixed to walls with adhesive; tapered edge wallboard screwed to furrings; joints filled with joint filler and joint tape</b>						
12.50 mm board to walls						
wall height 2.40 m–2.70 m	-	1.62	29.47	16.29	m	<b>45.76</b>
wall height 2.70 m–3.00 m	-	1.85	33.68	18.09	m	<b>51.76</b>
wall height 3.00 m–3.30 m	-	2.13	38.86	19.90	m	<b>58.76</b>
wall height 3.30 m–3.60 m	-	2.45	44.61	21.76	m	<b>66.38</b>
12.50 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	-	0.26	4.74	1.50	m	<b>6.24</b>
300 mm–600 mm wide	-	0.51	9.31	2.20	m	<b>11.52</b>
<b>Gypsum cladding; Glasroc "Firecase s" board or other equal and approved; fixed with adhesive; joints pointed in adhesive</b>						
25 mm thick column linings, faces – 4; 2 hour fire protection rating						
not exceeding 600 mm girth	-	0.33	5.70	18.29	m	<b>23.98</b>
600 mm–1200 mm girth	-	0.50	8.63	28.36	m	<b>36.99</b>
1200 mm–1800 mm girth	-	0.66	11.39	38.43	m	<b>49.82</b>
30 mm thick beam linings, faces – 3; 2 hour fire protection rating						
not exceeding 600 mm girth	-	0.65	11.22	17.79	m	<b>29.01</b>
600 mm–1200 mm girth	-	1.00	17.26	29.17	m	<b>46.43</b>
1200 mm–1800 mm girth	-	1.30	22.44	40.54	m	<b>62.99</b>



## K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>K10 PLASTERBOARD DRY LINING/PARTITIONS/ CEILING</b> – cont'd						
<b>Vermiculite gypsum cladding; "Vermiculux" board or other equal and approved; fixed with adhesive; joints pointed in adhesive</b>						
25 mm thick column linings, faces – 4; 2 hour fire protection rating						
not exceeding 600 mm girth	-	0.33	5.70	17.13	m	<b>22.83</b>
600 mm–1200 mm girth	-	0.50	8.63	34.05	m	<b>42.69</b>
1200 mm–1800 mm girth	-	0.66	11.39	50.98	m	<b>62.37</b>
30 mm thick beam linings, faces – 3; 2 hour fire protection rating						
not exceeding 600 mm girth	-	0.65	11.22	22.53	m	<b>33.75</b>
600 mm–1200 mm girth	-	1.00	17.26	44.85	m	<b>62.12</b>
1200 mm–1800 mm girth	-	1.30	22.44	67.18	m	<b>89.62</b>
55 mm thick column linings, faces – 4 ; 4 hour fire protection rating						
not exceeding 600 mm girth	-	0.92	15.88	48.00	m	<b>63.88</b>
600 mm–1200 mm girth	-	1.12	19.34	95.79	m	<b>115.12</b>
1200 mm–1800 mm girth	-	1.53	26.41	143.57	m	<b>169.99</b>
60 mm thick beam linings, faces – 3; 4 hour fire protection rating						
not exceeding 600 mm girth	-	0.77	13.29	51.88	m	<b>65.17</b>
600 mm–1200 mm girth	-	0.92	15.88	103.54	m	<b>119.42</b>
1200 mm–1800 mm girth	-	1.12	19.34	155.20	m	<b>174.54</b>
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 2.00 m girth	-	0.45	7.77	-	m	<b>7.77</b>
not exceeding 0.30 m girth	-	0.31	5.35	-	nr	<b>5.35</b>
0.30 m–1.00 m girth	-	0.41	7.08	-	nr	<b>7.08</b>
1.00 m–2.00 m girth	-	0.56	9.67	-	nr	<b>9.67</b>
<b>K11 RIGID SHEET FLOORING/SHEATHING/ LININGS/CASINGS</b>						
<b>Blockboard (Birch faced)</b>						
Lining to walls 18 mm thick						
over 300 mm wide	5.46	0.51	8.80	6.26	m <sup>2</sup>	<b>15.06</b>
not exceeding 300 mm wide	-	0.32	5.52	1.89	m	<b>7.41</b>
holes for pipes and the like	-	0.05	0.86	-	nr	<b>0.86</b>
<b>Chipboard (plain)</b>						
Lining to walls 12 mm thick						
over 300 mm wide	2.16	0.39	6.73	2.58	m <sup>2</sup>	<b>9.31</b>
not exceeding 300 mm wide	-	0.22	3.80	0.79	m	<b>4.58</b>
holes for pipes and the like	-	0.02	0.35	-	nr	<b>0.35</b>
Lining to walls 15 mm thick						
over 300 mm wide	2.54	0.41	7.08	3.00	m <sup>2</sup>	<b>10.08</b>
not exceeding 300 mm wide	-	0.24	4.14	0.91	m	<b>5.06</b>
holes for pipes and the like	-	0.03	0.52	-	nr	<b>0.52</b>

**K LININGS/SHEATHING/DRY PARTITIONING**

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Two-sided 15 mm thick pipe casing; to softwood framing (not included)						
300 mm girth	-	0.60	10.36	0.98	m	<b>11.33</b>
600 mm girth	-	0.69	11.91	1.82	m	<b>13.74</b>
Three-sided 15 mm thick pipe casing; to softwood framing (not included)						
450 mm girth	-	1.30	22.44	1.46	m	<b>23.91</b>
900 mm girth	-	1.53	26.41	2.76	m	<b>29.17</b>
Extra for 400 x 400 removable access panel; brass cups and screws; additional framing	-	1.02	17.61	1.14	nr	<b>18.75</b>
Lining to walls 18 mm thick						
over 300 mm wide	3.04	0.43	7.42	3.60	m <sup>2</sup>	<b>11.03</b>
not exceeding 300 mm wide	-	0.28	4.83	1.08	m	<b>5.92</b>
holes for pipes and the like	-	0.05	0.86	-	nr	<b>0.86</b>
<b>Fire-retardant chipboard; Antivlam or other equal and approved; Class 1 spread of flame</b>						
Lining to walls 12 mm thick						
over 300 mm wide	-	0.39	6.73	8.73	m <sup>2</sup>	<b>15.46</b>
not exceeding 300 mm wide	-	0.22	3.80	2.63	m	<b>6.43</b>
holes for pipes and the like	-	0.02	0.35	-	nr	<b>0.35</b>
Lining to walls 18 mm thick						
over 300 mm wide	-	0.43	7.42	11.34	m <sup>2</sup>	<b>18.77</b>
not exceeding 300 mm wide	-	0.28	4.83	3.42	m	<b>8.25</b>
holes for pipes and the like	-	0.05	0.86	-	nr	<b>0.86</b>
Lining to walls 22 mm thick						
over 300 mm wide	-	0.44	7.60	14.67	m <sup>2</sup>	<b>22.27</b>
not exceeding 300 mm wide	-	0.31	5.35	4.42	m	<b>9.77</b>
holes for pipes and the like	-	0.06	1.04	-	nr	<b>1.04</b>
<b>Chipboard Melamine faced; white matt finish; laminated masking strips</b>						
Lining to walls 15 mm thick						
over 300 mm wide	3.19	1.06	18.30	3.98	m <sup>2</sup>	<b>22.28</b>
not exceeding 300 mm wide	-	0.69	11.91	1.30	m	<b>13.21</b>
holes for pipes and the like	-	0.07	1.21	-	nr	<b>1.21</b>
<b>Chipboard boarding and flooring</b>						
Boarding to floors; butt joints						
18 mm thick	3.97	0.31	5.35	4.64	m <sup>2</sup>	<b>9.99</b>
Boarding to floors; tongued and grooved joints						
18 mm thick	3.87	0.32	5.52	4.53	m <sup>2</sup>	<b>10.05</b>
22 mm thick	4.98	0.36	6.21	5.77	m <sup>2</sup>	<b>11.98</b>
<b>Acoustic Chipboard flooring</b>						
Boarding to floors; tongued and grooved joints						
chipboard on blue bat bearers	-	-	-	-	m <sup>2</sup>	<b>20.90</b>
chipboard on New Era levelling system	-	-	-	-	m <sup>2</sup>	<b>28.64</b>
<b>Laminated engineered board flooring; 180 or 240 mm face widths; with 6 mm wear surface down to tongue; pre-finished laquered, oiled or untreated.</b>						
Boarding to floors; micro bevel or square edge						
Country laquered; on 10 mm Pro Foam	-	-	-	-	m <sup>2</sup>	<b>49.67</b>
Rustic laquered; on 10 mm Pro Foam	-	-	-	-	m <sup>2</sup>	<b>51.98</b>

## K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>K11 RIGID SHEET FLOORING/SHEATHING/ LININGS/CASINGS – cont'd</b>						
<b>Plywood flooring</b>						
Boarding to floors; tongued and grooved joints						
18 mm thick	8.91	0.44	7.60	10.15	m <sup>2</sup>	17.74
22 mm thick	7.15	0.48	8.29	8.18	m <sup>2</sup>	16.47
<b>Plywood; external quality; 18 mm thick</b>						
Boarding to roofs; butt joints						
flat to falls	12.76	0.41	7.08	14.44	m <sup>2</sup>	21.52
sloping	12.76	0.43	7.42	14.44	m <sup>2</sup>	21.87
vertical	12.76	0.58	10.01	14.44	m <sup>2</sup>	24.46
<b>Plywood; external quality; 12 mm thick</b>						
Boarding to roofs; butt joints						
flat to falls	8.51	0.41	7.08	9.71	m <sup>2</sup>	16.78
sloping	8.51	0.43	7.42	9.71	m <sup>2</sup>	17.13
vertical	8.51	0.58	10.01	9.71	m <sup>2</sup>	19.72
<b>Glazed hardboard to BS EN 622; on and including 38 mm x 38 mm sawn softwood framing</b>						
3.20 mm thick panel						
to side of bath	-	1.82	31.42	5.92	nr	37.34
to end of bath	-	0.71	12.26	1.80	nr	14.05
<b>Insulation board to BS EN 622</b>						
Lining to walls 12 mm thick						
over 300 mm wide	1.71	0.24	4.14	2.08	m <sup>2</sup>	6.22
not exceeding 300 mm wide	-	0.14	2.42	0.64	m	3.05
holes for pipes and the like	-	0.01	0.17	-	nr	0.17
<b>Non-asbestos board; "Masterboard" or other equal and approved; sanded finish</b>						
Lining to walls 6 mm thick						
over 300 mm wide	7.20	0.33	5.70	8.16	m <sup>2</sup>	13.85
not exceeding 300 mm wide	-	0.20	3.45	2.45	m	5.90
Lining to ceilings 6 mm thick						
over 300 mm wide	7.20	0.44	7.60	8.16	m <sup>2</sup>	15.75
not exceeding 300 mm wide	-	0.28	4.83	2.45	m	7.29
holes for pipes and the like	-	0.02	0.35	-	nr	0.35
Lining to walls 9 mm thick						
over 300 mm wide	16.37	0.37	6.39	18.38	m <sup>2</sup>	24.77
not exceeding 300 mm wide	-	0.20	3.45	5.52	m	8.97
Lining to ceilings 9 mm thick						
over 300 mm wide	16.37	0.45	7.77	18.38	m <sup>2</sup>	26.15
not exceeding 300 mm wide	-	0.30	5.18	5.52	m	10.70
holes for pipes and the like	-	0.03	0.52	-	nr	0.52
<b>Non-asbestos board; "Supalux" or other equal and approved; sanded finish</b>						
Lining to walls 6 mm thick						
over 300 mm wide	12.27	0.33	5.70	13.81	m <sup>2</sup>	19.51
not exceeding 300 mm wide	-	0.20	3.45	4.15	m	7.60
Lining to ceilings 6 mm thick						
over 300 mm wide	12.27	0.44	7.60	13.81	m <sup>2</sup>	21.41
not exceeding 300 mm wide	-	0.28	4.83	4.15	m	8.98
holes for pipes and the like	-	0.02	0.35	-	nr	0.35

## K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Lining to walls 9 mm thick over 300 mm wide	18.26	0.37	6.39	20.49	m <sup>2</sup>	<b>26.88</b>
not exceeding 300 mm wide	-	0.20	3.45	6.15	m	<b>9.60</b>
Lining to ceilings 9 mm thick over 300 mm wide	18.26	0.45	7.77	20.49	m <sup>2</sup>	<b>28.26</b>
not exceeding 300 mm wide	-	0.30	5.18	6.15	m	<b>11.33</b>
holes for pipes and the like	-	0.03	0.52	-	nr	<b>0.52</b>
Lining to walls 12 mm thick over 300 mm wide	24.18	0.41	7.08	27.09	m <sup>2</sup>	<b>34.17</b>
not exceeding 300 mm wide	-	0.24	4.14	8.13	m	<b>12.27</b>
Lining to ceilings 12 mm thick over 300 mm wide	24.18	0.54	9.32	27.09	m <sup>2</sup>	<b>36.41</b>
not exceeding 300 mm wide	-	0.32	5.52	8.13	m	<b>13.66</b>
holes for pipes and the like	-	0.05	0.86	-	nr	<b>0.86</b>
<b>Non-asbestos board; "Monolux 40" or other equal and approved; 6 mm x 50 mm "Supalux" cover fillets or other equal and approved one side</b>						
Lining to walls 19 mm thick over 300 mm wide	48.73	0.71	12.26	56.68	m <sup>2</sup>	<b>68.94</b>
not exceeding 300 mm wide	-	0.51	8.80	19.10	m	<b>27.91</b>
Lining to walls 25 mm thick over 300 mm wide	58.42	0.77	13.29	67.50	m <sup>2</sup>	<b>80.79</b>
not exceeding 300 mm wide	-	0.54	9.32	22.35	m	<b>31.67</b>
<b>Plywood (Eastern European); internal quality</b>						
Lining to walls 4 mm thick over 300 mm wide	2.89	0.38	6.56	3.39	m <sup>2</sup>	<b>9.95</b>
not exceeding 300 mm wide	-	0.24	4.14	1.03	m	<b>5.17</b>
Lining to ceilings 4 mm thick over 300 mm wide	2.89	0.51	8.80	3.39	m <sup>2</sup>	<b>12.19</b>
not exceeding 300 mm wide	-	0.32	5.52	1.03	m	<b>6.55</b>
holes for pipes and the like	-	0.02	0.35	-	nr	<b>0.35</b>
Lining to walls 6 mm thick over 300 mm wide	3.77	0.41	7.08	4.37	m <sup>2</sup>	<b>11.45</b>
not exceeding 300 mm wide	-	0.27	4.66	1.32	m	<b>5.99</b>
Lining to ceilings 6 mm thick over 300 mm wide	3.77	0.54	9.32	4.37	m <sup>2</sup>	<b>13.69</b>
not exceeding 300 mm wide	-	0.36	6.21	1.32	m	<b>7.54</b>
holes for pipes and the like	-	0.02	0.35	-	nr	<b>0.35</b>
Two-sided 6 mm thick pipe casings; to softwood framing (not included)	-	-	-	-	-	-
300 mm girth	-	0.83	14.33	1.39	m	<b>15.72</b>
600 mm girth	-	1.02	17.61	2.65	m	<b>20.26</b>
Three-sided 6 mm thick pipe casing; to softwood framing (not included)	-	-	-	-	-	-
450 mm girth	-	1.16	20.03	2.08	m	<b>22.11</b>
900 mm girth	-	1.39	24.00	3.99	m	<b>27.99</b>
Lining to walls 12 mm thick over 300 mm wide	6.22	0.47	8.11	7.11	m <sup>2</sup>	<b>15.23</b>
not exceeding 300 mm wide	-	0.31	5.35	2.15	m	<b>7.50</b>
Lining to ceilings 12 mm thick over 300 mm wide	6.22	0.62	10.70	7.11	m <sup>2</sup>	<b>17.82</b>
not exceeding 300 mm wide	-	0.41	7.08	2.15	m	<b>9.22</b>
holes for pipes and the like	-	0.03	0.52	-	nr	<b>0.52</b>
Lining to walls 18 mm thick over 300 mm wide	9.10	0.51	8.80	10.32	m <sup>2</sup>	<b>19.13</b>
not exceeding 300 mm wide	-	0.33	5.70	3.11	m	<b>8.81</b>

## K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>K11 RIGID SHEET FLOORING/SHEATHING/ LININGS/CASINGS – cont'd</b>						
<b>Plywood (Eastern European); internal quality – cont'd</b>						
Lining to ceilings 18 mm thick over 300 mm wide	9.10	0.66	11.39	10.32	m <sup>2</sup>	21.72
not exceeding 300 mm wide	-	0.43	7.42	3.11	m	10.53
holes for pipes and the like	-	0.03	0.52	-	nr	0.52
<b>Plywood (Eastern European); external quality</b>						
Lining to walls 4 mm thick over 300 mm wide	4.15	0.38	6.56	4.80	m <sup>2</sup>	11.36
not exceeding 300 mm wide	-	0.24	4.14	1.45	m	5.60
Lining to ceilings 4 mm thick over 300 mm wide	4.15	0.51	8.80	4.80	m <sup>2</sup>	13.61
not exceeding 300 mm wide	-	0.32	5.52	1.45	m	6.98
holes for pipes and the like	-	0.02	0.35	-	nr	0.35
Lining to walls 6.5 mm thick over 300 mm wide	4.15	0.41	7.08	4.80	m <sup>2</sup>	11.88
not exceeding 300 mm wide	-	0.27	4.66	1.45	m	6.11
Lining to ceilings 6.5 mm thick over 300 mm wide	4.15	0.54	9.32	4.80	m <sup>2</sup>	14.12
not exceeding 300 mm wide	-	0.36	6.21	1.45	m	7.67
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	-	0.83	14.33	1.52	m	15.85
600 mm girth	-	1.02	17.61	2.91	m	20.51
Three-sided 6.5 mm thick pipe casing; to softwood framing (not included)						
450 mm girth	-	1.16	20.03	2.27	m	22.30
900 mm girth	-	1.39	24.00	4.38	m	28.38
Lining to walls 9 mm thick over 300 mm wide	5.51	0.43	7.42	6.31	m <sup>2</sup>	13.73
not exceeding 300 mm wide	-	0.29	5.01	1.91	m	6.91
Lining to ceilings 9 mm thick over 300 mm wide	5.51	0.58	10.01	6.31	m <sup>2</sup>	16.32
not exceeding 300 mm wide	-	0.38	6.56	1.91	m	8.47
holes for pipes and the like	-	0.03	0.52	-	nr	0.52
Lining to walls 12 mm thick over 300 mm wide	6.38	0.47	8.11	7.28	m <sup>2</sup>	15.40
not exceeding 300 mm wide	-	0.31	5.35	2.20	m	7.55
Two-sided 12 mm thick pipe casing; to softwood framing (not included)						
300 mm girth	-	0.79	13.64	3.17	m	16.81
600 mm girth	-	0.93	16.06	6.22	m	22.27
Three-sided 12 mm thick pipe casing; to softwood framing (not included)						
450 mm girth	-	1.02	17.61	4.76	m	22.37
900 mm girth	-	1.20	20.72	9.35	m	30.07
Extra for 400 x 400 removable access panel; brass cups and screws; additional framing	-	1.02	17.61	1.14	nr	18.75
Lining to ceilings 12 mm thick over 300 mm wide	6.38	0.62	10.70	7.28	m <sup>2</sup>	17.99
not exceeding 300 mm wide	-	0.41	7.08	2.20	m	9.28
holes for pipes and the like	-	0.03	0.52	-	nr	0.52
Extra over wall linings fixed with nails for screwing	-	-	-	-	m <sup>2</sup>	1.85

## K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Preformed white melamine faced plywood casings; Pendock Profiles Ltd or other equal and approved; to softwood battens (not included)</b>						
Skirting trunking profile; plain butt joints in the running length						
45 mm x 150 mm; ref TK150	-	0.12	2.07	28.61	m	<b>30.68</b>
extra for stop end	-	0.05	0.86	17.82	nr	<b>18.68</b>
extra for external corner	-	0.10	1.73	24.62	nr	<b>26.34</b>
extra for internal corner	-	0.10	1.73	14.95	nr	<b>16.68</b>
Casing profiles						
150 mm x 150 mm ref MX150/150; 5 mm thick	-	0.12	2.07	23.87	m	<b>25.94</b>
extra for stop end	-	0.05	0.86	12.26	nr	<b>13.12</b>
extra for external corner	-	0.10	1.73	37.68	nr	<b>39.40</b>
extra for internal corner	-	0.10	1.73	14.95	nr	<b>16.68</b>
<b>Internal quality American Cherry veneered plywood; 6 mm thick</b>						
Lining to walls						
over 300 mm wide	5.43	0.44	7.60	6.18	m <sup>2</sup>	<b>13.78</b>
not exceeding 300 mm wide	-	0.30	5.18	1.88	m	<b>7.06</b>
<b>"Tacboard" or other equal and approved; Eternit UK Ltd; fire resisting boards; butt joints; to softwood base</b>						
Lining to walls; 6 mm thick						
over 300 mm wide	-	0.33	5.70	9.44	m <sup>2</sup>	<b>15.14</b>
not exceeding 300 mm wide	-	0.20	3.45	2.86	m	<b>6.31</b>
Lining to walls; 9 mm thick						
over 300 mm wide	-	0.37	6.39	17.30	m <sup>2</sup>	<b>23.68</b>
not exceeding 300 mm wide	-	0.22	3.80	5.21	m	<b>9.01</b>
Lining to walls; 12 mm thick						
over 300 mm wide	-	0.41	7.08	22.48	m <sup>2</sup>	<b>29.56</b>
not exceeding 300 mm wide	-	0.24	4.14	6.77	m	<b>10.91</b>
<b>"Tacfire" or other equal and approved; Eternit UK Ltd; fire resisting boards</b>						
Lining to walls; 6 mm thick						
over 300 mm wide	-	0.33	5.70	12.64	m <sup>2</sup>	<b>18.34</b>
not exceeding 300 mm wide	-	0.20	3.45	3.82	m	<b>7.27</b>
Lining to walls; 9 mm thick						
over 300 mm wide	-	0.37	6.39	19.30	m <sup>2</sup>	<b>25.69</b>
not exceeding 300 mm wide	-	0.22	3.80	5.82	m	<b>9.61</b>
Lining to walls; 12 mm thick						
over 300 mm wide	-	0.41	7.08	25.42	m <sup>2</sup>	<b>32.50</b>
not exceeding 300 mm wide	-	0.24	4.14	7.65	m	<b>11.80</b>
<b>K14 GLASS REINFORCED GYPSUM LININGS/ PANELLING</b>						
<b>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</b>						
10 mm board to walls						
wall height 2.40 m–2.70 m	-	1.02	19.12	54.24	m	<b>73.36</b>
wall height 2.70 m–3.00 m	-	1.16	21.76	60.28	m	<b>82.04</b>
wall height 3.00 m–3.30 m	-	1.34	25.22	66.31	m	<b>91.53</b>
wall height 3.30 m–3.60 m	-	1.53	28.73	72.39	m	<b>101.12</b>

## K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>K14 GLASS REINFORCED GYPSUM LININGS/ PANELLING – cont'd</b>						
<b>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 – cont'd</b>						
12.50 mm board to walls						
wall height 2.40 m–2.70 m	-	1.06	19.81	70.97	m	<b>90.78</b>
wall height 2.70 m–3.00 m	-	1.20	22.46	78.86	m	<b>101.32</b>
wall height 3.00 m–3.30 m	-	1.39	26.08	86.75	m	<b>112.84</b>
wall height 3.30 m–3.60 m	-	1.57	29.42	94.69	m	<b>124.11</b>
<b>K20 TIMBER BOARD FLOORING/SHEATHING/ LININGS/CASINGS</b>						
<b>Sawn softwood; untreated</b>						
Boarding to roofs; 150 mm wide boards; butt joints						
19 mm thick; flat; over 300 mm wide	6.40	0.45	7.77	7.56	m <sup>2</sup>	<b>15.33</b>
19 mm thick; flat; not exceeding 300 mm wide	-	0.31	5.35	2.29	m	<b>7.64</b>
19 mm thick; sloping; over 300 mm wide	-	0.51	8.80	7.56	m <sup>2</sup>	<b>16.37</b>
19 mm thick; sloping; not exceeding 300 mm wide	-	0.33	5.70	2.29	m	<b>7.99</b>
19 mm thick; sloping; laid diagonally; over 300 mm wide	-	0.64	11.05	7.56	m <sup>2</sup>	<b>18.61</b>
19 mm thick; sloping; laid diagonally; not exceeding 300 mm wide	-	0.41	7.08	2.29	m	<b>9.37</b>
25 mm thick; flat; over 300 mm wide	-	0.45	7.77	12.32	m <sup>2</sup>	<b>20.09</b>
25 mm thick; flat; not exceeding 300 mm wide	-	0.31	5.35	3.72	m	<b>9.07</b>
25 mm thick; sloping; over 300 mm wide	-	0.51	8.80	12.32	m <sup>2</sup>	<b>21.12</b>
25 mm thick; sloping; not exceeding 300 mm wide	-	0.33	5.70	3.72	m	<b>9.41</b>
25 mm thick; sloping; laid diagonally; over 300 mm wide	-	0.64	11.05	12.32	m <sup>2</sup>	<b>23.37</b>
25 mm thick; sloping; laid diagonally; not exceeding 300 mm wide	-	0.41	7.08	3.72	m	<b>10.80</b>
Boarding to tops or cheeks of dormers; 150 mm wide boards; butt joints						
19 mm thick; laid diagonally; over 300 mm wide	-	0.81	13.98	7.56	m <sup>2</sup>	<b>21.55</b>
19 mm thick; laid diagonally; not exceeding 300 mm wide	-	0.51	8.80	2.29	m	<b>11.09</b>
19 mm thick; laid diagonally; area not exceeding 1.00 m <sup>2</sup> irrespective of width	-	1.02	17.61	7.29	nr	<b>24.90</b>
<b>Sawn softwood; "Tanalised"</b>						
Boarding to roofs; 150 mm wide boards; butt joints						
19 mm thick; flat; over 300 mm wide	-	0.45	7.77	8.45	m <sup>2</sup>	<b>16.22</b>
19 mm thick; flat; not exceeding 300 mm wide	-	0.31	5.35	2.56	m	<b>7.91</b>
19 mm thick; sloping; over 300 mm wide	-	0.51	8.80	8.45	m <sup>2</sup>	<b>17.25</b>
19 mm thick; sloping; not exceeding 300 mm wide	-	0.33	5.70	2.56	m	<b>8.25</b>
19 mm thick; sloping; laid diagonally; over 300 mm wide	-	0.64	11.05	8.45	m <sup>2</sup>	<b>19.50</b>
19 mm thick; sloping; laid diagonally; not exceeding 300 mm wide	-	0.41	7.08	2.56	m	<b>9.63</b>
25 mm thick; flat; over 300 mm wide	-	0.45	7.77	13.49	m <sup>2</sup>	<b>21.26</b>
25 mm thick; flat; not exceeding 300 mm wide	-	0.31	5.35	4.07	m	<b>9.42</b>
25 mm thick; sloping; over 300 mm wide	-	0.51	8.80	13.49	m <sup>2</sup>	<b>22.30</b>
25 mm thick; sloping; not exceeding 300 mm wide	-	0.33	5.70	4.07	m	<b>9.77</b>
25 mm thick; sloping; laid diagonally; over 300 mm wide	-	0.64	11.05	13.49	m <sup>2</sup>	<b>24.54</b>

**K LININGS/SHEATHING/DRY PARTITIONING**

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
25 mm thick; sloping; laid diagonally; not exceeding 300 mm wide	-	0.41	7.08	4.07	m	<b>11.15</b>
Boarding to tops or cheeks of dormers; 150 mm wide boards; butt joints						
19 mm thick; laid diagonally; over 300 mm wide	-	0.81	13.98	8.45	m <sup>2</sup>	<b>22.43</b>
19 mm thick; laid diagonally; not exceeding 300 mm wide	-	0.51	8.80	2.56	m	<b>11.36</b>
19 mm thick; laid diagonally; area not exceeding 1.00 m <sup>2</sup> irrespective of width	-	1.02	17.61	8.18	nr	<b>25.78</b>
<b>Wrought softwood</b>						
Boarding to floors; butt joints						
19 mm x 75 mm boards	-	0.61	10.53	12.19	m <sup>2</sup>	<b>22.72</b>
19 mm x 125 mm boards	-	0.56	9.67	9.41	m <sup>2</sup>	<b>19.08</b>
22 mm x 150 mm boards	-	0.52	8.98	10.54	m <sup>2</sup>	<b>19.52</b>
25 mm x 100 mm boards	-	0.56	9.67	11.55	m <sup>2</sup>	<b>21.22</b>
25 mm x 150 mm boards	-	0.52	8.98	11.75	m <sup>2</sup>	<b>20.73</b>
25 mm boarding and bearers to floors; butt joints; in making good where partitions removed or openings formed (boards running in direction of partition)						
150 mm wide	-	0.28	4.83	2.04	m	<b>6.88</b>
225 mm wide	-	0.42	7.25	3.35	m	<b>10.60</b>
300 mm wide	-	0.56	9.67	4.05	m	<b>13.71</b>
25 mm boarding and bearers to floors; butt joints; in making good where partitions removed or openings formed (boards running at right angles to partition)						
150 mm wide	-	0.42	7.25	4.96	m	<b>12.21</b>
225 mm wide	-	0.65	11.22	6.55	m	<b>17.77</b>
300 mm wide	-	0.83	14.33	7.47	m	<b>21.80</b>
450 mm wide	-	1.25	21.58	9.75	m	<b>31.33</b>
Boarding to floors; tongued and grooved joints						
19 mm x 75 mm boards	-	0.71	12.26	13.17	m <sup>2</sup>	<b>25.43</b>
19 mm x 125 mm boards	-	0.67	11.57	10.62	m <sup>2</sup>	<b>22.19</b>
22 mm x 150 mm boards	-	0.62	10.70	10.86	m <sup>2</sup>	<b>21.57</b>
25 mm x 100 mm boards	-	0.67	11.57	13.78	m <sup>2</sup>	<b>25.34</b>
25 mm x 150 mm boards	-	0.62	10.70	12.89	m <sup>2</sup>	<b>23.59</b>
Boarding to internal walls; tongued and grooved and V-jointed						
12 mm x 100 mm boards	-	0.81	13.98	9.46	m <sup>2</sup>	<b>23.45</b>
16 mm x 100 mm boards	-	0.81	13.98	10.77	m <sup>2</sup>	<b>24.75</b>
19 mm x 100 mm boards	-	0.81	13.98	11.42	m <sup>2</sup>	<b>25.40</b>
19 mm x 125 mm boards	-	0.77	13.29	12.69	m <sup>2</sup>	<b>25.98</b>
19 mm x 125 mm boards; chevron pattern	-	1.22	21.06	12.69	m <sup>2</sup>	<b>33.75</b>
25 mm x 125 mm boards	-	0.77	13.29	14.08	m <sup>2</sup>	<b>27.37</b>
12 mm x 100 mm boards; knotty pine	-	0.81	13.98	7.90	m <sup>2</sup>	<b>21.88</b>
Boarding to internal ceilings						
12 mm x 100 mm boards	-	1.02	17.61	9.46	m <sup>2</sup>	<b>27.07</b>
16 mm x 100 mm boards	-	1.02	17.61	10.77	m <sup>2</sup>	<b>28.37</b>
19 mm x 100 mm boards	-	1.02	17.61	11.42	m <sup>2</sup>	<b>29.03</b>
19 mm x 125 mm boards	-	0.97	16.75	12.69	m <sup>2</sup>	<b>29.43</b>
19 mm x 125 mm boards; chevron pattern	-	1.42	24.51	12.69	m <sup>2</sup>	<b>37.20</b>
25 mm x 125 mm boards	-	0.97	16.75	14.08	m <sup>2</sup>	<b>30.82</b>
12 mm x 100 mm boards; knotty pine	-	1.02	17.61	7.90	m <sup>2</sup>	<b>25.50</b>
Boarding to roofs; tongued and grooved joints						
19 mm thick; flat to falls	-	0.56	9.67	10.86	m <sup>2</sup>	<b>20.53</b>
19 mm thick; sloping	-	0.61	10.53	10.86	m <sup>2</sup>	<b>21.39</b>
19 mm thick; sloping; laid diagonally	-	0.79	13.64	10.86	m <sup>2</sup>	<b>24.50</b>
25 mm thick; flat to falls	-	0.56	9.67	13.84	m <sup>2</sup>	<b>23.50</b>
25 mm thick; sloping	-	0.61	10.53	13.84	m <sup>2</sup>	<b>24.37</b>



## K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>K20 TIMBER BOARD FLOORING/SHEATHING/ LININGS/CASINGS – cont'd</b>						
<b>Wrought softwood – cont'd</b>						
Boarding to tops or cheeks of dormers; tongued and grooved joints						
19 mm thick; laid diagonally	-	1.02	17.61	10.86	m <sup>2</sup>	28.47
<b>Wrought softwood; "Tanalised"</b>						
Boarding to roofs; tongued and grooved joints						
19 mm thick; flat to falls	-	0.56	9.67	11.75	m <sup>2</sup>	21.42
19 mm thick; sloping	-	0.61	10.53	11.75	m <sup>2</sup>	22.28
19 mm thick; sloping; laid diagonally	-	0.79	13.64	11.75	m <sup>2</sup>	25.39
25 mm thick; flat to falls	-	0.56	9.67	15.01	m <sup>2</sup>	24.68
25 mm thick; sloping	-	0.61	10.53	15.01	m <sup>2</sup>	25.54
Boarding to tops or cheeks of dormers; tongued and grooved joints						
19 mm thick; laid diagonally	-	1.02	17.61	11.75	m <sup>2</sup>	29.36
<b>Wood strip; 22 mm thick; Junckers All in Beech "Sylva Sport Premium" pre-treated or other equal and approved; tongued and grooved joints; on bearers etc.; level fixing to cement and sand base</b>						
Strip flooring; over 300 mm wide						
on 45 x 45 mm blue bat bearers	-	-	-	-	m <sup>2</sup>	52.79
on 10 mm Pro Foam	-	-	-	-	m <sup>2</sup>	55.42
on Uno bat 50 mm bearers	-	-	-	-	m <sup>2</sup>	58.37
on New Era levelling system	-	-	-	-	m <sup>2</sup>	60.54
on Uno bat 62 mm bearers	-	-	-	-	m <sup>2</sup>	62.60
on Duo bat 110 mm bearers	-	-	-	-	m <sup>2</sup>	75.32
<b>Wood strip; 22 mm thick; Junckers pre-treated or other equal and approved flooring systems; tongued and grooved joints; on bearers etc.; level fixing to cement and sand base</b>						
Strip flooring; over 300 mm wide						
"Sylva Squash Beech untreated" on blue bat bearers	-	-	-	-	m <sup>2</sup>	72.93
"Classic Beech" clip system	-	-	-	-	m <sup>2</sup>	74.45
"Harmoni Oak" clip system	-	-	-	-	m <sup>2</sup>	74.45
"Classic Beech" on blue bat bearers	-	-	-	-	m <sup>2</sup>	74.45
"Harmoni Oak" on blue bat bearers	-	-	-	-	m <sup>2</sup>	74.45
<b>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</b>						
Strip flooring; over 300 mm wide						
Prime Iroko	-	-	-	-	m <sup>2</sup>	63.82
Prime Maple	-	-	-	-	m <sup>2</sup>	68.21
American Oak	-	-	-	-	m <sup>2</sup>	69.62

## K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>K30 DEMOUNTABLE PARTITIONS</b>						
<b>Insulated panel and two-hour fire wall system for warehouses etc., comprising white polyester coated galvanised steel frame and 0.55 mm galvanised steel panels either side of rockwool infill</b>						
100 mm thick wall; 31 Rw dB acoustic rating	-	-	-	-	m <sup>2</sup>	51.25
150 mm thick wall; 31 Rw dB acoustic rating	-	-	-	-	m <sup>2</sup>	55.09
intumescent mastic sealant; bedding frames at perimeters of metal fire walls	-	-	-	-	m	4.48
<b>Getalit laminated both sides top hung movable acoustic panel wall with concealed uPVC vertical edge profiles, 9 nr 1106 mm x 3000 mm panels and type K two point panel support system</b>						
105 mm thick wall; 47 Rw dB acoustic rating	-	-	-	-	m <sup>2</sup>	474.06
105 mm thick wall; 47 Rw dB acoustic rating	-	-	-	-	m <sup>2</sup>	512.50
105 mm thick wall; 47 Rw dB acoustic rating	-	-	-	-	m <sup>2</sup>	550.94
<b>K32 FRAMED PANEL CUBICLE PARTITIONS</b>						
<b>Toilet cubicle partitions; Amwells or other equal and approved; standard colours and ironmongery; assembling and screwing to floor and wall</b>						
Axis standard cubicle set; 800 mm x 1500 mm x 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	148.00	319.55	nr	467.56
range of 3 cubicle sets; 4 nr panels; 3 nr doors	-	9.75	444.01	913.00	nr	1357.01
range of 6 cubicle sets; 7 nr panels; 6 nr doors	-	19.50	888.03	1803.17	nr	2691.20
Reduction of 1 nr panel for end unit adjoining side wall	-	-	-	-125.54	nr	-
Minima designer cubicle set; 800 mm x 1500 mm x 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	148.00	673.34	nr	821.34
range of 3 cubicle sets; 4 nr panels; 3 nr doors	-	9.75	444.01	1746.11	nr	2190.13
range of 6 cubicle sets; 7 nr panels; 6 nr doors	-	19.50	888.03	3355.28	nr	4243.31
Reduction of 1 nr panel for end unit adjoining side wall	-	-	-	-182.60	nr	-
Sylan corporate cubicle set; 800 mm x 1500 mm x 2400 mm high per cubicle, with sating 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	227.70	1991.48	nr	2219.18
range of 3 cubicle sets; 4 nr panels; 3 nr doors	-	15.00	683.10	5380.99	nr	6064.09
range of 6 cubicle sets; 7 nr panels; 6 nr doors	-	30.00	1366.20	10459.56	nr	11825.76
Reduction of 1 nr panel for end unit adjoining side wall	-	-	-	-405.14	nr	-

## K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>K40 DEMOUNTABLE SUSPENDED CEILINGS</b>						
<b>Suspended ceilings; Donn Products exposed suspended ceiling system or other equal and approved; hangers plugged and screwed to concrete soffit; 600 mm x 600 mm x 15 mm Cape TAP Ceilings Ltd; Solitude tegular fissured tile</b> Lining to ceilings; hangers average 400 mm long over 300 mm wide	-	0.40	8.69	9.91	m <sup>2</sup>	<b>18.61</b>
<b>Suspended ceilings; Gyproc M/F suspended ceiling system or other equal and approved; hangers plugged and screwed to concrete soffit, 900 mm x 1800 mm x 12.5 mm tapered edge wallboard infill; joints filled with joint filler and taped to receive direct decoration</b> Lining to ceilings; hangers average 400 mm long over 300 mm wide	-	-	-	-	m <sup>2</sup>	<b>30.24</b>
not exceeding 300 mm wide in isolated strips	-	-	-	-	m	<b>23.21</b>
300 mm–600 mm wide in isolated strips	-	-	-	-	m	<b>30.63</b>
Edge treatments						
20 x 20 mm SAS perimeter shadow gap; screwed to plasterboard	-	-	-	-	m	<b>5.51</b>
20 x 20 mm SAS shadow gap around 450 mm dia. column; including 15 x 44 mm batten plugged and screwed to concrete	-	-	-	-	m	<b>65.34</b>
Vertical bulkhead; including additional hangers over 300 mm wide	-	-	-	-	m <sup>2</sup>	<b>38.16</b>
not exceeding 300 mm wide in isolated strips	-	-	-	-	m	<b>36.96</b>
300 mm - 600 mm wide in isolated strips	-	-	-	-	m	<b>37.63</b>
<b>Suspended ceilings; Rockfon, or other equal and approved; Z demountable suspended concealed ceiling system; 400 mm long hangers plugged and screwed to concrete soffit.</b> Lining to ceilings; 600 mm x 600mm x 20 mm 'Sonar' suspended ceiling tiles						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	<b>38.69</b>
not exceeding 300 mm wide	-	-	-	-	m	<b>22.81</b>
Edge trim; shadow-line trim	-	-	-	-	m	<b>4.52</b>
Vertical bulkhead, as upstand to rooflight well; including additional hangers; perimeter trim 300 mm x 600 mm wide	-	-	-	-	m	<b>42.35</b>
<b>Suspended ceilings; Ecophon, or other equal and approved; Z demountable suspended concealed ceiling system; 400 mm long hangers plugged and screwed to concrete soffit.</b> Lining to ceilings; 600 mm x 600mm x 20 mm 'Gedina ET15' suspended ceiling tiles						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	<b>33.56</b>
not exceeding 300 mm wide	-	-	-	-	m	<b>21.16</b>
Edge trim; shadow-line trim	-	-	-	-	m	<b>4.18</b>
Vertical bulkhead, as upstand to rooflight well; including additional hangers; perimeter trim 300 mm x 600 mm wide	-	-	-	-	m	<b>38.98</b>

## K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Lining to ceilings; 600 mm x 600mm x 20 mm 'Hygiene Performance' washable suspended ceiling tiles						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	44.83
not exceeding 300 mm wide	-	-	-	-	m	36.75
Edge trim; shadow-line trim	-	-	-	-	m	5.92
Vertical bulkhead, as upstand to rooflight well; including additional hangers; perimeter trim 300 mm x 600 mm wide	-	-	-	-	m	40.47
Lining to ceilings; 1200 mm x 1200mm x 20 mm 'Focus DG' suspended ceiling tiles						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	40.67
not exceeding 300 mm wide	-	-	-	-	m	24.11
Edge trim; shadow-line trim	-	-	-	-	m	4.18
Vertical bulkhead, as upstand to rooflight well; including additional hangers; perimeter trim 300 mm x 600 mm wide	-	-	-	-	m	41.06
<b>Suspended ceilings; Z demountable suspended ceiling system or other equal and approved; hangers plugged and screwed to concrete soffit, 600 mm x 600 mm x 19 mm Echostop glass reinforced fibrous plaster lightweight plain bevelled edge tiles</b>						
Lining to ceilings; hangers average 400 mm long over 300 mm wide	-	-	-	-	m <sup>2</sup>	83.10
not exceeding 300 mm wide	-	-	-	-	m	59.25
<b>Suspended ceilings; concealed galvanised steel suspension system; hangers plugged and screwed to concrete soffit, Burgess white stove enamelled perforated mild steel tiles 600 mm x 600 mm</b>						
Lining to ceilings; hangers average 400 mm long over 300 mm wide	-	-	-	-	m <sup>2</sup>	39.95
not exceeding 300 mm wide	-	-	-	-	m	35.03
<b>Suspended ceilings; concealed galvanised steel suspension system; hangers plugged and screwed to concrete soffit, Burgess white stove enamelled perforated mild steel tiles 600 mm x 600 mm</b>						
Linings to ceilings; hangers average 700 mm long over 300 mm wide	-	-	-	-	m <sup>2</sup>	25.08
over 300 mm wide; 3.50 m–5.00 m high	-	-	-	-	m <sup>2</sup>	26.03
over 300 mm wide; in staircase areas or plant rooms	-	-	-	-	m <sup>2</sup>	32.77
not exceeding 300 mm wide; in isolated strips	-	-	-	-	m	18.17
300 mm–600 mm wide; in isolated strips	-	-	-	-	m	23.11
Extra for cutting and fitting around modular downlighter including yoke	-	-	-	-	nr	15.10
24 mm x 19 mm white finished angle edge trim	-	-	-	-	m	3.75
Vertical bulkhead; including additional hangers over 300 mm wide	-	-	-	-	m <sup>2</sup>	46.34
not exceeding 300 mm wide; in isolated strips	-	-	-	-	m	36.53
300 mm–600 mm wide; in isolated strips	-	-	-	-	m	41.79

## K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>K40 DEMOUNTABLE SUSPENDED CEILINGS – cont'd</b>						
<b>Suspended ceilings, metal; SAS system 330; EMAC suspension system; 100 mm Omega C profiles at 1500 mm centres filled in with 1400 mm x 250 mm perforated metal tiles with 18 mm thick x 80 kg/m<sup>3</sup> density foill wrapped tissue-faced acoustic pad adhered above; ceiling to achieve 40d Dnwc with 0.7 absorption coefficient</b>						
Linings to ceilings; hangers average 700 mm long over 300 mm wide	-	-	-	-	m <sup>2</sup>	<b>57.76</b>
Extra for cutting and reinforcing to receive a recessed light maximum 1300 mm x 500 mm. not exceeding 300 mm wide; in isolated strips	-	-	-	-	nr m	<b>16.50</b> <b>29.47</b>
Edge trim; to perimeter	-	-	-	-	m	<b>14.73</b>
Edge trim around 450 mm dia. column	-	-	-	-	nr	<b>56.58</b>
<b>Suspended ceilings; galvanised 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</b>						
Linings to ceilings; hangers average 700 mm long over 300 mm wide	-	-	-	-	m <sup>2</sup>	<b>75.41</b>
not exceeding 300 mm wide; in isolated strips	-	-	-	-	m	<b>36.56</b>

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>L10 WINDOWS/ROOFLIGHTS/SCREENS/ LOUVRES</b>						
<b>SUPPLY ONLY PRICES</b>						
<b>NOTE:</b> 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.						
<b>Purpose made window casements; "treated" wrought softwood</b>						
Casements; rebated; moulded						
44 mm thick	-	-	-	59.03	m <sup>2</sup>	-
57 mm thick	-	-	-	61.98	m <sup>2</sup>	-
Casements; rebated; moulded; in medium panes						
44 mm thick	-	-	-	94.36	m <sup>2</sup>	-
57 mm thick	-	-	-	98.31	m <sup>2</sup>	-
Casements; rebated; moulded; with semi-circular head						
44 mm thick	-	-	-	123.37	m <sup>2</sup>	-
57 mm thick	-	-	-	127.24	m <sup>2</sup>	-
Casements; rebated; moulded; to bullseye window						
44 mm thick; 600 mm diameter	-	-	-	195.56	nr	-
44 mm thick; 900 mm diameter	-	-	-	232.97	nr	-
57 mm thick; 600 mm diameter	-	-	-	204.77	nr	-
57 mm thick; 900 mm diameter	-	-	-	28.18	nr	-
Fitting and hanging casements (in factory)						
square or rectangular	-	-	-	13.80	nr	-
semi-circular	-	-	-	22.43	nr	-
bullseye	-	-	-	28.18	nr	-
<b>Purpose made window casements; selected Sapele</b>						
Casements; rebated; moulded						
44 mm thick	-	-	-	67.09	m <sup>2</sup>	-
57 mm thick	-	-	-	73.50	m <sup>2</sup>	-
Casements; rebated; moulded; in medium panes						
44 mm thick	-	-	-	108.65	m <sup>2</sup>	-
57 mm thick	-	-	-	117.21	m <sup>2</sup>	-
Casements; rebated; moulded with semi-circular head – supply only						
44 mm thick	-	-	-	136.85	m <sup>2</sup>	-
57 mm thick	-	-	-	145.22	m <sup>2</sup>	-
Casements; rebated; moulded; to bullseye window						
44 mm thick; 600 mm diameter	-	-	-	241.87	nr	-
44 mm thick; 900 mm diameter	-	-	-	291.06	nr	-
57 mm thick; 600 mm diameter	-	-	-	261.82	nr	-
57 mm thick; 900 mm diameter	-	-	-	316.48	nr	-
Fitting and hanging casements (in factory)						
square or rectangular	-	-	-	14.95	nr	-
semi-circular	-	-	-	24.71	nr	-
bullseye	-	-	-	31.61	nr	-

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>L10 WINDOWS/ROOFLIGHTS/SCREENS/ LOUVRES – cont'd</b>						
<b>Purpose made window frames; "treated" wrought softwood</b>						
Frames; rounded; rebated check grooved						
44 mm x 69 mm	-	-	-	15.28	m	-
44 mm x 94 mm	-	-	-	16.02	m	-
44 mm x 119 mm	-	-	-	16.74	m	-
57 mm x 94 mm	-	-	-	16.78	m	-
69 mm x 144 mm	-	-	-	22.13	m	-
90 mm x 140 mm	-	-	-	31.39	m	-
Mullions and transoms; twice rounded, rebated and check grooved						
57 mm x 69 mm	-	-	-	17.80	m	-
57 mm x 94 mm	-	-	-	18.70	m	-
69 mm x 94 mm	-	-	-	21.15	m	-
69 mm x 144 mm	-	-	-	31.06	m	-
Sill; sunk weathered, rebated and grooved						
69 mm x 94 mm	-	-	-	37.12	m	-
69 mm x 144 mm	-	-	-	39.30	m	-
Add 5% to the above material prices for "selected" softwood for staining						
<b>Purpose made window frames; selected Sapele</b>						
Frames; rounded; rebated check grooved						
44 mm x 69 mm	-	-	-	19.52	m	-
44 mm x 94 mm	-	-	-	20.99	m	-
44 mm x 119 mm	-	-	-	22.46	m	-
57 mm x 94 mm	-	-	-	24.56	m	-
69 mm x 144 mm	-	-	-	35.19	m	-
90 mm x 140 mm	-	-	-	49.99	m	-
Mullions and transoms; twice rounded, rebated and check grooved						
57 mm x 69 mm	-	-	-	22.17	m	-
57 mm x 94 mm	-	-	-	25.79	m	-
69 mm x 94 mm	-	-	-	30.93	m	-
69 mm x 144 mm	-	-	-	47.01	m	-
Sill; sunk weathered, rebated and grooved						
69 mm x 94 mm	-	-	-	43.81	m	-
69 mm x 144 mm	-	-	-	48.56	m	-
<b>Thermally broken composite double glazed aluminium/ timber windows; 'Velfac 200' or other approved; with a maximum glazing U value of 1.5 W/m<sup>2</sup>K; low e glazing with laminated glass unless otherwise specified; including multi point espagnolette locking mechanisms and other ironmongery</b>						
<b>NOTE:</b> 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 1200 mm x 1200 mm single fixed pane; low-e glass 4/16/4						
	-	-	-	296.73	nr	-

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
2200 mm x 2200 mm single fixed pane; low-e glass 6/12/6	-	-	-	753.23	nr	-
1200 mm x 2200 mm three fixed panes; low-e glass 4/16/4	-	-	-	593.45	nr	-
Outward opening standard sash casement windows						
1600 mm x 1600 mm with two sidehung sashes; low-e glass 4/16/4	-	-	-	604.86	nr	-
1600 mm x 1600 mm with two sidehung projecting sashes; low-e glass 4/16/4	-	-	-	673.34	nr	-
2000 mm x 1600 mm with one sidehung sash next to a tophung projecting sash over a fixed sash; low-e glass 4/16/4	-	-	-	741.81	nr	-
2000 mm x 1600 mm with one sidehung sash next to a tophung projecting sash over a fixed sash; low-e glass 4/16/4	-	-	-	587.74	nr	-
1200 mm x 2200 mm with fixed lower sash and fully reversible upper sash; lower low-e upper low-e glass 4 toughened/16/6.4; upper low-e glass 4/16/4	-	-	-	639.10	nr	-
Outward opening standard doors						
2200 mm x 2200 mm French casement patio door; low-e toughened glass 4/16/4	-	-	-	1135.54	nr	-
2200 mm x 2200 mm Sliding patio door; low-e glass 4 toughened/16/4 laminated	-	-	-	1415.15	nr	-
<b>Guide price for installation:</b>	-	1.00	62.10	-	m <sup>2</sup>	<b>62.10</b>
<b>SUPPLY AND FIX PRICES</b>						
<b>Standard windows; "treated" wrought softwood; Jeld-Wen or other equal and approved</b>						
Side hung casement windows without glazing bars; 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 x 750 mm; ref LEWN07V	140.86	0.69	11.91	146.38	nr	<b>158.29</b>
488 mm x 900 mm; ref LEWN09V	143.23	0.83	14.33	148.84	nr	<b>163.17</b>
630 mm x 750 mm; ref LEW107V	156.11	0.83	14.33	162.20	nr	<b>176.53</b>
630 mm x 750 mm; ref LEW107C	127.28	0.83	14.33	132.29	nr	<b>146.62</b>
630 mm x 900 mm; ref LEW109CH	137.26	0.83	14.33	142.65	nr	<b>156.98</b>
630 mm x 900 mm; ref LEW109C	161.74	0.93	16.06	168.04	nr	<b>184.09</b>
630 mm x 1050 mm; ref LEW110C	142.30	1.02	17.61	147.95	nr	<b>165.56</b>
630 mm x 1050 mm; ref LEW110V	169.22	0.83	14.33	175.89	nr	<b>190.22</b>
915 mm x 900 mm; ref LEW2NO9W	194.59	1.11	19.16	202.12	nr	<b>221.28</b>
915 mm x 1050 mm; ref LEW2N1OW	204.43	1.16	20.03	212.41	nr	<b>232.44</b>
915 mm x 1200 mm; ref LEW2N12W	221.20	1.20	20.72	229.81	nr	<b>250.53</b>
915 mm x 1350 mm; ref LEW2N13W	231.90	1.39	24.00	240.92	nr	<b>264.91</b>
915 mm x 1500 mm; ref LEW2N15W	263.13	1.43	24.69	273.39	nr	<b>298.08</b>
1200 mm x 750 mm; ref LEW2O7C	200.00	1.16	20.03	207.81	nr	<b>227.84</b>
1200 mm x 750 mm; ref LEW2O7CV	252.96	1.16	20.03	262.76	nr	<b>282.79</b>
1200 mm x 900 mm; ref LEW2O9C	212.76	1.20	20.72	221.05	nr	<b>241.77</b>
1200 mm x 900 mm; ref LEW2O9W	223.89	1.20	20.72	232.60	nr	<b>253.32</b>
1200 mm x 900 mm; ref LEW2O9CV	264.33	1.20	20.72	274.56	nr	<b>295.27</b>
1200 mm x 1050 mm; ref LEW210C	225.22	1.39	24.00	234.07	nr	<b>258.06</b>
1200 mm x 1050 mm; ref LEW210W	237.31	1.39	24.00	246.60	nr	<b>270.60</b>
1200 mm x 1050 mm; ref LEW210T	280.00	1.39	24.00	290.90	nr	<b>314.89</b>
1200 mm x 1050 mm; ref LEW210CV	274.61	1.39	24.00	285.30	nr	<b>309.30</b>
1200 mm x 1200 mm; ref LEW212C	242.16	1.48	25.55	251.72	nr	<b>277.27</b>



## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>L10 WINDOWS/ROOFLIGHTS/SCREENS/ LOUVRES – cont'd</b>						
<b>Standard windows; "treated" wrought softwood; Jeld-Wen or other equal and approved – cont'd</b>						
Side hung casement windows – cont'd						
1200 mm x 1200 mm; ref LEW212W	250.87	1.48	25.55	260.75	nr	<b>286.30</b>
1200 mm x 1200 mm; ref LEW212TX	326.19	1.48	25.55	338.90	nr	<b>364.45</b>
1200 mm x 1200 mm; ref LEW212CV	289.28	1.48	25.55	300.61	nr	<b>326.16</b>
1200 mm x 1350 mm; ref LEW213W	269.46	1.57	27.10	280.05	nr	<b>307.15</b>
1200 mm x 1350 mm; ref LEW213CV	319.93	1.57	27.10	332.40	nr	<b>359.51</b>
1200 mm x 1500 mm; ref LEW215W	312.49	1.71	29.52	324.76	nr	<b>354.28</b>
1770 mm x 750 mm; ref LEW307CC	293.71	1.43	24.69	305.20	nr	<b>329.88</b>
1770 mm x 900 mm; ref LEW309CC	312.50	1.71	29.52	324.70	nr	<b>354.22</b>
1770 mm x 1050 mm; ref LEW310C	296.18	1.80	31.07	307.77	nr	<b>338.84</b>
1770 mm x 1050 mm; ref LEW310T	349.65	1.71	29.52	363.24	nr	<b>392.76</b>
1770 mm x 1050 mm; ref LEW310CC	327.95	1.43	24.69	340.72	nr	<b>365.41</b>
1770 mm x 1050 mm; ref LEW310CW	345.34	1.43	24.69	358.76	nr	<b>383.45</b>
1770 mm x 1200 mm; ref LEW312C	316.31	1.85	31.94	328.73	nr	<b>360.66</b>
1770 mm x 1200 mm; ref LEW312T	370.39	1.85	31.94	384.84	nr	<b>416.77</b>
1770 mm x 1200 mm; ref LEW312CC	353.44	1.85	31.94	367.25	nr	<b>399.18</b>
1770 mm x 1200 mm; ref LEW312CW	366.08	1.85	31.94	380.36	nr	<b>412.30</b>
1770 mm x 1200 mm; ref LEW312CVC	412.38	1.85	31.94	428.40	nr	<b>460.34</b>
1770 mm x 1350 mm; ref LEW313CC	400.23	1.94	33.49	415.79	nr	<b>449.28</b>
1770 mm x 1350 mm; ref LEW313CW	398.62	1.94	33.49	414.13	nr	<b>447.62</b>
1770 mm x 1350 mm; ref LEW313CVC	449.01	1.94	33.49	466.40	nr	<b>499.89</b>
1770 mm x 1500 mm; ref LEW315T	476.21	2.04	35.22	494.62	nr	<b>529.84</b>
2340 mm x 1050 mm; ref LEW410CWC	455.54	1.99	34.35	473.18	nr	<b>507.53</b>
2340 mm x 1200 mm; ref LEW412CWC	483.92	2.08	35.91	502.70	nr	<b>538.61</b>
2340 mm x 1350 mm; ref LEW413CWC:	532.11	2.22	38.33	552.78	nr	<b>591.11</b>
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 x 750 mm; ref LEW107A	137.21	0.83	14.33	142.60	nr	<b>156.93</b>
630 mm x 900 mm; ref LEW109A	144.84	0.93	16.06	150.51	nr	<b>166.56</b>
630 mm x 1050 mm; ref LEW110A	153.43	1.02	17.61	159.50	nr	<b>177.11</b>
915 mm x 750 mm; ref LEW2N07A	166.64	1.06	18.30	173.13	nr	<b>191.43</b>
915 mm x 900 mm; ref LEW2N09A	186.98	1.11	19.16	194.23	nr	<b>213.39</b>
915 mm x 1050 mm; ref LEW2N10A	198.93	1.16	20.03	206.70	nr	<b>226.73</b>
915 mm x 1350 mm; ref LEW2N13AS	250.96	1.39	24.00	260.77	nr	<b>284.77</b>
1200 mm x 750 mm; ref LEW207A	196.08	1.16	20.03	203.75	nr	<b>223.78</b>
1200 mm x 900 mm; ref LEW209A	214.00	1.20	20.72	222.34	nr	<b>243.06</b>
1200 mm x 1050 mm; ref LEW210A	228.79	1.39	24.00	237.76	nr	<b>261.76</b>
1200 mm x 1200 mm; ref LEW212A	247.97	1.48	25.55	257.66	nr	<b>283.21</b>
1200 mm x 1350 mm; ref LEW213AS	289.53	1.57	27.10	300.86	nr	<b>327.96</b>
1200 mm x 1500 mm; ref LEW215AS	315.95	1.71	29.52	328.28	nr	<b>357.80</b>
1770 mm x 1050 mm; ref LEW310AE	316.76	1.71	29.52	329.12	nr	<b>358.64</b>
1770 mm x 1200 mm; ref LEW312AE	337.57	1.85	31.94	350.71	nr	<b>382.65</b>
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 x 900 mm; ref LECFR609AR	242.53	0.93	16.06	251.86	nr	<b>267.92</b>
600 mm x 1050 mm; ref LECFR610AR	255.42	1.02	17.61	265.32	nr	<b>282.93</b>
600 mm x 1200 mm; ref LECFR612AR	267.14	1.13	19.51	277.56	nr	<b>297.06</b>
600 mm x 1350 mm; ref LECFR613AR	278.63	1.24	21.41	289.48	nr	<b>310.89</b>

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
1200 mm x 900 mm; ref LECFR1209AFR	360.82	1.22	21.06	374.67	nr	395.73
1200 mm x 1050 mm; ref LECFR1210AFR	383.29	1.38	23.82	398.06	nr	421.88
1200 mm x 1200 mm; ref LECFR1212AFR	403.04	1.47	25.38	418.63	nr	444.01
1200 mm x 1350 mm; ref LECFR1213AFR	422.64	1.57	27.10	438.96	nr	466.07
1800 mm x 900 mm; ref LECFR1809AFAR	553.01	1.73	29.87	574.23	nr	604.09
1800 mm x 1050 mm; ref LECFR1810AFAR	585.71	1.78	30.73	608.15	nr	638.88
1800 mm x 1200 mm; ref LECFR1812AFAR	618.18	1.84	31.77	641.91	nr	673.68
1800 mm x 1350 mm; ref LECFR1813AFAR	648.12	1.94	33.49	672.98	nr	706.47
High performance double hung sash windows with glazing bars; factory glazed with low E 24 mm double glazing; solid frames; 63 mm x 175 mm softwood sills; standard flush external linings; spiral spring balances and sash catch						
635 mm x 1050 mm; ref LESV0610B	450.04	2.04	35.22	467.23	nr	502.45
635 mm x 1350 mm; ref LESV0613B	498.24	2.22	38.33	517.32	nr	555.65
635 mm x 1650 mm; ref LESV0616B	562.60	2.50	43.16	584.17	nr	627.33
860 mm x 1050 mm; ref LESV0810B	515.55	2.36	40.74	535.20	nr	575.94
860 mm x 1350 mm; ref LESV0813B	575.07	2.64	45.58	597.03	nr	642.61
860 mm x 1650 mm; ref LESV0816B	667.57	3.05	52.65	693.08	nr	745.73
1085 mm x 1050 mm; ref LESV1010B	589.08	2.64	45.58	611.49	nr	657.06
1085 mm x 1350 mm; ref LESV1013B	665.78	3.05	52.65	691.14	nr	743.80
1085 mm x 1650 mm; ref LESV1016B	821.52	3.75	64.74	852.80	nr	917.54
1715 mm x 1050 mm; ref LESV1710B	862.95	3.75	64.74	895.70	nr	960.44
1715 mm x 1350 mm; ref LESV1713B	980.17	4.67	80.62	1017.41	nr	1098.03
1715 mm x 1650 mm; ref LESV1716B	1169.90	4.76	82.18	1214.32	nr	1296.50
Add to the above material prices for full factory finish	-	-	-	28.00	%	-
<b>Standard windows;Jeld-Wen Hardwood or other equal and approved; factory applied preservative stain base coat</b>						
Side hung casement windows; factory glazed with low E 24 mm double glazing; 45 mm x 140 mm hardwood sills; weather stripping; opening sashes on canopy hinges; fitted with fasteners; brown finish ironmongery						
630 mm x 750 mm; ref LEW107CH	265.44	0.97	16.75	275.63	nr	292.38
630 mm x 900 mm; ref LEW109CH	280.62	1.20	20.72	291.38	nr	312.10
630 mm x 900 mm; ref LEW109VH	310.12	0.97	16.75	321.99	nr	338.73
630 mm x 1050 mm; ref LEW110VH	322.56	1.34	23.13	334.89	nr	358.03
915 mm x 900 mm; ref LEW2N09WH	381.15	1.53	26.41	395.77	nr	422.18
915 mm x 1050 mm; ref LEWN10WH	396.21	1.62	27.97	411.47	nr	439.43
915 mm x 1200 mm; ref LEWN12WH	413.67	1.71	29.52	429.58	nr	459.10
915 mm x 1350 mm; ref LEWN13WH	430.73	1.85	31.94	447.28	nr	479.22
915 mm x 1550 mm; ref LEWN15WH	474.89	1.94	33.49	493.18	nr	526.67
1200 mm x 900 mm; ref LEW209CH	412.40	1.71	29.52	428.11	nr	457.63
1200 mm x 900 mm; ref LEW209WH	430.97	1.71	29.52	447.37	nr	476.89
1200 mm x 1050 mm; ref LEW210CH	428.87	1.85	31.94	445.20	nr	477.13
1200 mm x 1050 mm; ref LEW210WH	451.25	1.85	31.94	468.41	nr	500.35
1200 mm x 1200 mm; ref LEW212CH	467.27	1.99	34.35	485.11	nr	519.46
1200 mm x 1200 mm; ref LEW212WH	471.90	1.99	34.35	489.92	nr	524.27
1200 mm x 1350 mm; ref LEW213WH	499.06	2.13	36.77	518.09	nr	554.86
1200 mm x 1550 mm; ref LEW215WH	556.28	2.22	38.33	577.46	nr	615.79
1770 mm x 1050 mm; ref LEW310CCH	655.14	2.31	39.88	680.11	nr	719.99
1770 mm x 1200 mm; ref LEW312CCH	697.71	2.45	42.30	724.27	nr	766.57
2339 mm x 1200 mm; ref LEW412CMCH	901.29	2.64	45.58	935.56	nr	981.14

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>L10 WINDOWS/ROOFLIGHTS/SCREENS/ LOUVRES – cont'd</b>						
<b>Standard windows;Jeld-Wen Hardwood or other equal and approved; factory applied preservative stain base coat – cont'd</b>						
Top hung casement windows; factory glazed with low E 24 mm double glazing; 45 mm x 140 mm hardwood sills; weather stripping; opening sashes on canopy hinges; fitted with fasteners; brown finish ironmongery						
630 mm x 900 mm; ref LEW109AH	296.20	0.97	16.75	307.54	nr	<b>324.29</b>
630 mm x 1050 mm; ref LEW110AH	310.72	1.34	23.13	322.69	nr	<b>345.82</b>
915 mm x 900 mm; ref LEW2N09AH	382.84	1.53	26.41	397.44	nr	<b>423.85</b>
915 mm x 1050 mm; ref LEW2N10AH	404.40	1.62	27.97	419.88	nr	<b>447.85</b>
915 mm x 1350 mm; ref LEW2N13ASH	465.94	1.85	31.94	483.81	nr	<b>515.75</b>
1200 mm x 1050 mm; ref LEW210AH	461.36	1.71	29.52	478.98	nr	<b>508.50</b>
1200 mm x 1350 mm; ref LEW212ASH	557.87	1.85	31.94	579.11	nr	<b>611.05</b>
1770 mm x 1050 mm; ref LEW310AEH	607.64	1.94	33.49	630.82	nr	<b>664.32</b>
<b>Purpose made double hung sash windows; "treated" wrought softwood</b>						
Cased frames of 100 mm x 25 mm grooved inner linings; 114 mm x 25 mm grooved outer linings; 125 mm x 44 mm twice rebated head linings; 125 mm x 32 mm twice rebated grooved pulley stiles; 150 mm x 13 mm linings; 50 mm x 19 mm partings slips; 25 mm x 19 mm inside beads; 150 mm x 69 mm Oak twice sunk weathered throated sill; 57 mm thick rebated and moulded sashes; moulded horns over 1.25 m <sup>2</sup> each; both sashes in medium panes; including spiral spring balances						
As above but with cased mullions	444.34 505.06	2.31 2.54	39.88 43.85	541.66 604.66	m <sup>2</sup> m <sup>2</sup>	<b>581.54</b> <b>648.51</b>
<b>Purpose made double hung sash windows; selected Sapele</b>						
Cased frames of 100 mm x 25 mm grooved inner linings; 114 mm x 25 mm grooved outer linings; 125 mm x 38 mm twice reabated head linings; 125 mm x 32 mm twice rebated grooved pulley stiles; 150 mm x 13 mm linings; 50 mm x 19 mm parting slips; 25 mm x 19 mm inside beads; 150 mm x 75 mm Oak twice sunk weathered throated sill; 50 mm thick rebated and moulded sashes; moulded horns over 1.25 m <sup>2</sup> each; both sashes in medium panes; including spiral sash balances						
As above but with cased mullions	494.50 530.61	3.05 3.38	52.65 58.35	593.70 631.17	m <sup>2</sup> m <sup>2</sup>	<b>646.36</b> <b>689.52</b>

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Clements 'EB24' range of factory finished steel fixed light; casement and fanlight windows and doors; with a U-value of 2.0 W/m<sup>2</sup>K (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</b>						
Basic fixed light including easy-glaze ali snap-on beads						
508 mm x 292 mm	149.44	2.20	62.85	155.20	nr	<b>218.04</b>
508 mm x 457 mm	163.02	2.20	62.85	169.29	nr	<b>232.14</b>
508 mm x 628 mm	176.60	2.20	62.85	183.47	nr	<b>246.31</b>
508 mm x 923 mm	203.78	2.20	62.85	211.73	nr	<b>274.58</b>
508 mm x 1218 mm	230.94	2.20	62.85	240.00	nr	<b>302.85</b>
Basic'Tilt and Turn' window; including easy-glaze ali snap-on beads						
508 mm x 292 mm	353.21	2.20	62.85	366.61	nr	<b>429.46</b>
508 mm x 457 mm	366.80	2.20	62.85	380.71	nr	<b>443.55</b>
508 mm x 628 mm	380.38	2.20	62.85	394.88	nr	<b>457.73</b>
508 mm x 923 mm; including fixed light	448.31	2.20	62.85	465.43	nr	<b>528.28</b>
508 mm x 1218 mm; including fixed light	475.48	2.20	62.85	493.70	nr	<b>556.55</b>
Basic casement; including easy-glaze ali snap-on beads						
508 mm x 628 mm	421.13	2.20	62.85	437.17	nr	<b>500.01</b>
508 mm x 923 mm	448.31	2.20	62.85	465.43	nr	<b>528.28</b>
508 mm x 1218 mm	475.48	2.20	62.85	493.70	nr	<b>556.55</b>
Double door						
1143 mm x 2057 mm	2662.66	3.30	94.27	2763.07	nr	<b>2857.33</b>
Extra over for						
pressed steel sills; to suit above windows	40.76	0.60	10.36	42.36	m	<b>52.72</b>
G + bar	81.51	-	-	84.57	m	-
simulated leaded light	81.51	-	-	84.57	m	-
<b>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</b>						
Casement/fixed light; including e.p.d.m.glazing gaskets and weather seals						
630 mm x 900 mm; ref P109C	59.65	1.50	42.85	62.21	nr	<b>105.05</b>
630 mm x 1200 mm; ref P112C	68.01	1.50	42.85	70.96	nr	<b>113.80</b>
1200 mm x 1200 mm; ref P212C	107.49	1.75	49.99	112.00	nr	<b>161.99</b>
1770 mm x 1200 mm; ref P312CC	203.84	2.00	57.13	211.96	nr	<b>269.09</b>
Casement/fixed light; including vents, e.p.d.m.glazing gaskets and weather seals						
630 mm x 900 mm; ref P109C	33.75	1.50	42.85	35.33	nr	<b>78.18</b>
630 mm x 1200 mm; ref P112V	40.22	1.50	42.85	42.12	nr	<b>84.97</b>
1200 mm x 1200 mm; ref P212W	62.85	1.75	49.99	65.69	nr	<b>115.68</b>
1200 mm x 1200 mm; ref P212CV	108.76	1.75	49.99	113.31	nr	<b>163.30</b>
1770 mm x 1200 mm; ref P312WW	143.88	2.00	57.13	149.75	nr	<b>206.89</b>
1770 mm x 1200 mm; ref P312CV	135.00	2.00	57.13	140.54	nr	<b>197.67</b>

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>L10 WINDOWS/ROOFLIGHTS/SCREENS/ LOUVRES – cont'd</b>						
<b>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 window and fixing in position; including lugs plugged and screwed to brickwork or blockwork</b>						
Casement/fixed light; including e.p.d.m.glazing gaskets and weather seals						
630 mm x 900 mm; ref P109C	59.65	2.50	71.42	62.20	nr	<b>133.62</b>
630 mm x 1200 mm; ref P112C	68.01	2.50	71.42	70.96	nr	<b>142.37</b>
1200 mm x 1200 mm; ref P212C	107.49	3.00	85.70	112.00	nr	<b>197.69</b>
1770 mm x 1200 mm; ref P312CC	203.84	3.00	85.70	211.96	nr	<b>297.65</b>
Casement/fixed light; including vents, e.p.d.m.glazing gaskets and weather seals						
630 mm x 900 mm; ref P109C	33.75	3.25	92.84	35.33	nr	<b>128.17</b>
630 mm x 1200 mm; ref P112V	40.22	3.25	92.84	42.12	nr	<b>134.96</b>
1200 mm x 1200 mm; ref P212W	62.85	4.00	114.26	65.69	nr	<b>179.95</b>
1200 mm x 1200 mm; ref P212CV	108.76	4.00	114.26	113.31	nr	<b>227.58</b>
1770 mm x 1200 mm; ref P312WW	143.88	4.50	128.55	149.75	nr	<b>278.30</b>
1770 mm x 1200 mm; ref P312CV	135.00	4.50	128.55	140.54	nr	<b>269.08</b>
<b>"Kawneer" aluminium window frame system or other equal and approved; polyester powder coated glazing bars; glazed with double hermetically sealed units in toughened safety glass; one 6 mm thick air space; overall 18 mm thick</b>						
Vertical surfaces						
single tier; aluminium glazing bars at 850 mm centres x 890 mm long; timber supports at 890 mm centres	-	-	-	-	m <sup>2</sup>	<b>219.35</b>
<b>"Kawneer" aluminium window frame system or other equal and approved; polyester powder coated glazing bars; glazed with clear toughened safety glass; 10.70 mm thick</b>						
Vertical surfaces						
single tier; aluminium glazing bars at 850 mm centres x 890 mm long; timber supports at 890 mm centres	-	-	-	-	m <sup>2</sup>	<b>208.38</b>
<b>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)</b>						
Roof windows						
550 mm x 780 mm; ref GGL-3073-C02	198.00	2.05	35.39	205.69	nr	<b>241.08</b>
550 mm x 980 mm; ref GGL-3073-C04	211.50	2.31	39.88	219.70	nr	<b>259.58</b>
660 mm x 1180 mm; ref GGL-3073-F06	247.50	2.54	43.85	257.10	nr	<b>300.95</b>
780 mm x 980 mm; ref GGL-3073-M04	234.00	2.54	43.85	243.09	nr	<b>286.94</b>
780 mm x 1180 mm; ref GGL-3073-M06	261.00	3.05	52.65	271.26	nr	<b>323.92</b>
780 mm x 1400 mm; ref GGL-3073-M08	274.50	2.54	43.85	285.22	nr	<b>329.07</b>

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
940 mm x 1600 mm; ref GGL-3073-P10	328.50	3.05	52.65	341.30	nr	<b>393.95</b>
1140 mm x 1180 mm; ref GGL-3073-S06	310.50	3.05	52.65	322.62	nr	<b>375.28</b>
1340 mm x 980 mm; ref GGL-3073-U04	315.00	3.05	52.65	327.29	nr	<b>379.94</b>
<b>Rooflights, skylights, roof windows and frames; uPVC; plugged and screwed to concrete; or screwed to timber</b>						
Rooflight; Cox "Suntube" range or other equal and approved; double skin polycarbonate dome 230 mm dia.; for flat roof using felt or membrane	271.32	3.10	53.52	281.99	nr	<b>335.51</b>
230 mm dia.; for up to 30° pitch roof with standard tiles	271.32	3.75	64.74	281.90	nr	<b>346.64</b>
230 mm dia.; for up to 30° pitch roof with bold roll tiles	292.27	3.75	64.74	303.68	nr	<b>368.42</b>
Rooflight; Cox "Galaxy" range or other equal and approved; double skin polycarbonate dome 630 mm x 630 mm	122.69	1.90	32.80	127.29	nr	<b>160.09</b>
930 mm x 930 mm	226.43	2.20	37.98	234.92	nr	<b>272.90</b>
1230 mm x 1230 mm	347.13	2.50	43.16	360.15	nr	<b>403.31</b>
Rooflight; Cox "Trade" range or other equal and approved; double skin polycarbonate dome on 150mm PVCU upstand 600 mm x 600 mm	269.32	2.50	43.16	279.42	nr	<b>322.58</b>
900 mm x 900 mm	423.94	2.80	48.34	439.84	nr	<b>488.17</b>
1200 mm x 1200 mm	600.50	3.10	53.52	623.01	nr	<b>676.53</b>
Rooflight; Cox "2000" range or other equal and approved; double skin polycarbonate dome on 235mm PVCU upstand 900 mm x 900 mm	1074.31	3.10	53.52	1114.91	nr	<b>1168.43</b>
1200 mm x 1200 mm	1475.30	3.75	64.74	1530.99	nr	<b>1595.73</b>
<b>Louvres and frames; polyester powder coated aluminium; fixing in position including brackets</b>						
Louvre; Colt Double Bank Universal 2UL; or other equal and approved; including insect mesh 1500mm x 675 mm (approx. 1.00 m <sup>2</sup> )	-	-	-	-	nr	<b>766.19</b>
<b>L20 DOORS/SHUTTERS/HATCHES</b>						
<b>Doors; standard matchboarded; wrought softwood</b>						
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 x 1981 mm	224.07	1.85	31.94	232.47	nr	<b>264.41</b>
838 mm x 1981 mm	224.07	1.85	31.94	232.47	nr	<b>264.41</b>
<b>Doors; standard flush; softwood composition</b>						
Flush door; internal quality; skeleton or cellular core; hardboard faced both sides; Jeld-Wen "Silverwood" or other equal and approved 457 mm x 1981 mm x 35 mm	38.55	1.30	22.44	39.99	nr	<b>62.44</b>
533 mm x 1981 mm x 35 mm	38.55	1.30	22.44	39.99	nr	<b>62.44</b>
610 mm x 1981 mm x 35 mm	38.55	1.30	22.44	39.99	nr	<b>62.44</b>
686 mm x 1981 mm x 35 mm	38.55	1.30	22.44	39.99	nr	<b>62.44</b>
762 mm x 1981 mm x 35 mm	38.55	1.30	22.44	39.99	nr	<b>62.44</b>
838 mm x 1981 mm x 35 mm	40.29	1.30	22.44	41.80	nr	<b>64.25</b>
626 mm x 2040 mm x 40 mm	40.29	1.30	22.44	41.80	nr	<b>64.25</b>
726 mm x 2040 mm x 40 mm	40.29	1.30	22.44	41.80	nr	<b>64.25</b>

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>L20 DOORS/SHUTTERS/HATCHES – cont'd</b>						
<b>Doors; standard flush; softwood composition – cont'd</b>						
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 x 1981 mm x 35 mm	37.85	1.30	22.44	39.27	nr	61.71
533 mm x 1981 mm x 35 mm	37.85	1.30	22.44	39.27	nr	61.71
610 mm x 1981 mm x 35 mm	37.85	1.30	22.44	39.27	nr	61.71
686 mm x 1981 mm x 35 mm	37.85	1.30	22.44	39.27	nr	61.71
762 mm x 1981 mm x 35 mm	37.85	1.30	22.44	39.27	nr	61.71
838 mm x 1981 mm x 35 mm	41.79	1.30	22.44	43.36	nr	65.80
526 mm x 2040 mm x 40 mm	39.42	1.30	22.44	40.90	nr	63.34
626 mm x 2040 mm x 40 mm	39.42	1.30	22.44	40.90	nr	63.34
726 mm x 2040 mm x 40 mm	39.42	1.30	22.44	40.90	nr	63.34
826 mm x 2040 mm x 40 mm	44.94	1.30	22.44	46.63	nr	69.07
Flush door; internal quality; skeleton or cellular core; veneer faced both sides; lipped on two long edges; Jeld-Wen "Sapele veneered" or other equal and approved						
457 mm x 1981 mm x 35 mm	61.26	1.39	24.00	63.56	nr	87.56
533 mm x 1981 mm x 35 mm	61.26	1.39	24.00	63.56	nr	87.56
610 mm x 1981 mm x 35 mm	61.26	1.39	24.00	63.56	nr	87.56
686 mm x 1981 mm x 35 mm	61.26	1.39	24.00	63.56	nr	87.56
762 mm x 1981 mm x 35 mm	61.26	1.39	24.00	63.56	nr	87.56
838 mm x 1981 mm x 35 mm	66.23	1.39	24.00	68.71	nr	92.71
526 mm x 2040 mm x 40 mm	63.78	1.39	24.00	66.18	nr	90.17
626 mm x 2040 mm x 40 mm	63.78	1.39	24.00	66.18	nr	90.17
726 mm x 2040 mm x 40 mm	63.78	1.39	24.00	66.18	nr	90.17
826 mm x 2040 mm x 40 mm	67.96	1.39	24.00	70.51	nr	94.51
Flush door; half-hour fire resisting (FD30); hardboard faced both sides; Jeld-Wen "Silverwood" or other equal and approved						
762 mm x 1981 mm x 44 mm	67.38	1.80	31.07	69.90	nr	100.98
838 mm x 1981 mm x 44 mm	67.72	1.80	31.07	70.26	nr	101.34
726 mm x 2040 mm x 44 mm	67.72	1.80	31.07	70.26	nr	101.34
826 mm x 2040 mm x 44 mm	68.59	1.80	31.07	71.17	nr	102.24
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 x 1981 mm x 44 mm	53.61	1.80	31.07	55.62	nr	86.70
686 mm x 1981 mm x 44 mm	53.61	1.80	31.07	55.62	nr	86.70
762 mm x 1981 mm x 44 mm	53.61	1.80	31.07	55.62	nr	86.70
838 mm x 1981 mm x 44 mm	57.55	1.80	31.07	59.71	nr	90.79
526 mm x 2040 mm x 44 mm	55.19	1.80	31.07	57.26	nr	88.33
626 mm x 2040 mm x 44 mm	55.19	1.80	31.07	57.26	nr	88.33
726 mm x 2040 mm x 44 mm	55.19	1.80	31.07	57.26	nr	88.33
826 mm x 2040 mm x 44 mm	63.07	1.80	31.07	65.44	nr	96.51
Flush door; half-hour fire resisting (FD30); veneer faced both sides; lipped on two long edges; Jeld-Wen "Sapele veneered" or other equal and approved						
610 mm x 1981 mm x 44 mm	86.48	1.90	32.80	89.73	nr	122.53
686 mm x 1981 mm x 44 mm	86.48	1.90	32.80	89.73	nr	122.53
762 mm x 1981 mm x 44 mm	86.48	1.90	32.80	89.73	nr	122.53
838 mm x 1981 mm x 44 mm	93.28	1.90	32.80	96.77	nr	129.57
726 mm x 2040 mm x 44 mm	89.01	1.90	32.80	92.35	nr	125.15
826 mm x 2040 mm x 44 mm	95.79	1.90	32.80	99.38	nr	132.18

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Flush door; half hour fire resisting; chipboard for painting; hardwood lipping two long edges; "Leaderflush" type B30 or other equal and approved						
526 mm x 2040 mm x 44 mm	116.69	1.90	32.80	121.07	nr	<b>153.87</b>
626 mm x 2040 mm x 44 mm	118.44	1.90	32.80	122.88	nr	<b>155.69</b>
726 mm x 2040 mm x 44 mm	119.63	1.90	32.80	124.12	nr	<b>156.92</b>
826 mm x 2040 mm x 44 mm	120.50	1.90	32.80	125.01	nr	<b>157.82</b>
Flush door; half hour fire resisting; American light oak veneer; hardwood lipping all edges; "Leaderflush" type B30 or other equal and approved						
526 mm x 2040 mm x 44 mm	135.65	1.90	32.80	140.74	nr	<b>173.54</b>
626 mm x 2040 mm x 44 mm	139.42	1.90	32.80	144.65	nr	<b>177.45</b>
726 mm x 2040 mm x 44 mm	142.04	1.90	32.80	147.36	nr	<b>180.16</b>
826 mm x 2040 mm x 44 mm	145.53	1.90	32.80	150.99	nr	<b>183.79</b>
Flush door; one hour fire resisting; Iroko veneer; hardwood lipping all edges; "Leaderflush" type B60 or other equal and approved; including groove and "Leaderseal" intumescent strip						
457 mm x 1981 mm x 54 mm	173.09	2.13	36.77	179.58	nr	<b>216.35</b>
533 mm x 1981 mm x 54 mm	189.51	2.13	36.77	196.61	nr	<b>233.38</b>
610 mm x 1981 mm x 54 mm	192.33	2.13	36.77	199.54	nr	<b>236.32</b>
686 mm x 1981 mm x 54 mm	195.86	2.13	36.77	203.20	nr	<b>239.98</b>
762 mm x 1981 mm x 54 mm	199.70	2.13	36.77	207.19	nr	<b>243.96</b>
838 mm x 1981 mm x 54 mm	203.49	2.13	36.77	211.12	nr	<b>247.90</b>
526 mm x 2040 mm x 54 mm	189.69	2.13	36.77	196.80	nr	<b>233.57</b>
626 mm x 2040 mm x 54 mm	193.39	2.13	36.77	200.64	nr	<b>237.41</b>
726 mm x 2040 mm x 54 mm	199.13	2.13	36.77	206.60	nr	<b>243.37</b>
826 mm x 2040 mm x 54 mm	203.79	2.13	36.77	211.43	nr	<b>248.20</b>
Flush door; external quality; skeleton or cellular core; plywood faced both sides; lipped on all four edges						
762 mm x 1981 mm x 54 mm	53.48	1.80	31.07	55.49	nr	<b>86.56</b>
838 mm x 1981 mm x 54 mm	58.98	1.80	31.07	61.19	nr	<b>92.27</b>
Flush door; half hour fire resisting; external quality with Georgian wired standard glass opening; skeleton or cellular core; plywood faced both sides; lipped on all four edges; including glazing beads						
762 mm x 1981 mm x 54 mm	299.63	1.80	31.07	310.87	nr	<b>341.95</b>
838 mm x 1981 mm x 54 mm	305.93	1.80	31.07	317.40	nr	<b>348.48</b>
<b>Doors; purpose made panelled; wrought softwood</b>						
Panelled doors; one open panel for glass; including glazing beads						
686 mm x 1981 mm x 44 mm	102.97	1.80	31.07	106.83	nr	<b>137.91</b>
762 mm x 1981 mm x 44 mm	103.83	1.80	31.07	107.72	nr	<b>138.80</b>
838 mm x 1981 mm x 44 mm	104.69	1.80	31.07	108.61	nr	<b>139.69</b>
Panelled doors; two open panel for glass; including glazing beads						
686 mm x 1981 mm x 44 mm	143.98	1.80	31.07	149.38	nr	<b>180.45</b>
762 mm x 1981 mm x 44 mm	145.22	1.80	31.07	150.67	nr	<b>181.74</b>
838 mm x 1981 mm x 44 mm	146.47	1.80	31.07	151.96	nr	<b>183.03</b>
Panelled doors; four 19 mm thick plywood panels; mouldings worked on solid both sides						
686 mm x 1981 mm x 44 mm	218.63	1.80	31.07	226.82	nr	<b>257.90</b>
762 mm x 1981 mm x 44 mm	221.45	1.80	31.07	229.76	nr	<b>260.83</b>
838 mm x 1981 mm x 44 mm	224.28	1.80	31.07	232.69	nr	<b>263.76</b>



## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>L20 DOORS/SHUTTERS/HATCHES – cont'd</b>						
<b>Doors; purpose made panelled; wrought softwood</b>						
– cont'd						
Panelled doors; six 25 mm thick panels raised and fielded; mouldings worked on solid both sides						
686 mm x 1981 mm x 44 mm	402.27	2.13	36.77	417.36	nr	<b>454.13</b>
762 mm x 1981 mm x 44 mm	406.30	2.13	36.77	421.53	nr	<b>458.30</b>
838 mm x 1981 mm x 44 mm	410.31	2.13	36.77	425.70	nr	<b>462.47</b>
rebated edges beaded	-	-	-	2.51	m	-
rounded edges or heels	-	-	-	0.57	m	-
weatherboard fixed to bottom rail	-	0.28	4.83	8.91	m	<b>13.75</b>
stopped groove for weatherboard	-	-	-	2.85	m	-
<b>Doors; purpose made panelled; selected Sapele</b>						
Panelled doors; one open panel for glass; including glazing beads						
686 mm x 1981 mm x 44 mm	139.38	2.54	43.85	144.61	nr	<b>188.46</b>
762 mm x 1981 mm x 44 mm	141.26	2.54	43.85	146.56	nr	<b>190.41</b>
838 mm x 1981 mm x 44 mm	143.16	2.54	43.85	148.53	nr	<b>192.38</b>
686 mm x 1981 mm x 57 mm	148.98	2.82	48.68	154.57	nr	<b>203.25</b>
762 mm x 1981 mm x 57 mm	151.23	2.82	48.68	156.90	nr	<b>205.58</b>
838 mm x 1981 mm x 57 mm	153.46	2.82	48.68	159.22	nr	<b>207.90</b>
Panelled doors; 250 mm wide cross tongued intermediate rail; two open panels for glass; mouldings worked on the solid one side; 19 mm x 13 mm beads one side; fixing with brass cups and screws						
686 mm x 1981 mm x 44 mm	213.09	2.54	43.85	221.08	nr	<b>264.93</b>
762 mm x 1981 mm x 44 mm	216.70	2.54	43.85	224.83	nr	<b>268.68</b>
838 mm x 1981 mm x 44 mm	227.22	2.54	43.85	235.74	nr	<b>279.59</b>
686 mm x 1981 mm x 57 mm	227.22	2.82	48.68	235.74	nr	<b>284.42</b>
762 mm x 1981 mm x 57 mm	231.47	2.82	48.68	240.15	nr	<b>288.84</b>
838 mm x 1981 mm x 57 mm	235.84	2.82	48.68	244.68	nr	<b>293.37</b>
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 x 1981 mm x 44 mm	299.43	2.54	43.85	310.66	nr	<b>354.51</b>
762 mm x 1981 mm x 44 mm	322.77	2.54	43.85	334.88	nr	<b>378.73</b>
838 mm x 1981 mm x 44 mm	338.73	2.54	43.85	351.44	nr	<b>395.29</b>
686 mm x 1981 mm x 57 mm	305.48	2.82	48.68	316.94	nr	<b>365.62</b>
762 mm x 1981 mm x 57 mm	330.76	2.82	48.68	343.16	nr	<b>391.85</b>
838 mm x 1981 mm x 57 mm	311.54	2.82	48.68	323.22	nr	<b>371.91</b>
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 x 1981 mm x 44 mm	511.15	2.54	43.85	530.32	nr	<b>574.17</b>
762 mm x 1981 mm x 44 mm	564.08	2.54	43.85	585.23	nr	<b>629.08</b>
838 mm x 1981 mm x 44 mm	574.79	2.54	43.85	596.35	nr	<b>640.20</b>
686 mm x 1981 mm x 57 mm	544.30	2.82	48.68	564.71	nr	<b>613.40</b>
762 mm x 1981 mm x 57 mm	600.17	2.82	48.68	622.68	nr	<b>671.36</b>
838 mm x 1981 mm x 57 mm	646.83	2.82	48.68	671.09	nr	<b>719.77</b>
rebated edges beaded	-	-	-	3.20	m	-
rounded edges or heels	-	-	-	0.84	m	-
weatherboard fixed to bottom rail	-	0.32	5.52	12.05	m	<b>17.58</b>
stopped groove for weatherboard	-	-	-	2.97	m	-

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Doors; galvanised steel "up and over" type garage doors; Catnic "Horizon 90" or other equal and approved; spring counterbalanced; fixed to timber frame (not included)</b>						
Garage door						
2135 mm x 1980 mm	289.00	4.07	70.26	300.16	nr	<b>370.42</b>
2135 mm x 2135 mm	331.50	4.07	70.26	344.25	nr	<b>414.51</b>
2400 mm x 2135 mm	420.75	4.07	70.26	436.90	nr	<b>507.16</b>
3965 mm x 2135 mm	1100.75	6.11	105.48	1142.77	nr	<b>1248.25</b>
<b>Doorsets; galvanised steel IG "Weatherbeater Original" door and frame units or other equal and approved; treated softwood frame, primed hardwood sill; fixing in position; plugged and screwed to brickwork or blockwork</b>						
Door and frame						
762 mm x 1981 mm; ref IGD1	158.03	3.05	52.65	164.28	nr	<b>216.93</b>
<b>Doorsets; steel door and frame units; Jandor Architectural Ltd or other equal and approved; polyester powder coated; ironmongery</b>						
Single action door set; "Metset MD01" doors and "Metset MF" frames						
900 mm x 2100 mm	-	-	-	-	nr	<b>2031.32</b>
pair 1800 mm x 2100 mm	-	-	-	-	nr	<b>2806.01</b>
<b>Doorsets; steel bullet-resistant door and frame units; Wormald Doors or other equal and approved; Medite laquered panels; ironmongery</b>						
Door and frame						
1000 mm x 2060mm overall; fixed to masonry	-	-	-	-	nr	<b>4302.44</b>
<b>Rolling shutters and collapsible gates; steel counter shutters; Bolton Brady Ltd or other equal and approved; push-up, self-coiling; polyester power coated; fixing by bolting</b>						
Shutters						
3000 mm x 1000 mm	-	-	-	-	nr	<b>1276.00</b>
4000 mm x 1000 mm; in two panels	-	-	-	-	nr	<b>2216.21</b>
<b>Rolling shutters and collapsible gates; galvanised steel; Bolton Brady Type 474 or other equal and approved; one hour fibre resisting; self-coiling; activated by fusible link; fixing with bolts</b>						
Rolling shutters and collapsible gates						
1000 mm x 2750 mm	-	-	-	-	nr	<b>1544.63</b>
1500 mm x 2750 mm	-	-	-	-	nr	<b>1625.22</b>
2400 mm x 2750 mm	-	-	-	-	nr	<b>1880.42</b>
<b>Sliding/folding partitions; aluminium double glazed sliding patio doors; Crittal "Luminaire" or other 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</b>						
Patio doors						
1800 mm x 2100 mm; ref PF1821	2012.66	2.54	43.85	2089.09	nr	<b>2132.94</b>
2400 mm x 2100 mm; ref PF2421	2415.20	3.05	52.65	2506.73	nr	<b>2559.38</b>
2700 mm x 2100 mm; ref PF2721	2683.56	3.56	61.46	2785.15	nr	<b>2846.61</b>

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>L20 DOORS/SHUTTERS/HATCHES – cont'd</b>						
<b>Grilles; "Galaxy" nylon rolling counter grille or other equal and approved; Bolton Brady Ltd; colour, off-white; self-coiling; fixing by bolting</b>						
Grilles						
3000 mm x 1000 mm	-	-	-	-	nr	<b>1056.22</b>
4000 mm x 1000 mm	-	-	-	-	nr	<b>1615.40</b>
<b>External softwood door frame composite standard joinery sets</b>						
External door frame composite set; 56 mm x 78mm wide (finished); for external doors						
762 mm x 1981 mm x 44 mm	51.87	0.83	14.33	54.13	nr	<b>68.46</b>
813 mm x 1981 mm x 44 mm	52.26	0.83	14.33	54.53	nr	<b>68.86</b>
838 mm x 1981 mm x 44 mm	52.26	0.83	14.33	54.53	nr	<b>68.86</b>
External door frame composite set; 56 mm x 78mm wide (finished); with 45 mm x 140 mm (finished) hardwood cill; for external doors						
686 mm x 1981 mm x 44 mm	76.83	1.10	18.99	80.03	nr	<b>99.02</b>
762 mm x 1981 mm x 44 mm	79.25	1.10	18.99	82.54	nr	<b>101.53</b>
838 mm x 1981 mm x 44 mm	82.42	1.10	18.99	85.83	nr	<b>104.82</b>
826 mm x 2040 mm x 44 mm	84.92	1.10	18.99	88.42	nr	<b>107.41</b>
<b>Internal white foiled moisture-resistant MDF door lining composite standard joinery set</b>						
22 mm x 77mm wide (finished) set; with loose stops; for internal doors						
610 mm x 1981 mm x 35 mm	19.81	0.78	13.47	20.87	nr	<b>34.33</b>
686 mm x 1981 mm x 35 mm	19.78	0.78	13.47	20.84	nr	<b>34.31</b>
762 mm x 1981 mm x 35 mm	19.78	0.78	13.47	20.84	nr	<b>34.31</b>
838 mm x 1981 mm x 35 mm	20.71	0.78	13.47	21.81	nr	<b>35.27</b>
864 mm x 1981 mm x 35 mm	20.71	0.78	13.47	21.81	nr	<b>35.27</b>
22 mm x 150mm wide (finished) set; with loose stops; for internal doors						
610 mm x 1981 mm x 35 mm	25.66	0.78	13.47	26.94	nr	<b>40.40</b>
686 mm x 1981 mm x 35 mm	25.42	0.78	13.47	26.70	nr	<b>40.16</b>
762 mm x 1981 mm x 35 mm	25.66	0.78	13.47	26.94	nr	<b>40.40</b>
838 mm x 1981 mm x 35 mm	26.90	0.78	13.47	28.22	nr	<b>41.69</b>
864 mm x 1981 mm x 35 mm	26.90	0.78	13.47	28.22	nr	<b>41.69</b>
<b>Door frames and door linings, sets; purpose made; wrought softwood</b>						
Jambs and heads; as linings						
32 mm x 63 mm	-	0.19	3.28	6.17	m	<b>9.45</b>
32 mm x 100 mm	-	0.19	3.28	6.95	m	<b>10.23</b>
32 mm x 140 mm	-	0.19	3.28	7.43	m	<b>10.71</b>
Jambs and heads; as frames; rebated, rounded and grooved						
44 mm x 75 mm	-	0.19	3.28	9.93	m	<b>13.21</b>
44 mm x 100 mm	-	0.19	3.28	10.67	m	<b>13.95</b>
44 mm x 115 mm	-	0.19	3.28	10.75	m	<b>14.03</b>
44 mm x 140 mm	-	0.19	3.28	11.26	m	<b>14.54</b>
57 mm x 100 mm	-	0.19	3.28	11.42	m	<b>14.70</b>
57 mm x 125 mm	-	0.19	3.28	12.06	m	<b>15.34</b>
69 mm x 88 mm	-	0.19	3.28	11.61	m	<b>14.89</b>
69 mm x 100 mm	-	0.19	3.28	12.45	m	<b>15.73</b>
69 mm x 125 mm	-	0.23	3.97	13.21	m	<b>17.19</b>
69 mm x 150 mm	-	0.23	3.97	13.99	m	<b>17.96</b>

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
94 mm x 100 mm	-	0.28	4.83	18.85	m	23.69
94 mm x 150 mm	-	0.28	4.83	21.97	m	26.80
Mullions and transoms; in linings						
32 mm x 63 mm	-	0.14	2.42	8.18	m	10.60
32 mm x 100 mm	-	0.14	2.42	8.97	m	11.39
32 mm x 140 mm	-	0.14	2.42	9.37	m	11.79
Mullions and transoms; in frames; twice rebated, rounded and grooved						
44 mm x 75 mm	-	0.14	2.42	12.42	m	14.83
44 mm x 100 mm	-	0.14	2.42	12.94	m	15.36
44 mm x 115 mm	-	0.14	2.42	12.94	m	15.36
44 mm x 140 mm	-	0.14	2.42	13.44	m	15.86
57 mm x 100 mm	-	0.14	2.42	13.60	m	16.02
57 mm x 125 mm	-	0.14	2.42	14.25	m	16.67
69 mm x 88 mm	-	0.14	2.42	13.44	m	15.86
69 mm x 100 mm	-	0.14	2.42	14.22	m	16.64
Add 5% to the above material prices for selected softwood for staining						
<b>Door frames and door linings, sets; purpose made; medium density fibreboard</b>						
Jambs and heads; as linings						
18 mm x 126 mm	-	0.19	3.28	7.42	m	10.70
22 mm x 126 mm	-	0.19	3.28	7.69	m	10.97
25 mm x 126 mm	-	0.19	3.28	7.86	m	11.14
<b>Door frames and door linings, sets; purpose made; selected Sapele</b>						
Jambs and heads; as linings						
32 mm x 63 mm	6.95	0.23	3.97	7.29	m	11.26
32 mm x 100 mm	11.31	0.23	3.97	11.81	m	15.78
32 mm x 140 mm	12.39	0.23	3.97	13.01	m	16.98
Jambs and heads; as frames; rebated, rounded and grooved						
44 mm x 75 mm	14.99	0.23	3.97	15.63	m	19.61
44 mm x 100 mm	17.08	0.23	3.97	17.80	m	21.77
44 mm x 115 mm	17.67	0.23	3.97	18.49	m	22.46
44 mm x 140 mm	18.50	0.28	4.83	19.35	m	24.19
57 mm x 100 mm	18.92	0.28	4.83	19.79	m	24.62
57 mm x 125 mm	20.70	0.28	4.83	21.64	m	26.47
69 mm x 88 mm	18.90	0.28	4.83	19.69	m	24.52
69 mm x 100 mm	21.02	0.28	4.83	21.97	m	26.80
69 mm x 125 mm	23.13	0.32	5.52	24.16	m	29.68
69 mm x 150 mm	25.27	0.32	5.52	26.37	m	31.90
94 mm x 100 mm	29.50	0.32	5.52	30.77	m	36.29
94 mm x 150 mm	36.20	0.32	5.52	37.72	m	43.24
Mullions and transoms; in linings						
32 mm x 63 mm	11.48	0.19	3.28	11.91	m	15.19
32 mm x 100 mm	13.63	0.19	3.28	14.14	m	17.42
32 mm x 140 mm	14.71	0.19	3.28	15.26	m	18.54

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>L20 DOORS/SHUTTERS/HATCHES – cont'd</b>						
<b>Door frames and door linings, sets; purpose made; selected Sapele – cont'd</b>						
Mullions and transoms; in frames; twice rebated, rounded and grooved						
44 mm x 75 mm	18.46	0.19	3.28	19.15	m	22.43
44 mm x 100 mm	19.88	0.19	3.28	20.62	m	23.90
44 mm x 115 mm	20.44	0.19	3.28	21.20	m	24.48
44 mm x 140 mm	21.29	0.19	3.28	22.08	m	25.36
57 mm x 100 mm	21.70	0.19	3.28	22.52	m	25.80
57 mm x 125 mm	23.50	0.19	3.28	24.38	m	27.66
69 mm x 88 mm	21.29	0.19	3.28	22.08	m	25.36
69 mm x 100 mm	23.96	0.19	3.28	24.86	m	28.14
Sills; once sunk weathered; once rebated, three times grooved						
57 mm x 175 mm	53.02	0.32	5.52	55.01	m	60.53
69 mm x 125 mm	51.07	0.32	5.52	52.99	m	58.51
69 mm x 150 mm	53.48	0.32	5.52	55.49	m	61.01
<b>Door frames and door linings, sets; European Oak</b>						
Sills; once sunk weathered; once rebated, three times grooved						
57 mm x 175 mm	87.16	0.32	5.52	90.43	m	95.96
69 mm x 125 mm	86.05	0.32	5.52	89.28	m	94.80
69 mm x 150 mm	94.08	0.32	5.52	97.61	m	103.14
<b>Bedding and pointing frames</b>						
Pointing wood frames or sills with mastic						
one side	-	0.09	1.33	0.53	m	1.85
both sides	-	0.19	2.81	1.05	m	3.86
Pointing wood frames or sills with polysulphide sealant						
one side	-	0.09	1.33	1.66	m	2.99
both sides	-	0.19	2.81	3.33	m	6.13
Bedding wood frames in cement mortar (1:3) and point						
one side	-	0.09	1.94	0.08	m	2.02
both sides	-	0.09	1.94	0.10	m	2.04
one side in mortar; other side in mastic	-	0.19	3.49	0.60	m	4.09
<b>L30 STAIRS/WALKWAYS/BALUSTRADES</b>						
<b>Standard staircases; wrought softwood (parana pine)</b>						
Stairs; 25 mm thick treads with rounded nosings; 9 mm thick plywood risers; 32 mm thick strings; bullnose bottom tread; 50 mm x 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	-	7.12	122.92	392.82	nr	515.74
straight flight with turn; 838 mm wide; 2676 mm going; 2600 mm rise; with two newel posts; three top treads winding dogleg staircase; 838 mm wide; 2676 mm going; 2600 mm rise; with two newel posts; quarter space landing third riser from top	-	7.12	122.92	406.93	nr	529.85
straight flight with turn; 838 mm wide; 2676 mm going; 2600 mm rise; with two newel posts; quarter space landing third riser from top	-	7.12	122.92	480.80	nr	603.72

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
dogleg staircase; 838 mm wide; 2676 mm going; 2600 mm rise; with two newel posts; half space landing third riser from top	-	8.14	140.53	592.85	nr	<b>733.38</b>
<b>Standard balustrades; wrought softwood</b> Landing balustrade; 50 mm x 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	70.26	99.60	nr	<b>169.86</b>
<b>Hardwood staircases; purpose made; assembled at works</b> Fixing only complete staircase including landings, balustrades, etc. plugging and screwing to brickwork or blockwork	-	15.26	263.45	1.85	nr	<b>265.30</b>
<b>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</b>						
Board landings; cross-tongued joints; 100 mm x 50 mm sawn softwood bearers						
25 mm thick	-	-	-	111.09	m <sup>2</sup>	-
32 mm thick	-	-	-	124.88	m <sup>2</sup>	-
Treads; cross-tongued joints and risers; rounded nosings; tongued, grooved, glued and blocked together; one 175 mm x 50 mm sawn softwood carriage						
25 mm treads; 19 mm risers	-	-	-	223.26	m <sup>2</sup>	-
ends; quadrant	-	-	-	68.01	nr	-
ends; housed to hardwood	-	-	-	1.25	nr	-
32 mm treads; 25 mm risers	-	-	-	231.30	m <sup>2</sup>	-
ends; quadrant	-	-	-	87.42	nr	-
ends; housed to hardwood	-	-	-	1.25	nr	-
Winders; cross-tongued joints and risers in one width; rounded nosings; tongued, grooved glued and blocked together; one 175 mm x 50 mm sawn softwood carriage						
25 mm treads; 19 mm risers	-	-	-	310.37	m <sup>2</sup>	-
32 mm treads; 25 mm risers	-	-	-	317.67	m <sup>2</sup>	-
wide ends; housed to hardwood	-	-	-	2.50	nr	-
narrow ends; housed to hardwood	-	-	-	1.89	nr	-
Closed strings; in one width; 230 mm wide; rounded twice						
32 mm thick	-	-	-	40.88	m	-
44 mm thick	-	-	-	44.52	m	-
57 mm thick	-	-	-	49.58	m	-
Closed strings; cross-tongued joints; 280 mm wide; once rounded						
32 mm thick	-	-	-	53.06	m	-
extra for short ramp	-	-	-	27.26	nr	-
44 mm thick	-	-	-	57.88	m	-
extra for short ramp	-	-	-	30.99	nr	-
57 mm thick	-	-	-	64.60	m	-
extra for short ramp	-	-	-	38.37	nr	-

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>L30 STAIRS/WALKWAYS/BALUSTRADES – cont'd</b>						
<b>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'd</b>						
Closed strings; ramped; crossed tongued joints						
280 mm wide; once rounded						
32 mm thick	-	-	-	53.06	m	-
44 mm thick	-	-	-	57.88	m	-
57 mm thick	-	-	-	64.60	m	-
Apron linings; in one width 230 mm wide						
19 mm thick	-	-	-	14.10	m	-
25 mm thick	-	-	-	16.62	m	-
Handrails; rounded						
40 mm x 50 mm	-	-	-	15.32	m	-
50 mm x 75 mm	-	-	-	18.48	m	-
57 mm x 87 mm	-	-	-	21.68	m	-
69 mm x 100 mm	-	-	-	26.94	m	-
Handrails; moulded						
40 mm x 50 mm	-	-	-	17.05	m	-
50 mm x 75 mm	-	-	-	20.19	m	-
57 mm x 87 mm	-	-	-	23.41	m	-
69 mm x 100 mm	-	-	-	28.65	m	-
Add to above for						
grooved once	-	-	-	0.76	m	-
ends; framed	-	-	-	7.17	nr	-
ends; framed on rake	-	-	-	8.79	nr	-
Heading joints to handrail; mitred or raked						
overall size not exceeding 50 mm x 75 mm	-	-	-	35.17	nr	-
overall size not exceeding 69 mm x 100 mm	-	-	-	43.96	nr	-
Knee piece to handrail; mitred or raked						
overall size not exceeding 69 mm x 100 mm	-	-	-	93.79	nr	-
Balusters; stiffeners						
25 mm x 25 mm	-	-	-	3.92	m	-
32 mm x 32 mm	-	-	-	4.47	m	-
44 mm x 44 mm	-	-	-	5.86	m	-
ends; housed	-	-	-	1.76	nr	-
Sub rails						
32 mm x 63 mm	-	-	-	9.04	m	-
ends; framed joint to newel	-	-	-	7.62	nr	-
Knee rails						
32 mm x 140 mm	-	-	-	14.99	m	-
ends; framed joint to newel	-	-	-	7.62	nr	-
Newel posts						
44 mm x 94 mm; half newel	-	-	-	10.41	m	-
69 mm x 69 mm	-	-	-	11.29	m	-
94 mm x 94 mm	-	-	-	23.08	m	-
Newel caps; splayed on four sides						
62.50 mm x 125 mm x 50 mm	-	-	-	11.01	nr	-
100 mm x 100 mm x 50 mm	-	-	-	11.24	nr	-
125 mm x 125 mm x 50 mm	-	-	-	11.81	nr	-

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>The following are supply only prices for purpose made staircase components in selected American Oak; supplied as part of an assembled staircase</b>						
Board landings; cross-tongued joints; 100 mm x 50 mm sawn softwood bearers						
25 mm thick	-	-	-	176.95	m <sup>2</sup>	-
32 mm thick	-	-	-	213.68	m <sup>2</sup>	-
Treads; cross-tongued joints and risers; rounded nosings; tongued, grooved, glued and blocked together; one 175 mm x 50 mm sawn softwood carriage						
25 mm treads; 19 mm risers	-	-	-	293.76	m <sup>2</sup>	-
ends; quadrant	-	-	-	146.74	nr	-
ends; housed to hardwood	-	-	-	1.80	nr	-
32 mm treads; 25 mm risers	-	-	-	336.60	m <sup>2</sup>	-
ends; quadrant	-	-	-	180.64	nr	-
ends; housed to hardwood	-	-	-	1.80	nr	-
Winders; cross-tongued joints and risers in one width; rounded nosings; tongued, grooved glued and blocked together; one 175 mm x 50 mm sawn softwood carriage						
25 mm treads; 19 mm risers	-	-	-	372.37	m <sup>2</sup>	-
32 mm treads; 25 mm risers	-	-	-	406.29	m <sup>2</sup>	-
wide ends; housed to hardwood	-	-	-	3.62	nr	-
narrow ends; housed to hardwood	-	-	-	2.71	nr	-
Closed strings; in one width; 230 mm wide; rounded twice						
32 mm thick	-	-	-	69.40	m	-
44 mm thick	-	-	-	80.10	m	-
57 mm thick	-	-	-	109.97	m	-
Closed strings; cross-tongued joints; 280 mm wide; once rounded						
32 mm thick	-	-	-	88.17	m	-
extra for short ramp	-	-	-	50.41	nr	-
44 mm thick	-	-	-	102.20	m	-
extra for short ramp	-	-	-	57.43	nr	-
57 mm thick	-	-	-	140.11	m	-
extra for short ramp	-	-	-	76.39	nr	-
Closed strings; ramped; crossed tongued joints 280 mm wide; once rounded						
32 mm thick	-	-	-	101.40	m	-
44 mm thick	-	-	-	117.52	m	-
57 mm thick	-	-	-	161.12	m	-
Apron linings; in one width 230 mm wide						
19 mm thick	-	-	-	23.63	m	-
25 mm thick	-	-	-	28.96	m	-
Handrails; rounded						
40 mm x 50 mm	-	-	-	19.15	m	-
50 mm x 75 mm	-	-	-	24.54	m	-
57 mm x 87 mm	-	-	-	36.83	m	-
69 mm x 100 mm	-	-	-	49.59	m	-
Handrails; moulded						
40 mm x 50 mm	-	-	-	21.01	m	-
50 mm x 75 mm	-	-	-	26.40	m	-
57 mm x 87 mm	-	-	-	38.69	m	-
69 mm x 100 mm	-	-	-	51.45	m	-



## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>L30 STAIRS/WALKWAYS/BALUSTRADES – cont'd</b>						
<b>The following are supply only prices for purpose made staircase components in selected American Oak; supplied as part of an assembled staircase – cont'd</b>						
Add to above for						
grooved once	-	-	-	0.95	m	-
ends; framed	-	-	-	9.49	nr	-
ends; framed on rake	-	-	-	12.02	nr	-
Heading joints to handrail; mitred or raked						
overall size not exceeding 50 mm x 75 mm	-	-	-	50.63	nr	-
overall size not exceeding 69 mm x 100 mm	-	-	-	60.12	nr	-
Knee piece to handrail; mitred or raked						
overall size not exceeding 69 mm x 100 mm	-	-	-	107.59	nr	-
Balusters; stiffeners						
25 mm x 25 mm	-	-	-	4.35	m	-
32 mm x 32 mm	-	-	-	5.51	m	-
44 mm x 44 mm	-	-	-	8.70	m	-
ends; housed	-	-	-	2.22	nr	-
Sub rails						
32 mm x 63 mm	-	-	-	11.78	m	-
ends; framed joint to newel	-	-	-	9.49	nr	-
Knee rails						
32 mm x 140 mm	-	-	-	20.48	m	-
ends; framed joint to newel	-	-	-	9.49	nr	-
Newel posts						
44 mm x 94 mm; half newel	-	-	-	15.37	m	-
69 mm x 69 mm	-	-	-	26.18	m	-
94 mm x 94 mm	-	-	-	65.34	m	-
Newel caps; splayed on four sides						
62.50 mm x 125 mm x 50 mm	-	-	-	13.18	nr	-
100 mm x 100 mm x 50 mm	-	-	-	13.92	nr	-
125 mm x 125 mm x 50 mm	-	-	-	15.32	nr	-
<b>Aluminium alloy folding loft ladders; "Zig Zag" stairways, model B or other equal and approved; on and including plywood backboard; fixing with screws to timber lining (not included)</b>						
Loft ladders						
ceiling height not exceeding 2500 mm	-	1.02	17.61	504.38	nr	<b>521.99</b>
ceiling height not exceeding 2800 mm	-	1.02	17.61	527.73	nr	<b>545.34</b>
ceiling height not exceeding 3100 mm	-	1.02	17.61	555.74	nr	<b>573.35</b>
<b>Flooring, balustrades and handrails; metalwork</b>						
Chequer plate flooring; galvanised mild steel; over 300 mm wide; bolted to steel supports						
6 mm thick	-	-	-	-	m <sup>2</sup>	<b>249.07</b>
8 mm thick	-	-	-	-	m <sup>2</sup>	<b>265.68</b>
Open mesh flooring; galvanised; over 300 mm wide; bolted to steel supports						
8 mm thick	-	-	-	-	m <sup>2</sup>	<b>249.07</b>
Balustrades; galvanised mild steel CHS posts and top rail, with one infill rail						
1100 mm high	-	-	-	-	m	<b>207.56</b>
Balustrades; painted mild steel flat bar posts and CHS top rail, with 3 nr. stainless steel infills						
1100 mm high	-	-	-	-	m	<b>290.59</b>

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Balustrades; stainless steel flat bar posts and circular handrail, with 3 nr. stainless steel infills 1100 mm high	-	-	-	-	m	348.70
Balustrades; stainless steel 50 mm Ø posts and circular handrail, with 10 mm thick toughened glass infill panels 1100 mm high	-	-	-	-	m	789.25
Balustrades; laminated glass; with stainless steel cap channel to top and including all necessary support fixings 1100 mm high	-	-	-	-	m	1296.63
Wallrails; painted mild steel CHS wall rail; with wall rose bracket 42 mm diameter	-	-	-	-	m	83.03
Wallrails; stainless steel circular wall rail; with wall rose bracket 42 mm diameter	-	-	-	-	m	116.23
<b>Surface treatment</b>						
At works						
galvanising	-	-	-	-	tonne	207.56
shotblasting	-	-	-	-	m <sup>2</sup>	3.32
touch up primer and one coat of two pack epoxy zinc phosphate or chromate primer	-	-	-	-	m <sup>2</sup>	6.64
<b>L40 GENERAL GLAZING</b>						
<b>Standard plain glass; BS EN 14449; clear float; panes area 0.15 m<sup>2</sup>–4.00 m<sup>2</sup></b>						
3 mm thick; glazed with screwed beads	-	-	-	-	m <sup>2</sup>	37.57
4 mm thick; glazed with screwed beads	-	-	-	-	m <sup>2</sup>	39.84
5 mm thick; glazed with screwed beads	-	-	-	-	m <sup>2</sup>	48.52
6 mm thick; glazed with screwed beads	-	-	-	-	m <sup>2</sup>	53.17
<b>Standard plain glass; BS EN 14449; obscure patterned; panes area 0.15 m<sup>2</sup>–4.00 m<sup>2</sup></b>						
4 mm thick; glazed with screwed beads	-	-	-	-	m <sup>2</sup>	56.34
6 mm thick; glazed with screwed beads	-	-	-	-	m <sup>2</sup>	62.00
<b>Standard plain glass; BS EN 14449; rough cast; panes area 0.15 m<sup>2</sup>–4.00 m<sup>2</sup></b>						
6 mm thick; glazed with screwed beads	-	-	-	-	m <sup>2</sup>	45.04
<b>Standard plain glass; BS EN 14449; Georgian wired cast; panes area 0.15 m<sup>2</sup>–4.00 m<sup>2</sup></b>						
7 mm thick; glazed with screwed beads	-	-	-	-	m <sup>2</sup>	45.82
Extra for lining up wired glass	-	-	-	-	m <sup>2</sup>	3.70

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>L40 GENERAL GLAZING – cont'd</b>						
<b>Standard plain glass; BS EN 14449; Georgian wired polished; panes area 0.15 m<sup>2</sup>–4.00 m<sup>2</sup></b>						
6 mm thick; glazed with screwed beads	-	-	-	-	m <sup>2</sup>	<b>71.09</b>
Extra for lining up wired glass	-	-	-	-	m <sup>2</sup>	<b>3.70</b>
<b>Special glass; BS EN 14449; toughened clear float; panes area 0.15 m<sup>2</sup>–4.00 m<sup>2</sup></b>						
4 mm thick; glazed with screwed beads	-	-	-	-	m <sup>2</sup>	<b>39.95</b>
5 mm thick; glazed with screwed beads	-	-	-	-	m <sup>2</sup>	<b>53.07</b>
6 mm thick; glazed with screwed beads	-	-	-	-	m <sup>2</sup>	<b>58.37</b>
10 mm thick; glazed with screwed beads	-	-	-	-	m <sup>2</sup>	<b>96.87</b>
<b>Special glass; BS EN 14449; clear laminated safety glass; panes area 0.15 m<sup>2</sup>–4.00 m<sup>2</sup></b>						
4.40 mm thick; glazed with screwed beads	-	-	-	-	m <sup>2</sup>	<b>56.61</b>
6.40 mm thick; glazed with screwed beads	-	-	-	-	m <sup>2</sup>	<b>67.73</b>
<b>Special glass; BS EN 14449; "Pyran" half-hour fire resisting glass or other equal and approved</b>						
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 x 400 mm pane	-	0.42	12.00	48.17	nr	<b>60.17</b>
400 mm x 800 mm pane	-	0.51	14.57	121.80	nr	<b>136.36</b>
500 mm x 1400 mm pane	-	0.83	23.71	259.58	nr	<b>283.29</b>
600 mm x 1800 mm pane	-	1.02	29.14	413.84	nr	<b>442.98</b>
<b>Special glass; BS EN 14449; "Pyrostop" one-hour fire resisting glass or other equal and approved</b>						
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 x 400 mm pane	-	1.20	34.28	92.49	nr	<b>126.77</b>
400 mm x 800 mm pane	-	1.53	43.71	185.65	nr	<b>229.36</b>
500 mm x 1400 mm pane	-	2.04	58.27	380.26	nr	<b>438.53</b>
600 mm x 1800 mm pane	-	2.54	72.56	565.54	nr	<b>638.10</b>
<b>Special glass; BS EN 14449; clear laminated security glass</b>						
7.50 mm thick regular panes; glazed with screwed hardwood beads and "Intergens" intumescent strip or other equal and approved						
300 mm x 400 mm pane	-	0.42	12.00	29.85	nr	<b>41.85</b>
400 mm x 800 mm pane	-	0.51	14.57	73.71	nr	<b>88.28</b>
500 mm x 1400 mm pane	-	0.83	23.71	154.63	nr	<b>178.34</b>
600 mm x 1800 mm pane	-	1.02	29.14	250.58	nr	<b>279.72</b>

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Mirror panels; BS EN 14449; silvered; insulation backing</b>						
4 mm thick float; fixing with adhesive						
1000 mm x 1000 mm	-	-	-	-	nr	40.07
1000 mm x 2000 mm	-	-	-	-	nr	80.20
1000 mm x 4000 mm	-	-	-	-	nr	292.30
<b>Glass louvres; BS EN 14449; with long edges ground or smooth</b>						
6 mm thick float						
150 mm wide	-	-	-	-	m	19.97
7 mm thick Georgian wired cast						
150 mm wide	-	-	-	-	m	27.72
6 mm thick Georgian wire polished						
150 mm wide	-	-	-	-	m	39.54
<b>Factory made double hermetically sealed units; to wood or metal with screwed or clipped beads</b>						
Two panes; BS EN 14449; clear float glass; 4 mm thick; 6 mm air space						
0.35 m <sup>2</sup> –2.00 m <sup>2</sup>	-	-	-	-	m <sup>2</sup>	100.73
Two panes; BS EN 14449; clear float glass; 6 mm thick; 6 mm air space						
0.35 m <sup>2</sup> –2.00 m <sup>2</sup>	-	-	-	-	m <sup>2</sup>	117.31
2.00 m <sup>2</sup> –4.00 m <sup>2</sup>	-	-	-	-	m <sup>2</sup>	176.40
<b>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</b>						
Two panes; BS EN 14449; clear float glass; 4 mm thick; 6 mm air space						
0.35 m <sup>2</sup> –2.00 m <sup>2</sup>	-	-	-	-	m <sup>2</sup>	122.54
Two panes; BS EN 14449; clear float glass; 6 mm thick; 6 mm air space						
0.35 m <sup>2</sup> –2.00 m <sup>2</sup>	-	-	-	-	m <sup>2</sup>	142.66
2.00 m <sup>2</sup> –4.00 m <sup>2</sup>	-	-	-	-	m <sup>2</sup>	214.57
<b>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</b>						
Three panes; BS EN 14449; clear float glass; 4 mm thick; 6 mm air spaces						
0.35 m <sup>2</sup> –2.00 m <sup>2</sup>	-	-	-	-	m <sup>2</sup>	197.29
Three panes; BS EN 14449; clear float glass; 6 mm thick; 6 mm air spaces						
0.35 m <sup>2</sup> –2.00 m <sup>2</sup>	-	-	-	-	m <sup>2</sup>	229.73
2.00 m <sup>2</sup> –4.00 m <sup>2</sup>	-	-	-	-	m <sup>2</sup>	345.46

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M10 CEMENT:SAND/CONCRETE SCREEDS/ GRANOLITHIC SCREEDS/TOPPING</b>						
<b>Cement:sand (1:3) screeds ; steel trowelled</b>						
Work to floors; one coat level; to concrete base; screeded; over 300 mm wide						
25 mm thick	-	-	-	-	m <sup>2</sup>	11.23
50 mm thick	-	-	-	-	m <sup>2</sup>	13.29
75 mm thick	-	-	-	-	m <sup>2</sup>	17.59
100 mm thick	-	-	-	-	m <sup>2</sup>	21.89
Add to the above for work to falls and crossfalls and to slopes						
not exceeding 15° from horizontal	-	0.02	0.39	-	m <sup>2</sup>	0.39
over 15° from horizontal	-	0.10	1.96	-	m <sup>2</sup>	1.96
water repellent additive incorporated in the mix	-	0.02	0.39	5.20	m <sup>2</sup>	5.59
oil repellent additive incorporated in the mix	-	0.08	1.57	4.67	m <sup>2</sup>	6.24
<b>Fine concrete (1:4-5) levelling screed; steel trowelled</b>						
Work to floors; one coat; level; to concrete base; over 300 mm wide						
50 mm thick	-	-	-	-	m <sup>2</sup>	13.29
75 mm thick	-	-	-	-	m <sup>2</sup>	17.59
Extra over last for isolation joint to perimeter	-	-	-	-	m	1.59
<b>Early drying floor screed; RMC Mortars "Readyscreed"; or other equal and approved; steel trowelled</b>						
Work to floors; one coat; level; to concrete base; over 300 mm wide						
100 mm thick	-	-	-	-	m <sup>2</sup>	25.63
Extra over last for galvanised chicken wire anticrack reinforcement	-	-	-	-	m <sup>2</sup>	1.22
<b>Granolithic paving; cement and granite chippings 5 mm to dust (1:1:2); steel trowelled</b>						
Work to floors; one coat; level; laid on concrete while green; bonded; over 300 mm wide						
25 mm thick	-	-	-	-	m <sup>2</sup>	30.25
38 mm thick	-	-	-	-	m <sup>2</sup>	33.68
Work to floors; two coat; laid on hacked concrete with slurry; over 300 mm wide						
50 mm thick	-	-	-	-	m <sup>2</sup>	37.24
75 mm thick	-	-	-	-	m <sup>2</sup>	45.84
Work to landings; one coat; level; laid on concrete while green; bonded; over 300 mm wide						
25 mm thick	-	-	-	-	m <sup>2</sup>	45.27
38 mm thick	-	-	-	-	m <sup>2</sup>	50.51
Work to landings; two coat; laid on hacked concrete with slurry; over 300 mm wide						
50 mm thick	-	-	-	-	m <sup>2</sup>	55.87
75 mm thick	-	-	-	-	m <sup>2</sup>	68.76
Add to the above over 300 mm wide for						
liquid hardening additive incorporated in the mix	-	0.05	0.98	0.60	m <sup>2</sup>	1.58
oil-repellent additive incorporated in the mix	-	0.08	1.57	4.67	m <sup>2</sup>	6.24
25 mm work to treads; one coat; to concrete base						
225 mm wide	-	0.92	23.20	9.99	m	33.18
275 mm wide	-	0.92	23.20	11.18	m	34.38
returned end	-	0.19	4.79	-	nr	4.79

**M SURFACE FINISHES**

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
13 mm skirtings; rounded top edge and covered bottom junction; to brickwork or blockwork base						
75 mm wide on face	-	0.56	14.12	0.48	m	<b>14.60</b>
150 mm wide on face	-	0.77	19.41	8.79	m	<b>28.20</b>
ends; fair	-	0.05	1.26	-	nr	<b>1.26</b>
angles	-	0.07	1.76	-	nr	<b>1.76</b>
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	-	0.92	23.20	4.79	m	<b>27.99</b>
angles	-	0.07	1.76	-	nr	<b>1.76</b>
13 mm wall string to stairs; fair edge and arris on top; covered bottom junction with treads and risers; to brickwork or blockwork base						
275 mm (extreme) wide	-	0.81	20.42	8.39	m	<b>28.81</b>
ends	-	0.05	1.26	-	nr	<b>1.26</b>
angles	-	0.07	1.76	-	nr	<b>1.76</b>
ramps	-	0.08	2.02	-	nr	<b>2.02</b>
ramped and wreathed corners	-	0.10	2.52	-	nr	<b>2.52</b>
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	20.42	10.39	m	<b>30.81</b>
ends	-	0.05	1.26	-	nr	<b>1.26</b>
angles	-	0.07	1.76	-	nr	<b>1.76</b>
ramps	-	0.08	2.02	-	nr	<b>2.02</b>
ramps and wreathed corners	-	0.10	2.52	-	nr	<b>2.52</b>
19 mm thick skirtings; rounded top edge and covered bottom junction; to brickwork or blockwork base						
75 mm wide on face	-	0.56	14.12	8.79	m	<b>22.91</b>
150 mm wide on face	-	0.77	19.41	13.58	m	<b>33.00</b>
ends; fair	-	0.05	0.98	-	nr	<b>0.98</b>
angles	-	0.07	1.76	-	nr	<b>1.76</b>
19 mm risers; one rounded nosing; to concrete base						
150 mm high; plain	-	0.92	23.20	7.59	m	<b>30.79</b>
150 mm high; undercut	-	0.92	23.20	7.59	m	<b>30.79</b>
180 mm high; plain	-	0.92	23.20	10.39	m	<b>33.58</b>
180 mm high; undercut	-	0.92	23.20	10.39	m	<b>33.58</b>
<b>M11 MASTIC ASPHALT FLOORING/FLOOR UNDERLAYS</b>						
<b>Mastic asphalt flooring to BS 6925 Type F 1076; black</b>						
20 mm thick; one coat coverings; felt isolating membrane; to concrete base; flat						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	<b>19.85</b>
225 mm–300 mm wide	-	-	-	-	m <sup>2</sup>	<b>36.90</b>
150 mm–225 mm wide	-	-	-	-	m <sup>2</sup>	<b>40.53</b>
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	<b>49.61</b>
25 mm thick; one coat coverings; felt isolating membrane; to concrete base; flat						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	<b>23.06</b>
225 mm–300 mm wide	-	-	-	-	m <sup>2</sup>	<b>39.36</b>
150 mm–225 mm wide	-	-	-	-	m <sup>2</sup>	<b>42.91</b>
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	<b>52.01</b>
20 mm thick; three coat skirtings to brickwork base						
not exceeding 150 mm girth	-	-	-	-	m	<b>20.30</b>
150 mm–225 mm girth	-	-	-	-	m	<b>24.80</b>

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M11 MASTIC ASPHALT FLOORING/FLOOR UNDERLAYS – cont'd</b>						
<b>Mastic asphalt flooring to BS 6925 Type F 1076; black – cont'd</b>						
225 mm–300 mm girth	-	-	-	-	m	29.32
<b>Mastic asphalt flooring; acid-resisting; black</b>						
20 mm thick; one coat coverings; felt isolating membrane; to concrete base flat						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	23.27
225 mm–300 mm wide	-	-	-	-	m <sup>2</sup>	42.55
150 mm–225 mm wide	-	-	-	-	m <sup>2</sup>	43.94
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	53.01
25 mm thick; one coat coverings; felt isolating membrane; to concrete base; flat						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	27.48
225 mm–300 mm wide	-	-	-	-	m <sup>2</sup>	43.74
150 mm–225 mm wide	-	-	-	-	m <sup>2</sup>	47.33
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	56.44
20 mm thick; three coat skirtings to brickwork base						
not exceeding 150 mm girth	-	-	-	-	m	20.50
150 mm–225 mm girth	-	-	-	-	m	23.88
225 mm–300 mm girth	-	-	-	-	m	27.11
<b>Mastic asphalt flooring to BS 6925 Type F 1451; red</b>						
20 mm thick; one coat coverings; felt isolating membrane; to concrete base; flat						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	32.54
225 mm–300 mm wide	-	-	-	-	m <sup>2</sup>	53.76
150 mm–225 mm wide	-	-	-	-	m <sup>2</sup>	58.08
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	69.47
20 mm thick; three coat skirtings to brickwork base						
not exceeding 150 mm girth	-	-	-	-	m	25.55
150 mm–225 mm girth	-	-	-	-	m	32.54
<b>M12 TROWELLED BITUMEN/RESIN/RUBBER LATEX</b>						
<b>Latex cement floor screeds; steel trowelled</b>						
Work to floors; level; to concrete base; over 300 mm wide						
3 mm thick; one coat	-	-	-	-	m <sup>2</sup>	4.16
5 mm thick; two coats	-	-	-	-	m <sup>2</sup>	5.86
<b>Isocrete K screeds or other equal and approved; steel trowelled</b>						
Work to floors; level; to concrete base; over 300 mm wide						
35 mm thick; plus polymer bonder coat	-	-	-	-	m <sup>2</sup>	16.39
40 mm thick	-	-	-	-	m <sup>2</sup>	15.13
45 mm thick	-	-	-	-	m <sup>2</sup>	15.99
50 mm thick	-	-	-	-	m <sup>2</sup>	16.85

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Work to floors; to falls or crossfalls; to concrete base; over 300 mm wide						
55 mm (average) thick	-	-	-	-	m <sup>2</sup>	17.70
60 mm (average) thick	-	-	-	-	m <sup>2</sup>	18.56
65 mm (average) thick	-	-	-	-	m <sup>2</sup>	19.42
75 mm (average) thick	-	-	-	-	m <sup>2</sup>	21.14
90 mm (average) thick	-	-	-	-	m <sup>2</sup>	23.72
<b>Isocrete K screeds; quick drying; or other equal and approved; steel trowelled</b>						
Work to floors; level or to floors n.e. 15° from the horizontal; to concrete base; over 300 mm wide						
55 mm thick	-	-	-	-	m <sup>2</sup>	22.55
75 mm thick	-	-	-	-	m <sup>2</sup>	28.19
<b>Isocrete pumpableSelf Level Plus screeds; or other equal and approved; protected with Corex type polythene; knifed off prior to laying floor finish; flat smooth finish</b>						
Work to floors; level or to floors n.e. 15° from the horizontal; to concrete base; over 300 mm wide						
20 mm thick	-	-	-	-	m <sup>2</sup>	27.48
50 mm thick	-	-	-	-	m <sup>2</sup>	36.64
<b>Bituminous lightweight insulating roof screeds</b>						
"Bit-Ag" or similar roof screed or other equal and approved; to falls or crossfalls; bitumen felt vapour barrier; over 300 mm wide						
75 mm (average) thick	-	-	-	-	m <sup>2</sup>	52.20
100 mm (average) thick	-	-	-	-	m <sup>2</sup>	66.16
<b>M20 PLASTERED/RENDERED/ROUGHCAST COATING</b>						
<b>Prepare and brush down 2 coats of "Unibond" bonding agent or other equal and approved. Coverage is dependent on how porous the substrate is</b>						
Brick or block walls						
over 300 mm wide	-	0.16	3.13	0.48	m <sup>2</sup>	3.61
Concrete walls or ceilings						
over 300 mm wide	-	0.12	2.35	0.32	m <sup>2</sup>	2.67
<b>Cement:sand (1:3) beds and backings</b>						
10 mm thick work to walls; one coat; to brickwork or blockwork base						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	16.96
not exceeding 300 mm wide	-	-	-	-	m	8.48
13 mm thick; work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	20.40
not exceeding 300 mm wide	-	-	-	-	m	10.21
15 mm thick work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	21.99
not exceeding 300 mm wide	-	-	-	-	m	11.01



## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M20 PLASTERED/RENDERED/ROUGHCAST COATING – cont'd</b>						
<b>Cement:sand (1:3); steel trowelled</b>						
13 mm thick work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	17.75
not exceeding 300 mm wide	-	-	-	-	m	8.87
16 mm thick work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	19.89
not exceeding 300 mm wide	-	-	-	-	m	9.96
19 mm thick work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	23.01
not exceeding 300 mm wide	-	-	-	-	m	11.50
ADD to above						
over 300 mm wide in water repellant cement	-	-	-	-	m <sup>2</sup>	4.72
finishing coat in colour cement	-	-	-	-	m <sup>2</sup>	10.04
<b>Cement:lime:sand (1:2:9); steel trowelled</b>						
19 mm thick work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	22.31
not exceeding 300 mm wide	-	-	-	-	m	11.16
<b>Cement:lime:sand (1:1:6); steel trowelled</b>						
13 mm thick work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	18.25
not exceeding 300 mm wide	-	-	-	-	m	8.99
Add to the above over 300 wide for						
waterproof additive	-	-	-	-	m <sup>2</sup>	3.07
19 mm thick work to ceilings; three coats; to metal lathing base						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	21.46
not exceeding 300 mm wide	-	-	-	-	m	12.54
<b>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)</b>						
15 mm thick work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	60.70
Extra for						
bellcast bead	-	-	-	-	m	5.77
external angle with PVC mesh angle bead	-	-	-	-	m	5.34
internal angle with Sto Armor angle	-	-	-	-	m	5.34
render stop bead	-	-	-	-	m	5.34
<b>K-Rend render or similar through-colour render system</b>						
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 <sup>2</sup>	75.54

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Plaster; first 11 mm coat of "Thistle Hardwall" plaster; second 2 mm finishing coat of "Thistle Multi Finish" plaster; steel trowelled</b>						
13 mm thick work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	14.08
over 300 mm wide; in staircase areas or plant rooms	-	-	-	-	m <sup>2</sup>	16.91
not exceeding 300 mm wide	-	-	-	-	m	7.48
13 mm thick work to isolated brickwork or blockwork columns; two coats						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	26.52
not exceeding 300 mm wide	-	-	-	-	m	13.26
<b>Plaster; first 11 mm coat of "Thistle Browning" plaster; second 2 mm finishing coat of "Thistle Multi Finish" plaster; steel trowelled</b>						
13 mm thick; work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	14.08
over 300 mm wide; in staircase areas or plant rooms	-	-	-	-	m <sup>2</sup>	16.90
not exceeding 300 mm wide	-	-	-	-	m	7.48
13 mm thick work to isolated columns; two coats						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	26.52
not exceeding 300 mm wide	-	-	-	-	m	11.76
<b>Plaster; first 8 mm or 11 mm coat of "Thistle Bonding" plaster; second 2 mm finishing coat of "Thistle Multi Finish" plaster; steel trowelled</b>						
13 mm thick work to walls; two coats; to concrete base						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	15.77
over 300 mm wide; in staircase areas or plant rooms	-	-	-	-	m <sup>2</sup>	18.67
not exceeding 300 mm wide	-	-	-	-	m	7.22
13 mm thick work to isolated piers or columns; two coats; to concrete base						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	28.16
not exceeding 300 mm wide	-	-	-	-	m	13.19
10 mm thick work to ceilings; two coats; to concrete base						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	13.49
over 300 mm wide; 3.50 m–5.00 m high	-	-	-	-	m <sup>2</sup>	16.19
over 300 mm wide; in staircase areas or plant rooms	-	-	-	-	m <sup>2</sup>	17.91
not exceeding 300 mm wide	-	-	-	-	m	7.54
10 mm thick work to isolated beams; two coats; to concrete base						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	26.97
over 300 mm wide; 3.50 m–5.00 m high	-	-	-	-	m <sup>2</sup>	28.76
not exceeding 300 mm wide	-	-	-	-	m	12.97

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M20 PLASTERED/RENDERED/ROUGHCAST COATING – cont'd</b>						
<b>Plaster; one coat "Snowplast" plaster or other equal and approved; steel trowelled</b>						
13 mm thick work to walls; one coat; to brickwork or blockwork base						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	15.57
over 300 mm wide; in staircase areas or plant rooms	-	-	-	-	m <sup>2</sup>	18.50
not exceeding 300 mm wide	-	-	-	-	m	7.80
13 mm thick work to isolated columns; one coat						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	18.84
not exceeding 300 mm wide	-	-	-	-	m	9.45
<b>Plaster; first coat of "Limelite" renovating plaster; finishing coat of "Limelite" finishing plaster; or other equal and approved; steel trowelled</b>						
13 mm thick work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	21.59
over 300 mm wide; in staircase areas or plant rooms	-	-	-	-	m <sup>2</sup>	23.70
not exceeding 300 mm wide	-	-	-	-	m	10.79
Dubbing out existing walls with undercoat plaster; average 6 mm thick						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	6.48
not exceeding 300 mm wide	-	-	-	-	m	3.27
Dubbing out existing walls with undercoat plaster; average 12 mm thick						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	12.95
not exceeding 300 mm wide	-	-	-	-	m	6.48
<b>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</b>						
17 mm thick work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	70.06
over 300 mm wide; in staircase areas or plant rooms	-	-	-	-	m <sup>2</sup>	75.27
not exceeding 300 mm wide	-	-	-	-	m	28.02
17 mm thick work to isolated columns; two coats						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	14.48
not exceeding 300 mm wide	-	-	-	-	m	45.42
<b>Plaster, one coat "Thistle" projection plaster or other equal and approved; steel trowelled</b>						
13 mm thick work to walls; one coat; to brickwork or blockwork base						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	15.02
over 300 mm wide; in staircase areas or plant rooms	-	-	-	-	m <sup>2</sup>	17.18
not exceeding 300 mm wide	-	-	-	-	m	7.49
10 mm thick work to isolated columns; one coat						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	18.28
not exceeding 300 mm wide	-	-	-	-	m	9.12

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Plaster; first 11 mm coat of "Thistle Bonding" plaster; second 2 mm finishing coat of "Thistle Multi Finish" plaster; steel trowelled</b>						
13 mm thick work to ceilings; three coats to metal lathing base						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	16.36
over 300 mm wide; in staircase areas or plant rooms	-	-	-	-	m <sup>2</sup>	19.64
not exceeding 300 mm wide	-	-	-	-	m	8.83
13 mm thick work to swept soffit of metal lathing arch former						
not exceeding 300 mm wide	-	-	-	-	m	11.78
300 mm–400 mm wide	-	-	-	-	m	15.75
13 mm thick work to vertical face of metal lathing arch former						
not exceeding 0.50 m <sup>2</sup> per side	-	-	-	-	nr	16.73
0.50 m <sup>2</sup> –1.00 m <sup>2</sup> per side	-	-	-	-	nr	25.09
<b>"Tyrolean" decorative rendering or other equal and approved; 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</b>						
To walls; four coats; to brickwork or blockwork base						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	35.90
not exceeding 300 mm wide	-	-	-	-	m	17.93
<b>Drydash (pebbledash) finish of Derbyshire Spar chippings or other equal and approved on and including cement:lime:sand (1:2:9) backing</b>						
18 mm thick work to walls; two coats; to brickwork or blockwork base						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	31.12
not exceeding 300 mm wide	-	-	-	-	m	15.57
<b>Plaster; one coat "Thistle" board finish or other equal and approved; steel trowelled (prices included within plasterboard rates)</b>						
3 mm thick work to walls or ceilings; one coat; to plasterboard base						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	6.35
over 300 mm wide; in staircase areas or plant rooms	-	-	-	-	m <sup>2</sup>	7.61
not exceeding 300 mm wide	-	-	-	-	m	2.53
<b>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</b>						
9.50 mm thick boards to walls						
over 300 mm wide	-	1.07	14.32	3.82	m <sup>2</sup>	18.14
not exceeding 300 mm wide	-	0.42	6.06	2.55	m	8.61
9.50 mm thick boards to walls; in staircase areas or plant rooms						
over 300 mm wide	-	1.17	15.80	3.82	m <sup>2</sup>	19.62
not exceeding 300 mm wide	-	0.52	7.54	2.55	m	10.09

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M20 PLASTERED/RENDERED/ROUGHCAST COATING – cont'd</b>						
<b>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 – cont'd</b>						
9.50 mm thick boards to isolated columns over 300 mm wide	-	1.17	15.80	3.82	m <sup>2</sup>	<b>19.62</b>
not exceeding 300 mm wide	-	0.62	8.93	2.55	m	<b>11.48</b>
9.50 mm thick boards to ceilings over 300 mm wide	-	0.99	13.27	3.82	m <sup>2</sup>	<b>17.09</b>
over 300 mm wide; 3.50 m–5.00 m high	-	1.14	15.44	3.82	m <sup>2</sup>	<b>19.26</b>
not exceeding 300 mm wide	-	0.47	6.78	2.55	m	<b>9.33</b>
9.50 mm thick boards to ceilings; in staircase areas or plant rooms over 300 mm wide	-	1.09	14.75	3.82	m <sup>2</sup>	<b>18.57</b>
not exceeding 300 mm wide	-	0.52	7.52	2.55	m	<b>10.07</b>
9.50 mm thick boards to isolated beams over 300 mm wide	-	1.16	15.75	3.82	m <sup>2</sup>	<b>19.58</b>
not exceeding 300 mm wide	-	0.56	8.10	2.55	m	<b>10.65</b>
12.50 mm thick boards to walls; in staircase areas or plant rooms over 300 mm wide	-	1.12	15.16	3.82	m <sup>2</sup>	<b>18.98</b>
not exceeding 300 mm wide	-	0.53	7.66	2.55	m	<b>10.21</b>
12.50 mm thick boards to isolated columns over 300 mm wide	-	1.16	15.75	3.82	m <sup>2</sup>	<b>19.58</b>
not exceeding 300 mm wide	-	0.56	8.10	2.55	m	<b>10.65</b>
12.50 mm thick boards to ceilings over 300 mm wide	-	1.05	14.13	3.82	m <sup>2</sup>	<b>17.95</b>
over 300 mm wide; 3.50 m–5.00 m high	-	1.17	15.89	3.82	m <sup>2</sup>	<b>19.71</b>
not exceeding 300 mm wide	-	0.50	7.21	2.55	m	<b>9.76</b>
12.50 mm thick boards to ceilings; in staircase areas or plant rooms over 300 mm wide	-	1.17	15.89	3.82	m <sup>2</sup>	<b>19.71</b>
not exceeding 300 mm wide	-	0.56	8.09	2.55	m	<b>10.64</b>
12.50 mm thick boards to isolated beams over 300 wide	-	1.27	17.34	3.82	m <sup>2</sup>	<b>21.16</b>
not exceeding 300 mm wide	-	0.62	8.95	2.55	m	<b>11.50</b>
<b>Accessories</b>						
"Expamet" render beads or other equal and approved; white PVC nosings; to brickwork or blockwork base external stop bead; ref 573	-	0.08	1.12	4.16	m	<b>5.27</b>
"Expamet" render beads or other equal and approved; stainless steel; to brickwork or blockwork base stop bead; ref 546	-	0.08	1.12	7.27	m	<b>8.39</b>
stop bead; ref 547	-	0.08	1.12	5.51	m	<b>6.63</b>
"Expamet" plaster beads or other equal and approved; galvanised steel; to brickwork or blockwork base angle bead; ref 550	-	0.09	1.26	1.06	m	<b>2.31</b>
architrave bead; ref 579	-	0.11	1.53	1.21	m	<b>2.74</b>
stop bead; ref 562	-	0.08	1.12	1.10	m	<b>2.22</b>
stop beads; ref 563	-	0.08	1.12	1.27	m	<b>2.38</b>
movement bead; ref 588	-	0.10	1.40	16.85	m	<b>18.25</b>

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
"Expamet" plaster beads or other equal and approved; stainless steel; to brickwork or blockwork base						
angle bead; ref 545	-	0.09	1.26	7.95	m	9.21
stop bead; ref 534	-	0.08	1.12	7.27	m	8.38
stop bead; ref 533	-	0.08	1.12	7.27	m	8.38
"Expamet" thin coat plaster beads or other equal and approved; galvanised steel; to timber base						
angle bead; ref 553	-	0.08	1.12	0.84	m	1.95
angle bead; ref 554	-	0.08	1.12	0.81	m	1.93
stop bead; ref 560	-	0.07	0.98	1.47	m	2.45
stop bead; ref 561	-	0.07	0.98	1.47	m	2.45
<b>M21 INSULATION WITH RENDERED FINISH</b>						
<b>Sto Therm Classic M-system insulation render</b>						
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 <sup>2</sup>	72.06
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 <sup>2</sup>	79.28
rendered heads and reveals not exceeding 100 mm wide; including angle bead over 300 mm wide	-	-	-	-	m	19.90
Extra for						
aluminium starter track at base of insulated render system	-	-	-	-	m	12.11
external angle with PVC mesh angle bead	-	-	-	-	m	5.34
internal angle with Sto Armor angle	-	-	-	-	m	5.34
render stop bead	-	-	-	-	m	5.34
Sto seal tape to all vertical abutments	-	-	-	-	m	4.96
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 <sup>2</sup>	15.94
<b>M22 SPRAYED MINERAL FIBRE COATINGS</b>						
<b>Prepare and apply by spray "Mandolite CP2" fire protection or other equal and approved on structural steel/metalwork</b>						
16 mm thick (one hour) fire protection						
to walls and columns	-	-	-	-	m <sup>2</sup>	10.27
to ceilings and beams	-	-	-	-	m <sup>2</sup>	11.41
to isolated metalwork	-	-	-	-	m <sup>2</sup>	22.49
22 mm thick (one and a half hour) fire protection						
to walls and columns	-	-	-	-	m <sup>2</sup>	11.82
to ceilings and beams	-	-	-	-	m <sup>2</sup>	13.12
to isolated metalwork	-	-	-	-	m <sup>2</sup>	26.38

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M22 SPRAYED MINERAL FIBRE COATINGS – cont'd</b>						
<b>Prepare and apply by spray "Mandolite CP2" fire protection or other equal and approved on structural steel/metalwork – cont'd</b>						
28 mm thick (two hour) fire protection to walls and columns	-	-	-	-	m <sup>2</sup>	13.87
to ceilings and beams	-	-	-	-	m <sup>2</sup>	15.42
to isolated metalwork	-	-	-	-	m <sup>2</sup>	30.25
52 mm thick (four hour) fire protection to walls and columns	-	-	-	-	m <sup>2</sup>	21.24
to ceilings and beams	-	-	-	-	m <sup>2</sup>	23.41
to isolated metalwork	-	-	-	-	m <sup>2</sup>	46.81
<b>Prepare and apply by spray; cementitious "Pyrok WF26" render or other equal and approved; on expanded metal lathing (not included)</b>						
15 mm thick to ceilings and beams	-	-	-	-	m <sup>2</sup>	32.42
<b>M30 METAL MESH LATHING/ANCHORED REINFORCEMENT FOR PLASTERED COATINGS</b>						
<b>Accessories</b>						
Pre-formed galvanised expanded steel semi-circular arch-frames; "Expamet" or other equal and approved; to suit walls up to 230 mm thick						
for 760 mm opening; ref ESC 30	33.34	0.52	6.27	35.45	nr	41.72
for 840 mm opening; ref ESC 32	30.28	0.52	6.27	32.20	nr	38.47
for 920 mm opening; ref ESC 36	40.94	0.52	6.27	43.54	nr	49.81
for 1220 mm opening; ref ESC 48	51.02	0.52	6.27	54.26	nr	60.53
<b>"Newlath 2000" damp free lathing or other equal and approved; plugging and screwing to background at 250 mm centres each way</b>						
Linings to walls						
over 300 mm wide	-	1.28	22.10	9.68	m <sup>2</sup>	31.77
not exceeding 300 mm wide	-	0.55	9.50	2.99	m <sup>2</sup>	12.48
bottom edge strip	-	0.20	3.45	4.39	m	7.85
<b>Lathing; Expamet "BB" expanded metal lathing or other and approved; BS EN 13658; 50 mm laps</b>						
6 mm thick mesh linings to ceilings; fixing with staples; to softwood base; over 300 mm wide						
ref BB263; 0.500 mm thick	8.26	0.61	7.35	9.00	m <sup>2</sup>	16.35
ref BB264; 0.675 mm thick	12.41	0.61	7.35	13.51	m <sup>2</sup>	20.86
6 mm thick mesh linings to ceilings; fixing with wire; to steelwork; over 300 mm wide						
ref BB263; 0.500 mm thick	-	0.65	7.84	9.00	m <sup>2</sup>	16.84
ref BB264; 0.675 mm thick	-	0.65	7.84	13.51	m <sup>2</sup>	21.35
6 mm thick mesh linings to ceilings; fixing with wire; to steelwork; not exceeding 300 mm wide						
ref BB263; 0.500 mm thick	-	0.41	4.95	9.00	m <sup>2</sup>	13.94
ref BB264; 0.675 mm thick	-	0.41	4.95	13.51	m <sup>2</sup>	18.46
raking cutting	-	0.20	2.79	-	m	2.79
cutting and fitting around pipes; not exceeding 0.30 m girth	-	0.31	4.33	-	nr	4.33

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Lathing; Expamet "Riblath" or "Spraylath" stiffened expanded metal lathing or other equal and approved; 50 mm laps</b>						
10 mm thick mesh lining to walls; fixing with nails; to softwood base; over 300 mm wide						
"Riblath" ref 269; 0.30 mm thick	20.88	0.52	6.27	22.78	m <sup>2</sup>	<b>29.05</b>
"Riblath" ref 271; 0.50 mm thick	9.27	0.52	6.27	10.13	m <sup>2</sup>	<b>16.40</b>
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	-	0.31	3.73	6.85	m <sup>2</sup>	<b>10.57</b>
"Riblath" ref 271; 0.50 mm thick	-	0.31	3.73	3.05	m <sup>2</sup>	<b>6.78</b>
10 mm thick mesh lining to walls; fixing to brick or blockwork; over 300 mm wide						
"Red-rib" ref 274; 0.50 mm thick	26.43	0.41	4.95	29.22	m <sup>2</sup>	<b>34.17</b>
stainless steel "Riblath" ref 267; 0.30 mm thick	43.71	0.41	4.95	48.04	m <sup>2</sup>	<b>52.99</b>
10 mm thick mesh lining to ceilings; fixing with wire; to steelwork; over 300 mm wide						
"Riblath" ref 269; 0.30 mm thick	-	0.65	7.84	23.26	m <sup>2</sup>	<b>31.10</b>
"Riblath" ref 271; 0.50 mm thick	-	0.65	7.84	10.61	m <sup>2</sup>	<b>18.45</b>
<b>M31 FIBROUS PLASTER</b>						
<b>Fibrous plaster; fixing with screws; plugging; countersinking; stopping; filling and pointing joints with plaster</b>						
16 mm thick plain slab coverings to ceilings						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	<b>127.44</b>
not exceeding 300 mm wide	-	-	-	-	m	<b>42.87</b>
Coves; not exceeding 150 mm girth						
per 25 mm girth	-	-	-	-	m	<b>6.14</b>
Coves; 150 mm–300 mm girth						
per 25 mm girth	-	-	-	-	m	<b>7.53</b>
Cornices						
per 25 mm girth	-	-	-	-	m	<b>7.64</b>
Cornice enrichments						
per 25 mm girth; depending on degree of enrichments	-	-	-	-	m	<b>9.03</b>
<b>Fibrous plaster; fixing with plaster wadding filling and pointing joints with plaster; to steel base</b>						
16 mm thick plain slab coverings to ceilings						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	<b>127.44</b>
not exceeding 300 mm wide	-	-	-	-	m	<b>42.87</b>
16 mm thick plain casings to stanchions						
per 25 mm girth	-	-	-	-	m	<b>3.82</b>
16 mm thick plain casings to beams						
per 25 mm girth	-	-	-	-	m	<b>3.82</b>
<b>Gyproc cove or other equal and approved; fixing with adhesive; filling and pointing joints with plaster</b>						
Coves						
125 mm girth	-	0.20	2.79	3.10	m	<b>5.89</b>
angles	-	0.03	0.42	2.27	nr	<b>2.69</b>



## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M40 STONE/CONCRETE/QUARRY/CERAMIC TILING</b>						
<b>Clay floor quarries; BS EN 19545; 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</b>						
Work to floors; over 300 mm wide						
150 mm x 150 mm x 12.50 mm thick; heatherbrown	-	0.81	15.86	38.31	m <sup>2</sup>	<b>54.17</b>
150 mm x 150 mm x 12.50 mm thick; red	-	0.81	15.86	34.60	m <sup>2</sup>	<b>50.46</b>
194 mm x 194 mm x 12.50 mm thick; brown	-	0.67	13.12	30.38	m <sup>2</sup>	<b>43.50</b>
Works to floors; in staircase areas or plant rooms						
150 mm x 150 mm x 12.50 mm thick; heatherbrown	-	0.92	18.02	38.31	m <sup>2</sup>	<b>56.32</b>
150 mm x 150 mm x 12.50 mm thick; red	-	0.92	18.02	34.60	m <sup>2</sup>	<b>52.61</b>
194 mm x 194 mm x 12.50 mm thick; brown	-	0.77	15.08	30.38	m <sup>2</sup>	<b>45.46</b>
Work to floors; not exceeding 300 mm wide						
150 mm x 150 mm x 12.50 mm thick; heatherbrown	-	0.41	8.03	10.14	m <sup>2</sup>	<b>18.17</b>
150 mm x 150 mm x 12.50 mm thick; red	-	0.41	8.03	9.00	m <sup>2</sup>	<b>17.03</b>
194 mm x 194 mm x 12.50 mm thick; brown	-	0.33	6.46	7.64	m <sup>2</sup>	<b>14.10</b>
fair square cutting against flush edges of existing finishes						
raking cutting	-	0.12	1.57	2.50	m	<b>4.06</b>
cutting around pipes; not exceeding 0.30 m girth	-	0.21	2.79	2.81	m	<b>5.60</b>
extra for cutting and fitting into recessed manhole cover 600 mm x 600 mm	-	0.16	2.23	-	nr	<b>2.23</b>
Work to sills; 150 mm wide; rounded edge tiles						
203 mm x 150 mm x 22 mm thick; interior; heatherbrown or red	-	0.33	6.46	9.06	m	<b>15.52</b>
150 mm x 173 mm x 58 mm thick; exterior; heatherbrown or red	-	0.33	6.46	37.56	m	<b>44.02</b>
fitted end	-	0.16	2.23	-	m	<b>2.23</b>
Coved skirtings; 150 mm high; rounded top edge						
150 mm x 150 mm x 12.50 mm thick; ref. CBTR; heatherbrown or red	-	0.26	5.09	10.49	m	<b>15.58</b>
150 mm x 150 mm x 12.50 mm thick; ref. RE; heatherbrown or red	-	0.26	5.09	7.27	m	<b>12.36</b>
ends	-	0.05	0.70	-	nr	<b>0.70</b>
angles	-	0.16	2.23	2.75	nr	<b>4.99</b>
<b>Glazed ceramic wall tiles; BS EN 19545; fixing with adhesive; butt joints; straight both ways; flush pointing with white grout; to plaster base</b>						
Work to walls; over 300 mm wide						
152 mm x 152 mm x 5.50 mm thick; white	11.61	0.61	15.38	14.22	m <sup>2</sup>	<b>29.60</b>
152 mm x 152 mm x 5.50 mm thick; light colours	13.14	0.61	15.38	15.89	m <sup>2</sup>	<b>31.27</b>
152 mm x 152 mm x 5.50 mm thick; dark colours	14.36	0.61	15.38	17.22	m <sup>2</sup>	<b>32.60</b>
extra for RE or REX tile	-	-	-	6.00	m <sup>2</sup>	<b>-</b>
200 mm x 100 mm x 6.50 mm thick; white and light colours	10.80	0.61	15.38	13.63	m <sup>2</sup>	<b>29.01</b>
250 mm x 200 mm x 7 mm thick; white and light colours	11.66	0.61	15.38	14.28	m <sup>2</sup>	<b>29.66</b>
Work to walls; in staircase areas or plant rooms						
152 mm x 152 mm x 5.50 mm thick; white	-	0.68	17.14	14.22	m <sup>2</sup>	<b>31.37</b>
Work to walls; not exceeding 300 mm wide						
152 mm x 152 mm x 5.50 mm thick; white	-	0.31	7.82	4.25	m	<b>12.06</b>
152 mm x 152 mm x 5.50 mm thick; light colours	-	0.31	7.82	5.00	m	<b>12.81</b>
152 mm x 152 mm x 5.50 mm thick; dark colours	-	0.31	7.82	5.40	m	<b>13.21</b>

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
200 mm x 100 mm x 6.50 mm thick; white and light colours	-	0.31	7.82	4.07	m	<b>11.88</b>
250 mm x 200 mm x 7 mm thick; white and light colours	-	0.26	6.56	4.26	m	<b>10.82</b>
cutting around pipes; not exceeding 0.30 m girth	-	0.10	1.40	-	nr	<b>1.40</b>
Work to sills; 150 mm wide; rounded edge tiles	-	0.26	6.56	2.12	m	<b>8.68</b>
152 mm x 152 mm x 5.50 mm thick; white fitted end	-	0.10	1.40	-	nr	<b>1.40</b>
<b>198 mm x 64.50 mm x 6 mm thick wall tiles; fixing with adhesive; butt joints; straight both ways; flush pointing with white grout; to plaster base</b>						
Work to walls						
over 300 mm wide	25.18	1.83	46.14	29.01	m <sup>2</sup>	<b>75.15</b>
not exceeding 300 mm wide	-	0.71	17.90	8.68	m	<b>26.58</b>
<b>20 mm x 20 mm x 5.50 mm thick glazed mosaic wall tiles; fixing with adhesive; butt joints; straight both ways; flush pointing with white grout; to plaster base</b>						
Work to walls						
over 300 mm wide	30.91	1.93	48.66	35.34	m <sup>2</sup>	<b>84.00</b>
not exceeding 300 mm wide	-	0.77	19.41	10.97	m	<b>30.38</b>
<b>50 mm x 50 mm x 5 mm thick slip resistant mosaic floor tiles, Series 2 or other equal and approved; fixing with adhesive; butt joints; straight both ways; flush pointing with white grout; to cement sand base</b>						
Work to floors						
over 300 mm wide	25.76	1.93	37.79	29.98	m <sup>2</sup>	<b>67.78</b>
not exceeding 300 mm wide	-	0.77	15.08	9.28	m	<b>24.36</b>
<b>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:sand base</b>						
Work to floors; over 300 mm wide						
250 mm x 250 mm x 12 mm - 15 mm thick	-	0.61	15.38	42.73	m <sup>2</sup>	<b>58.11</b>
Work to floors; not exceeding 300 mm wide						
250 mm x 250 mm x 12 mm - 15 mm thick	-	0.31	7.82	12.91	m	<b>20.72</b>
<b>M41 TERRAZZO TILING/IN SITU TERRAZZO</b>						
<b>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</b>						
300 mm x 300 mm x 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 <sup>2</sup>	<b>43.37</b>
plain; to slopes exceeding 15° from horizontal	-	-	-	-	m <sup>2</sup>	<b>52.86</b>
to small areas/toilets	-	-	-	-	m <sup>2</sup>	<b>99.26</b>

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M41 TERRAZZO TILING/IN SITU TERRAZZO – cont'd</b>						
<b>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 – cont'd</b>						
Accessories plastic division strips 6 mm x 38 mm; set into floor tiling above crack inducing joints; to the nearest full tile module	-	-	-	-	m	2.99
<b>M42 WOOD BLOCK/COMPOSITION BLOCK/ PARQUET</b>						
<b>Wood blocks; Havwoods or other equal and approved; 25 mm thick; level; laid to herringbone pattern with 2 block border; fixing with adhesive; to cement:sand base; sanded and sealed</b>						
Work to floors; over 300 mm wide						
Merbau	-	-	-	-	m <sup>2</sup>	64.68
Iroko	-	-	-	-	m <sup>2</sup>	71.51
American Oak	-	-	-	-	m <sup>2</sup>	80.41
European Oak	-	-	-	-	m <sup>2</sup>	94.48
Add to wood block flooring over 300 mm wide for buff; one coat seal	-	-	-	-	m <sup>2</sup>	3.38
buff; two coats seal	-	-	-	-	m <sup>2</sup>	5.36
sand; three coats for seal or oil	-	-	-	-	m <sup>2</sup>	16.91
<b>M50 RUBBER/PLASTICS/CORK/LINO/CARPET TILING/SHEETING</b>						
<b>Linoleum sheet; Forbo-Nairn "Marmoleum Real" or other equal and approved; level; fixing with adhesive; butt joints; to cement:sand base</b>						
Work to floors; over 300 mm wide						
2.50 mm thick; plain	-	0.41	8.03	11.51	m <sup>2</sup>	19.54
3.20 mm thick; marbled	-	0.41	8.03	14.28	m <sup>2</sup>	22.31
<b>Linoleum sheet; Forbo-Nairn "Walton" or other equal and approved; level; with welded seams; fixing with adhesive; to cement:sand base</b>						
Work to floors; over 300 mm wide						
2.50 mm thick	-	0.51	9.99	13.22	m <sup>2</sup>	23.20
<b>Vinyl sheet; Altro "Safety" range or other equal and approved; with welded seams; level; fixing with adhesive; to cement:sand base</b>						
Work to floors; over 300 mm wide						
2.00 mm thick; "Marine"	-	0.61	11.95	18.29	m <sup>2</sup>	30.24
2.50 mm thick; "Classic 25"	-	0.71	13.90	19.56	m <sup>2</sup>	33.47
3.50 mm thick; "Stronghold 30"	-	0.81	15.86	27.47	m <sup>2</sup>	43.33

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Slip resistant vinyl sheet; Forbo-Nairn "Surestep" or other equal and approved; level with welded seams; fixing with adhesive; to cement:sand base</b> Work to floors; over 300 mm wide 2.00 mm thick	-	0.51	9.99	14.17	m <sup>2</sup>	<b>24.16</b>
<b>Homogeneous vinyl sheet; Marleyflor Plus or other equal and approved; level; with welded seams; fixing with adhesive; level; to cement and sand base</b> Work to floors; over 300 mm wide 2.00 mm thick	-	0.45	8.81	7.04	m <sup>2</sup>	<b>15.85</b>
2.00 mm thick skirtings 100 high	-	0.12	2.35	1.74	m	<b>4.09</b>
<b>Safety sheet; Marleyflor Granite Multisafe or other equal and approved; level; with welded seams; fixing with adhesive; level; to cement and sand base</b> Work to floors; over 300 mm wide 2.00 mm thick	-	0.45	8.81	13.61	m <sup>2</sup>	<b>22.43</b>
<b>Vinyl sheet; Marley "Omnisports" or other equal and approved; level; with welded seams; fixing with adhesive; level; to cement:sand base</b> Work to floors; over 300 mm wide 7.65 mm thick; Pro	-	1.00	19.58	26.76	m <sup>2</sup>	<b>46.35</b>
8.75 mm thick; Competition	-	1.10	21.54	31.30	m <sup>2</sup>	<b>52.84</b>
<b>Vinyl sheet; "Gerflex" standard sheet; "Classic" range or other equal and approved; level; with welded seams; fixing with adhesive; to cement:sand base</b> Work to floors; over 300 mm wide 2.00 mm thick	-	0.51	9.99	7.72	m <sup>2</sup>	<b>17.70</b>
<b>Vinyl sheet; Armstrong "Royal" or other equal and approved; level; with welded seams; fixing with adhesive; to cement:sand base</b> Work to floors; over 300 mm wide 2.50 mm thick	-	0.51	9.99	12.67	m <sup>2</sup>	<b>22.65</b>
<b>Vinyl tiles; Armstrong "Royal" or other equal and approved; level; fixing with adhesive; butt joints; straight both ways; to cement:sand base</b> Work to floors; over 300 mm wide 300 mm x 300 mm x 2.00 mm thick	-	0.23	4.50	12.96	m <sup>2</sup>	<b>17.46</b>
<b>Vinyl semi-flexible tiles; Armstrong "Imperial" or other equal and approved; level; fixing with adhesive; butt joints; straight both ways; to cement:sand base</b> Work to floors; over 300 mm wide 250 mm x 250 mm x 2.00 mm thick	-	0.26	5.09	7.71	m <sup>2</sup>	<b>12.80</b>

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M50 RUBBER/PLASTICS/CORK/LINO/CARPET TILING/SHEETING – cont'd</b>						
<b>Vinyl semi-flexible tiles; Marley Homogeneous range or other equal and approved; level; fixing with adhesive; butt joints; straight both ways; to cement:sand base</b>						
Work to floors; over 300 mm wide						
300 mm x 300 mm x 2.00 mm thick; Vylon Plus	-	0.26	5.09	6.19	m <sup>2</sup>	<b>11.28</b>
500 mm x 500 mm x 2.00 mm thick; Marleyflor Plus	-	0.26	5.09	7.32	m <sup>2</sup>	<b>12.41</b>
<b>Vinyl tiles; "Polyflor SD" or other equal and approved; level; fixing with adhesive; butt joints; straight both ways; to cement:sand base</b>						
Work to floors; over 300 mm wide						
457 mm x 457 mm x 2.00 mm thick	-	0.45	8.81	11.78	m <sup>2</sup>	<b>20.60</b>
<b>Vinyl tiles; "Polyflex" or other equal and approved; level; fixing with adhesive; butt joints; straight both ways; to cement:sand base</b>						
Work to floors; over 300 mm wide						
300 mm x 300 mm x 1.50 mm thick	-	0.26	5.09	5.57	m <sup>2</sup>	<b>10.66</b>
300 mm x 300 mm x 2.00 mm thick	-	0.26	5.09	6.16	m <sup>2</sup>	<b>11.25</b>
<b>Vinyl tiles; "Polyflor XL" or other equal and approved; level; fixing with adhesive; butt joints; straight both ways; to cement:sand base</b>						
Work to floors; over 300 mm wide						
300 mm x 300 mm x 2.00 mm thick	-	0.36	7.05	6.75	m <sup>2</sup>	<b>13.79</b>
<b>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</b>						
Work to floors; over 300 mm wide						
330 mm x 330 mm x 2.00 mm thick	-	0.26	5.09	9.63	m <sup>2</sup>	<b>14.72</b>
<b>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</b>						
Work to floors; over 300 mm wide						
500 mm x 500 mm x 2.00 mm thick	-	0.23	4.50	12.87	m <sup>2</sup>	<b>17.38</b>
<b>Linoleum tiles; Marley Veneto XF or other equal and approved; level; fixing with adhesive; butt joints; straight both ways; to cement and sand base</b>						
Work to floors; over 300 mm wide						
500 mm x 500 mm x 2.50 mm thick	-	0.23	4.50	15.19	m <sup>2</sup>	<b>19.69</b>
<b>PVC Wall lining; Altro Whiterock; or other equal and approved; fixed directly to plastered brick or blockwork</b>						
Work to walls						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	<b>56.58</b>
not exceeding 300 mm wide	-	-	-	-	m <sup>2</sup>	<b>28.29</b>

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Linoleum tiles; BS 6826; Forbo-Nairn Floors or other equal and approved; level; fixing with adhesive; butt joints; straight both ways; to cement:sand base</b> Work to floors; over 300 mm wide 2.50 mm thick (marble pattern)	-	0.31	6.07	12.91	m <sup>2</sup>	<b>18.98</b>
<b>Cork tiles Wicanders "Cork-Master" or other equal and approved; level; fixing with adhesive; butt joints; straight both ways; to cement:sand base</b> Work to floors; over 300 mm wide 300 mm x 300 mm x 4.00 mm thick	-	0.41	8.03	21.19	m <sup>2</sup>	<b>29.22</b>
<b>Rubber studded tiles; Altro "Mondopave" or other equal and approved; level; fixing with adhesive; butt joints; straight to cement:sand base</b> Work to floors; over 300 mm wide 500 mm x 500 mm x 2.50 mm thick; type MRB; black	-	0.61	11.95	28.60	m <sup>2</sup>	<b>40.55</b>
500 mm x 500 mm x 4.00 mm thick; type MRB; black	-	0.61	11.95	32.48	m <sup>2</sup>	<b>44.42</b>
Work to landings; over 300 mm wide 500 mm x 500 mm x 4.00 mm thick; type MRB; black	-	0.81	15.86	32.48	m <sup>2</sup>	<b>48.34</b>
4.00 mm thick to treads 275 mm wide	-	0.51	9.99	9.65	m	<b>19.64</b>
4.00 mm thick to risers 180 mm wide	-	0.61	11.95	6.86	m	<b>18.80</b>
<b>Sundry floor sheeting underlays</b> For floor finishings; over 300 mm wide building paper to BS 1521; class A; 75 mm lap (laying only)	-	0.06	0.63	-	m <sup>2</sup>	<b>0.63</b>
3.20 mm thick hardboard	-	0.20	5.04	1.53	m <sup>2</sup>	<b>6.58</b>
6.00 mm thick plywood	-	0.31	7.82	6.66	m <sup>2</sup>	<b>14.47</b>
<b>Skirtings; plastic; Gradus or equivalent</b> Set-in skirtings; type P 100 mm high; ref SI 100 2.5P	-	0.12	2.35	2.00	m	<b>4.35</b>
150 mm high; ref SI 150 2P	-	0.24	4.70	2.68	m	<b>7.38</b>
Set-on skirtings; type P 100 mm high; ref SO 100 P	-	0.24	4.70	1.56	m	<b>6.26</b>
<b>Stair nosings; aluminium; Gradus or equivalent</b> Medium duty hard aluminium alloy stair tread nosings; plugged and screwed in concrete 56 mm x 32 mm; ref AS11	9.40	0.26	3.63	10.12	m	<b>13.74</b>
84 mm x 32 mm; ref AS12	13.98	0.31	4.33	14.99	m	<b>19.31</b>
Heavy duty aluminium alloy stair tread nosings; plugged and screwed to concrete 48 mm x 38 mm; ref HE1	11.08	0.31	4.33	11.91	m	<b>16.23</b>
82 mm x 38 mm; ref HE2	16.56	0.36	5.02	17.73	m	<b>22.75</b>
<b>Heavy duty carpet tiles; Heuga "580 Olympic" or other and approved; to cement:sand base</b> Work to floors over 300 mm wide	18.46	0.31	6.07	20.11	m <sup>2</sup>	<b>26.18</b>

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M51 EDGE FIXED CARPETING</b>						
<b>Fitted carpeting; Wilton wool/nylon or other equal and approved; 80/20 velvet pile; heavy domestic plain</b>						
Work to floors over 300 mm wide	38.00	0.42	5.58	43.37	m <sup>2</sup>	<b>48.95</b>
Work to treads and risers over 300 mm wide	-	0.83	11.03	43.37	m <sup>2</sup>	<b>54.40</b>
<b>Underlay to carpeting</b>						
Work to floors over 300 mm wide	2.80	0.08	1.06	3.05	m <sup>2</sup>	<b>4.12</b>
<b>Sundries</b>						
Carpet gripper fixed to floor; standard edging 22 mm wide	-	0.05	0.52	0.34	m	<b>0.87</b>
<b>M52 DECORATIVE PAPERS/FABRICS</b>						
<b>Lining paper; and hanging</b>						
Plaster walls or columns over 300 mm girth (PC £ per roll)	2.08	0.20	2.79	0.58	m <sup>2</sup>	<b>3.37</b>
Plaster ceilings or beams over 300 mm girth	-	0.24	3.35	0.58	m <sup>2</sup>	<b>3.93</b>
<b>Decorative vinyl wallpaper; and hanging</b>						
Plaster walls or columns over 300 mm girth (PC £ per roll)	9.29	0.26	3.63	2.06	m <sup>2</sup>	<b>5.69</b>
<b>M60 PAINTING/CLEAR FINISHING</b>						
<b>M60 PREPARATION OF EXISTING SURFACES – INTERNALLY</b>						
<b>NOTE:</b> The prices for preparation given hereunder assume that existing surfaces are in fair condition and should be increased for badly dilapidated surfaces.						
<b>Wash down walls; cut out and make good cracks</b>						
Emulsion painted surfaces; including bringing forward bare patches	-	0.07	0.98	-	m <sup>2</sup>	<b>0.98</b>
Gloss painted surfaces	-	0.05	0.70	-	m <sup>2</sup>	<b>0.70</b>
<b>Wash down ceilings; cut out and make good cracks</b>						
Distempered surfaces	-	0.09	1.26	-	m <sup>2</sup>	<b>1.26</b>
Emulsion painted surfaces; including bringing forward bare patches	-	0.10	1.40	-	m <sup>2</sup>	<b>1.40</b>
Gloss painted surfaces	-	0.09	1.26	-	m <sup>2</sup>	<b>1.26</b>
<b>Wash down plaster cornices; cut out and make good cracks</b>						
Distempered surfaces	-	0.13	1.81	-	m <sup>2</sup>	<b>1.81</b>
Emulsion painted surfaces; including bringing forward bare patches	-	0.16	2.23	-	m <sup>2</sup>	<b>2.23</b>

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Wash and rub down iron and steel surfaces; bringing forward</b>						
General surfaces						
over 300 mm girth	-	0.12	1.67	-	m <sup>2</sup>	1.67
isolated surfaces not exceeding 300 mm girth	-	0.05	0.70	-	m <sup>2</sup>	0.70
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	-	0.09	1.26	-	nr	1.26
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	-	0.20	2.79	-	m <sup>2</sup>	2.79
panes; area 0.10 - 0.50 m <sup>2</sup>	-	0.16	2.23	-	m <sup>2</sup>	2.23
panes; area 0.50 - 1.00 m <sup>2</sup>	-	0.13	1.81	-	m <sup>2</sup>	1.81
panes; area over 1.00 m <sup>2</sup>	-	0.12	1.67	-	m <sup>2</sup>	1.67
<b>Wash and rub down wood surfaces; prime bare patches; bringing forward</b>						
General surfaces						
over 300 mm girth	-	0.19	2.65	-	m <sup>2</sup>	2.65
isolated surfaces not exceeding 300 mm girth	-	0.07	0.98	-	m <sup>2</sup>	0.98
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	-	0.14	1.95	-	nr	1.95
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	-	0.31	4.33	-	m <sup>2</sup>	4.33
panes; area 0.10–0.50 m <sup>2</sup>	-	0.24	3.35	-	m <sup>2</sup>	3.35
panes; area 0.50–1.00 m <sup>2</sup>	-	0.20	2.79	-	m <sup>2</sup>	2.79
panes; area over 1.00 m <sup>2</sup>	-	0.19	2.65	-	m <sup>2</sup>	2.65
<b>Wash down and remove paint with chemical stripper from iron, steel or wood surfaces</b>						
General surfaces						
over 300 mm girth	-	0.56	7.81	-	m <sup>2</sup>	7.81
isolated surfaces not exceeding 300 mm girth	-	0.24	3.35	-	m <sup>2</sup>	3.35
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	-	0.42	5.86	-	nr	5.86
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	-	1.18	16.46	-	m <sup>2</sup>	16.46
panes; area 0.10–0.50 m <sup>2</sup>	-	0.94	13.11	-	m <sup>2</sup>	13.11
panes; area 0.50–1.00 m <sup>2</sup>	-	0.81	11.30	-	m <sup>2</sup>	11.30
panes; area over 1.00 m <sup>2</sup>	-	0.71	9.91	-	m <sup>2</sup>	9.91
<b>Burn off and rub down to remove paint from iron, steel or wood surfaces</b>						
General surfaces						
over 300 mm girth	-	0.68	9.49	-	m <sup>2</sup>	9.49
isolated surfaces not exceeding 300 mm girth	-	0.31	4.33	-	m <sup>2</sup>	4.33
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	-	0.52	7.25	-	nr	7.25
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	-	1.48	20.65	-	m <sup>2</sup>	20.65
panes; area 0.10–0.50 m <sup>2</sup>	-	1.18	16.46	-	m <sup>2</sup>	16.46
panes; area 0.50–1.00 m <sup>2</sup>	-	1.02	14.23	-	m <sup>2</sup>	14.23
panes; area over 1.00 m <sup>2</sup>	-	0.89	12.42	-	m <sup>2</sup>	12.42



## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M60 PAINTING/CLEAR FINISHING – INTERNALLY</b>						
<b>NOTE:</b> The following prices include for preparing surfaces. Painting woodwork also includes for knotting prior to applying the priming coat and for the stopping of all nail holes etc.						
<b>One coat primer; on wood surfaces before fixing</b>						
General surfaces						
over 300 mm girth	-	0.10	1.40	0.94	m <sup>2</sup>	<b>2.33</b>
isolated surfaces not exceeding 300 mm girth	-	0.03	0.42	0.34	m	<b>0.76</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	-	0.07	0.98	0.29	nr	<b>1.27</b>
<b>One coat polyurethane sealer; on wood surfaces before fixing</b>						
General surfaces						
over 300 mm girth	-	0.12	1.67	0.85	m <sup>2</sup>	<b>2.52</b>
isolated surfaces not exceeding 300 mm girth	-	0.04	0.56	0.31	m	<b>0.86</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	-	0.09	1.26	0.40	nr	<b>1.65</b>
<b>One coat of Sikkens "Cetol HLS" stain or other equal and approved; on wood surfaces before fixing</b>						
General surfaces						
over 300 mm girth	-	0.13	1.81	1.01	m <sup>2</sup>	<b>2.82</b>
isolated surfaces not exceeding 300 mm girth	-	0.04	0.56	0.40	m	<b>0.95</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	-	0.09	1.26	0.48	nr	<b>1.73</b>
<b>One coat of Sikkens "Cetol TS" interior stain or other equal and approved; on wood surfaces before fixing</b>						
General surfaces						
over 300 mm girth	-	0.13	1.81	1.40	m <sup>2</sup>	<b>3.21</b>
isolated surfaces not exceeding 300 mm girth	-	0.04	0.56	0.54	m	<b>1.10</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	-	0.09	1.26	0.67	nr	<b>1.93</b>
<b>One coat Cuprinol clear wood preservative or other equal and approved; on wood surfaces before fixing</b>						
General surfaces						
over 300 mm girth	-	0.09	1.26	0.66	m <sup>2</sup>	<b>1.92</b>
isolated surfaces not exceeding 300 mm girth	-	0.03	0.42	0.24	m	<b>0.66</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	-	0.06	0.84	0.31	nr	<b>1.14</b>
<b>One coat HCC Protective Coatings Ltd "Permacor" urethane alkyd gloss finishing coat or other equal and approved; on previously primed steelwork</b>						
Members of roof trusses						
over 300 mm girth	-	0.01	0.14	1.79	m <sup>2</sup>	<b>1.93</b>
<b>Two coats emulsion paint</b>						
Brick or block walls						
over 300 mm girth	-	0.25	3.49	1.09	m <sup>2</sup>	<b>4.57</b>

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Cement render or concrete over 300 mm girth	-	0.24	3.35	1.04	m <sup>2</sup>	<b>4.39</b>
isolated surfaces not exceeding 300 mm girth	-	0.12	1.67	0.34	m	<b>2.01</b>
Plaster walls or plaster/plasterboard ceilings over 300 mm girth	-	0.22	3.07	1.00	m <sup>2</sup>	<b>4.07</b>
over 300 mm girth; in multi colours	-	0.30	4.19	1.21	m <sup>2</sup>	<b>5.39</b>
over 300 mm girth; in staircase areas	-	0.25	3.49	1.15	m <sup>2</sup>	<b>4.64</b>
cutting in edges on flush surfaces	-	0.09	1.26	-	m	<b>1.26</b>
Plaster/plasterboard ceilings over 300 mm girth; 3.50 m - 5.00 m high	-	0.25	3.49	1.02	m <sup>2</sup>	<b>4.50</b>
<b>One mist and two coats emulsion paint</b>						
Brick or block walls over 300 mm girth	-	0.23	3.21	1.52	m <sup>2</sup>	<b>4.73</b>
Cement render or concrete over 300 mm girth	-	0.23	3.21	1.41	m <sup>2</sup>	<b>4.62</b>
Plaster walls or plaster/plasterboard ceilings over 300 mm girth	-	0.22	3.07	1.41	m <sup>2</sup>	<b>4.48</b>
over 300 mm girth; in multi colours	-	0.31	4.33	1.44	m <sup>2</sup>	<b>5.76</b>
over 300 mm girth; in staircase areas	-	0.25	3.49	1.41	m <sup>2</sup>	<b>4.90</b>
cutting in edges on flush surfaces	-	0.10	1.40	-	m	<b>1.40</b>
Plaster/plasterboard ceilings over 300 mm girth; 3.50 m–5.00 m high	-	0.21	2.93	1.41	m <sup>2</sup>	<b>4.34</b>
<b>One mist Supermatt; one full Supermatt and one full coat of quick drying Acrylic Eggshell</b>						
Brick or block walls over 300 mm girth	-	0.23	3.21	1.78	m <sup>2</sup>	<b>4.99</b>
Cement render or concrete over 300 mm girth	-	0.23	3.21	1.65	m <sup>2</sup>	<b>4.86</b>
Plaster walls or plaster/plasterboard ceilings over 300 mm girth	-	0.22	3.07	1.65	m <sup>2</sup>	<b>4.72</b>
over 300 mm girth; in multi colours	-	0.31	4.33	1.65	m <sup>2</sup>	<b>5.97</b>
over 300 mm girth; in staircase areas	-	0.25	3.49	1.65	m <sup>2</sup>	<b>5.13</b>
cutting in edges on flush surfaces	-	0.10	1.40	-	m	<b>1.40</b>
Plaster/plasterboard ceilings over 300 mm girth; 3.50 m–5.00 m high	-	0.21	2.93	1.65	m <sup>2</sup>	<b>4.58</b>
<b>One coat "Tretol No 10" sealer or other equal and approved; two coats Tretol sprayed "Supercover Spraytone" emulsion paint or other equal and approved</b>						
Plaster walls or plaster/plasterboard ceilings over 300 mm girth	-	-	-	-	m <sup>2</sup>	<b>5.46</b>
<b>Textured plastic; "Artex" finish or other equal and approved</b>						
Plasterboard ceilings over 300 mm girth	-	0.23	3.21	2.38	m <sup>2</sup>	<b>5.59</b>
Concrete walls or ceilings over 300 mm girth	-	0.25	3.49	2.15	m <sup>2</sup>	<b>5.64</b>
<b>Touch up primer; one undercoat and one finishing coat of gloss oil paint; on wood surfaces</b>						
General surfaces over 300 mm girth	-	0.27	3.77	2.28	m <sup>2</sup>	<b>6.04</b>
isolated surfaces not exceeding 300 mm girth	-	0.11	1.53	0.76	m	<b>2.30</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	-	0.20	2.79	1.18	nr	<b>3.97</b>

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M60 PAINTING/CLEAR FINISHING – INTERNALLY</b>						
– cont'd						
<b>Touch up primer; one undercoat and one finishing coat of gloss oil paint; on wood surfaces – cont'd</b>						
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	-	0.44	6.14	1.73	m <sup>2</sup>	<b>7.87</b>
panes; area 0.10–0.50 m <sup>2</sup>	-	0.36	5.02	1.33	m <sup>2</sup>	<b>6.36</b>
panes; area 0.50–1.00 m <sup>2</sup>	-	0.31	4.33	1.07	m <sup>2</sup>	<b>5.40</b>
panes; area over 1.00 m <sup>2</sup>	-	0.27	3.77	0.91	m <sup>2</sup>	<b>4.68</b>
<b>Knot; one coat primer; stop; one undercoat and one finishing coat of gloss oil paint; on wood surfaces</b>						
General surfaces						
over 300 mm girth	-	0.39	5.44	2.17	m <sup>2</sup>	<b>7.61</b>
isolated surfaces not exceeding 300 mm girth	-	0.16	2.23	0.73	m	<b>2.96</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	-	0.30	4.19	1.43	nr	<b>5.61</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	-	0.67	9.35	2.17	m <sup>2</sup>	<b>11.52</b>
panes; area 0.10–0.50 m <sup>2</sup>	-	0.54	7.53	1.82	m <sup>2</sup>	<b>9.36</b>
panes; area 0.50–1.00 m <sup>2</sup>	-	0.46	6.42	1.82	m <sup>2</sup>	<b>8.24</b>
panes; area over 1.00 m <sup>2</sup>	-	0.39	5.44	1.34	m <sup>2</sup>	<b>6.78</b>
<b>One coat primer; one undercoat and one finishing coat of gloss oil paint</b>						
Plaster surfaces						
over 300 mm girth	-	0.35	4.88	2.78	m <sup>2</sup>	<b>7.66</b>
<b>One coat primer; two undercoats and one finishing coat of gloss oil paint</b>						
Plaster surfaces						
over 300 mm girth	-	0.46	6.42	3.66	m <sup>2</sup>	<b>10.08</b>
<b>One coat primer; two undercoats and one finishing coat of eggshell paint</b>						
Plaster surfaces						
over 300 mm girth	-	0.46	6.42	3.87	m <sup>2</sup>	<b>10.28</b>
<b>Touch up primer; one undercoat and one finishing coat of gloss paint; on iron or steel surfaces</b>						
General surfaces						
over 300 mm girth	-	0.27	3.77	1.66	m <sup>2</sup>	<b>5.43</b>
isolated surfaces not exceeding 300 mm girth	-	0.11	1.53	0.57	m	<b>2.10</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	-	0.20	2.79	0.91	nr	<b>3.70</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	-	0.44	6.14	1.72	m <sup>2</sup>	<b>7.86</b>
panes; area 0.10–0.50 m <sup>2</sup>	-	0.36	5.02	1.34	m <sup>2</sup>	<b>6.36</b>
panes; area 0.50–1.00 m <sup>2</sup>	-	0.31	4.33	1.04	m <sup>2</sup>	<b>5.36</b>
panes; area over 1.00 m <sup>2</sup>	-	0.27	3.77	0.88	m <sup>2</sup>	<b>4.64</b>
Structural steelwork						
over 300 mm girth	-	0.30	4.19	1.73	m <sup>2</sup>	<b>5.92</b>
Members of roof trusses						
over 300 mm girth	-	0.40	5.58	1.97	m <sup>2</sup>	<b>7.55</b>
Ornamental railings and the like; each side measured overall						
over 300 mm girth	-	0.46	6.42	2.18	m <sup>2</sup>	<b>8.60</b>

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Iron or steel radiators over 300 mm girth	-	0.27	3.77	1.81	m <sup>2</sup>	5.57
Pipes or conduits over 300 mm girth	-	0.40	5.58	1.90	m <sup>2</sup>	7.48
not exceeding 300 mm girth	-	0.16	2.23	0.63	m	2.86
<b>One coat primer; one undercoat and one finishing coat of gloss oil paint; on iron or steel surfaces</b>						
General surfaces						
over 300 mm girth	-	0.27	3.77	1.66	m <sup>2</sup>	5.43
isolated surfaces not exceeding 300 mm girth	-	0.14	1.95	0.95	m	2.90
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	-	0.27	3.77	1.60	nr	5.37
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	-	0.58	8.09	2.60	m <sup>2</sup>	10.70
panes; area 0.10–0.50 m <sup>2</sup>	-	0.46	6.42	2.08	m <sup>2</sup>	8.50
panes; area 0.50–1.00 m <sup>2</sup>	-	0.40	5.58	1.78	m <sup>2</sup>	7.36
panes; area over 1.00 m <sup>2</sup>	-	0.35	4.88	1.60	m <sup>2</sup>	6.48
Structural steelwork						
over 300 mm girth	-	0.39	5.44	2.54	m <sup>2</sup>	7.98
Members of roof trusses						
over 300 mm girth	-	0.53	7.39	2.69	m <sup>2</sup>	10.09
Ornamental railings and the like; each side measured overall						
over 300 mm girth	-	0.60	8.37	3.20	m <sup>2</sup>	11.57
Iron or steel radiators						
over 300 mm girth	-	0.35	4.88	2.69	m <sup>2</sup>	7.58
Pipes or conduits						
over 300 mm girth	-	0.53	7.39	2.69	m <sup>2</sup>	10.09
not exceeding 300 mm girth	-	0.20	2.79	0.89	m	3.68
<b>Two coats of bituminous paint; on iron or steel surfaces</b>						
General surfaces						
over 300 mm girth	-	0.27	3.77	0.80	m <sup>2</sup>	4.56
Inside of galvanized steel cistern						
over 300 mm girth	-	0.40	5.58	0.95	m <sup>2</sup>	6.53
<b>Two coats bituminous paint; first coat blinded with clean sand prior to second coat; on concrete surfaces</b>						
General surfaces						
over 300 mm girth	-	0.93	12.98	2.38	m <sup>2</sup>	15.36
<b>Mordant solution; one coat HCC Protective Coatings Ltd "Permacor alkyd MIO" or other equal and approved; one coat "Permacor Epoxy Gloss" finishing coat or other equal and approved on galvanised steelwork</b>						
Structural steelwork						
over 300 mm girth	-	0.52	7.25	3.04	m <sup>2</sup>	10.30

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M60 PAINTING/CLEAR FINISHING – INTERNALLY</b> – cont'd						
<b>One coat HCC Protective Coatings Ltd "Permacor Epoxy Zinc Primer" or other equal and approved; two coats "Permacor alkyd MIO" or other equal and approved; one coat "Permatex Epoxy Gloss" finishing coat or other equal and approved on steelwork</b>						
Structural steelwork over 300 mm girth	-	0.74	10.32	5.76	m <sup>2</sup>	<b>16.08</b>
<b>Steel protection; HCC Protective Coatings Ltd "Unitherm" or other equal and approved; two coats to steelwork</b>						
Structural steelwork over 300 mm girth	-	1.16	16.18	2.05	m <sup>2</sup>	<b>18.23</b>
<b>Two coats of epoxy anti-slip floor paint; on screeded concrete surfaces</b>						
General surfaces over 300 mm girth	-	0.28	3.91	13.24	m <sup>2</sup>	<b>17.15</b>
<b>"Nitoflor Lithurin" floor hardener and dust proofer or other equal and approved; Fosroc Expandite Ltd or other equal and approved; two coats; on concrete surfaces</b>						
General surfaces over 300 mm girth	-	0.28	2.92	0.51	m <sup>2</sup>	<b>3.43</b>
<b>Two coats of boiled linseed oil; on hardwood surfaces</b>						
General surfaces over 300 mm girth	-	0.20	2.79	1.97	m <sup>2</sup>	<b>4.76</b>
isolated surfaces not exceeding 300 mm girth	-	0.08	1.12	0.64	m	<b>1.76</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	-	0.16	2.23	1.14	nr	<b>3.37</b>
<b>Two coats polyurethane varnish; on wood surfaces</b>						
General surfaces over 300 mm girth	-	0.20	2.79	1.51	m <sup>2</sup>	<b>4.30</b>
isolated surfaces not exceeding 300 mm girth	-	0.08	1.12	0.56	m	<b>1.68</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	-	0.16	2.23	0.20	nr	<b>2.43</b>
<b>Three coats polyurethane varnish; on wood surfaces</b>						
General surfaces over 300 mm girth	-	0.31	4.33	2.27	m <sup>2</sup>	<b>6.59</b>
isolated surfaces not exceeding 300 mm girth	-	0.12	1.67	0.72	m	<b>2.40</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	-	0.23	3.21	1.27	nr	<b>4.48</b>

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>One undercoat; and one finishing coat; of "Albi" clear flame retardant surface coating or other equal and approved; on wood surfaces</b>						
General surfaces						
over 300 mm girth	-	0.40	5.58	4.22	m <sup>2</sup>	<b>9.80</b>
isolated surfaces not exceeding 300 mm girth	-	0.17	2.37	1.47	m	<b>3.85</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	-	0.23	3.21	3.23	nr	<b>6.44</b>
<b>Two undercoats; and one finishing coat; of "Albi" clear flame retardant surface coating or other equal and approved; on wood surfaces</b>						
General surfaces						
over 300 mm girth	-	0.47	6.56	5.41	m <sup>2</sup>	<b>11.97</b>
isolated surfaces not exceeding 300 mm girth	-	0.24	3.35	2.15	m	<b>5.50</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	-	0.39	5.44	2.91	nr	<b>8.36</b>
<b>Seal and wax polish; dull gloss finish on wood surfaces</b>						
General surfaces						
over 300 mm girth	-	-	-	-	m <sup>2</sup>	<b>10.00</b>
isolated surfaces not exceeding 300 mm girth	-	-	-	-	m	<b>4.51</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	-	-	-	-	nr	<b>7.00</b>
<b>One coat of "Sadolin Extra" or other equal and approved; clear or pigmented; one further coat of "PV67" clear interior silk matt lacquer or other equal and approved</b>						
General surfaces						
over 300 mm girth	-	0.30	4.19	5.03	m <sup>2</sup>	<b>9.21</b>
isolated surfaces not exceeding 300 mm girth	-	0.12	1.67	2.35	m	<b>4.03</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	-	0.22	3.07	2.43	nr	<b>5.50</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	-	0.49	6.84	2.87	m <sup>2</sup>	<b>9.71</b>
panes; area 0.10–0.50 m <sup>2</sup>	-	0.39	5.44	2.67	m <sup>2</sup>	<b>8.12</b>
panes; area 0.50–1.00 m <sup>2</sup>	-	0.34	4.74	2.48	m <sup>2</sup>	<b>7.22</b>
panes; area over 1.00 m <sup>2</sup>	-	0.30	4.19	2.35	m <sup>2</sup>	<b>6.54</b>
<b>Two coats of "Sadolins Extra" or other equal and approved; clear or pigmented; two further coats of "PV67" clear interior silk matt lacquer or other equal and approved</b>						
General surfaces						
over 300 mm girth	-	0.46	6.42	9.23	m <sup>2</sup>	<b>15.65</b>
isolated surfaces not exceeding 300 mm girth	-	0.19	2.65	4.62	m	<b>7.27</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	-	0.35	4.88	5.26	nr	<b>10.14</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	-	0.77	10.74	5.65	m <sup>2</sup>	<b>16.39</b>
panes; area 0.10–0.50 m <sup>2</sup>	-	0.61	8.51	5.26	m <sup>2</sup>	<b>13.77</b>
panes; area 0.50–1.00 m <sup>2</sup>	-	0.54	7.53	4.87	m <sup>2</sup>	<b>12.41</b>
panes; area over 1.00 m <sup>2</sup>	-	0.46	6.42	4.62	m <sup>2</sup>	<b>11.03</b>

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M60 PAINTING/CLEAR FINISHING – INTERNALLY</b>						
– cont'd						
<b>Two coats of Sikkens "Cetol TS" interior stain or other equal and approved; on wood surfaces</b>						
General surfaces						
over 300 mm girth	-	0.21	2.93	2.49	m <sup>2</sup>	<b>5.42</b>
isolated surfaces not exceeding 300 mm girth	-	0.09	1.26	0.89	m	<b>2.15</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	-	0.16	2.23	1.37	nr	<b>3.60</b>
<b>Body in and wax polish; dull gloss finish; on hardwood surfaces</b>						
General surfaces						
over 300 mm girth	-	-	-	-	m <sup>2</sup>	<b>11.25</b>
isolated surfaces not exceeding 300 mm girth	-	-	-	-	m	<b>5.07</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	-	-	-	-	nr	<b>7.89</b>
<b>Stain; body in and wax polish; dull gloss finish; on hardwood surfaces</b>						
General surfaces						
over 300 mm girth	-	-	-	-	m <sup>2</sup>	<b>15.07</b>
isolated surfaces not exceeding 300 mm girth	-	-	-	-	m	<b>6.79</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	-	-	-	-	nr	<b>10.56</b>
<b>Seal; two coats of synthetic resin lacquer; decorative flatted finish; wire down, wax and burnish; on wood surfaces</b>						
General surfaces						
over 300 mm girth	-	-	-	-	m <sup>2</sup>	<b>18.98</b>
isolated surfaces not exceeding 300 mm girth	-	-	-	-	m	<b>8.88</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	-	-	-	-	nr	<b>13.36</b>
<b>Stain; body in and fully French polish; full gloss finish; on hardwood surfaces</b>						
General surfaces						
over 300 mm girth	-	-	-	-	m <sup>2</sup>	<b>21.97</b>
isolated surfaces not exceeding 300 mm girth	-	-	-	-	m	<b>9.88</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of area	-	-	-	-	nr	<b>15.38</b>
<b>Stain; fill grain and fully French polish; full gloss finish; on hardwood surfaces</b>						
General surfaces						
over 300 mm girth	-	-	-	-	m <sup>2</sup>	<b>32.66</b>
isolated surfaces not exceeding 300 mm girth	-	-	-	-	m	<b>14.69</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	-	-	-	-	nr	<b>22.86</b>
<b>Stain black; body in and fully French polish; ebonized finish; on hardwood surfaces</b>						
General surfaces						
over 300 mm girth	-	-	-	-	m <sup>2</sup>	<b>37.25</b>
isolated surfaces not exceeding 300 mm girth	-	-	-	-	m	<b>16.76</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	-	-	-	-	nr	<b>26.08</b>

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M60 PREPARATION OF EXISTING SURFACES - EXTERNALLY</b>						
<b>Wash and rub down iron and steel surfaces; bringing forward</b>						
General surfaces						
over 300 mm girth	-	0.15	2.09	-	m <sup>2</sup>	<b>2.09</b>
isolated surfaces not exceeding 300 mm girth	-	0.05	0.70	-	m	<b>0.70</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	-	0.11	1.53	-	nr	<b>1.53</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	-	0.24	3.35	-	m <sup>2</sup>	<b>3.35</b>
panes; area 0.10–0.50 m <sup>2</sup>	-	0.20	2.79	-	m <sup>2</sup>	<b>2.79</b>
panes; area 0.50–1.00 m <sup>2</sup>	-	0.17	2.37	-	m <sup>2</sup>	<b>2.37</b>
panes; area over 1.00 m <sup>2</sup>	-	0.15	2.09	-	m <sup>2</sup>	<b>2.09</b>
<b>Wash and rub down wood surfaces; prime bare patches; bringing forward</b>						
General surfaces						
over 300 mm girth	-	0.24	3.35	-	m <sup>2</sup>	<b>3.35</b>
isolated surfaces not exceeding 300 mm girth	-	0.09	1.26	-	m	<b>1.26</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	-	0.18	2.51	-	nr	<b>2.51</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	-	0.41	5.72	-	m <sup>2</sup>	<b>5.72</b>
panes; area 0.10–0.50 m <sup>2</sup>	-	0.32	4.46	-	m <sup>2</sup>	<b>4.46</b>
panes; area 0.50–1.00 m <sup>2</sup>	-	0.28	3.91	-	m <sup>2</sup>	<b>3.91</b>
panes; area over 1.00 m <sup>2</sup>	-	0.24	3.35	-	m <sup>2</sup>	<b>3.35</b>
<b>Wash down and remove paint with chemical stripper from iron, steel or wood surfaces</b>						
General surfaces						
over 300 mm girth	-	0.74	10.32	-	m <sup>2</sup>	<b>10.32</b>
isolated surfaces not exceeding 300 mm girth	-	0.33	4.60	-	m	<b>4.60</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	-	0.56	7.81	-	nr	<b>7.81</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	-	1.58	22.04	-	m <sup>2</sup>	<b>22.04</b>
panes; area 0.10–0.50 m <sup>2</sup>	-	1.26	17.58	-	m <sup>2</sup>	<b>17.58</b>
panes; area 0.50–1.00 m <sup>2</sup>	-	1.09	15.21	-	m <sup>2</sup>	<b>15.21</b>
panes; area over 1.00 m <sup>2</sup>	-	0.94	13.11	-	m <sup>2</sup>	<b>13.11</b>
<b>Burn off and rub down to remove paint from iron, steel or wood surfaces</b>						
General surfaces						
over 300 mm girth	-	0.91	12.70	-	m <sup>2</sup>	<b>12.70</b>
isolated surfaces not exceeding 300 mm girth	-	0.42	5.86	-	m	<b>5.86</b>
isolated surfaces not exceeding 0.50 m <sup>2</sup>	-	0.68	9.49	-	nr	<b>9.49</b>
Glazed windows and screens						
panes over 1m <sup>2</sup>	-	1.18	16.46	-	m <sup>2</sup>	<b>16.46</b>
panes 0.50–1.00m <sup>2</sup>	-	1.35	18.83	-	m <sup>2</sup>	<b>18.83</b>
panes 0.10–0.50m <sup>2</sup>	-	1.57	21.90	-	m <sup>2</sup>	<b>21.90</b>
panes not exceeding 0.10m <sup>2</sup>	-	1.97	27.48	-	m <sup>2</sup>	<b>27.48</b>



## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M60 PAINTING/CLEAR FINISHING – EXTERNALLY</b>						
<b>Two coats of cement paint, "Sandtex Matt" or other equal and approved</b>						
Brick or block walls over 300 mm girth	-	0.31	4.33	1.66	m <sup>2</sup>	<b>5.99</b>
Cement render or concrete walls over 300 mm girth	-	0.27	3.77	1.10	m <sup>2</sup>	<b>4.87</b>
Roughcast walls over 300 mm girth	-	0.46	6.42	1.10	m <sup>2</sup>	<b>7.52</b>
<b>One coat sealer and two coats of external grade emulsion paint, Dulux "Weathershield" or other equal and approved</b>						
Brick or block walls over 300 mm girth	-	0.50	6.98	6.74	m <sup>2</sup>	<b>13.72</b>
Cement render or concrete walls over 300 mm girth	-	0.39	5.44	4.49	m <sup>2</sup>	<b>9.93</b>
Concrete soffits over 300 mm girth	-	0.46	6.42	4.49	m <sup>2</sup>	<b>10.91</b>
<b>One coat sealer (applied by brush) and two coats of external grade emulsion paint, Dulux "Weathershield" or other equal and approved (spray applied)</b>						
Roughcast over 300 mm girth	-	0.33	4.60	9.16	m <sup>2</sup>	<b>13.77</b>
<b>One coat sealer and two coats of anti-graffiti paint (spray applied)</b>						
Brick or block walls over 300 mm girth	-	0.05	0.70	5.16	m <sup>2</sup>	<b>5.85</b>
Cement render or concrete walls over 300 mm girth	-	0.05	0.70	6.73	m <sup>2</sup>	<b>7.42</b>
<b>2.5 mm of "Vandalene" anti-climb paint (spray applied)</b>						
General surfaces over 300 mm girth	-	0.01	0.14	6.26	m <sup>2</sup>	<b>6.40</b>
<b>Two coats solar reflective aluminium paint; on bituminous roofing</b>						
General surfaces over 300 mm girth	-	0.52	7.25	14.57	m <sup>2</sup>	<b>21.83</b>
<b>Touch up primer; two undercoats and one finishing coat of gloss oil paint; on wood surfaces</b>						
General surfaces over 300 mm girth	-	0.42	5.86	2.19	m <sup>2</sup>	<b>8.05</b>
isolated surfaces not exceeding 300 mm girth	-	0.17	2.37	0.59	m	<b>2.96</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	-	0.31	4.33	1.18	nr	<b>5.51</b>
Glazed windows and screens panes; area not exceeding 0.10 m <sup>2</sup>	-	0.69	9.63	1.94	m <sup>2</sup>	<b>11.56</b>
panes; area 0.10–0.50 m <sup>2</sup>	-	0.69	9.63	1.63	m <sup>2</sup>	<b>11.26</b>
panes; area 0.50–1.00 m <sup>2</sup>	-	0.56	7.81	1.43	m <sup>2</sup>	<b>9.25</b>
panes; area over 1.00 m <sup>2</sup>	-	0.42	5.86	1.18	m <sup>2</sup>	<b>7.04</b>

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Glazed windows and screens; multi- coloured work						
panes; area not exceeding 0.10 m <sup>2</sup>	-	0.80	11.16	1.94	m <sup>2</sup>	13.10
panes; area 0.10–0.50 m <sup>2</sup>	-	0.64	8.93	1.69	m <sup>2</sup>	10.62
panes; area 0.50–1.00 m <sup>2</sup>	-	0.56	7.81	1.43	m <sup>2</sup>	9.25
panes; area over 1.00 m <sup>2</sup>	-	0.48	6.70	1.18	m <sup>2</sup>	7.88
<b>Knot; one coat primer; two undercoats and one finishing coat of gloss oil paint; on wood surfaces</b>						
General surfaces						
over 300 mm girth	-	0.55	7.67	2.56	m <sup>2</sup>	10.24
isolated surfaces not exceeding 300 mm girth	-	0.22	3.07	0.91	m	3.98
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	-	0.42	5.86	1.68	nr	7.54
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	-	0.92	12.84	2.86	m <sup>2</sup>	15.70
panes; area 0.10–0.50 m <sup>2</sup>	-	0.73	10.18	2.55	m <sup>2</sup>	12.74
panes; area 0.50–1.00 m <sup>2</sup>	-	0.64	8.93	1.96	m <sup>2</sup>	10.88
panes; area over 1.00 m <sup>2</sup>	-	0.55	7.67	1.36	m <sup>2</sup>	9.04
Glazed windows and screens; multi-coloured work						
panes; area not exceeding 0.10 m <sup>2</sup>	-	1.05	14.65	2.86	m <sup>2</sup>	17.51
panes; area 0.10–0.50 m <sup>2</sup>	-	0.85	11.86	2.56	m <sup>2</sup>	14.42
panes; area 0.50–1.00 m <sup>2</sup>	-	0.75	10.46	1.96	m <sup>2</sup>	12.42
panes; area over 1.00 m <sup>2</sup>	-	0.63	8.79	1.36	m <sup>2</sup>	10.15
<b>Touch up primer; two undercoats and one finishing coat of gloss oil paint; on iron or steel surfaces</b>						
General surfaces						
over 300 mm girth	-	0.42	5.86	1.99	m <sup>2</sup>	7.85
isolated surfaces not exceeding 300 mm girth	-	0.17	2.37	0.54	m	2.91
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	-	0.31	4.33	1.11	nr	5.43
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	-	0.69	9.63	2.01	m <sup>2</sup>	11.64
panes; area 0.10–0.50 m <sup>2</sup>	-	0.56	7.81	1.74	m <sup>2</sup>	9.55
panes; area 0.50–1.00 m <sup>2</sup>	-	0.48	6.70	1.47	m <sup>2</sup>	8.16
panes; area over 1.00 m <sup>2</sup>	-	0.42	5.86	1.19	m <sup>2</sup>	7.05
Structural steelwork						
over 300 mm girth	-	0.47	6.56	2.07	m <sup>2</sup>	8.63
Members of roof trusses						
over 300 mm girth	-	0.63	8.79	2.35	m <sup>2</sup>	11.14
Ornamental railings and the like; each side measured overall						
over 300 mm girth	-	0.71	9.91	2.41	m <sup>2</sup>	12.32
Eaves gutters						
over 300 mm girth	-	0.75	10.46	2.64	m <sup>2</sup>	13.10
not exceeding 300 mm girth	-	0.30	4.19	1.11	m	5.30
Pipes or conduits						
over 300 mm girth	-	0.63	8.79	2.64	m <sup>2</sup>	11.43
not exceeding 300 mm girth	-	0.25	3.49	0.91	m	4.40
<b>One coat primer; two undercoats and one finishing coat of gloss oil paint; on iron or steel surfaces</b>						
General surfaces						
over 300 mm girth	-	0.50	6.98	2.26	m <sup>2</sup>	9.24
isolated surfaces not exceeding 300 mm girth	-	0.20	2.79	0.59	m	3.38
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	-	0.38	5.30	1.17	nr	6.48

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M60 PAINTING/CLEAR FINISHING – EXTERNALLY</b>						
– cont'd						
<b>One coat primer; two undercoats and one finishing coat of gloss oil paint; on iron or steel surfaces – cont'd</b>						
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	-	0.83	11.58	2.08	m <sup>2</sup>	<b>13.66</b>
panes; area 0.10–0.50 m <sup>2</sup>	-	0.67	9.35	1.81	m <sup>2</sup>	<b>11.15</b>
panes; area 0.50–1.00 m <sup>2</sup>	-	0.58	8.09	1.53	m <sup>2</sup>	<b>9.63</b>
panes; area over 1.00 m <sup>2</sup>	-	0.50	6.98	1.17	m <sup>2</sup>	<b>8.15</b>
Structural steelwork						
over 300 mm girth	-	0.56	7.81	2.35	m <sup>2</sup>	<b>10.16</b>
Members of roof trusses						
over 300 mm girth	-	0.75	10.46	2.62	m <sup>2</sup>	<b>13.08</b>
Ornamental railings and the like; each side measured overall						
over 300 mm girth	-	0.85	11.86	2.62	m <sup>2</sup>	<b>14.48</b>
Eaves gutters						
over 300 mm girth	-	0.90	12.56	2.96	m <sup>2</sup>	<b>15.52</b>
not exceeding 300 mm girth	-	0.36	5.02	1.02	m	<b>6.04</b>
Pipes or conduits						
over 300 mm girth	-	0.75	10.46	2.96	m <sup>2</sup>	<b>13.42</b>
not exceeding 300 mm girth	-	0.30	4.19	0.98	m	<b>5.17</b>
<b>One coat of Andrews "Hammerite" paint or other equal and approved; on iron or steel surfaces</b>						
General surfaces						
over 300 mm girth	-	0.18	2.51	1.58	m <sup>2</sup>	<b>4.09</b>
isolated surfaces not exceeding 300 mm girth	-	0.09	1.26	0.50	m	<b>1.75</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	-	0.13	1.81	0.91	nr	<b>2.72</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	-	0.30	4.19	1.17	m <sup>2</sup>	<b>5.35</b>
panes; area 0.10–0.50 m <sup>2</sup>	-	0.23	3.21	1.33	m <sup>2</sup>	<b>4.54</b>
panes; area 0.50–1.00 m <sup>2</sup>	-	0.21	2.93	1.20	m <sup>2</sup>	<b>4.13</b>
panes; area over 1.00 m <sup>2</sup>	-	0.18	2.51	1.20	m <sup>2</sup>	<b>3.71</b>
Structural steelwork						
over 300 mm girth	-	0.20	2.79	1.46	m <sup>2</sup>	<b>4.25</b>
Members of roof trusses						
over 300 mm girth	-	0.27	3.77	1.58	m <sup>2</sup>	<b>5.35</b>
Ornamental railings and the like; each side measured overall						
over 300 mm girth	-	0.30	4.19	1.58	m <sup>2</sup>	<b>5.77</b>
Eaves gutters						
over 300 mm girth	-	0.31	4.33	1.71	m <sup>2</sup>	<b>6.04</b>
not exceeding 300 mm girth	-	0.10	1.40	0.82	m	<b>2.21</b>
Pipes or conduits						
over 300 mm girth	-	0.30	4.19	1.46	m <sup>2</sup>	<b>5.64</b>
not exceeding 300 mm girth	-	0.10	1.40	0.69	m	<b>2.08</b>
<b>Two coats of creosote; on wood surfaces</b>						
General surfaces						
over 300 mm girth	-	0.19	2.65	0.52	m <sup>2</sup>	<b>3.18</b>
isolated surfaces not exceeding 300 mm girth	-	0.06	0.84	0.32	m	<b>1.16</b>

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Two coats of "Solignum" wood preservative or other equal and approved; on wood surfaces</b>						
General surfaces						
over 300 mm girth	-	0.17	2.37	2.81	m <sup>2</sup>	<b>5.18</b>
isolated surfaces not exceeding 300 mm girth	-	0.06	0.84	0.82	m	<b>1.66</b>
<b>Three coats of polyurethane; on wood surfaces</b>						
General surfaces						
over 300 mm girth	-	0.33	4.60	2.47	m <sup>2</sup>	<b>7.07</b>
isolated surfaces not exceeding 300 mm girth	-	0.13	1.81	1.23	m	<b>3.04</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	-	0.25	3.49	1.42	nr	<b>4.91</b>
<b>Two coats of "New Base" primer or other and approved; and two coats of "Extra"; Sadolin Ltd or other equal and approved; pigmented; on wood surfaces</b>						
General surfaces						
over 300 mm girth	-	0.50	6.98	3.72	m <sup>2</sup>	<b>10.70</b>
isolated surfaces not exceeding 300 mm girth	-	0.31	4.33	1.30	m	<b>5.63</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	-	0.84	11.72	2.66	m <sup>2</sup>	<b>14.38</b>
panes; area 0.10–0.50 m <sup>2</sup>	-	0.68	9.49	2.51	m <sup>2</sup>	<b>12.00</b>
panes; area 0.50–1.00 m <sup>2</sup>	-	0.58	8.09	2.36	m <sup>2</sup>	<b>10.45</b>
panes; area over 1.00 m <sup>2</sup>	-	0.50	6.98	1.91	m <sup>2</sup>	<b>8.88</b>
<b>Two coats Sikkens "Cetol Filter 7" exterior stain or other equal and approved; on wood surfaces</b>						
General surfaces						
over 300 mm girth	-	0.21	2.93	4.16	m <sup>2</sup>	<b>7.09</b>
isolated surfaces not exceeding 300 mm girth	-	0.09	1.26	1.44	m	<b>2.70</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	-	0.16	2.23	2.12	nr	<b>4.36</b>

## N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>N10/11 GENERAL FIXTURES/KITCHEN FITTINGS</b>						
<b>SUPPLY ONLY PRICES</b>						
<b>NOTE:</b> The fixing of general fixtures will vary considerably depending 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.						
<b>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.</b>						
<b>Fitting components; medium density fibreboard</b>						
Backs, fronts, sides or divisions; over 300 mm wide						
12 mm thick	-	-	-	24.75	m <sup>2</sup>	-
18 mm thick	-	-	-	26.23	m <sup>2</sup>	-
25 mm thick	-	-	-	29.21	m <sup>2</sup>	-
Shelves or worktops; over 300 mm wide						
18 mm thick	-	-	-	26.23	m <sup>2</sup>	-
25 mm thick	-	-	-	29.21	m <sup>2</sup>	-
Flush doors; lipped on four edges						
450 mm x 750 mm x 18 mm	-	-	-	37.99	nr	-
450 mm x 750 mm x 25 mm	-	-	-	38.72	nr	-
600 mm x 900 mm x 18 mm	-	-	-	44.84	nr	-
600 mm x 900 mm x 25 mm	-	-	-	46.02	nr	-
<b>Fitting components; moisture-resistant medium density fibreboard</b>						
Backs, fronts, sides or divisions; over 300 mm wide						
12 mm thick	-	-	-	27.71	m <sup>2</sup>	-
18 mm thick	-	-	-	30.68	m <sup>2</sup>	-
25 mm thick	-	-	-	33.64	m <sup>2</sup>	-
Shelves or worktops; over 300 mm wide						
18 mm thick	-	-	-	30.68	m <sup>2</sup>	-
25 mm thick	-	-	-	33.64	m <sup>2</sup>	-
Flush doors; lipped on four edges						
450 mm x 750 mm x 18 mm	-	-	-	38.72	nr	-
450 mm x 750 mm x 25 mm	-	-	-	39.81	nr	-
600 mm x 900 mm x 18 mm	-	-	-	46.02	nr	-
600 mm x 900 mm x 25 mm	-	-	-	47.81	nr	-
<b>Fitting components; medium density board; melamine faced both sides</b>						
Backs, fronts, sides or divisions; over 300 mm wide						
12 mm thick	-	-	-	32.66	m <sup>2</sup>	-
18 mm thick	-	-	-	36.37	m <sup>2</sup>	-
Shelves or worktops; over 300 mm wide						
18 mm thick	-	-	-	36.37	m <sup>2</sup>	-
Flush doors; lipped on four edges						
450 mm x 750 mm x 18 mm	-	-	-	27.16	nr	-
600 mm x 900 mm x 25 mm	-	-	-	34.47	nr	-

## N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Fitting components; medium density board; formica faced both sides</b>						
Backs, fronts, sides or divisions; over 300 mm wide						
12 mm thick	-	-	-	99.45	m <sup>2</sup>	-
18 mm thick	-	-	-	103.41	m <sup>2</sup>	-
Shelves or worktops; over 300 mm wide						
18 mm thick	-	-	-	103.41	m <sup>2</sup>	-
Flush doors; lipped on four edges						
450 mm x 750 mm x 18 mm	-	-	-	54.77	nr	-
600 mm x 900 mm x 25 mm	-	-	-	55.95	nr	-
<b>Fitting components; wrought softwood</b>						
Backs, fronts, sides or divisions; cross-tongued joints; over 300 mm wide						
25 mm thick	-	-	-	47.52	m <sup>2</sup>	-
Shelves or worktops; cross-tongued joints; over 300 mm wide						
25 mm thick	-	-	-	47.52	m <sup>2</sup>	-
Bearers						
19 mm x 38 mm	-	-	-	2.49	m	-
25 mm x 50 mm	-	-	-	2.76	m	-
44 mm x 44 mm	-	-	-	2.94	m	-
44 mm x 69 mm	-	-	-	3.39	m	-
Bearers; framed; to backs, fronts or sides						
19 mm x 38 mm	-	-	-	5.69	m	-
25 mm x 50 mm	-	-	-	6.16	m	-
44 mm x 44 mm	-	-	-	7.95	m	-
44 mm x 69 mm	-	-	-	9.13	m	-
Add 5% to the above materials prices for selected softwood for staining						
<b>Fitting components; selected Sapele</b>						
Backs, fronts, sides or divisions; cross-tongued joints; over 300 mm wide						
25 mm thick	-	-	-	74.80	m <sup>2</sup>	-
Shelves or worktops; cross-tongued joints; over 300 mm wide						
25 mm thick	-	-	-	74.80	m <sup>2</sup>	-
Bearers						
19 mm x 38 mm	-	-	-	3.75	m	-
25 mm x 50 mm	-	-	-	4.67	m	-
50 mm x 50 mm	-	-	-	5.25	m	-
50 mm x 75 mm	-	-	-	6.83	m	-
Bearers; framed; to backs, fronts or sides						
19 mm x 38 mm	-	-	-	7.25	m	-
25 mm x 50 mm	-	-	-	8.04	m	-
50 mm x 50 mm	-	-	-	10.77	m	-
50 mm x 75 mm	-	-	-	13.51	m	-
<b>Fitting components; Iroko</b>						
Backs, fronts, sides or divisions; cross-tongued joints; over 300 mm wide						
25 mm thick	-	-	-	82.46	m <sup>2</sup>	-
Shelves or worktops; cross-tongued joints; over 300 mm wide						
25 mm thick	-	-	-	82.46	m <sup>2</sup>	-

## N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>N10/11 GENERAL FIXTURES/KITCHEN FITTINGS – cont'd</b>						
<b>Fitting components; Iroko – cont'd</b>						
Draining boards; cross-tongued joints; over 300 mm wide						
25 mm thick	-	-	-	103.30	m <sup>2</sup>	-
stopped flutes	-	-	-	5.34	m	-
grooves; cross-grain	-	-	-	0.79	m	-
Bearers						
19 mm x 38 mm	-	-	-	4.09	m	-
25 mm x 50 mm	-	-	-	5.24	m	-
50 mm x 50 mm	-	-	-	5.95	m	-
50 mm x 75 mm	-	-	-	7.84	m	-
Bearers; framed; to backs, fronts or sides						
19 mm x 38 mm	-	-	-	7.49	m	-
25 mm x 50 mm	-	-	-	8.35	m	-
50 mm x 50 mm	-	-	-	11.26	m	-
50 mm x 75 mm	-	-	-	14.63	m	-
<b>SUPPLY AND FIX PRICES</b>						
<b>NOTE:</b> Kitchen fittings prices 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 x 300 mm x 720 mm	70.01	1.20	17.72	72.98	nr	<b>90.70</b>
500 mm x 300 mm x 720 mm	82.50	1.30	19.20	85.93	nr	<b>105.13</b>
600 mm x 300 mm x 720 mm	92.46	1.43	21.12	96.27	nr	<b>117.39</b>
800 mm x 300 mm x 720 mm	140.68	1.62	23.93	146.30	nr	<b>170.23</b>
Floor units with drawers						
500 mm x 600 mm x 870 mm	122.86	1.30	19.20	127.82	nr	<b>147.02</b>
600 mm x 600 mm x 870 mm	135.36	1.43	21.12	140.78	nr	<b>161.90</b>
1000 mm x 600 mm x 870 mm	210.78	1.71	25.26	219.03	nr	<b>244.29</b>
Sink units (excluding sink top)						
1000 mm x 600 mm x 870 mm	214.00	1.62	23.93	222.37	nr	<b>246.29</b>
Larder units						
500 mm x 600 mm x 870 mm	122.86	1.50	22.15	128.16	nr	<b>150.32</b>
Laminated plastics worktops; single rolled edge; prices include for fixing						
38 mm thick; 600 mm wide	33.27	0.41	6.06	36.35	m	<b>42.41</b>
extra for forming hole for inset sink	-	0.77	11.37	-	nr	<b>11.37</b>
extra for jointing strip at corner intersection of worktops	-	0.16	2.36	7.57	nr	<b>9.93</b>
extra for butt and scribe joint at corner intersection of worktops	-	4.58	67.64	-	nr	<b>67.64</b>
<b>Lockers and cupboards; Welconstruct Distribution or other equal and approved</b>						
Standard clothes lockers; steel body and door within reinforced 19G frame, powder coated finish, cam locks 1 compartment; placing in position						
300 mm x 300 mm x 1800 mm	-	0.25	2.61	53.78	nr	<b>56.39</b>
380 mm x 380 mm x 1800 mm	-	0.25	2.61	65.83	nr	<b>68.44</b>
450 mm x 450 mm x 1800 mm	-	0.30	3.13	75.07	nr	<b>78.20</b>

## N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Compartment lockers; steel body and door with reinforced 19G frame, powder coated finish, cam locks 2 compartments; placing in position						
300 mm x 300 mm x 1800 mm	-	0.25	2.61	59.29	nr	<b>61.90</b>
380 mm x 380 mm x 1800 mm	-	0.25	2.61	53.78	nr	<b>56.39</b>
450 mm x 450 mm x 1800 mm	-	0.30	3.13	81.61	nr	<b>84.74</b>
4 compartments; placing in position						
300 mm x 300 mm x 1800 mm	-	0.25	2.61	70.40	nr	<b>73.01</b>
380 mm x 380 mm x 1800 mm	-	0.25	2.61	84.32	nr	<b>86.93</b>
450 mm x 450 mm x 1800 mm	-	0.30	3.13	84.32	nr	<b>87.45</b>
Timber clothes lockers; veneered MDF finish, routed door, cam locks 1 compartment; placing in position						
380 mm x 380 mm x 1830 mm	-	0.30	3.13	196.09	nr	<b>199.22</b>
4 compartments; placing in position						
380 mm x 380 mm x 1830 mm	-	0.30	3.13	285.73	nr	<b>288.86</b>
Cupboards; stainless steel; cam locks						
900 mm x 460 mm x 900 mm; with one shelf	-	0.25	2.61	567.72	nr	<b>570.33</b>
900 mm x 460 mm x 1200 mm; with two shelves	-	0.25	2.61	644.29	nr	<b>646.90</b>
900 mm x 460 mm x 1800 mm; with three shelves	-	0.25	2.61	798.36	nr	<b>800.96</b>
1200 mm x 460 mm x 1800 mm; with three shelves	-	0.25	2.61	1034.60	nr	<b>1037.20</b>
<b>Shelving support systems; Welconstruct Distribution or other equal and approved</b>						
Shelving support systems; steel body; stove enamelled finish; assembling open initial bay; 5 shelves; placing in position						
1000 mm x 300 mm x 1850 mm	-	0.75	9.97	100.75	nr	<b>110.72</b>
1000 mm x 600 mm x 1850 mm	-	0.75	9.97	145.66	nr	<b>155.63</b>
open extension bay; 5 shelves; placing in position						
1000 mm x 300 mm x 1850 mm	-	0.90	11.96	80.30	nr	<b>92.26</b>
1000 mm x 600 mm x 1850 mm	-	0.90	11.96	114.01	nr	<b>125.97</b>
closed initial bay; 5 shelves; placing in position						
1000 mm x 300 mm x 1850 mm	-	0.75	9.97	134.37	nr	<b>144.33</b>
1000 mm x 600 mm x 1850 mm	-	0.75	9.97	183.95	nr	<b>193.92</b>
closed extension bay; 5 shelves; placing in position						
1000 mm x 300 mm x 1850 mm	-	0.90	11.96	113.92	nr	<b>125.88</b>
1000 mm x 600 mm x 1850 mm	-	0.90	11.96	152.20	nr	<b>164.16</b>
extra for pair of doors; fixing in position						
1000 mm x 1850 mm	-	0.81	10.76	145.20	nr	<b>155.96</b>
<b>Cloakroom racks; Welconstruct Distribution or other equal and approved</b>						
Cloakroom racks; 40 mm x 40 mm square tube framing; polyester coated finish; beech slatted seats and rails to one side only; placing in position						
1675 mm x 325 mm x 1500 mm; 5 nr coat hooks	-	0.33	4.39	344.55	nr	<b>348.94</b>
1825 mm x 325 mm x 1500 mm; 15 nr coat hangers	-	0.33	4.39	404.31	nr	<b>408.70</b>
Extra for						
shoe baskets	-	-	-	79.46	nr	-
mesh bottom shelf	-	-	-	55.56	nr	-



## N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>N10/11 GENERAL FIXTURES/KITCHEN FITTINGS – cont'd</b>						
<b>Cloakroom racks; Welconstruct Distribution or other equal and approved – cont'd</b>						
Cloakroom racks; 40 mm x 40 mm square tube framing; polyester coated finish; beech slatted seats and rails to both sides; placing in position						
1675 mm x 600 mm x 1500 mm; 10 nr coat hooks	-	0.44	5.85	441.66	nr	<b>447.51</b>
1825 mm x 600 mm x 1500 mm; 30 nr coat hangers	-	0.44	5.85	504.23	nr	<b>510.07</b>
Extra for						
shoe baskets	-	-	-	110.65	nr	-
mesh bottom shelf	-	-	-	67.51	nr	-
<b>6 mm thick rectangular glass mirrors; silver backed; fixed with chromium plated domed headed screws; to background requiring plugging</b>						
Mirror with polished edges						
365 mm x 254 mm	7.13	0.81	11.30	7.59	nr	<b>18.89</b>
400 mm x 300 mm	-	0.81	11.30	9.84	nr	<b>21.14</b>
560 mm x 380 mm	16.09	0.92	12.84	16.89	nr	<b>29.73</b>
640 mm x 460 mm	21.06	1.02	14.23	22.05	nr	<b>36.28</b>
Mirror with bevelled edges						
365 mm x 254 mm	12.69	0.81	11.30	13.36	nr	<b>24.67</b>
400 mm x 300 mm	14.85	0.81	11.30	15.60	nr	<b>26.90</b>
560 mm x 380 mm	24.75	0.92	12.84	25.87	nr	<b>38.71</b>
640 mm x 460 mm	30.93	1.02	14.23	32.29	nr	<b>46.52</b>
<b>Door mats</b>						
Entrance mats; "Tuftiguard Classic"; aluminium scraper bar; laying in position; 12 mm thick						
900 mm x 550 mm	134.68	0.51	5.32	139.73	nr	<b>145.05</b>
1200 mm x 750 mm	242.41	0.51	5.32	251.51	nr	<b>256.83</b>
2400 mm x 1200 mm	775.73	1.02	10.64	804.82	nr	<b>815.46</b>
<b>Matwells</b>						
Polished aluminium matwell; comprising angle rim with brazed angles and lugs brazed on; to suit mat size						
914 mm x 560 mm; constructed with 25 x 25 x 3 mm angle	30.84	1.02	10.64	31.99	nr	<b>42.63</b>
1067 mm x 610 mm; constructed with 34 x 26 x 6 mm angle	42.14	1.02	10.64	43.72	nr	<b>54.37</b>
1219 mm x 762 mm; constructed with 50 x 50 x 6 mm angle	103.36	1.02	10.64	107.23	nr	<b>117.87</b>
Polished brass matwell; comprising angle rim with brazed angles and lugs brazed on; to suit mat size						
914 mm x 560 mm; constructed with 25 x 25 x 5 mm angle	118.49	1.02	10.64	122.94	nr	<b>133.58</b>
1067 mm x 610 mm; constructed with 38 x 38 x 6 mm angle	172.79	1.02	10.64	179.27	nr	<b>189.91</b>
<b>Internal blinds; Luxaflex Ltd or other equal and approved</b>						
Roller blinds; Luxaflex EOS type 10 roller; "Compact Fabric"; plain type material; 1219 mm drop; fixing with screws						
1016 mm wide	39.90	1.02	10.64	41.40	nr	<b>52.04</b>
2031 mm wide	58.90	1.60	16.69	61.11	nr	<b>77.80</b>
2843 mm wide	76.00	2.16	22.53	78.85	nr	<b>101.38</b>

## N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Roller blinds; Luxaflex EOS type 10 roller; "Compact Fabric"; fire resisting material; 1219 mm drop; fixing with screws						
1016 mm wide	52.25	1.02	10.64	54.21	nr	<b>64.85</b>
2031 mm wide	77.90	1.60	16.69	80.82	nr	<b>97.51</b>
2843 mm wide	102.60	2.16	22.53	106.45	nr	<b>128.98</b>
Roller blinds; Luxaflex EOS type 10 roller; "Light-resistant"; blackout material; 1219 mm drop; fixing with screws						
1016 mm wide	39.90	1.02	10.64	41.40	nr	<b>52.04</b>
2031 mm wide	58.90	1.60	16.69	61.11	nr	<b>77.80</b>
2843 mm wide	76.00	2.16	22.53	78.85	nr	<b>101.38</b>
Roller blinds; Luxaflex "Lite-master Crank Op"; 100% blackout; 1219 mm drop; fixing with screws						
1016 mm wide	208.05	2.15	22.43	215.85	nr	<b>238.28</b>
2031 mm wide	279.30	3.02	31.51	289.77	nr	<b>321.28</b>
2843 mm wide	361.00	3.89	40.58	374.54	nr	<b>415.12</b>
Vertical louvre blinds; 89 mm wide louvres; Luxaflex EOS type; "Florida Fabric"; 1219 mm drop; fixing with screws						
1016 mm wide	52.25	0.91	9.49	54.21	nr	<b>63.70</b>
2031 mm wide	78.85	1.42	14.81	81.81	nr	<b>96.62</b>
3046 mm wide	106.40	1.94	20.24	110.39	nr	<b>130.63</b>
Vertical louvre blinds; 127 mm wide louvres; Luxaflex EOS type; "Florida Fabric"; 1219 mm drop; fixing with screws						
1016 mm wide	45.60	0.97	10.12	47.31	nr	<b>57.43</b>
2031 mm wide	69.35	1.50	15.65	71.95	nr	<b>87.60</b>
3046 mm wide	93.10	2.00	20.87	96.59	nr	<b>117.46</b>
<b>N13 SANITARY APPLIANCES/FITTINGS</b>						
<b>Sinks; Armitage Shanks or equal and approved</b>						
Sinks; white glazed fireclay; BS 6465; pointing all round with Dow Corning Hansil silicone sealant						
Belfast sink; 46 cm x 38 cm x 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	197.95	3.05	63.39	261.84	nr	<b>325.23</b>
Belfast sink; 60 cm x 46 cm x 21 cm ref S582701; 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	235.61	3.05	63.39	301.10	nr	<b>364.49</b>
Belfast sink; 76 cm x 38 cm x 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	330.90	3.05	63.39	400.15	nr	<b>463.54</b>

## N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>N13 SANITARY APPLIANCES/FITTINGS – cont'd</b>						
<b>Lavatory basins; Armitage Shanks or equal and approved</b>						
Basins; white vitreous china; BS 6465 Part 3; pointing all round with Dow Corning Hansil silicone 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 x 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	92.94	2.35	48.84	133.04	nr	<b>181.88</b>
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 x 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	113.46	2.35	48.84	154.45	nr	<b>203.29</b>
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 x 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	154.62	2.35	48.84	197.28	nr	<b>246.12</b>
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	170.96	2.55	53.00	194.91	nr	<b>247.90</b>
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	167.37	2.55	53.00	191.19	nr	<b>244.19</b>
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	174.57	2.55	53.00	198.66	nr	<b>251.65</b>

## N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
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	160.69	2.55	53.00	184.20	nr	<b>237.19</b>
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	165.54	2.55	53.00	189.31	nr	<b>242.31</b>
<b>Drinking fountains; Armitage Shanks or equal and approved</b>						
White vitreous china fountains; pointing all round with Dow Corning Hansil silicone selant						
Aqualon wall mounted drinking fountain ref S540101; Aqualon self closing valve with fittings and plastic waste ref S5402AA; 32 x 75 mm seal plastic standard bottle trap ref S891067; screwing	278.39	2.55	53.00	297.26	nr	<b>350.25</b>
Polished stainless steel fountains; pointing all round with Dow Corning Hansil silicone selant						
Purita wall mounted drinking fountain ref S5435MY with self closing valve and fittings; 32mm unslotted basin strainer waste ref S8720AA; screwing	220.42	2.55	53.00	229.12	nr	<b>282.12</b>
Purita pedestal mounted drinking fountain 90 cm high ref S5440MY with self closing valve and fittings; 32mm unslotted basin strainer waste ref S8720AA; screwing	553.53	3.05	63.39	590.38	nr	<b>653.77</b>
<b>Baths; Armitage Shanks or equal and approved</b>						
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 selant						
170 cm long x 70 cm wide; white or coloured	137.75	3.85	80.01	142.92	nr	<b>222.93</b>
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 selant						
170 cm long x 70 cm wide; white or coloured	349.88	3.85	80.01	363.00	nr	<b>443.02</b>

## N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>N13 SANITARY APPLIANCES/FITTINGS – cont'd</b>						
<b>Water closets; Armitage Shanks or equal and approved</b>						
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 14° finned ref S430501; Universal close coupled bottom inlet cistern with syphon ref S392001	158.72	3.35	69.62	171.62	nr	<b>241.25</b>
Tiffany back to wall washdown closet pan with horizontal outlet ref S341001; Saturn plastic toilet seat and cover ref S404001; Panketa pan connector 14° finned ref S430501; Conceala 2.6 litre low level side inlet cistern with syphon and lever ref S361767	208.86	3.35	69.62	223.64	nr	<b>293.27</b>
Extra over for; Panketa pan connector 90° finned ref S430001	-	-	-	1.64	nr	-
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 14° finned ref S430501; Tiffany 7½ litre close coupled cistern with dual flush valve ref S365001	215.79	3.35	69.62	230.83	nr	<b>300.46</b>
Extra over for; Panketa pan connector 90° finned ref S430001	-	-	-	1.64	nr	-
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 14° finned ref S430501; Cameo 6 litre close coupled cistern with dual flush valve ref S361301	269.09	3.35	69.62	286.13	nr	<b>355.76</b>
Extra over for; Panketa pan connector 90° finned ref S430001	-	-	-	1.64	nr	-
<b>Wall urinals; Armitage Shanks or equal and approved</b>						
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 x 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	186.82	4.05	84.17	215.19	nr	<b>299.36</b>

## N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
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 x 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	212.83	4.05	84.17	242.17	nr	<b>326.34</b>
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 x 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	255.09	4.05	84.17	286.12	nr	<b>370.29</b>
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 x 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	281.10	4.05	84.17	313.10	nr	<b>397.27</b>
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 x 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	314.50	7.65	158.99	369.03	nr	<b>528.01</b>
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 x 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	451.05	7.65	158.99	510.88	nr	<b>669.87</b>
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 x 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	437.86	11.20	232.77	518.38	nr	<b>751.14</b>

## N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>N13 SANITARY APPLIANCES/FITTINGS – cont'd</b>						
<b>Wall urinals; Armitage Shanks or equal and approved – cont'd</b>						
White vitreous china bowls and cisterns – cont'd						
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 x 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	642.68	11.20	232.77	730.88	nr	<b>963.65</b>
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 x 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	565.71	14.75	306.55	672.39	nr	<b>978.94</b>
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 x 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	838.81	14.75	306.55	955.73	nr	<b>1262.28</b>
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 x 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	689.10	18.30	380.33	821.78	nr	<b>1202.10</b>
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 x 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	1030.48	18.30	380.33	1176.42	nr	<b>1556.74</b>
White vitreous china division panels; pointing all round with Dow Corning Hansill silicone sealant Urinal division with screw and hanger ref S612001; screwing	58.54	0.75	15.59	61.75	nr	<b>77.34</b>

## N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Bidets; Armitage Shanks or equal and approved</b> 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 x 39 cm; white or coloured	310.74	3.85	80.01	322.39	nr	<b>402.40</b>
<b>Shower tray and fittings</b> Simplicity shower tray; acrylic; with outlet and grated waste; chain and plug; bedding and pointing in waterproof cement mortar 760 mm x 760 mm ; white or coloured	49.30	3.30	68.59	51.15	nr	<b>119.74</b>
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	265.34	5.50	114.31	275.29	nr	<b>389.59</b>
Corner fitting shower enclosure; Bliss flat top hinged door with front panel and clear glass side panel	620.21	3.00	41.86	643.46	nr	<b>685.32</b>
<b>Miscellaneous fittings; Magrini Ltd or equal and approved</b> Vertical nappy changing unit ref KBCS; screwing	-	0.65	9.60	227.19	nr	<b>236.79</b>
Horizontal nappy changing unit ref KBHS; screwing	-	0.65	9.60	227.19	nr	<b>236.79</b>
Stay Safe baby seat ref KBPS; screwing	-	0.60	8.86	80.90	nr	<b>89.77</b>
<b>Miscellaneous fittings; Pressalit Ltd or equal and approved</b> Grab rails 300 mm long ref RT100000; screwing	-	0.55	8.12	53.75	nr	<b>61.88</b>
450 mm long ref RT101000; screwing	-	0.55	8.12	57.64	nr	<b>65.77</b>
600 mm long ref RT102000; screwing	-	0.55	8.12	65.94	nr	<b>74.07</b>
800 mm long ref RT103000; screwing	-	0.55	8.12	74.24	nr	<b>82.37</b>
1000 mm long ref RT104000; screwing	-	0.55	8.12	85.40	nr	<b>93.52</b>
Angled grab rails 900 mm long, angled 135° ref RT110000; screwing	-	0.55	8.12	107.18	nr	<b>115.31</b>
1300 mm long, angled 90° ref RT119000; screwing	-	0.80	11.82	150.53	nr	<b>162.35</b>
Hinged grab rails 600 mm long ref R3016000 ; screwing	-	0.40	5.91	173.82	nr	<b>179.73</b>
600 mm long with spring counter balance ref RF016000 ; screwing	-	0.40	5.91	242.56	nr	<b>248.46</b>
800 mm long ref R3010000 ; screwing	3.04	0.40	5.91	146.59	nr	<b>152.50</b>
800 mm long with spring counter balance ref RF010000 ; screwing	-	0.40	5.91	260.45	nr	<b>266.36</b>
<b>N15 SIGNS/NOTICES</b> <b>Plain script; in gloss oil paint; on painted or varnished surfaces</b> Capital letters; lower case letters or numerals per coat; per 25 mm high	-	0.10	1.40	-	nr	<b>1.40</b>
Stops per coat	-	0.02	0.28	-	nr	<b>0.28</b>



## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>P10 SUNDRY INSULATION/PROOFING WORK/ FIRE STOPS</b>						
<b>"Sisalkraft" building papers/vapour barriers or other equal and approved</b>						
Building paper; 150 mm laps; fixed to softwood "Moistop" grade 728 (class A1F)	-	0.09	1.20	1.06	m <sup>2</sup>	<b>2.26</b>
Vapour barrier/reflective insulation 150 mm laps; fixed to softwood "Insulex" grade 714; single sided	-	0.09	1.20	1.26	m <sup>2</sup>	<b>2.45</b>
<b>Mat or quilt insulation</b>						
Glass fibre roll; "Crown Loft Roll" or other equal and approved; laid loose between members at 600 mm centres						
100 mm thick	1.42	0.11	1.46	1.55	m <sup>2</sup>	<b>3.01</b>
150 mm thick	2.07	0.12	1.59	2.25	m <sup>2</sup>	<b>3.85</b>
200 mm thick	2.87	0.13	1.73	3.13	m <sup>2</sup>	<b>4.85</b>
Glass fibre quilt; Isowool "Modular roll" or other equal and approved; laid loose between members at 600 mm centres						
60 mm thick	3.33	0.10	1.33	3.46	m <sup>2</sup>	<b>4.79</b>
80 mm thick	4.35	0.11	1.46	4.52	m <sup>2</sup>	<b>5.98</b>
100 mm thick	5.19	0.12	1.59	5.38	m <sup>2</sup>	<b>6.98</b>
150 mm thick	7.92	0.13	1.73	8.22	m <sup>2</sup>	<b>9.95</b>
Mineral fibre quilt; Isowool "APR 1200" or other equal and approved; pinned vertically to softwood						
25 mm thick	2.29	0.09	1.20	2.37	m <sup>2</sup>	<b>3.57</b>
50 mm thick	3.62	0.10	1.33	3.75	m <sup>2</sup>	<b>5.08</b>
"Crown Dritherm Cavity Slab 37" glass fibre batt or other equal and approved; as full or partial cavity fill; including retaining discs						
50 mm thick	2.03	0.13	1.73	2.52	m <sup>2</sup>	<b>4.25</b>
75 mm thick	2.47	0.14	1.86	3.00	m <sup>2</sup>	<b>4.86</b>
100 mm thick	3.27	0.15	1.99	3.87	m <sup>2</sup>	<b>5.87</b>
"Crown Dritherm Cavity Slab 34" glass fibre batt or other equal and approved; as full or partial cavity fill; including retaining discs						
65 mm thick	2.53	0.13	1.73	3.07	m <sup>2</sup>	<b>4.79</b>
75 mm thick	2.61	0.14	1.86	3.15	m <sup>2</sup>	<b>5.01</b>
85 mm thick	2.97	0.14	1.86	3.55	m <sup>2</sup>	<b>5.41</b>
100 mm thick	3.45	0.15	1.99	4.07	m <sup>2</sup>	<b>6.06</b>
"Crown Dritherm Cavity Slab 32" glass fibre batt or other equal and approved; as full or partial cavity fill; including retaining discs						
65 mm thick	8.68	0.13	1.73	9.77	m <sup>2</sup>	<b>11.49</b>
75 mm thick	10.02	0.14	1.86	11.23	m <sup>2</sup>	<b>13.09</b>
85 mm thick	11.29	0.14	1.86	12.61	m <sup>2</sup>	<b>14.47</b>
100 mm thick	13.07	0.15	1.99	14.55	m <sup>2</sup>	<b>16.54</b>
"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	4.37	0.15	1.99	4.76	m <sup>2</sup>	<b>6.75</b>
140 mm thick	6.34	0.17	2.26	6.91	m <sup>2</sup>	<b>9.17</b>
"Crown Rafter Roll 32" glass fibre flanged building roll; pinned vertically or to slope between timber framing						
50 mm thick	6.06	0.19	3.28	6.60	m <sup>2</sup>	<b>9.88</b>
75 mm thick	8.68	0.20	3.45	9.46	m <sup>2</sup>	<b>12.91</b>
100 mm thick	11.18	0.21	3.63	12.18	m <sup>2</sup>	<b>15.80</b>

## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Board or slab insulation</b>						
"Kingspan Thermawall TW50" zero ODP rigid urethane insulation board or other equal and approved; as full or partial cavity fill; including retaining discs and cutting around ties						
50 mm thick	9.86	0.19	3.28	11.05	m <sup>2</sup>	14.33
75 mm thick	14.69	0.20	3.45	16.31	m <sup>2</sup>	19.76
100 mm thick	19.11	0.21	3.63	21.13	m <sup>2</sup>	24.75
Expanded polystyrene board standard grade SD/N or other equal and approved; fixed with adhesive						
20 mm thick	-	0.15	2.59	4.07	m <sup>2</sup>	6.66
25 mm thick	-	0.15	2.59	4.58	m <sup>2</sup>	7.17
30 mm thick	-	0.16	2.76	4.90	m <sup>2</sup>	7.67
40 mm thick	-	0.45	7.77	5.03	m <sup>2</sup>	12.80
50 mm thick	-	0.18	3.11	6.45	m <sup>2</sup>	9.56
60 mm thick	-	0.19	3.28	7.52	m <sup>2</sup>	10.80
75 mm thick	-	0.20	3.45	9.06	m <sup>2</sup>	12.52
100 mm thick	-	0.21	3.63	11.48	m <sup>2</sup>	15.10
"Styrofoam Floormate 500" extruded polystyrene foam or other equal and approved						
50 mm thick	-	0.51	8.80	7.63	m <sup>2</sup>	16.43
80 mm thick	-	0.51	8.80	13.42	m <sup>2</sup>	22.23
120 mm thick	-	0.51	8.80	20.13	m <sup>2</sup>	28.94
<b>Fire stops</b>						
Cape "Firecheck" channel or other equal and approved; intumescent coatings on cut mitres; fixing with brass cups and screws						
19 mm x 44 mm or 19 mm x 50 mm	10.80	0.61	10.53	12.22	m	22.75
"Sealmaster" intumescent fire and smoke seals or other equal and approved; pinned into groove in timber						
type N30; for single leaf half hour door	2.38	0.31	5.35	2.59	m	7.94
type N60; for single leaf one hour door	3.10	0.33	5.70	3.38	m	9.08
type IMN or IMP; for meeting or pivot stiles of pair of one hour doors; per stile	3.10	0.33	5.70	3.38	m	9.08
intumescent plugs in timber; including boring	-	0.10	1.73	0.03	nr	1.75
Rockwool fire stops or other equal and approved; between top of brick/block wall and concrete soffit						
30 mm deep x 100 mm wide	-	0.08	1.38	3.65	m	5.03
30 mm deep x 150 mm wide	-	0.10	1.73	5.53	m	7.25
30 mm deep x 200 mm wide	-	0.12	2.07	7.39	m	9.46
60 mm deep x 100 mm wide	-	0.09	1.55	5.40	m	6.96
60 mm deep x 150 mm wide	-	0.10	1.73	8.03	m	9.75
60 mm deep x 200 mm wide	-	0.12	2.07	10.82	m	12.89
90 mm deep x 100 mm wide	-	0.11	1.90	7.10	m	9.00
90 mm deep x 150 mm wide	-	0.13	2.24	10.63	m	12.88
90 mm deep x 200 mm wide	-	0.15	2.59	14.19	m	16.78
<b>Fire protection compound</b>						
Quelfire "QF4", fire protection compound or other equal and approved; filling around pipes, ducts and the like; including all necessary formwork						
300 mm x 300 mm x 250 mm; pipes – 2	-	1.25	18.29	43.33	nr	61.62
<b>Fire barriers</b>						
Corofil C144 fire barrier to edge of slab; fixed with non-flammable contact adhesive						
to suit void 30 mm wide x 100 mm deep; one hour	-	-	-	-	m	15.70

## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>P10 SUNDRY INSULATION/PROOFING WORK/ FIRE STOPS – cont'd</b>						
<b>Fire barriers – cont'd</b>						
Rockwool fire barrier or other and approved between top of suspended ceiling and concrete soffit						
one 50 mm layer x 900 mm wide; half hour	-	0.61	10.53	5.17	m <sup>2</sup>	<b>15.71</b>
two 50 mm layers x 900 mm wide; one hour	-	0.92	15.88	10.10	m <sup>2</sup>	<b>25.98</b>
three 50 mm layers x 900 mm wide; two hour	-	1.22	21.06	15.02	m <sup>2</sup>	<b>36.08</b>
Lamatherm fire barrier or other equal and approved; to void below raised access floors						
75 mm thick x 300 mm wide; half hour	-	0.17	2.93	7.47	m	<b>10.41</b>
75 mm thick x 600 mm wide; half hour	-	0.17	2.93	16.37	m	<b>19.31</b>
90 mm thick x 300 mm wide; half hour	-	0.17	2.93	10.48	m	<b>13.42</b>
90 mm thick x 600 mm wide; half hour	-	0.17	2.93	21.84	m	<b>24.78</b>
<b>Dow Chemicals "Styrofoam SP" or other equal and approved; cold bridging insulation fixed with adhesive to brick, block or concrete base</b>						
Insulation to walls						
50 mm thick	-	0.37	6.39	6.07	m <sup>2</sup>	<b>12.46</b>
75 mm thick	-	0.39	6.73	10.07	m <sup>2</sup>	<b>16.81</b>
Insulation to isolated columns						
50 mm thick	-	0.44	7.60	6.07	m <sup>2</sup>	<b>13.67</b>
75 mm thick	-	0.48	8.29	10.07	m <sup>2</sup>	<b>18.36</b>
Insulation to ceilings						
50 mm thick	-	0.40	6.91	6.07	m <sup>2</sup>	<b>12.98</b>
75 mm thick	-	0.43	7.42	10.07	m <sup>2</sup>	<b>17.50</b>
Insulation to isolated beams						
50 mm thick	-	0.48	8.29	6.07	m <sup>2</sup>	<b>14.36</b>
75 mm thick	-	0.51	8.80	10.07	m <sup>2</sup>	<b>18.88</b>
<b>P11 FOAMED/FIBRE/BEAD CAVITY WALL INSULATION</b>						
<b>Injected insulation</b>						
Cavity wall insulation; injecting cavity with mineral wool						
75 mm cavity	-	-	-	-	m <sup>2</sup>	<b>5.13</b>
100 mm cavity	-	-	-	-	m <sup>2</sup>	<b>5.13</b>
<b>P20 UNFRAMED ISOLATED TRIMS/SKIRTINGS/ SUNDRY ITEMS</b>						
<b>Medium density fibreboard (Sapele veneered one side); 18 mm thick</b>						
Window boards and the like; rebated; hardwood lipped on one edge						
18 mm x 200 mm	-	0.28	4.83	16.18	m	<b>21.01</b>
18 mm x 250 mm	-	0.31	5.35	17.03	m	<b>22.38</b>
18 mm x 300 mm	-	0.33	5.70	17.46	m	<b>23.16</b>
18 mm x 350 mm	-	0.37	6.39	18.74	m	<b>25.13</b>
returned and fitted ends	-	0.22	3.80	3.02	nr	<b>6.82</b>

## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Medium density fibreboard (American White Ash veneered one side); 18 mm thick</b>						
Window boards and the like; rebated; hardwood						
lipped on one edge						
18 mm x 200 mm	-	0.28	4.83	16.82	m	21.65
18 mm x 250 mm	-	0.31	5.35	17.89	m	23.24
18 mm x 300 mm	-	0.33	5.70	18.41	m	24.11
18 mm x 350 mm	-	0.37	6.39	20.01	m	26.39
returned and fitted ends	-	0.22	3.80	3.02	nr	6.82
<b>Wrought softwood</b>						
Skirtings, picture rails, dado rails and the like; splayed or moulded						
19 mm x 44 mm; splayed	-	0.10	1.73	3.11	m	4.84
19 mm x 44 mm; moulded	-	0.10	1.73	3.33	m	5.05
19 mm x 69 mm; splayed	-	0.10	1.73	3.37	m	5.10
19 mm x 69 mm; moulded	-	0.10	1.73	3.37	m	5.10
19 mm x 94 mm; splayed	-	0.10	1.73	3.79	m	5.51
19 mm x 94 mm; moulded	-	0.10	1.73	3.79	m	5.51
19 mm x 144 mm; moulded	-	0.12	2.07	4.46	m	6.53
19 mm x 169 mm; moulded	-	0.12	2.07	4.72	m	6.79
25 mm x 50 mm; moulded	-	0.10	1.73	3.38	m	5.11
25 mm x 69 mm; splayed	-	0.10	1.73	3.61	m	5.33
25 mm x 94 mm; splayed	-	0.10	1.73	4.05	m	5.77
25 mm x 144 mm; splayed	-	0.12	2.07	4.91	m	6.98
25 mm x 144 mm; moulded	-	0.12	2.07	4.91	m	6.98
25 mm x 169 mm; moulded	-	0.12	2.07	5.47	m	7.54
25 mm x 219 mm; moulded	-	0.14	2.42	7.13	m	9.55
returned ends	-	0.16	2.76	-	nr	2.76
mitres	-	0.10	1.73	-	nr	1.73
Architraves, cover fillets and the like; half round; splayed or moulded						
13 mm x 25 mm; half round	-	0.12	2.07	2.92	m	5.00
13 mm x 50 mm; moulded	-	0.12	2.07	3.10	m	5.17
16 mm x 32 mm; half round	-	0.12	2.07	3.26	m	5.33
16 mm x 38 mm; moulded	-	0.12	2.07	3.26	m	5.33
16 mm x 50 mm; moulded	-	0.12	2.07	3.26	m	5.33
19 mm x 50 mm; splayed	-	0.12	2.07	3.26	m	5.33
19 mm x 63 mm; splayed	-	0.11	1.90	3.37	m	5.27
19 mm x 69 mm; splayed	-	0.12	2.07	3.59	m	5.66
25 mm x 44 mm; splayed	-	0.12	2.07	3.22	m	5.29
25 mm x 50 mm; moulded	-	0.12	2.07	3.38	m	5.46
25 mm x 63 mm; splayed	-	0.12	2.07	3.54	m	5.61
25 mm x 69 mm; splayed	-	0.12	2.07	4.02	m	6.09
32 mm x 88 mm; moulded	-	0.12	2.07	4.05	m	6.12
38 mm x 38 mm; moulded	-	0.12	2.07	3.57	m	5.65
50 mm x 50 mm; moulded	-	0.12	2.07	4.17	m	6.24
returned ends	-	0.16	2.76	-	nr	2.76
mitres	-	0.10	1.73	-	nr	1.73
Stops; screwed on						
16 mm x 38 mm	-	0.10	1.73	1.46	m	3.19
16 mm x 50 mm	-	0.10	1.73	1.59	m	3.31
19 mm x 38 mm	-	0.10	1.73	1.46	m	3.19
25 mm x 38 mm	-	0.10	1.73	1.60	m	3.33
25 mm x 50 mm	-	0.10	1.73	1.64	m	3.37

## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>P20 UNFRAMED ISOLATED TRIMS/SKIRTINGS/ SUNDRY ITEMS – cont'd</b>						
<b>Wrought softwood – cont'd</b>						
Glazing beads and the like						
13 mm x 16 mm	-	0.05	0.86	1.80	m	2.66
13 mm x 19 mm	-	0.05	0.86	1.80	m	2.66
13 mm x 25 mm	-	0.05	0.86	1.84	m	2.70
13 mm x 25 mm; screwed	-	0.05	0.86	1.91	m	2.77
13 mm x 25 mm; fixing with brass cups and screws	-	0.05	0.86	1.84	m	2.70
16 mm x 25 mm; screwed	-	0.05	0.86	3.06	m	3.93
16 mm quadrant	-	0.05	0.86	2.74	m	3.60
19 mm quadrant or scotia	-	0.05	0.86	2.74	m	3.60
19 mm x 36 mm; screwed	-	0.05	0.86	3.10	m	3.96
25 mm x 38 mm; screwed	-	0.05	0.86	3.24	m	4.11
25 mm quadrant or scotia	-	0.05	0.86	2.90	m	3.76
38 mm scotia	-	0.05	0.86	3.49	m	4.35
50 mm scotia	-	0.05	0.86	4.08	m	4.95
Isolated shelves, worktops, seats and the like						
19 mm x 150 mm	-	0.17	2.93	3.80	m	6.74
19 mm x 200 mm	-	0.22	3.80	5.25	m	9.05
25 mm x 150 mm	-	0.17	2.93	4.34	m	7.28
25 mm x 200 mm	-	0.22	3.80	6.17	m	9.97
32 mm x 150 mm	-	0.17	2.93	5.07	m	8.01
32 mm x 200 mm	-	0.22	3.80	6.92	m	10.72
Isolated shelves, worktops, seats and the like; cross-tongued joints						
19 mm x 300 mm	-	0.29	5.01	15.65	m	20.66
19 mm x 450 mm	-	0.34	5.87	23.59	m	29.46
19 mm x 600 mm	-	0.41	7.08	30.52	m	37.60
25 mm x 300 mm	-	0.29	5.01	16.79	m	21.79
25 mm x 450 mm	-	0.34	5.87	25.44	m	31.31
25 mm x 600 mm	-	0.41	7.08	33.08	m	40.16
32 mm x 300 mm	-	0.29	5.01	17.77	m	22.78
32 mm x 450 mm	-	0.34	5.87	27.03	m	32.90
32 mm x 600 mm	-	0.41	7.08	35.27	m	42.34
Isolated shelves, worktops, seats and the like; slatted with 50 mm wide slats at 75 mm centres						
19 mm thick	-	0.66	11.39	37.14	m	48.54
25 mm thick	-	0.66	11.39	37.97	m	49.37
32 mm thick	-	0.66	11.39	38.70	m	50.10
Window boards, nosings, bed moulds and the like; rebated and rounded						
19 mm x 75 mm	-	0.19	3.28	4.57	m	7.85
19 mm x 150 mm	-	0.20	3.45	5.68	m	9.13
19 mm x 219 mm; in one width	-	0.27	4.66	7.08	m	11.74
19 mm x 300 mm; cross-tongued joints	-	0.31	5.35	16.52	m	21.87
25 mm x 75 mm	-	0.19	3.28	4.85	m	8.13
25 mm x 150 mm	-	0.20	3.45	6.27	m	9.72
25 mm x 219 mm; in one width	-	0.27	4.66	7.96	m	12.62
25 mm x 300 mm; cross-tongued joints	-	0.31	5.35	17.87	m	23.23
32 mm x 75 mm	-	0.19	3.28	5.09	m	8.37
32 mm x 150 mm	-	0.20	3.45	6.78	m	10.23
32 mm x 219 mm; in one width	-	0.27	4.66	8.71	m	13.37
32 mm x 300 mm; cross-tongued joints	-	0.31	5.35	19.02	m	24.37
38 mm x 75 mm	-	0.19	3.28	5.59	m	8.87
38 mm x 150 mm	-	0.20	3.45	7.80	m	11.25

## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
38 mm x 219 mm; in one width	-	0.27	4.66	10.20	m	14.86
38 mm x 300 mm; cross-tongued joints returned and fitted ends	-	0.31	5.35	21.32	m	26.67
	-	0.16	2.76	-	nr	2.76
Handrails; mopstick 50 mm diameter	-	0.26	4.49	10.66	m	15.15
Handrails; rounded 44 mm x 50 mm	-	0.26	4.49	10.33	m	14.82
50 mm x 75 mm	-	0.28	4.83	11.29	m	16.12
57 mm x 87 mm	-	0.31	5.35	12.51	m	17.86
69 mm x 100 mm	-	0.36	6.21	15.34	m	21.55
Handrails; moulded 44 mm x 50 mm	-	0.23	3.97	10.33	m	14.30
50 mm x 75 mm	-	0.25	4.32	11.29	m	15.60
57 mm x 87 mm	-	0.28	4.83	12.51	m	17.34
69 mm x 100 mm	-	0.32	5.52	15.34	m	20.86
Add 5% to the above material prices for selected softwood for staining						
<b>Medium Density Fibreboard</b> Skirtings, picture rails, dado rails and the like; splayed or moulded						
18 mm x 50 mm; splayed	2.74	0.14	2.42	3.07	m	5.49
18 mm x 50 mm; moulded	2.74	0.14	2.42	3.07	m	5.49
18 mm x 75 mm; splayed	2.85	0.14	2.42	3.19	m	5.61
18 mm x 75 mm; moulded	2.85	0.14	2.42	3.19	m	5.61
18 mm x 100 mm; splayed	2.98	0.14	2.42	3.33	m	5.74
18 mm x 100 mm; moulded	2.98	0.14	2.42	3.33	m	5.74
18 mm x 150 mm; moulded	3.25	0.17	2.93	3.63	m	6.57
18 mm x 175 mm; moulded	3.38	0.17	2.93	3.77	m	6.70
22 mm x 100 mm; splayed	3.13	0.14	2.42	3.50	m	5.91
25 mm x 50 mm; moulded	2.87	0.14	2.42	3.22	m	5.63
25 mm x 75 mm; splayed	3.05	0.14	2.42	3.41	m	5.82
25 mm x 100 mm; splayed	3.24	0.14	2.42	3.62	m	6.04
25 mm x 150 mm; splayed	3.67	0.17	2.93	4.08	m	7.01
25 mm x 150 mm; moulded	3.67	0.17	2.93	4.08	m	7.01
25 mm x 175 mm; moulded	3.86	0.17	2.93	4.29	m	7.23
25 mm x 225 mm; moulded	4.14	0.19	3.28	4.60	m	7.88
returned ends	-	0.22	3.80	-	nr	3.80
mitres	-	0.16	2.76	-	nr	2.76
Architraves, cover fillets and the like; half round; splayed or moulded						
12 mm x 25 mm; half round	2.61	0.17	2.93	2.92	m	5.86
12 mm x 50 mm; moulded	2.69	0.17	2.93	3.01	m	5.95
15 mm x 32 mm; half round	2.63	0.17	2.93	2.95	m	5.88
15 mm x 38 mm; moulded	2.65	0.17	2.93	2.97	m	5.90
15 mm x 50 mm; moulded	2.69	0.17	2.93	3.01	m	5.95
15 mm x 50 mm; splayed	2.69	0.17	2.93	3.01	m	5.95
15 mm x 63 mm; splayed	2.81	0.17	2.93	3.15	m	6.08
15 mm x 75 mm; splayed	2.87	0.17	2.93	3.22	m	6.15
25 mm x 44 mm; splayed	2.87	0.17	2.93	3.22	m	6.15
25 mm x 50 mm; moulded	2.87	0.17	2.93	3.22	m	6.15
25 mm x 63 mm; splayed	2.98	0.17	2.93	3.33	m	6.26
25 mm x 75 mm; splayed	3.08	0.17	2.93	3.44	m	6.37
30 mm x 88 mm; moulded	4.02	0.17	2.93	4.46	m	7.40
38 mm x 88 mm; moulded	3.43	0.17	2.93	3.82	m	6.76
50 mm x 50 mm; moulded	3.60	0.17	2.93	4.01	m	6.95
returned ends	-	0.22	3.80	-	nr	3.80
mitres	-	0.16	2.76	-	nr	2.76

## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>P20 UNFRAMED ISOLATED TRIMS/SKIRTINGS/ SUNDRY ITEMS – cont'd</b>						
<b>Medium Density Fibreboard – cont'd</b>						
Stops; screwed on						
15 mm x 38 mm	1.48	0.16	2.76	1.62	m	4.38
15 mm x 50 mm	1.53	0.16	2.76	1.67	m	4.43
18 mm x 38 mm	1.52	0.16	2.76	1.66	m	4.42
25 mm x 38 mm	1.61	0.16	2.76	1.75	m	4.51
25 mm x 50 mm	1.69	0.16	2.76	1.84	m	4.60
Glazing beads and the like						
12 mm x 16 mm	1.78	0.05	0.86	1.94	m	2.80
12 mm x 19 mm	1.79	0.05	0.86	1.95	m	2.82
12 mm x 25 mm	1.81	0.05	0.86	1.97	m	2.84
12 mm x 25 mm; screwed	2.59	0.08	1.38	3.02	m	4.40
12 mm x 25 mm; fixing with brass cups and screws	2.98	0.16	2.76	3.24	m	6.00
15 mm x 25 mm; screwed	2.61	0.08	1.38	3.04	m	4.42
15 mm quadrant	2.56	0.07	1.21	2.79	m	4.00
18 mm quadrant or scotia	2.58	0.07	1.21	2.81	m	4.01
18 mm x 36 mm; screwed	2.66	0.07	1.21	3.10	m	4.30
25 mm x 38 mm; screwed	2.78	0.07	1.21	3.23	m	4.44
25 mm quadrant or scotia	2.69	0.07	1.21	2.93	m	4.14
38 mm scotia	2.55	0.07	1.21	2.78	m	3.99
50 mm scotia	2.97	0.07	1.21	3.23	m	4.44
Isolated shelves, worktops, seats and the like						
18 mm x 150 mm	3.37	0.22	3.80	3.67	m	7.47
18 mm x 200 mm	3.54	0.31	5.35	3.86	m	9.21
25 mm x 150 mm	3.86	0.22	3.80	4.21	m	8.01
25 mm x 200 mm	4.13	0.31	5.35	4.50	m	9.85
30 mm x 150 mm	5.42	0.22	3.80	5.90	m	9.70
30 mm x 200 mm	6.00	0.31	5.35	6.54	m	11.89
Isolated shelves, worktops, seats and the like; cross-tongued joints						
18 mm x 300 mm	10.97	0.39	6.73	11.95	m	18.68
18 mm x 450 mm	12.54	0.45	7.77	13.66	m	21.42
18 mm x 600 mm	20.90	0.56	9.67	22.77	m	32.43
25 mm x 300 mm	11.57	0.39	6.73	12.60	m	19.33
25 mm x 450 mm	14.14	0.45	7.77	15.41	m	23.17
25 mm x 600 mm	20.41	0.56	9.67	22.24	m	31.91
30 mm x 300 mm	13.35	0.39	6.73	14.54	m	21.27
30 mm x 450 mm	15.88	0.45	7.77	17.30	m	25.07
30 mm x 600 mm	23.12	0.56	9.67	25.19	m	34.86
Isolated shelves, worktops, seats and the like; slatted with 50 mm wide slats at 75 mm centres						
18 mm thick	33.18	0.66	11.39	36.46	m <sup>2</sup>	47.85
25 mm thick	35.23	0.66	11.39	38.69	m <sup>2</sup>	50.09
30 mm thick	37.09	0.66	11.39	40.72	m <sup>2</sup>	52.12
Window boards, nosings, bed moulds and the like; rebated and rounded						
18 mm x 75 mm	2.91	0.24	4.14	3.37	m	7.51
18 mm x 150 mm	3.33	0.28	4.83	3.81	m	8.65
18 mm x 225 mm	3.67	0.37	6.39	4.18	m	10.57
18 mm x 300 mm	4.07	0.41	7.08	4.62	m	11.70
25 mm x 75 mm	3.08	0.24	4.14	3.55	m	7.69
25 mm x 150 mm	3.67	0.28	4.83	4.18	m	9.02
25 mm x 225 mm	4.13	0.37	6.39	4.69	m	11.08
25 mm x 300 mm	4.68	0.41	7.08	5.28	m	12.36
30 mm x 75 mm	4.30	0.24	4.14	4.87	m	9.01
30 mm x 150 mm	5.37	0.28	4.83	6.04	m	10.87

## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
30 mm x 225 mm	-	0.37	6.39	6.93	m	13.32
30 mm x 300 mm	7.17	0.41	7.08	8.00	m	15.08
38 mm x 75 mm	4.90	0.24	4.14	5.53	m	9.67
38 mm x 150 mm	6.16	0.28	4.83	6.90	m	11.73
38 mm x 225 mm	7.17	0.37	6.39	8.00	m	14.39
38 mm x 300 mm	8.34	0.41	7.08	9.28	m	16.36
returned and fitted ends	-	0.23	3.97	-	nr	3.97
<b>Selected Sapele</b>						
Skirtings, picture rails, dado rails and the like; splayed or moulded						
19 mm x 44 mm; splayed	4.57	0.14	2.42	5.06	m	7.48
19 mm x 44 mm; moulded	4.57	0.14	2.42	5.06	m	7.48
19 mm x 69 mm; splayed	5.32	0.14	2.42	5.88	m	8.30
19 mm x 69 mm; moulded	5.32	0.14	2.42	5.88	m	8.30
19 mm x 94 mm; splayed	6.20	0.14	2.42	6.84	m	9.26
19 mm x 94 mm; moulded	6.20	0.14	2.42	6.84	m	9.26
19 mm x 144 mm; moulded	8.24	0.17	2.93	9.06	m	12.00
19 mm x 169 mm; moulded	9.12	0.17	2.93	10.02	m	12.96
25 mm x 44 mm; moulded	5.13	0.14	2.42	5.68	m	8.09
25 mm x 75 mm; splayed	6.11	0.14	2.42	6.75	m	9.16
25 mm x 94 mm; splayed	7.50	0.14	2.42	8.25	m	10.67
25 mm x 144 mm; splayed	9.82	0.17	2.93	10.78	m	13.72
25 mm x 144 mm; moulded	9.82	0.17	2.93	10.78	m	13.72
25 mm x 169 mm; moulded	11.01	0.17	2.93	12.08	m	15.01
25 mm x 219 mm; moulded	12.58	0.19	3.28	13.79	m	17.07
returned end	-	0.22	3.80	-	nr	3.80
mitres	-	0.16	2.76	-	nr	2.76
Architraves, cover fillets and the like; half round; splayed or moulded						
13 mm x 25 mm; half round	2.77	0.17	2.93	3.10	m	6.04
13 mm x 50 mm; moulded	4.44	0.17	2.93	4.92	m	7.85
16 mm x 32 mm; half round	2.81	0.17	2.93	3.15	m	6.08
16 mm x 38 mm; moulded	4.27	0.17	2.93	4.74	m	7.67
16 mm x 50 mm; moulded	4.57	0.17	2.93	5.06	m	7.99
19 mm x 50 mm; splayed	4.57	0.17	2.93	5.06	m	7.99
19 mm x 63 mm; splayed	4.96	0.17	2.93	5.49	m	8.42
19 mm x 69 mm; splayed	5.32	0.17	2.93	5.88	m	8.81
25 mm x 44 mm; splayed	4.94	0.17	2.93	5.46	m	8.40
25 mm x 50 mm; moulded	5.13	0.17	2.93	5.68	m	8.61
25 mm x 63 mm; splayed	5.73	0.17	2.93	6.33	m	9.27
25 mm x 69 mm; splayed	6.11	0.17	2.93	6.75	m	9.68
32 mm x 88 mm; moulded	7.43	0.17	2.93	8.18	m	11.12
38 mm x 88 mm; moulded	5.85	0.17	2.93	6.46	m	9.40
50 mm x 50 mm; moulded	7.65	0.17	2.93	8.42	m	11.36
returned end	-	0.22	3.80	-	nr	3.80
mitres	-	0.16	2.76	-	nr	2.76
Stops; screwed on						
16 mm x 38 mm	1.89	0.16	2.76	2.05	m	4.82
16 mm x 50 mm	2.03	0.16	2.76	2.21	m	4.97
19 mm x 38 mm	1.89	0.16	2.76	2.05	m	4.82
25 mm x 38 mm	2.38	0.16	2.76	2.59	m	5.35
25 mm x 50 mm	2.76	0.16	2.76	3.00	m	5.77



## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>P20 UNFRAMED ISOLATED TRIMS/SKIRTINGS/ SUNDRY ITEMS – cont'd</b>						
<b>Selected Sapele – cont'd</b>						
Glazing beads and the like						
13 mm x 16 mm	2.46	0.07	1.21	2.68	m	3.89
13 mm x 19 mm	2.46	0.07	1.21	2.68	m	3.89
13 mm x 25 mm	2.65	0.07	1.21	2.89	m	4.09
13 mm x 25 mm; screwed	3.59	0.07	1.21	4.11	m	5.32
13 mm x 25 mm; fixing with brass cups and screws	4.41	0.07	1.21	4.81	m	6.02
16 mm x 25 mm; screwed	3.59	0.08	1.38	4.11	m	5.49
16 mm quadrant	3.46	0.07	1.21	3.76	m	4.97
19 mm quadrant or scotia	3.46	0.07	1.21	3.76	m	4.97
19 mm x 36 mm; screwed	4.44	0.07	1.21	5.03	m	6.24
25 mm x 38 mm; screwed	4.82	0.07	1.21	5.45	m	6.66
25 mm quadrant or scotia	3.95	0.07	1.21	4.30	m	5.51
38 mm scotia	5.85	0.07	1.21	6.38	m	7.58
50 mm scotia	7.65	0.07	1.21	8.34	m	9.54
Isolated shelves; worktops, seats and the like						
19 mm x 150 mm	8.39	0.22	3.80	9.14	m	12.94
19 mm x 200 mm	9.92	0.31	5.35	10.81	m	16.16
25 mm x 150 mm	9.82	0.22	3.80	10.70	m	14.50
25 mm x 200 mm	11.80	0.31	5.35	12.86	m	18.21
32 mm x 150 mm	11.10	0.22	3.80	12.09	m	15.89
32 mm x 200 mm	13.42	0.31	5.35	14.62	m	19.97
Isolated shelves, worktops, seats and the like; cross-tongued joints						
19 mm x 300 mm	22.69	0.39	6.73	24.72	m	31.45
19 mm x 450 mm	35.53	0.45	7.77	38.71	m	46.48
19 mm x 600 mm	47.19	0.56	9.67	51.40	m	61.07
25 mm x 300 mm	25.48	0.39	6.73	27.76	m	34.49
25 mm x 450 mm	40.02	0.45	7.77	43.60	m	51.37
25 mm x 600 mm	53.20	0.56	9.67	57.96	m	67.63
32 mm x 300 mm	27.87	0.39	6.73	30.36	m	37.10
32 mm x 450 mm	43.89	0.45	7.77	47.82	m	55.59
32 mm x 600 mm	58.35	0.56	9.67	63.56	m	73.23
Isolated shelves, worktops, seats and the like; slatted with 50 mm wide slats at 75 mm centres						
19 mm thick	63.87	0.88	15.19	69.90	m <sup>2</sup>	85.09
25 mm thick	68.38	0.88	15.19	74.80	m <sup>2</sup>	90.00
32 mm thick	72.23	0.88	15.19	79.01	m <sup>2</sup>	94.20
Window boards, nosings, bed moulds and the like; rebated and rounded						
19 mm x 75 mm	6.46	0.24	4.14	7.23	m	11.38
19 mm x 150 mm	9.40	0.28	4.83	10.43	m	15.26
19 mm x 219 mm; in one width	11.53	0.37	6.39	12.75	m	19.14
19 mm x 300 mm; cross-tongued joints	23.47	0.41	7.08	25.76	m	32.83
25 mm x 75 mm	7.12	0.24	4.14	7.94	m	12.09
25 mm x 150 mm	10.46	0.28	4.83	11.59	m	16.42
25 mm x 219 mm; in one width	13.71	0.37	6.39	15.13	m	21.52
25 mm x 300 mm; cross-tongued joints	27.27	0.41	7.08	29.90	m	36.98
32 mm x 75 mm	7.74	0.24	4.14	8.62	m	12.76
32 mm x 150 mm	11.63	0.28	4.83	12.86	m	17.69
32 mm x 219 mm; in one width	15.50	0.37	6.39	17.08	m	23.46
32 mm x 300 mm; cross-tongued joints returned and fitted ends	30.00	0.41	7.08	32.87	m	39.95
	-	0.23	3.97	-	nr	3.97

## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Handrails; rounded						
44 mm x 50 mm	14.77	0.33	5.70	16.09	m	21.79
50 mm x 75 mm	17.80	0.37	6.39	19.39	m	25.78
57 mm x 87 mm	20.89	0.41	7.08	22.76	m	29.84
69 mm x 100 mm	25.97	0.45	7.77	28.29	m	36.06
Handrails; moulded						
44 mm x 50 mm	16.43	0.33	5.70	17.90	m	23.60
50 mm x 75 mm	19.46	0.37	6.39	21.20	m	27.59
57 mm x 87 mm	22.55	0.41	7.08	24.57	m	31.65
69 mm x 100 mm	27.62	0.45	7.77	30.09	m	37.85
<b>Pin-boards; medium board</b>						
Sundeala "A" pin-board or other equal and approved; fixed with adhesive to backing (not included); over 300 mm wide 6.40 mm thick	-	0.61	10.53	5.66	m <sup>2</sup>	16.19
<b>Sundries on softwood/hardwood</b>						
Extra over fixing with nails for						
gluing and pinning	-	-	-	-	m	0.30
masonry nails	-	-	-	-	m	0.32
steel screws	-	-	-	-	m	0.29
self-tapping screws	-	-	-	-	m	0.30
steel screws; gluing	-	-	-	-	m	0.52
steel screws; sinking; filling heads	-	-	-	-	m	0.67
steel screws; sinking; pelling over	-	-	-	-	m	1.44
brass cups and screws	-	-	-	-	m	1.77
Extra over for						
countersinking	-	-	-	-	m	0.27
pelling	-	-	-	-	m	1.25
Head or nut in softwood						
let in flush	-	-	-	-	nr	0.67
Head or nut; in hardwood						
let in flush	-	-	-	-	nr	0.98
let in over; pelled	-	-	-	-	nr	2.30
<b>Metalwork; mild steel</b>						
Angle section bearers; for building in						
90 mm x 90 mm x 6 mm	-	0.33	6.46	10.22	m	16.68
120 mm x 120 mm x 8 mm	-	0.36	7.05	17.90	m	24.95
200 mm x 150 mm x 12 mm	-	0.41	8.03	41.94	m	49.97
<b>Metalwork; mild steel; galvanized</b>						
Water bars; groove in timber						
6 mm x 30 mm	-	0.51	8.80	3.81	m	12.62
6 mm x 40 mm	-	0.51	8.80	5.01	m	13.82
6 mm x 50 mm	-	0.51	8.80	6.29	m	15.09
Angle section bearers; for building in						
90 mm x 90 mm x 6 mm	-	0.33	6.46	12.83	m	19.30
120 mm x 120 mm x 8 mm	-	0.36	7.05	22.70	m	29.75
200 mm x 150 mm x 12 mm	-	0.41	8.03	52.40	m	60.43
Dowels; mortice in timber						
8 mm diameter x 100 mm long	-	0.05	0.86	0.14	nr	1.00
10 mm diameter x 50 mm long	-	0.05	0.86	0.34	nr	1.20
Cramps						
25 mm x 3 mm x 230 mm girth; one end bent, holed and screwed to softwood; other end fishtailed for building in	-	0.07	1.21	0.83	nr	2.04

## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>P20 UNFRAMED ISOLATED TRIMS/SKIRTINGS/ SUNDRY ITEMS – cont'd</b>						
<b>Metalwork; stainless steel</b>						
Angle section bearers; for building in						
90 mm x 90 mm x 6 mm	-	0.33	6.46	33.66	m	<b>40.12</b>
120 mm x 120 mm x 8 mm	-	0.36	7.05	51.95	m	<b>59.00</b>
200 mm x 150 mm x 12 mm	-	0.41	8.03	129.85	m	<b>137.88</b>
<b>P21 IRONMONGERY</b>						
<b>NOTE:</b> Ironmongery is largely a matter of selection and prices vary considerably, indicative prices for reasonable quantities of "good quality" ironmongery are given below.						
<b>Ironmongery; Allgood or other equal and approved; to softwood</b>						
<b>Bolts</b>						
75 x 35 mm Modric anodised aluminium straight barrel bolt	7.95	0.33	5.70	8.24	nr	<b>13.94</b>
150 x 35 mm Modric anodised aluminium straight barrel bolt	9.04	0.33	5.70	9.38	nr	<b>15.08</b>
75 x 35 mm Modric anodised aluminium necked barrel bolt	8.89	0.33	5.70	9.23	nr	<b>14.92</b>
150 x 35 mm Modric anodised aluminium necked barrel bolt	11.35	0.33	5.70	11.77	nr	<b>17.47</b>
11 mm Easiclean socket for wood or stone	1.62	0.11	1.90	1.68	nr	<b>3.58</b>
Security hinge bolt chubb WS12	14.83	0.55	9.50	15.39	nr	<b>24.88</b>
203 x 19 x 11 mm Complete bolt set, with floor socket and intumescent pack for FD30 and FD60 fire doors	31.36	0.66	11.39	32.54	nr	<b>43.94</b>
203/609 x 19 mm Complete bolt set, with floor socket and intumescent pack for FD30 and FD60 fire doors	73.80	0.66	11.39	76.57	nr	<b>87.96</b>
Stainless steel indicating bolt complete with outside indicator and emergency release	35.25	0.66	11.39	36.58	nr	<b>47.97</b>
<b>Catches</b>						
Magnetic catch	0.99	0.22	3.80	1.03	nr	<b>4.83</b>
<b>Door closers and furniture</b>						
13 mm Satin chrome rebate component for 7204/08/78/79/86	24.95	0.66	11.39	25.88	nr	<b>37.28</b>
90 x 90 mm Modric anodised aluminium electrically powered hold open wall magnet. CE marked to BS EN1155:1997 & A1:2002 3-5-6/3-1-1-3	107.56	0.44	7.60	111.59	nr	<b>119.19</b>
Modric anodised aluminium bathroom configuration with quadaxial assembly, turn, release and optional indicator	57.07	0.88	15.19	59.21	nr	<b>74.40</b>
Overhead limiting stay; galvanised	12.28	1.10	18.99	12.74	nr	<b>31.73</b>
263 x 48 x 48 mm Overhead door closer Fig 6 adjustable power 2-5 with adjustable backcheck and intumescent protected bracket. Certifire listed and CE Marked to BS EN1154 4-8-2/5-1-1-3	61.02	1.10	18.99	63.31	nr	<b>82.30</b>
Concealed jamb door closer check action	87.18	1.10	18.99	90.45	nr	<b>109.44</b>
75 x 57 x 170 mm Modric anodised aluminium door co-ordinator for pairs of rebated leaves, CE Marked to BS EN1158 3-5-3/5-1-1-0	26.79	0.88	15.19	27.80	nr	<b>42.99</b>

## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
263 x 50 x 48 mm Modric anodised aluminium overhead door closer Fig 1 adjustable power 2-5 with adjustable backcheck, intumescent protected bracket. Certifire listed and CE Marked to BS EN1154 4-8/5-1-1-3	59.09	1.10	18.99	61.30	nr	<b>80.29</b>
290 x 48 x 50 mm Modric anodised aluminium rectangular overhead door closer with adjustable power and adjustable backcheck intumescent protected arm heavy duty U.L. & certifire listed & CE Marked to BS EN1154 4-8-2/4-1-1-3 and Kitemarked	83.30	1.10	18.99	86.43	nr	<b>105.42</b>
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 100kg	80.78	1.10	18.99	83.80	nr	<b>102.79</b>
Fully concealed overhead door closer complete with track and arm for single action doors	126.79	0.88	15.19	131.55	nr	<b>146.74</b>
92 x 45 mm Stainless steel heavy duty floor pivot set with thrust roller bearing 200kg load capacity. Complete with forged steel intumescent protected double action strap with 10 mm height adjustment, new low profile top centre, and matching cover plate	113.40	2.50	43.16	117.65	nr	<b>160.81</b>
92 x 45 mm Stainless steel heavy duty floor pivot set with thrust roller bearing 200kg load capacity, with stainless steel intumescent protected S/A	151.20	2.50	43.16	156.87	nr	<b>200.03</b>
25 mm offset strap & top centre, matching plate Double action pivot set for door maximum width 1100 mm and maximum weight 80kg	69.32	2.50	43.16	71.92	nr	<b>115.08</b>
305 x 80 x 50 mm Stainless steel 'Cavalier' floor spring, intumescent protected forged steel D/A strap with 10 mm height adjustment & low profile top centre, matching covers & box. CE Marked to BS EN1154 4-8-*1-1-3. Adjustable power 2/4	174.36	2.50	43.16	180.90	nr	<b>224.05</b>
305 x 80 x 50 mm Stainless steel 'Cavalier' floor spring adjustable power 2/4 stainless steel intumescet protected S/A 16 mm offset strap & top centre, matching covers	193.72	2.50	43.16	200.99	nr	<b>244.15</b>
& box. Certifire listed and CE marked to BSEN1154 4-8-2/4-1-1-3	237.63	1.65	28.49	246.54	nr	<b>275.02</b>
Surface vertical rod push bar panic bolt, reversible, tp suit doors 2500x1100 mm maximum, silver finish, CE marked to EN1125 class 3-7-5-1-1-3-2-2-A	142.17	1.43	24.69	147.50	nr	<b>172.19</b>
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	6.71	0.66	11.39	6.96	nr	<b>18.35</b>
76 x 51 x 13 mm Adjustable heavy roller catch satin chrome	28.67	1.43	24.69	29.75	nr	<b>54.44</b>
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	11.02	0.88	15.19	11.43	nr	<b>26.62</b>
142 x 22 mm Ø Concealed jamb door closer light duty						

## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>P21 IRONMONGERY – cont'd</b>						
<b>Iromongery; Allgood or other equal and approved; to softwood – cont'd</b>						
Door closers and furniture – cont'd						
80 x 40 x 45 mm Emergency release door stop with holdback facility	69.32	1.10	18.99	71.92	nr	90.91
Modric anodised aluminium quadaxial lever assembly tested to BS EN1906 4/7/-1/1/4/0/U	28.07	0.88	15.19	29.12	pair	44.32
Modric anodised aluminium quadaxial lever assembly Tested to BS EN1906 4/7/-1/1/4/0/U	28.07	0.88	15.19	29.12	pair	44.32
Modric anodised aluminium quadaxial lever assembly Tested to BS EN1906 4/7/-1/1/4/0/U with Biocote® anti-bacterial protection	39.76	0.88	15.19	41.25	pair	56.45
Modric stainless steel quadaxial lever assembly Tested to BS EN1906 4/7/-1/1/4/0/U	40.29	0.88	15.19	41.80	pair	57.00
152 x 38 x 13 mm Modric anodised aluminium security door chain leather covered	37.55	0.44	7.60	38.96	nr	46.55
50 Ø x 3 mm Circular covered rose for profile cylinder	3.68	0.11	1.90	3.82	nr	5.72
50 Ø x 3 mm Modric anodised aluminium circular covered rose with indicator and emergency release	7.61	0.15	2.59	7.90	nr	10.49
50 Ø x 3 mm Modric anodised aluminium circular covered rose with heavy turn, 5-8 mm spindle	13.35	0.15	2.59	13.85	nr	16.44
Budget lock escutcheon - satin stainless steel 316	7.44	0.11	1.90	7.72	nr	9.62
50 Ø x 3 mm Stainless steel circular covered rose for profile cylinder	5.89	0.11	1.90	6.11	nr	8.01
50 Ø x 3 mm Stainless steel circular covered rose with indicator and emergency release	7.98	0.17	2.93	8.28	nr	11.22
50 Ø x 3 mm Stainless steel circular covered rose with heavy turn, 5-8 mm spindle	16.43	0.17	2.93	17.04	nr	19.98
330 x 76 x 1.6 mm Modric anodised aluminium push plate	4.25	0.17	2.93	4.41	nr	7.34
330 x 76 x 1.6 mm Stainless steel push plate	9.55	0.17	2.93	9.91	nr	12.84
800 x 150 x 1.5 mm Modric anodised aluminium kicking plate, drilled and countersunk with screws	6.34	0.28	4.83	6.57	nr	11.41
900 x 150 x 1.5 mm Modric anodised aluminium kicking plate, drilled and countersunk with screws	7.13	0.28	4.83	7.40	nr	12.23
1000 x 150 x 1.5 mm Modric anodised aluminium kicking plate, drilled & countersunk with screws	7.92	0.28	4.83	8.22	nr	13.05
800 x 150 x 1.5 mm Stainless steel kicking plate, drilled and countersunk with screws	12.46	0.28	4.83	12.92	nr	17.76
900 x 150 x 1.5 mm Stainless steel kicking plate, drilled and countersunk with screws	14.00	0.28	4.83	14.53	nr	19.36
1000 x 150 x 1.5 mm Stainless steel kicking plate, drilled & countersunk with screws	15.57	0.28	4.83	16.15	nr	20.99
305 x 70 x 19 mm Ø Modric anodised aluminium grab handle bolt through fixing	16.97	0.44	7.60	17.61	nr	25.21
400 x 19 mm Ø Stainless steel D line straight pull handle with M8 threaded holes, fixing centres 300 mm	44.57	0.36	6.21	50.16	nr	56.38
Hinges						
100 x 75 x 3 mm Stainless steel triple knuckle concealed twin Newtonbearings, button tipped butt hinges, jig drilled for metal doors/frames, complete with M6x12MT 'undercut' machine screws, stainless steel 316 CE marked to EN1935 4-7-7-1-1-4-0-13	20.39	0.28	4.83	21.16	pair	25.99

## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
100 x 100 x 3 mm Stainless steel triple knuckle concealed twin Newton bearings, button tipped hinges, jig drilled, stainless steel grade 316 CE marked to EN1935 4-7-7-1-1-4-0-13	27.54	0.28	4.83	28.57	pair	33.41
<b>Latches</b>						
Modric anodised aluminium round cylinder for rim night latch, 2 keyed satin nickel plated	21.02	0.44	7.60	21.80	nr	29.40
93 x 75 mm Cylinder rim non-deadlocking night latch case only 60 mm backset	14.89	0.44	7.60	15.44	nr	23.04
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	13.80	0.88	15.19	14.31	nr	29.51
Modric anodised aluminium latch configuration with quadaxial assembly	43.20	0.88	15.19	44.82	nr	60.01
Modric anodised aluminium nightlatch configuration with quadaxial assembly and single cylinder	81.94	0.88	15.19	85.02	nr	100.21
<b>Locks</b>						
44 mm case Bright zinc plated steel mortice budget lock with slotted strike plate 33 mm backset	5.46	0.88	15.19	5.67	nr	20.86
76 x 58 mm b/s Stainless steel cubicle mortice deadlock with 8 mm follower	11.65	0.88	15.19	12.08	nr	27.27
'A' length European profile double cylinder lock, 2 keyed satin nickel plated	21.18	0.88	15.19	21.97	nr	37.16
'A' length European profile cylinder and large turn, 2 keyed satin nickel plated	24.07	0.88	15.19	24.97	nr	40.16
'A' length European profile cylinder and large turn, 2 keyed under master key, satin nickel plated	24.80	0.88	15.19	25.73	nr	40.93
'A' length European profile single cylinder, 2 keyed satin nickel plated	16.87	0.88	15.19	17.50	nr	32.69
'A' length European profile single cylinder, 2 keyed under master key, satin nickel plated	16.87	0.88	15.19	17.50	nr	32.69
93 x 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	13.80	0.88	15.19	14.31	nr	29.51
92 x 60 mm b/s 71 series bathroom lock, case only, low friction latchbolt, griptight follower, heavy spring for levers, twin 8mm followers at 78mm centres. Radius forend and square strike. CE marked to BS EN12209 3/X/8/0/0/G-/B/0/2/0	16.34	0.88	15.19	16.96	nr	32.15
93 x 60 mm b/s 71 series profile cylinder mortice lock, case only, low friction latchbolt, griptight follower. Heavy spring for levers, 22mm 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	17.16	0.88	15.19	17.81	nr	33.00
92 x 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	56.33	0.88	15.19	58.44	nr	73.64
Modric anodised aluminium lock configuration with quadaxial assembly and cylinder with turn	74.74	0.88	15.19	77.54	nr	92.73

## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>P21 IRONMONGERY – cont'd</b>						
<b>Iromongery; Allgood or other equal and approved; to softwood – cont'd</b>						
Sundries						
76 mm Ø Modric anodised aluminium circular sex symbol male	4.07	0.09	1.55	4.22	nr	5.77
76 mm Ø Modric anodised aluminium circular symbol fire door keep locked	4.07	0.09	1.55	4.22	nr	5.77
76 mm Ø Modric anodised aluminium circular symbol fire door keep shut	4.07	0.11	1.90	4.22	nr	6.12
38 x 47 mm Ø Modric anodised aluminium heavy circular floor door stop with cover	7.51	0.11	1.90	7.80	nr	9.70
38 x 47 mm Ø Stainless steel heavy circular floor door stop with cover	10.21	0.10	1.73	10.59	nr	12.32
63 x 19 mm Ø Modric anodised aluminium circular heavy duty skirting buffer with thief resistant insert	5.37	0.11	1.90	5.57	nr	7.47
63 x 19 mm Ø Stainless steel circular heavy duty skirting buffer with thief resistant insert	6.22	0.11	1.90	6.45	nr	8.35
152 mm Cabin hook satin chrome on brass	14.13	0.17	2.93	14.66	nr	17.59
Stainless steel toilet roll holder, length 145 mm, colour white, satin stainless steel 316	55.40	0.17	2.93	58.78	nr	61.71
Stainless steel towel rail with bushes, fixing centres 450 mm, satin stainless steel 316	63.67	0.28	4.83	69.98	nr	74.82
Stainless steel toilet brush holder with toilet brush, with bushes, satin stainless steel 316	111.02	0.22	3.80	117.80	nr	121.60
Set of stainless steel rails, one lift-up, 3 straight, and one backrest for use in toilets for the disabled, to meet the requirements of Part M of the Building Regulations	479.34	1.65	28.49	497.32	nr	525.80
<b>Iromongery; Allgood or other equal and approved; to hardwood</b>						
Bolts						
75 x 35 mm Modric anodised aluminium straight barrel bolt	7.95	0.45	7.77	8.24	nr	16.01
150 x 35 mm Modric anodised aluminium straight barrel bolt	9.04	0.45	7.77	9.38	nr	17.15
75 x 35 mm Modric anodised aluminium necked barrel bolt	8.89	0.45	7.77	9.23	nr	16.99
150 x 35 mm Modric anodised aluminium necked barrel bolt	11.35	0.45	7.77	11.77	nr	19.54
11 mm Easiclean socket for wood or stone	1.62	0.15	2.59	1.68	nr	4.27
Security hinge bolt chubb WS12	14.83	0.75	12.95	15.39	nr	28.34
203 x 19 x 11 mm Complete bolt set, with floor socket and intumescent pack for FD30 and FD60 fire doors	31.36	0.90	15.54	32.54	nr	48.08
203/609 x 19 mm Complete bolt set, with floor socket and intumescent pack for FD30 and FD60 fire doors	73.80	0.90	15.54	76.57	nr	92.10
Stainless steel indicating bolt complete with outside indicator and emergency release	35.25	0.90	15.54	36.58	nr	52.11
Catches						
Magnetic catch	0.99	0.30	5.18	1.03	nr	6.21

## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Door closers and furniture						
13 mm Satin chrome rebate component for 7204/08/78/79/86	24.95	0.90	15.54	25.88	nr	<b>41.42</b>
90 x 90 mm Modric anodised aluminium electrically powered hold open wall magnet. CE marked to BS EN1155:1997 & A1:2002 3-5-6/3-1-1-3	107.56	0.60	10.36	111.59	nr	<b>121.95</b>
Modric anodised aluminium bathroom configuration with quadaxial assembly, turn, release and optional indicator	57.07	1.15	19.85	59.21	nr	<b>79.06</b>
Overhead limiting stay; galvanised	12.28	1.45	25.03	12.74	nr	<b>37.77</b>
263 x 48 x 48 mm Overhead door closer Fig 6 adjustable power 2-5 with adjustable backcheck and intumescent protected bracket. Certifire listed and CE Marked to BS EN1154 4-8-2/5-1-1-3	61.02	1.45	25.03	63.31	nr	<b>88.34</b>
Concealed jamb door closer check action	87.18	1.45	25.03	90.45	nr	<b>115.48</b>
75 x 57 x 170 mm Modric anodised aluminium door co-ordinator for pairs of rebated leaves, CE Marked to BS EN1158 3-5-3/5-1-1-0	26.79	1.15	19.85	27.80	nr	<b>47.65</b>
263 x 50 x 48 mm Modric anodised aluminium overhead door closer Fig 1 adjustable power 2-5 with adjustable backcheck, intumescent protected bracket. Certifire listed and CE Marked to BS EN1154 4-8/5-1-1-3	59.09	1.45	25.03	61.30	nr	<b>86.33</b>
290 x 48 x 50 mm Modric anodised aluminium rectangular overhead door closer with adjustable power and adjustable backcheck intumescent protected arm heavy duty U.L. & certifire listed & CE Marked to BS EN1154 4-8-2/4-1-1-3 and Kitemarked	83.30	1.45	25.03	86.43	nr	<b>111.46</b>
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 100kg	80.78	1.45	25.03	83.80	nr	<b>108.84</b>
Fully concealed overhead door closer complete with track and arm for single action doors	126.79	1.15	19.85	131.55	nr	<b>151.40</b>
92 x 45 mm Stainless steel heavy duty floor pivot set with thrust roller bearing 200kg load capacity. Complete with forged steel intumescent protected double action strap with 10 mm height adjustment, new low profile top centre, and matching cover plate	113.40	3.30	56.97	117.65	nr	<b>174.62</b>
92 x 45 mm Stainless steel heavy duty floor pivot set with thrust roller bearing 200kg load capacity, with stainless steel intumescent protected S/A	151.20	3.30	56.97	156.87	nr	<b>213.84</b>
25 mm offset strap & top centre, matching plate	69.32	3.30	56.97	71.92	nr	<b>128.89</b>
Double action pivot set for door maximum width 1100 mm and maximum weight 80kg						
305 x 80 x 50 mm Stainless steel 'Cavalier' floor spring, intumescent protected forged steel D/A strap with 10 mm height adjustment & low profile top centre, matching covers & box. CE Marked to BS EN1154 4-8*-1-1-3. Adjustable power 2/4	174.36	3.30	56.97	180.90	nr	<b>237.87</b>



## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>P21 IRONMONGERY – cont'd</b>						
<b>Iromongery; Allgood or other equal and approved; to hardwood – cont'd</b>						
Door closers and furniture – cont'd						
305 x 80 x 50 mm Stainless steel 'Cavalier' floor spring adjustable power 2/4 stainless steel intumescient protected S/A 16 mm offset strap & top centre, matching covers & box. Certifire listed and CE marked to BSEN1154 4-8-2/4-1-1-3	193.72	3.30	56.97	200.99	nr	<b>257.96</b>
Surface vertical rod push bar panic bolt, reversible, tp suit doors 2500x1100 mm maximum, silver finish, CE marked to EN1125 class 3-7-5-1-1-3-2-2-A	237.63	2.20	37.98	246.54	nr	<b>284.52</b>
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	142.17	1.90	32.80	147.50	nr	<b>180.31</b>
76 x 51 x 13 mm Adjustable heavy roller catch satin chrome	6.71	0.90	15.54	6.96	nr	<b>22.49</b>
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	28.67	1.90	32.80	29.75	nr	<b>62.55</b>
142 x 22 mm Ø Concealed jamb door closer light duty	11.02	1.15	19.85	11.43	nr	<b>31.28</b>
80 x 40 x 45 mm Emergency release door stop with holdback facility	69.32	1.45	25.03	71.92	nr	<b>96.95</b>
Modric anodised aluminium quadaxial lever assembly tested to BS EN1906 4/7/-/1/1/4/0/U	28.07	1.15	19.85	29.12	pair	<b>48.98</b>
Modric anodised aluminium quadaxial lever assembly Tested to BS EN1906 4/7/-/1/1/4/0/U	28.07	1.15	19.85	29.12	pair	<b>48.98</b>
Modric anodised aluminium quadaxial lever assembly Tested to BS EN1906 4/7/-/1/1/4/0/U with Biocote® anti-bacterial protection	39.76	1.15	19.85	41.25	pair	<b>61.11</b>
Modric stainless steel quadaxial lever assembly Tested to BS EN1906 4/7/-/1/1/4/0/U	40.29	1.15	19.85	41.80	pair	<b>61.66</b>
152 x 38 x 13 mm Modric anodised aluminium security door chain leather covered	37.55	0.60	10.36	38.96	nr	<b>49.31</b>
50 Ø x 3 mm Circular covered rose for profile cylinder	3.68	0.15	2.59	3.82	nr	<b>6.41</b>
50 Ø x 3 mm Modric anodised aluminium circular covered rose with indicator and emergency release	7.61	0.20	3.45	7.90	nr	<b>11.35</b>
50 Ø x 3 mm Modric anodised aluminium circular covered rose with heavy turn, 5-8 mm spindle	13.35	0.20	3.45	13.85	nr	<b>17.30</b>
Budget lock escutcheon - satin stainless steel 316	7.44	0.15	2.59	7.72	nr	<b>10.31</b>
50 Ø x 3 mm Stainless steel circular covered rose for profile cylinder	5.89	0.15	2.59	6.11	nr	<b>8.70</b>
50 Ø x 3 mm Stainless steel circular covered rose with indicator and emergency release	7.98	0.25	4.32	8.28	nr	<b>12.60</b>
50 Ø x 3 mm Stainless steel circular covered rose with heavy turn, 5-8 mm spindle	16.43	0.25	4.32	17.04	nr	<b>21.36</b>
330 x 76 x 1.6 mm Modric anodised aluminium push plate	4.25	0.25	4.32	4.41	nr	<b>8.72</b>
330 x 76 x 1.6 mm Stainless steel push plate	9.55	0.25	4.32	9.91	nr	<b>14.22</b>
800 x 150 x 1.5 mm Modric anodised aluminium kicking plate, drilled and countersunk with screws.	6.34	0.35	6.04	6.57	nr	<b>12.62</b>

## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
900 x 150 x 1.5 mm Modric anodised aluminium kicking plate, drilled and countersunk with screws	7.13	0.35	6.04	7.40	nr	<b>13.44</b>
1000 x 150 x 1.5 mm Modric anodised aluminium kicking plate, drilled & countersunk with screws	7.92	0.35	6.04	8.22	nr	<b>14.26</b>
800 x 150 x 1.5 mm Stainless steel kicking plate, drilled and countersunk with screws	12.46	0.35	6.04	12.92	nr	<b>18.97</b>
900 x 150 x 1.5 mm Stainless steel kicking plate, drilled and countersunk with screws	14.00	0.35	6.04	14.53	nr	<b>20.57</b>
1000 x 150 x 1.5 mm Stainless steel kicking plate, drilled & countersunk with screws	15.57	0.35	6.04	16.15	nr	<b>22.20</b>
305 x 70 x 19 mm Ø Modric anodised aluminium grab handle bolt through fixing	16.97	0.60	10.36	17.61	nr	<b>27.97</b>
400 x 19 mm Ø Stainless steel D line straight pull handle with M8 threaded holes, fixing centres 300 mm	44.57	0.50	8.63	50.16	nr	<b>58.79</b>
<b>Hinges</b>						
100 x 75 x 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 4-7-7-1-1-4-0-13	20.39	0.35	6.04	21.16	pair	<b>27.20</b>
100 x 100 x 3 mm Stainless steel triple knuckle concealed twin Newton bearings, button tipped hinges, jig drilled, stainless steel grade 316 CE marked to EN1935 4-7-7-1-1-4-0-13	27.54	0.35	6.04	28.57	pair	<b>34.62</b>
<b>Latches</b>						
Modric anodised aluminium round cylinder for rim night latch, 2 keyed satin nickel plated	21.02	0.60	10.36	21.80	nr	<b>32.16</b>
93 x 75 mm Cylinder rim non-deadlocking night latch case only 60 mm backset	14.89	0.60	10.36	15.44	nr	<b>25.80</b>
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	13.80	1.15	19.85	14.31	nr	<b>34.17</b>
Modric anodised aluminium latch configuration with quadaxial assembly	43.20	1.15	19.85	44.82	nr	<b>64.67</b>
Modric anodised aluminium nightlatch configuration with quadaxial assembly and single cylinder	81.94	1.15	19.85	85.02	nr	<b>104.87</b>
<b>Locks</b>						
44 mm case Bright zinc plated steel mortice budget lock with slotted strike plate 33 mm backset	5.46	1.15	19.85	5.67	nr	<b>25.52</b>
76 x 58 mm b/s Stainless steel cubicle mortice deadlock with 8 mm follower	11.65	1.15	19.85	12.08	nr	<b>31.94</b>
'A' length European profile double cylinder lock, 2 keyed satin nickel plated	21.18	1.15	19.85	21.97	nr	<b>41.82</b>
'A' length European profile cylinder and large turn, 2 keyed satin nickel plated	24.07	1.15	19.85	24.97	nr	<b>44.82</b>
'A' length European profile cylinder and large turn, 2 keyed under master key, satin nickel plated	24.80	1.15	19.85	25.73	nr	<b>45.59</b>
'A' length European profile single cylinder, 2 keyed satin nickel plated	16.87	1.15	19.85	17.50	nr	<b>37.35</b>
'A' length European profile single cylinder, 2 keyed under master key, satin nickel plated	16.87	1.15	19.85	17.50	nr	<b>37.35</b>

## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>P21 IRONMONGERY – cont'd</b>						
<b>Ironmongery; All good or other equal and approved; to hardwood – cont'd</b>						
Locks – cont'd						
93 x 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	13.80	1.15	19.85	14.31	nr	<b>34.17</b>
92 x 60 mm b/s 71 series bathroom lock, case only, low friction latchbolt, griptight follower, heavy spring for levers, twin 8mm followers at 78mm centres. Radius forend and square strike. CE marked to BS EN12209 3/X/8/0/0/G-/B/0/2/0	16.34	1.15	19.85	16.96	nr	<b>36.81</b>
93 x 60 mm b/s 71 series profile cylinder mortice lock, case only, low friction latchbolt, griptight follower. Heavy spring for levers, 22mm throw deadbolt, cylinder withdraws bolt bolts. Radius forend and square strike. CE marked to BS EN12209 3/X/8/1/0G/4/B/A/2/0	17.16	1.15	19.85	17.81	nr	<b>37.66</b>
92 x 60 mm b/s 71 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	56.33	1.15	19.85	58.44	nr	<b>78.30</b>
Modric anodised aluminium lock configuration with quadaxial assembly and cylinder with turn	74.74	1.15	19.85	77.54	nr	<b>97.39</b>
Sundries						
76 mm Ø Modric anodised aluminium circular sex symbol male	4.07	0.10	1.73	4.22	nr	<b>5.95</b>
76 mm Ø Modric anodised aluminium circular symbol fire door keep locked	4.07	0.10	1.73	4.22	nr	<b>5.95</b>
76 mm Ø Modric anodised aluminium circular symbol fire door keep shut	4.07	0.15	2.59	4.22	nr	<b>6.81</b>
38 x 47 mm Ø Modric anodised aluminium heavy circular floor door stop with cover	7.51	0.15	2.59	7.80	nr	<b>10.39</b>
38 x 47 mm Ø Stainless steel heavy circular floor door stop with cover	10.21	0.15	2.59	10.59	nr	<b>13.18</b>
63 x 19 mm Ø Modric anodised aluminium circular heavy duty skirting buffer with thief resistant insert	5.37	0.15	2.59	5.57	nr	<b>8.16</b>
63 x 19 mm Ø Stainless steel circular heavy duty skirting buffer with thief resistant insert	6.22	0.15	2.59	6.45	nr	<b>9.04</b>
152 mm Cabin hook satin chrome on brass	14.13	0.25	4.32	14.66	nr	<b>18.98</b>
Stainless steel toilet roll holder, length 145 mm, colour white, satin stainless steel 316	55.40	0.25	4.32	58.78	nr	<b>63.10</b>
Stainless steel towel rail with bushes, fixing centres 450 mm, satin stainless steel 316	63.67	0.35	6.04	69.98	nr	<b>76.03</b>
Stainless steel toilet brush holder with toilet brush, with bushes, satin stainless steel 316	111.02	0.30	5.18	117.80	nr	<b>122.98</b>
Set of stainless steel rails, one lift-up, 3 straight, and one backrest for use in toilets for the disabled, to meet the requirements of Part M of the Building Regulations	479.34	2.20	37.98	497.32	nr	<b>535.30</b>

## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>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</b>						
Sliding door gear						
bottom guide; fixed to concrete in groove	24.04	0.46	7.94	24.94	m	32.88
top track	32.67	0.23	3.97	33.90	m	37.87
detachable locking bar	42.91	0.31	5.35	44.52	nr	49.87
hangers; timber doors	65.94	0.46	7.94	68.41	nr	76.35
hangers; metal doors	42.14	0.46	7.94	43.72	nr	51.66
head brackets; open, side fixing; bolting to masonry	8.81	0.46	7.94	12.07	nr	20.01
head brackets; open, soffit fixing; screwing to timber	8.41	0.32	5.52	8.77	nr	14.30
door guide to timber door	14.78	0.23	3.97	15.33	nr	19.30
door stop; rubber buffers; to masonry	32.57	0.69	11.91	33.79	nr	45.70
drop bolt; screwing to timber	28.48	0.46	7.94	29.55	nr	37.49
bow handle; to timber	11.29	0.23	3.97	11.72	nr	15.69
Sundries						
rubber door stop; plugged and screwed to concrete	6.78	0.09	1.55	7.03	nr	8.58
<b>P30 TRENCHES/PIPEWAYS/PITS FOR BURIED ENGINEERING SERVICES</b>						
<b>Excavating trenches; by machine; grading bottoms; earthwork support; filling with excavated material and compacting; disposal of surplus soil; spreading on site average 50 m</b>						
Services not exceeding 200 mm nominal size						
average depth of run 0.50 m	-	0.30	3.41	1.56	m	4.97
average depth of run 0.75 m	-	0.45	5.11	2.57	m	7.68
average depth of run 1.00 m	-	0.90	10.23	5.07	m	15.30
average depth of run 1.25 m	-	1.33	15.11	7.00	m	22.12
average depth of run 1.50 m	-	1.71	19.43	9.12	m	28.55
average depth of run 1.75 m	-	2.08	23.64	11.61	m	35.25
average depth of run 2.00 m	-	2.46	27.96	13.28	m	41.24
<b>Excavating trenches; by hand; grading bottoms; earthwork support; filling with excavated material and compacting; disposal; of surplus soil; spreading on site average 50 m</b>						
Services not exceeding 200 mm nominal size						
average depth of run 0.50 m	-	1.06	12.05	-	m	12.05
average depth of run 0.75 m	-	1.60	18.18	-	m	18.18
average depth of run 1.00 m	-	2.34	26.59	1.87	m	28.46
average depth of run 1.25 m	-	3.29	37.39	2.57	m	39.96
average depth of run 1.50 m	-	4.52	51.37	3.13	m	54.49
average depth of run 1.75 m	-	5.96	67.73	3.78	m	71.51
average depth of run 2.00 m	-	6.81	77.39	4.16	m	81.55
<b>Stop cock pits, valves chambers and the like; excavating; half brick thick walls in common bricks in cement mortar (1:3); on in situ concrete designated C20 – 20 mm aggregate bed; 100 mm thick</b>						
Pits						
100 mm x 100 mm x 750 mm deep; internal holes for one small pipe; polypropylene hinged box cover; bedding in cement mortar (1:3)	-	4.49	96.85	47.66	nr	144.51

## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>P31 HOLES/CHASES/COVERS/SUPPORTS FOR SERVICES</b>						
<b>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</b>						
Exposed installation						
lighting points	-	0.32	4.44	-	nr	4.44
socket outlet points	-	0.54	7.74	-	nr	7.74
fitting outlet points	-	0.54	7.74	-	nr	7.74
equipment points or control gear points	-	0.75	11.03	-	nr	11.03
Concealed installation						
lighting points	-	0.43	6.04	-	nr	6.04
socket outlet points	-	0.75	11.03	-	nr	11.03
fitting outlet points	-	0.75	11.03	-	nr	11.03
equipment points or control gear points	-	1.06	15.27	-	nr	15.27
<b>Builders' work for other services installations</b>						
Cutting chases in brickwork						
for one pipe; not exceeding 55 mm nominal size; vertical	-	0.43	4.49	-	m	4.49
for one pipe; 55 mm–110 mm nominal size; vertical	-	0.74	7.72	-	m	7.72
Cutting and pinning to brickwork or blockwork; ends of supports						
for pipes not exceeding 55 mm nominal size	-	0.21	4.53	-	nr	4.53
for cast iron pipes 55 mm–110 mm nominal size	-	0.35	7.55	-	nr	7.55
Cutting or forming holes for pipes or the like; not exceeding 55 mm nominal size; making good						
reinforced concrete; not exceeding 100 mm deep	-	0.82	10.90	0.98	nr	11.87
reinforced concrete; 100 mm–200 mm deep	-	1.25	16.61	1.44	nr	18.05
reinforced concrete; 200 mm–300 mm deep	-	1.65	21.93	1.97	nr	23.90
half brick thick	-	0.35	4.65	-	nr	4.65
one brick thick	-	0.58	7.71	-	nr	7.71
one and a half brick thick	-	0.95	12.62	-	nr	12.62
100 mm blockwork	-	0.32	4.25	-	nr	4.25
140 mm blockwork	-	0.43	5.71	-	nr	5.71
215 mm blockwork	-	0.53	7.04	-	nr	7.04
plasterboard partition or suspended ceiling	-	0.38	5.05	-	nr	5.05
Cutting or forming holes for pipes or the like; 55 mm–110 mm nominal size; making good						
reinforced concrete; not exceeding 100 mm deep	-	1.05	13.95	1.26	nr	15.21
reinforced concrete; 100 mm–200 mm deep	-	1.60	21.26	1.91	nr	23.17
reinforced concrete; 200 mm–300 mm deep	-	2.10	27.91	2.51	nr	30.41
half brick thick	-	0.43	5.71	-	nr	5.71
one brick thick	-	0.74	9.83	-	nr	9.83
one and a half brick thick	-	1.17	15.55	-	nr	15.55
100 mm blockwork	-	0.37	4.92	-	nr	4.92
140 mm blockwork	-	0.53	7.04	-	nr	7.04
215 mm blockwork	-	0.64	8.51	-	nr	8.51
plasterboard partition or suspended ceiling	-	0.44	5.85	-	nr	5.85
Cutting or forming holes for pipes or the like; over 110 mm nominal size; making good						
reinforced concrete; not exceeding 100 mm deep	-	1.25	16.61	1.49	nr	18.10
reinforced concrete; 100 mm–200 mm deep	-	1.90	25.25	2.27	nr	27.52
reinforced concrete; 200 mm–300 mm deep	-	2.45	32.56	2.92	nr	35.48
half brick thick	-	0.53	7.04	-	nr	7.04

## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
one brick thick	-	0.91	12.09	-	nr	12.09
one and a half brick thick	-	1.43	19.00	-	nr	19.00
100 mm blockwork	-	0.48	6.38	-	nr	6.38
140 mm blockwork	-	0.64	8.51	-	nr	8.51
215 mm blockwork	-	0.80	10.63	-	nr	10.63
plasterboard partition or suspended ceiling	-	0.49	6.51	-	nr	6.51
Add for making good fair face or facings one side						
pipe; not exceeding 55 mm nominal size	-	0.08	1.73	-	nr	1.73
pipe; 55 mm–110 mm nominal size	-	0.11	2.37	-	nr	2.37
pipe; over 110 mm nominal size	-	0.13	2.80	-	nr	2.80
Add for fixing sleeve (supply not included)						
for pipe; small	-	0.16	3.45	-	nr	3.45
for pipe; large	-	0.21	4.53	-	nr	4.53
for pipe; extra large	-	0.32	6.90	-	nr	6.90
Add for supplying and fixing one-hour intumescent sleeve						
for pipe; small	-	0.28	3.72	17.26	nr	20.98
for pipe; large	-	0.31	4.12	21.09	nr	25.21
for pipe; extra large	-	0.34	4.52	43.45	nr	47.97
Cutting or forming holes for ducts; girth not exceeding 1.00 m; making good						
half brick thick	-	0.64	8.51	-	nr	8.51
one brick thick	-	1.06	14.09	-	nr	14.09
one and a half brick thick	-	1.70	22.59	-	nr	22.59
100 mm blockwork	-	0.53	7.04	-	nr	7.04
140 mm blockwork	-	0.74	9.83	-	nr	9.83
215 mm blockwork	-	0.95	12.62	-	nr	12.62
plasterboard partition or suspended ceiling	-	0.75	9.97	-	nr	9.97
Cutting or forming holes for ducts; girth 1.00 m–2.00 m; making good						
half brick thick	-	0.74	9.83	-	nr	9.83
one brick thick	-	1.28	17.01	-	nr	17.01
one and a half brick thick	-	2.02	26.84	-	nr	26.84
100 mm blockwork	-	0.64	8.51	-	nr	8.51
140 mm blockwork	-	0.85	11.30	-	nr	11.30
215 mm blockwork	-	1.06	14.09	-	nr	14.09
plasterboard partition or suspended ceiling	-	0.85	11.30	-	nr	11.30
Cutting or forming holes for ducts; girth 2.00 m–3.00 m; making good						
half brick thick	-	1.17	15.55	-	nr	15.55
one brick thick	-	2.02	26.84	-	nr	26.84
one and a half brick thick	-	3.19	42.39	-	nr	42.39
100 mm blockwork	-	1.01	13.42	-	nr	13.42
140 mm blockwork	-	1.38	18.34	-	nr	18.34
215 mm blockwork	-	1.76	23.39	-	nr	23.39
plasterboard partition or suspended ceiling	-	1.10	14.62	-	nr	14.62
Cutting or forming holes for ducts; girth 3.00 m–4.00 m; making good						
half brick thick	-	1.60	21.26	-	nr	21.26
one brick thick	-	2.66	35.35	-	nr	35.35
one and a half brick thick	-	4.26	56.61	-	nr	56.61
100 mm blockwork	-	1.17	15.55	-	nr	15.55
140 mm blockwork	-	1.60	21.26	-	nr	21.26
215 mm blockwork	-	2.02	26.84	-	nr	26.84
plasterboard partition or suspended ceiling	-	1.35	17.94	-	nr	17.94
Mortices in brickwork						
for expansion bolt	-	0.21	2.79	-	nr	2.79
for 20 mm diameter bolt; 75 mm deep	-	0.16	2.13	-	nr	2.13
for 20 mm diameter bolt; 150 mm deep	-	0.27	3.59	-	nr	3.59

## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>P31 HOLES/CHASES/COVERS/SUPPORTS FOR SERVICES – cont'd</b>						
<b>Builders' work for other services installations – cont'd</b>						
Mortices in brickwork; grouting with cement mortar (1:1)						
75 mm x 75 mm x 200 mm deep	-	0.32	4.25	-	nr	4.25
75 mm x 75 mm x 300 mm deep	-	0.43	5.71	-	nr	5.71
Holes in softwood for pipes, bars, cables and the like						
12 mm thick	-	0.04	0.69	-	nr	0.69
25 mm thick	-	0.06	1.04	-	nr	1.04
50 mm thick	-	0.11	1.90	-	nr	1.90
100 mm thick	-	0.16	2.76	-	nr	2.76
Holes in hardwood for pipes, bars, cables and the like						
12 mm thick	-	0.06	1.04	-	nr	1.04
25 mm thick	-	0.09	1.55	-	nr	1.55
50 mm thick	-	0.16	2.76	-	nr	2.76
100 mm thick	-	0.23	3.97	-	nr	3.97
<b>NOTE:</b> 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	1.60
32 mm diameter	-	-	-	-	nr	1.30
52 mm diameter	-	-	-	-	nr	1.55
78 mm diameter	-	-	-	-	nr	1.70
107 mm diameter	-	-	-	-	nr	1.80
127 mm diameter	-	-	-	-	nr	2.20
152 mm diameter	-	-	-	-	nr	2.60
200 mm diameter	-	-	-	-	nr	3.35
250 mm diameter	-	-	-	-	nr	5.05
300 mm diameter	-	-	-	-	nr	6.70
Diamond chasing; per 25 x 25 mm section						
in facing or common brickwork	-	-	-	-	m	3.05
in semi-engineering brickwork	-	-	-	-	m	6.10
in engineering brickwork	-	-	-	-	m	8.49
in lightweight blockwork	-	-	-	-	m	2.40
in heavtweight blockwork	-	-	-	-	m	4.80
in render/screed	-	-	-	-	m	9.44
Forming boxes; 100 x 100 mm; per 25 mm depth						
in facing or common brickwork	-	-	-	-	nr	1.22
in semi-engineering brickwork	-	-	-	-	nr	2.44
in engineering brickwork	-	-	-	-	nr	3.40
in lightweight blockwork	-	-	-	-	nr	0.96
in heavtweight blockwork	-	-	-	-	nr	1.92
in render/screed	-	-	-	-	nr	3.78
Other items						
track mouter or ring sawing in brickwork	-	-	-	-	m	6.00
floor sawing in apshalte	-	-	-	-	m	1.00
stitch drilling 107 mm diameter hole in brickwork	-	-	-	-	nr	1.30

## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>"SFD Screeduct" or other equal and approved; MDT Ducting Ltd; with side flanges; laid within floor screed; galvanised mild steel</b>						
Floor ducting						
100 mm wide x 50 mm deep	12.35	0.21	3.63	13.45	m	<b>17.08</b>
Extra for						
bend	9.50	0.11	1.90	10.35	nr	<b>12.25</b>
tee section	9.50	0.11	1.90	10.35	nr	<b>12.25</b>
connector / stop end	0.71	0.11	1.90	0.78	nr	<b>2.68</b>
ply cover 15 mm/16 mm thick WBP exterior grade	0.89	0.11	1.90	0.97	m	<b>2.87</b>
200 mm wide x 75 mm deep	16.63	0.21	3.63	18.11	m	<b>21.74</b>
Extra for						
bend	14.25	0.11	1.90	15.52	nr	<b>17.42</b>
tee section	14.25	0.11	1.90	15.52	nr	<b>17.42</b>
connector / stop end	0.85	0.12	2.07	0.93	nr	<b>3.00</b>
ply cover 15 mm/16 mm thick WBP exterior grade	1.33	0.11	1.90	1.44	m	<b>3.34</b>



## Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Q10 KERBS/EDGINGS/CHANNELS/PAVING ACCESSORIES</b>						
<b>Excavating; by machine</b>						
Excavating trenches; to receive kerb foundations; average size						
300 mm x 100 mm	-	0.02	0.23	0.39	m	<b>0.62</b>
450 mm x 150 mm	-	0.02	0.23	0.78	m	<b>1.01</b>
600 mm x 200 mm	-	0.04	0.45	1.09	m	<b>1.54</b>
Excavating curved trenches; to receive kerb foundations; average size						
300 mm x 100 mm	-	0.01	0.11	0.62	m	<b>0.74</b>
450 mm x 150 mm	-	0.03	0.34	0.93	m	<b>1.27</b>
600 mm x 200 mm	-	0.05	0.57	1.17	m	<b>1.74</b>
<b>Excavating; by hand</b>						
Excavating trenches; to receive kerb foundations; average size						
150 mm x 50 mm	-	0.02	0.23	-	m	<b>0.23</b>
200 mm x 75 mm	-	0.07	0.80	-	m	<b>0.80</b>
250 mm x 100 mm	-	0.12	1.36	-	m	<b>1.36</b>
300 mm x 100 mm	-	0.15	1.70	-	m	<b>1.70</b>
Excavating curved trenches; to receive kerb foundations; average size						
150 mm x 50 mm	-	0.04	0.45	-	m	<b>0.45</b>
200 mm x 75 mm	-	0.08	0.91	-	m	<b>0.91</b>
250 mm x 100 mm	-	0.13	1.48	-	m	<b>1.48</b>
300 mm x 100 mm	-	0.16	1.82	-	m	<b>1.82</b>
<b>Plain in situ ready mixed designated concrete; C7.5 – 40 mm aggregate; poured on or against earth or unblinded hardcore</b>						
Foundations	84.21	1.33	17.67	93.92	m <sup>3</sup>	<b>111.60</b>
Blinding beds not exceeding 150 mm thick	84.21	1.97	26.18	93.92	m <sup>3</sup>	<b>120.10</b>
<b>Plain in situ ready mixed designated concrete; C10 – 40 mm aggregate; poured on or against earth or unblinded hardcore</b>						
Foundations	84.56	1.33	17.67	94.31	m <sup>3</sup>	<b>111.99</b>
Blinding beds not exceeding 150 mm thick	84.56	1.97	26.18	94.31	m <sup>3</sup>	<b>120.49</b>
<b>Plain in situ ready mixed designated concrete; C20 – 20 mm aggregate; poured on or against earth or unblinded hardcore</b>						
Foundations	86.37	1.33	17.67	96.34	m <sup>3</sup>	<b>114.01</b>
Blinding beds not exceeding 150 mm thick	86.37	1.97	26.18	96.34	m <sup>3</sup>	<b>122.52</b>
<b>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 mixed designated concrete C10 – 40 mm aggregate; to concrete base</b>						
Edgings; straight; square edge, fig 12						
50 mm x 150 mm	-	0.27	5.29	3.15	m	<b>8.44</b>
50 mm x 200 mm	-	0.27	5.29	4.01	m	<b>9.30</b>
50 mm x 255 mm	-	0.27	5.29	4.25	m	<b>9.53</b>

## Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Kerbs; straight						
125 mm x 255 mm; fig 7	-	0.35	6.85	5.42	m	12.28
150 mm x 305 mm; fig 6	-	0.35	6.85	9.74	m	16.59
Kerbs; curved						
125 mm x 255 mm; fig 7	-	0.53	10.38	7.14	m	17.52
150 mm x 305 mm; fig 6	-	0.53	10.38	16.44	m	26.82
Channels; 255 mm x 125 mm; fig 8						
straight	-	0.35	6.85	5.42	m	12.28
curved	-	0.53	10.38	7.14	m	17.52
Quadrants; fig 14						
305 mm x 305 mm x 150 mm	-	0.37	7.25	9.41	nr	16.66
305 mm x 305 mm x 255 mm	-	0.37	7.25	9.41	nr	16.66
457 mm x 457 mm x 150 mm	-	0.43	8.42	10.39	nr	18.81
457 mm x 457 mm x 255 mm	-	0.43	8.42	10.39	nr	18.81
<b>Q20 HARDCORE/GRANULAR/CEMENT BOUND BASES/SUB BASES TO ROADS/PAVINGS</b>						
<b>Filling to make up levels; by machine</b>						
Average thickness not exceeding 0.25 m						
obtained off site; hardcore	-	0.32	3.64	32.26	m <sup>3</sup>	35.89
obtained off site; granular fill type one	-	0.32	3.64	39.07	m <sup>3</sup>	42.70
obtained off site; granular fill type two	-	0.32	3.64	36.98	m <sup>3</sup>	40.62
Average thickness exceeding 0.25 m						
obtained off site; hardcore	-	0.28	3.18	27.70	m <sup>3</sup>	30.88
obtained off site; granular fill type one	-	0.28	3.18	38.90	m <sup>3</sup>	42.08
obtained off site; granular fill type two	-	0.28	3.18	36.81	m <sup>3</sup>	39.99
<b>Filling to make up levels; by hand</b>						
Average thickness not exceeding 0.25 m						
obtained off site; hardcore	-	0.70	7.96	32.95	m <sup>3</sup>	40.91
obtained off site; sand	-	0.82	9.32	46.89	m <sup>3</sup>	56.21
Average thickness exceeding 0.25 m						
obtained off site; hardcore	-	0.58	6.59	28.19	m <sup>3</sup>	34.78
obtained off site; sand	-	0.69	7.84	46.48	m <sup>3</sup>	54.33
<b>Surface treatments</b>						
Compacting						
filling; blinding with sand	-	0.05	0.57	2.42	m <sup>2</sup>	2.99
<b>Q21 IN SITU CONCRETE ROADS/PAVINGS</b>						
<b>Reinforced in situ ready mixed designated concrete; C10 – 40 mm aggregate</b>						
Roads; to hardcore base						
thickness not exceeding 150 mm	80.53	2.17	28.84	89.82	m <sup>3</sup>	118.66
thickness 150 mm–450 mm	80.53	1.53	20.33	89.82	m <sup>3</sup>	110.15
<b>Reinforced in situ ready mixed designated concrete; C20 – 20 mm aggregate</b>						
Roads; to hardcore base						
thickness not exceeding 150 mm	82.26	2.17	28.84	91.75	m <sup>3</sup>	120.58
thickness 150 mm–450 mm	82.26	1.53	20.33	91.75	m <sup>3</sup>	112.08

## Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Q21 IN SITU CONCRETE ROADS/PAVINGS – cont'd</b>						
<b>Reinforced in situ ready mixed designated concrete; C25 – 20 mm aggregate</b>						
Roads; to hardcore base						
thickness not exceeding 150 mm	84.55	2.17	28.84	94.30	m <sup>3</sup>	<b>123.14</b>
thickness 150 mm–450 mm	84.55	1.53	20.33	94.30	m <sup>3</sup>	<b>114.63</b>
<b>Formwork; sides of foundations; basic finish</b>						
Plain vertical						
height not exceeding 250 mm	-	0.44	6.90	1.42	m	<b>8.32</b>
height 250 mm–500 mm	-	0.66	10.36	2.35	m	<b>12.71</b>
height 500 mm–1.00 m	-	0.95	14.91	4.67	m	<b>19.57</b>
add to above for curved radius 6.00 m	-	0.04	0.63	0.23	m	<b>0.85</b>
<b>Reinforcement; fabric; BS 4449; lapped; in roads, footpaths or pavings</b>						
Ref A142 (2.22 kg/m <sup>2</sup> )						
400 mm minimum laps	1.53	0.16	2.51	1.75	m <sup>2</sup>	<b>4.26</b>
Ref A193 (3.02 kg/m <sup>2</sup> )						
400 mm minimum laps	-	0.16	2.51	2.38	m <sup>2</sup>	<b>4.89</b>
<b>Formed joints; Fosroc Expoandite "Flexcell" impregnated joint filler or other equal and approved</b>						
Width not exceeding 150 mm						
12.50 mm thick	-	0.16	2.51	2.13	m	<b>4.64</b>
25 mm thick	-	0.21	3.29	3.33	m	<b>6.63</b>
Width 150–300 mm						
12.50 mm thick	-	0.21	3.29	3.48	m	<b>6.77</b>
25 mm thick	-	0.21	3.29	5.80	m	<b>9.09</b>
Width 300–450 mm						
12.50 mm thick	-	0.27	4.24	5.21	m	<b>9.45</b>
25 mm thick	-	0.27	4.24	8.70	m	<b>12.93</b>
<b>Sealants; Fosroc Expandite "Pliastic N2" hot poured rubberized bituminous compound or other equal and approved</b>						
Width 25 mm						
25 mm depth	-	0.22	3.45	1.75	m	<b>5.20</b>
<b>Concrete sundries</b>						
Treating surfaces of unset concrete; grading to cambers; tamping with a 75 mm thick steel shod tamper						
	-	0.27	3.59	-	m <sup>2</sup>	<b>3.59</b>

## Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Q22 COATED MACADAM/ASPHALT ROADS/ PAVINGS</b>						
<b>NOTE:</b> 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.						
<b>Dense Bitumen macadam base course; BS 594987-1; bitumen penetration 100/125</b>						
Carriageway, hardshoulder and hardstop						
100 mm thick; one coat; with 0/32 mm aggregate size; to clause 5.2	-	-	-	-	m <sup>2</sup>	18.01
200 mm thick; one coat; with 0/32 mm aggregate size; to clause 5.2	-	-	-	-	m <sup>2</sup>	29.98
Extra over above items for increase / reduction in 10 mm increments	-	-	-	-	m <sup>2</sup>	1.20
<b>Hot rolled asphalt base course; BS 594987-1</b>						
Carriageway, hardshoulder and hardstop						
150 mm thick; one coat; 60% 0/32 mm aggregate size; to column 2/5	-	-	-	-	m <sup>2</sup>	28.18
200 mm thick; one coat; 60% 0/32 mm aggregate size; to column 2/5	-	-	-	-	m <sup>2</sup>	37.56
Extra over above items for increase / reduction in 10 mm increments	-	-	-	-	m <sup>2</sup>	1.53
<b>Dense Bitumen macadam binder course; BS 594987-1; bitumen penetration 100/125</b>						
Carriageway, hardshoulder and hardstop						
60 mm thick; one coat; with 0/20 mm aggregate size; to clause 6.4	-	-	-	-	m <sup>2</sup>	11.52
60 mm thick; one coat; with 0/32 mm aggregate size; to clause 6.5	-	-	-	-	m <sup>2</sup>	11.63
Extra over above items for increase / reduction in 10 mm increments	-	-	-	-	m <sup>2</sup>	1.36

## Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Q22 COATED MACADAM/ASPHALT ROADS/ PAVINGS – cont'd</b>						
<b>Hot rolled asphalt binder course; BS 594987-1</b>						
Carriageway, hardshoulder and hardstop						
40 mm thick; one coat; 50% 0/14 aggregate size; to column 2/2; 55 PSV	-	-	-	-	m <sup>2</sup>	11.39
60 mm thick; one coat; 50% 0/14 aggregate size; to column 2/2	-	-	-	-	m <sup>2</sup>	12.54
60 mm thick; one coat; 50% 0/20 aggregate size; to column 2/2	-	-	-	-	m <sup>2</sup>	12.33
60 mm thick; one coat; 60% 0/32 aggregate size; to column 2/2	-	-	-	-	m <sup>2</sup>	11.78
100 mm thick; one coat; 60% 0/32 aggregate size; to column 2/2	-	-	-	-	m <sup>2</sup>	18.27
Extra over above items for increase / reduction in 10 mm increments	-	-	-	-	m <sup>2</sup>	2.01
<b>Macadam surface course; BS 594987-1; bitumen penetration 100/125</b>						
Carriageway, hardshoulder and hardstop						
30 mm thick; one coat; medium graded with 0/6 mm nominal aggregate binder; to clause 7.6	-	-	-	-	m <sup>2</sup>	9.53
40 mm thick; one coat; close graded with 0/14 mm nominal aggregate binder; to clause 7.3	-	-	-	-	m <sup>2</sup>	8.73
40 mm thick; one coat; close graded with 0/10 mm nominal aggregate binder; to clause 7.4	-	-	-	-	m <sup>2</sup>	9.53
Extra over above items for increase / reduction in 10 mm increments	-	-	-	-	m <sup>2</sup>	1.42
Extra over above items for coarse aggregate 60-64 PSV	-	-	-	-	m <sup>2</sup>	1.43
Extra over above items for coarse aggregate 65-67 PSV	-	-	-	-	m <sup>2</sup>	1.56
Extra over above items for coarse aggregate 68 PSV	-	-	-	-	m <sup>2</sup>	2.09
<b>Hot rolled asphalt surface course; BS 594987-1; bitumen penetration 40/60</b>						
Carriageway, hardshoulder and hardstop						
40 mm thick; one coat; 30% mix 0/10 aggregate size; to column 3/2; with 20 mm pre-coated chippings 60-64 PSV	-	-	-	-	m <sup>2</sup>	11.70
40 mm thick; one coat; 30% mix 0/10 aggregate size; to column 3/2; with 14 mm pre-coated chippings 60-64 PSV	-	-	-	-	m <sup>2</sup>	11.80
Extra over above items for increase / reduction in 10 mm increments	-	-	-	-	m <sup>2</sup>	1.63
Extra over above items for coarse aggregate 65-67 PSV	-	-	-	-	m <sup>2</sup>	0.06
Extra over above items for coarse aggregate 68 PSV	-	-	-	-	m <sup>2</sup>	0.14
Extra over above items for 6-10KN High Traffic Flows	-	-	-	-	m <sup>2</sup>	0.71

## Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Stone mastic asphalt surface course; BS 594987-1</b>						
Carriageway, hardshoulder and hardstop						
35 mm thick; one coat; with 0/14 mm nominal aggregate size; 55 PSV	-	-	-	-	m <sup>2</sup>	10.22
35 mm thick; one coat; with 0/10 mm nominal aggregate size; 55 PSV	-	-	-	-	m <sup>2</sup>	10.22
Extra over above items for increase / reduction in 10 mm increments	-	-	-	-	m <sup>2</sup>	2.00
<b>Thin surface course with 60 PSV</b>						
Carriageway, hardshoulder and hardstop						
35 mm thick; one coat; with 0/10 mm nominal aggregate size	-	-	-	-	m <sup>2</sup>	10.22
Extra over above items for increase / reduction in 10 mm increments	-	-	-	-	m <sup>2</sup>	1.01
Extra over above items for coarse aggregate 60-64 PSV	-	-	-	-	m <sup>2</sup>	0.25
Extra over above items for coarse aggregate 65-67 PSV	-	-	-	-	m <sup>2</sup>	0.25
Extra over above items for coarse aggregate 68 PSV	-	-	-	-	m <sup>2</sup>	0.46
<b>Regulating courses</b>						
Carriageway, hardshoulder and hardstop						
Dense Bitumen Macadam; bitumen penetration 100/125; with 0/20 mm nominal aggregate regulating course (BS 594987 – clause 6.5)	-	-	-	-	tonne	94.98
Hot rolled asphalt; 50% 0/20 aggregate size (BS 594987-1:2003 column 2/3)	-	-	-	-	tonne	101.94
Stone mastic asphalt; 0/6 mm aggregate	-	-	-	-	tonne	129.46
<b>Bitumen Emulsion tack coats</b>						
Carriageway, hardshoulder and hardstop						
K1-40; applied 0.35–0.45l/m <sup>2</sup>	-	-	-	-	m <sup>2</sup>	0.15
K1-70; applied 0.35–0.45l/m <sup>2</sup>	-	-	-	-	m <sup>2</sup>	0.24
<b>Q23 GRAVEL/HOGGIN/WOODCHIP ROADS/PAVINGS</b>						
<b>Two coat gravel paving; level and to falls; first layer course clinker aggregate and wearing layer fine gravel aggregate</b>						
Pavings; over 300 mm wide						
50 mm thick	-	0.08	1.57	5.93	m <sup>2</sup>	7.49
63 mm thick	-	0.10	1.96	7.67	m <sup>2</sup>	9.63
<b>Resin bonded gravel paving; level and to falls</b>						
Pavings; over 300 mm wide						
50 mm thick	-	-	-	-	m <sup>2</sup>	48.80

## Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Q25 SLAB/BRICK/BLOCK/SETT/COBBLE PAVINGS</b>						
<b>Artificial stone paving; Charcon '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</b>						
Pavings; over 300 mm wide 600 mm x 600 mm x 50 mm thick; natural	12.25	0.44	8.62	16.57	m <sup>2</sup>	<b>25.19</b>
<b>Brick paviors; 215 mm x 103 mm x 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</b>						
Pavings; over 300 mm wide; straight joints both ways bricks laid flat (PC £ per 1000)	418.50	0.85	18.33	21.02	m <sup>2</sup>	<b>39.35</b>
bricks laid on edge	-	1.19	25.67	31.14	m <sup>2</sup>	<b>56.81</b>
<b>Pavings; over 300 mm wide; laid to herringbone pattern</b>						
bricks laid flat	-	1.06	22.86	21.02	m <sup>2</sup>	<b>43.88</b>
bricks laid on edge	-	1.49	32.14	31.14	m <sup>2</sup>	<b>63.28</b>
<b>Add or deduct for variation of £10.00/1000 in PC of brick paviours</b>						
bricks laid flat	-	-	-	0.42	m <sup>2</sup>	-
bricks laid on edge	-	-	-	0.63	m <sup>2</sup>	-
<b>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</b>						
<b>Pavings; over 300 mm wide</b>						
regular (PC £ per tonne)	95.40	4.26	83.42	23.02	m <sup>2</sup>	<b>106.44</b>
laid to pattern	-	5.32	104.18	23.02	m <sup>2</sup>	<b>127.19</b>
<b>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</b>						
<b>Pavings; over 300 mm wide</b>						
450 mm x 600 mm x 50 mm thick; grey	7.26	0.48	9.40	9.47	m <sup>2</sup>	<b>18.87</b>
450 mm x 600 mm x 60 mm thick; coloured	8.06	0.48	9.40	10.35	m <sup>2</sup>	<b>19.74</b>
600 mm x 600 mm x 50 mm thick; grey	5.62	0.44	8.62	7.69	m <sup>2</sup>	<b>16.31</b>
600 mm x 600 mm x 50 mm thick; coloured	6.75	0.44	8.62	8.92	m <sup>2</sup>	<b>17.53</b>
750 mm x 600 mm x 50 mm thick; grey	5.04	0.42	8.22	7.06	m <sup>2</sup>	<b>15.28</b>
750 mm x 600 mm x 50 mm thick; coloured	6.70	0.42	8.22	8.86	m <sup>2</sup>	<b>17.09</b>
900 mm x 600 mm x 50 mm thick; grey	4.50	0.38	7.44	6.47	m <sup>2</sup>	<b>13.91</b>
900 mm x 600 mm x 50 mm thick; coloured	6.17	0.38	7.44	8.28	m <sup>2</sup>	<b>15.73</b>
<b>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</b>						
<b>Pavings; 'Keyblock' or other equal and approved; over 300 mm wide; straight joints both ways</b>						
200 mm x 100 mm x 65 mm thick; grey	8.03	0.80	15.67	12.80	m <sup>2</sup>	<b>28.46</b>
200 mm x 100 mm x 65 mm thick; coloured	8.72	0.80	15.67	13.55	m <sup>2</sup>	<b>29.21</b>

## Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
200 mm x 100 mm x 80 mm thick; grey	8.94	0.85	16.64	14.13	m <sup>2</sup>	30.77
200 mm x 100 mm x 80 mm thick; coloured	10.10	0.85	16.64	15.39	m <sup>2</sup>	32.03
Pavings; 'Keyblock' or other equal and approved; over 300 mm wide; laid to herringbone pattern						
200 mm x 100 mm x 60 mm thick; grey	-	1.00	19.58	12.80	m <sup>2</sup>	32.38
200 mm x 100 mm x 60 mm thick; coloured	-	1.00	19.58	13.55	m <sup>2</sup>	33.13
200 mm x 100 mm x 80 mm thick; grey	-	1.06	20.76	14.13	m <sup>2</sup>	34.88
200 mm x 100 mm x 80 mm thick; coloured	-	1.06	20.76	15.39	m <sup>2</sup>	36.15
Extra for two row boundary edging to herringbone paved areas; 200 wide; including a 150 mm high ready mixed designated concrete C10 – 40 mm aggregate haunching to one side; blocks laid breaking joint						
200 mm x 100 mm x 65 mm; coloured	-	0.32	6.27	2.46	m	8.73
200 mm x 100 mm x 80 mm; coloured	-	0.32	6.27	2.57	m	8.83
Pavings; 'Europa' or other equal and approved; over 300 mm wide; straight joints both ways						
200 mm x 100 mm x 60 mm thick; grey	6.61	0.80	15.67	11.25	m <sup>2</sup>	26.91
200 mm x 100 mm x 60 mm thick; coloured	7.33	0.80	15.67	12.04	m <sup>2</sup>	27.71
200 mm x 100 mm x 80 mm thick; grey	7.88	0.85	16.64	12.97	m <sup>2</sup>	29.61
200 mm x 100 mm x 80 mm thick; coloured	8.64	0.85	16.64	13.80	m <sup>2</sup>	30.44
Pavings; 'Pedesta' or other equal and approved; over 300 mm wide; straight joints both ways						
200 mm x 100 mm x 60 mm thick; grey	13.81	0.80	15.67	19.09	m <sup>2</sup>	34.76
200 mm x 100 mm x 60 mm thick; coloured	13.81	0.80	15.67	19.09	m <sup>2</sup>	34.76
200 mm x 100 mm x 80 mm thick; grey	17.50	0.85	16.64	23.45	m <sup>2</sup>	40.10
200 mm x 100 mm x 80 mm thick; coloured	17.50	0.85	16.64	23.45	m <sup>2</sup>	40.10
Pavings; 'Interset' or other equal and approved; over 300 mm wide; straight joints both ways						
200 mm x 100 mm x 60 mm thick; grey	11.08	0.80	15.67	16.12	m <sup>2</sup>	31.78
200 mm x 100 mm x 60 mm thick; coloured	12.30	0.80	15.67	17.45	m <sup>2</sup>	33.12
200 mm x 100 mm x 80 mm thick; grey	13.25	0.85	16.64	18.82	m <sup>2</sup>	35.47
200 mm x 100 mm x 80 mm thick; coloured	14.72	0.85	16.64	20.42	m <sup>2</sup>	37.06
<b>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:sand (1:4); on concrete base</b>						
Pavings; 'Trafica' or other equal and approved; over 300 mm wide						
400 mm x 400 mm x 65 mm; Saxon textured; natural	22.84	0.51	9.99	26.30	m <sup>2</sup>	36.29
400 mm x 400 mm x 65 mm; Saxon textured; buff	26.35	0.51	9.99	30.13	m <sup>2</sup>	40.11
400 mm x 400 mm x 65 mm; Perfecta; natural	27.34	0.51	9.99	31.20	m <sup>2</sup>	41.19
400 mm x 400 mm x 65 mm; Perfecta; buff	31.65	0.51	9.99	35.89	m <sup>2</sup>	45.88
450 mm x 450 mm x 70 mm; Saxon textured; natural	23.39	0.49	9.60	26.90	m <sup>2</sup>	36.49
450 mm x 450 mm x 70 mm; Saxon textured; buff	26.85	0.49	9.60	30.67	m <sup>2</sup>	40.26
450 mm x 450 mm x 70 mm; Perfecta; natural	26.56	0.49	9.60	30.35	m <sup>2</sup>	39.95
450 mm x 450 mm x 70 mm; Perfecta; buff	30.75	0.49	9.60	34.91	m <sup>2</sup>	44.51



## Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Q25 SLAB/BRICK/BLOCK/SETT/COBBLE PAVINGS – cont'd</b>						
<b>York stone slab pavings; to falls or crossfalls; bedding 25 mm thick in cement and sand mortar (1:4); 5 wide joints; jointing in coloured cement mortar (1:3); brushed in; to sand base</b>						
Pavings; over 300 mm wide						
50 mm thick; random rectangular pattern	72.66	0.80	17.26	79.17	m <sup>2</sup>	<b>96.43</b>
600 mm x 600 mm x 50 mm thick	69.20	0.44	9.49	75.49	m <sup>2</sup>	<b>84.99</b>
600 mm x 900 mm x 50 mm thick	69.20	0.38	8.20	75.49	m <sup>2</sup>	<b>83.69</b>
<b>Granite setts; BS EN 1342; 200 mm x 100 mm x 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</b>						
Pavings; over 300 mm wide						
straight joints (PC £ per tonne)	159.00	1.70	33.29	49.69	m <sup>2</sup>	<b>82.98</b>
laid to pattern	-	2.13	41.71	49.69	m <sup>2</sup>	<b>91.40</b>
Two rows of granite setts as boundary edging; 200 mm wide; including a 150 mm high in situ concrete mix 10.00 N/mm <sup>2</sup> – 40 mm aggregate (1:3.6); haunching to one side; blocks laid breaking joint						
	-	0.74	14.49	11.70	m	<b>26.19</b>
<b>Q26 SPECIAL SURFACINGS/PAVINGS FOR SPORT</b>						
<b>Sundries</b>						
Line marking						
width not exceeding 300 mm	-	0.05	0.70	0.21	m	<b>0.91</b>
<b>Q30 SEEDING/TURFING</b>						
<b>Top soil</b>						
Selected from spoil heaps; grading; prepared for turfing or seeding; to general surfaces						
average 75 mm thick	-	0.23	2.61	-	m <sup>2</sup>	<b>2.61</b>
average 100 mm thick	-	0.25	2.84	-	m <sup>2</sup>	<b>2.84</b>
average 125 mm thick	-	0.27	3.07	-	m <sup>2</sup>	<b>3.07</b>
average 150 mm thick	-	0.29	3.30	-	m <sup>2</sup>	<b>3.30</b>
average 175 mm thick	-	0.30	3.41	-	m <sup>2</sup>	<b>3.41</b>
average 200 mm thick	-	0.31	3.52	-	m <sup>2</sup>	<b>3.52</b>
Selected from spoil heaps; grading; prepared for turfing or seeding; to cuttings or embankments						
average 75 mm thick	-	0.27	3.07	-	m <sup>2</sup>	<b>3.07</b>
average 100 mm thick	-	0.29	3.30	-	m <sup>2</sup>	<b>3.30</b>
average 125 mm thick	-	0.30	3.41	-	m <sup>2</sup>	<b>3.41</b>
average 150 mm thick	-	0.31	3.52	-	m <sup>2</sup>	<b>3.52</b>
average 175 mm thick	-	0.33	3.75	-	m <sup>2</sup>	<b>3.75</b>
average 200 mm thick	-	0.36	4.09	-	m <sup>2</sup>	<b>4.09</b>
<b>Imported top soil, planting quality</b>						
Grading; prepared for turfing or seeding; to general surfaces						
average 75 mm thick	-	0.21	2.39	2.91	m <sup>2</sup>	<b>5.30</b>
average 100 mm thick	-	0.23	2.61	3.79	m <sup>2</sup>	<b>6.40</b>
average 125 mm thick	-	0.24	2.73	5.54	m <sup>2</sup>	<b>8.26</b>

## Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
average 150 mm thick	-	0.26	2.95	7.28	m <sup>2</sup>	<b>10.24</b>
average 175 mm thick	-	0.27	3.07	8.16	m <sup>2</sup>	<b>11.23</b>
average 200 mm thick	-	0.29	3.30	9.03	m <sup>2</sup>	<b>12.33</b>
Grading; preparing for turfing or seeding; to cuttings or embankments						
average 75 mm thick	-	0.23	2.61	1.79	m <sup>2</sup>	<b>4.41</b>
average 100 mm thick	-	0.26	2.95	2.33	m <sup>2</sup>	<b>5.29</b>
average 125 mm thick	-	0.27	3.07	3.41	m <sup>2</sup>	<b>6.47</b>
average 150 mm thick	-	0.29	3.30	4.48	m <sup>2</sup>	<b>7.78</b>
average 175 mm thick	-	0.30	3.41	5.02	m <sup>2</sup>	<b>8.43</b>
average 200 mm thick	-	0.31	3.52	5.56	m <sup>2</sup>	<b>9.08</b>
<b>Fertilizer</b>						
Fertilizer 0.07 kg/m <sup>2</sup> ; raking in general surfaces (PC £ per 25kg)	25.64	0.03	0.34	0.07	m <sup>2</sup>	<b>0.42</b>
<b>Selected grass seed</b>						
Grass seed; sowing at a rate of 0.042 kg/m <sup>2</sup> two applications; raking in						
general surfaces (PC £ per 25kg)	125.19	0.07	0.80	0.44	m <sup>2</sup>	<b>1.23</b>
cuttings or embankments	-	0.08	0.91	0.44	m <sup>2</sup>	<b>1.35</b>
<b>Preserved turf from stack on site</b>						
Turfing						
general surfaces	-	0.20	2.27	-	m <sup>2</sup>	<b>2.27</b>
cuttings or embankments; shallow	-	0.22	2.50	-	m <sup>2</sup>	<b>2.50</b>
cuttings or embankments; steep; pegged	-	0.31	3.52	-	m <sup>2</sup>	<b>3.52</b>
<b>Imported turf; cultivated</b>						
Turfing						
general surfaces	2.39	0.20	2.27	2.48	m <sup>2</sup>	<b>4.75</b>
cuttings or embankments; shallow	2.39	0.22	2.50	2.48	m <sup>2</sup>	<b>4.98</b>
cuttings or embankments; steep; pegged	2.39	0.31	3.52	2.48	m <sup>2</sup>	<b>6.00</b>
<b>Q31 PLANTING</b>						
<b>Planting only</b>						
Hedge plants						
height not exceeding 750 mm	-	0.26	2.95	-	nr	<b>2.95</b>
height 750 mm–1.50 m	-	0.61	6.93	-	nr	<b>6.93</b>
Saplings						
height not exceeding 3.00 m	-	1.73	19.66	-	nr	<b>19.66</b>
<b>Q40 FENCING</b>						
<b>NOTE:</b> 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.						
<b>Strained wire fences; BS 1722 Part 3; 4 mm diameter galvanized mild steel plain wire threaded through posts and strained with eye bolts</b>						
Fencing; height 900 mm; three line; concrete posts at 2750 mm centres	-	-	-	-	m	<b>20.52</b>
Extra for						
end concrete straining post; one strut	-	-	-	-	nr	<b>49.91</b>

## Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Q40 FENCING – cont'd</b>						
<b>Strained wire fences; BS 1722 Part 3; 4 mm diameter galvanized mild steel plain wire threaded through posts and strained with eye bolts – cont'd</b>						
angle concrete straining post; two struts	-	-	-	-	nr	57.97
Fencing; height 1.07 m; six line; concrete posts at 2750 mm centres	-	-	-	-	m	21.36
Extra for						
end concrete straining post; one strut	-	-	-	-	nr	56.13
angle concrete straining post; two struts	-	-	-	-	nr	64.18
Fencing; height 1.20 m; six line; concrete posts at 2750 mm centres	-	-	-	-	m	21.48
Extra for						
end concrete straining post; one strut	-	-	-	-	nr	57.71
angle concrete straining post; two struts	-	-	-	-	nr	65.75
Fencing; height 1.40 m; eight line; concrete posts at 2750 mm centres	-	-	-	-	m	22.08
Extra for						
end concrete straining post; one strut	-	-	-	-	nr	58.96
angle concrete straining post; two struts	-	-	-	-	nr	67.00
<b>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</b>						
Fencing; height 900 mm; galvanized mild steel angle posts at 3.00 m centres	-	-	-	-	m	28.87
Extra for						
end steel straining post; one strut	-	-	-	-	nr	83.21
angle steel straining post; two struts	-	-	-	-	nr	95.96
Fencing; height 900 mm; concrete posts at 3.00 m centres	-	-	-	-	m	20.92
Extra for						
end concrete straining post; one strut	-	-	-	-	nr	44.70
angle concrete straining post; two struts	-	-	-	-	nr	52.75
Fencing; height 1.20 m; galvanized mild steel angle posts at 3.00 m centres	-	-	-	-	m	21.29
Extra for						
end steel straining post; one strut	-	-	-	-	nr	88.78
angle steel straining post; two struts	-	-	-	-	nr	113.70
Fencing; height 1.20 m; concrete posts at 3.00 m centres	-	-	-	-	m	20.40
Extra for						
end concrete straining post; one strut	-	-	-	-	nr	51.16
angle concrete straining post; two struts	-	-	-	-	nr	60.43
Fencing; height 1.80 m; galvanized mild steel angle posts at 3.00 m centres	-	-	-	-	m	23.94
Extra for						
end steel straining post; one strut	-	-	-	-	nr	90.30
angle steel straining post; two struts	-	-	-	-	nr	112.33
Fencing; height 1.80 m; concrete posts at 3.00 m centres	-	-	-	-	m	27.64
Extra for						
end concrete straining post; one strut	-	-	-	-	nr	71.54
angle concrete straining post; two struts	-	-	-	-	nr	84.40

## Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
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 x 100 mm angle section gate posts; each with one strut						
2.44 m x 0.90 m	-	-	-	-	nr	701.64
2.44 m x 1.20 m	-	-	-	-	nr	724.11
2.44 m x 1.80 m	-	-	-	-	nr	781.11
<b>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</b>						
Fencing; height 900 mm; galvanized mild steel angle posts at 3.00 m centres	-	-	-	-	m	26.47
Extra for						
end steel straining post; one strut	-	-	-	-	nr	73.37
angle steel straining post; two struts	-	-	-	-	nr	81.68
Fencing; height 900 mm; concrete posts at 3.00 m centres	-	-	-	-	m	19.74
Extra for						
end concrete straining post; one strut	-	-	-	-	nr	44.70
angle concrete straining post; two struts	-	-	-	-	nr	52.75
Fencing; height 1.20 m; galvanized mild steel angle posts at 3.00 m centres	-	-	-	-	m	19.56
Extra for						
end steel straining post; one strut	-	-	-	-	nr	76.96
angle steel straining post; two struts	-	-	-	-	nr	82.22
Fencing; height 1.20 m; concrete posts at 3.00 m centres	-	-	-	-	m	20.02
Extra for						
end concrete straining post; one strut	-	-	-	-	nr	51.16
angle concrete straining post; two struts	-	-	-	-	nr	60.43
Fencing; height 1.80 m; galvanized mild steel angle posts at 3.00 m centres	-	-	-	-	m	22.17
Extra for						
end steel straining post; one strut	-	-	-	-	nr	76.17
angle steel straining post; two struts	-	-	-	-	nr	90.98
Fencing; height 1.80 m; concrete posts at 3.00 m centres	-	-	-	-	m	25.50
Extra for						
end concrete straining post; one strut	-	-	-	-	nr	71.54
angle concrete straining post; two struts	-	-	-	-	nr	84.40
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 x 100 mm angle section gate posts; each with one strut						
2.44 m x 0.90 m	-	-	-	-	nr	613.52
2.44 m x 1.20 m	-	-	-	-	nr	629.51
2.44 m x 1.80 m	-	-	-	-	nr	678.01

## Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Q40 FENCING – cont'd</b>						
<b>Chain link fencing for tennis courts; BS 1722 Part 13; 2.50 mm diameter galvanised mild wire; 45 mm mesh; line and tying wires threaded through 45 mm x 45 mm x 5 mm galvanised mild steel angle standards, posts and struts; 60 mm x 60 mm x 6 mm straining posts and gate posts; straining posts and struts strained with eye bolts and winding brackets</b>						
Fencing to tennis court 36.00 m x 18.00 m; including gate 1.07 m x 1.98 m complete with hinges, locking bar, lock and bolts						
height 2745 mm; standards at 3.00 m centres	-	-	-	-	nr	2811.28
height 3660 mm; standards at 2.50 m centres	-	-	-	-	nr	3769.67
<b>Cleft chestnut pale fencing; BS 1722 Part4; pales spaced 51 mm apart; on two lines of galvanized wire; 64 mm diameter posts; 76 mm x 51 mm struts</b>						
Fencing; height 900 mm; posts at 2.50 m centres	-	-	-	-	m	11.91
Extra for						
straining post; one strut	-	-	-	-	nr	31.73
corner straining post; two struts	-	-	-	-	nr	31.73
Fencing; height 1.05 m; posts at 2.50 m centres	-	-	-	-	m	13.48
Extra for						
straining post; one strut	-	-	-	-	nr	32.16
corner straining post; two struts	-	-	-	-	nr	32.16
<b>Close boarded fencing; BS 1722 Part 5; 76 mm x 38 mm softwood rails; 89 mm x 19 mm softwood pales lapped 13 mm; 152 mm x 25 mm softwood gravel boards; all softwood "treated"; posts at 3.00 m centres</b>						
Fencing; two rail; concrete posts						
1.00 m	-	-	-	-	m	36.61
1.20 m	-	-	-	-	m	36.95
Fencing; three rail; concrete posts						
1.40 m	-	-	-	-	m	40.64
1.60 m	-	-	-	-	m	40.74
1.80 m	-	-	-	-	m	42.29
<b>Precast concrete slab fencing; 305 mm x 38 mm x 1753 mm slabs; fitted into twice grooved concrete posts at 1830 mm centres</b>						
Fencing						
height 1.50 m	-	-	-	-	m	71.76
height 1.80 m	-	-	-	-	m	79.47

## Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Mild steel unclimbable fencing; in rivetted panels 2440 mm long; 44 mm x 13 mm flat section top and bottom rails; two 44 mm x 19 mm flat section standards; one with foot plate, and 38 mm x 13 mm raking stay with foot plate; 20 mm diameter pointed verticals at 120 mm centres; two 44 mm x 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</b>						
Fencing						
height 1.67 m	-	-	-	-	m	<b>134.18</b>
height 2.13 m	-	-	-	-	m	<b>154.30</b>
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 x 102 mm hollow section gate posts with cap and foot plates						
2.44 m x 1.67 m	-	-	-	-	nr	<b>1162.85</b>
2.44 m x 2.13 m	-	-	-	-	nr	<b>1341.75</b>
4.88 m x 1.67 m	-	-	-	-	nr	<b>1844.52</b>
4.88 m x 2.13 m	-	-	-	-	nr	<b>2280.96</b>
<b>PVC coated, galvanised mild steel high security fencing; "Sentinel Sterling fencing" or other equal and approved; Twil Wire Products Ltd; 50 mm x 50 mm mesh; 3 mm/3.50 mm gauge wire; barbed edge - 1; "Sentinal Bi-steel" colour coated posts at 2440 mm centres</b>						
Fencing						
height 1.80 m	-	1.02	11.59	42.40	m	<b>53.99</b>
height 2.10 m	-	1.02	11.59	46.83	m	<b>58.42</b>

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>R10 RAINWATER PIPEWORK/GUTTERS</b>						
<b>Aluminium pipes and fittings; BS EN 612; ears cast on; polyester powder coated finish</b>						
63 mm diameter pipes; plugged and screwed	12.27	0.41	7.43	14.28	m	21.72
Extra for						
fittings with one end	-	0.24	4.35	7.38	nr	11.73
fittings with two ends	-	0.46	8.34	7.48	nr	15.82
fittings with three ends	-	0.67	12.15	10.00	nr	22.15
shoe	7.51	0.24	4.35	7.38	nr	11.73
bend	8.01	0.46	8.34	7.48	nr	15.82
single branch	10.45	0.67	12.15	10.00	nr	22.15
offset 228 mm projection	18.18	0.46	7.94	17.52	nr	25.47
offset 304 mm projection	20.60	0.46	8.34	20.10	nr	28.44
access pipe	22.93	0.46	8.34	21.06	nr	29.40
connection to clay pipes; cement and sand (1:2)						
joint	-	0.17	3.08	0.11	nr	3.19
76.50 mm diameter pipes; plugged and screwed	14.29	0.44	7.98	16.49	m	24.47
Extra for						
shoe	10.31	0.28	5.08	10.19	nr	15.27
bend	10.13	0.50	9.07	9.56	nr	18.63
single branch	12.58	0.72	13.06	12.02	nr	25.07
offset 228 mm projection	20.43	0.50	9.07	19.55	nr	28.61
offset 304 mm projection	22.61	0.50	9.07	21.86	nr	30.93
access pipe	31.39	0.50	9.07	29.51	nr	38.58
connection to clay pipes; cement and sand (1:2)						
joint	-	0.19	3.45	0.11	nr	3.56
100 mm diameter pipes; plugged and screwed	24.40	0.50	9.07	27.50	m	36.57
Extra for						
shoe	12.42	0.32	5.80	11.56	nr	17.36
bend	14.10	0.56	10.15	12.92	nr	23.08
single branch	16.85	0.83	15.05	15.26	nr	30.31
offset 228 mm projection	23.64	0.56	10.15	20.65	nr	30.80
offset 304 mm projection	26.24	0.56	10.15	23.42	nr	33.57
access pipe	29.25	0.56	10.15	24.49	nr	34.64
connection to clay pipes; cement and sand (1:2)						
joint	-	0.22	3.99	0.11	nr	4.10
Roof outlets; circular aluminium; with flat or domed grating; joint to pipe						
50 mm diameter	70.21	0.67	19.14	72.84	nr	91.98
75 mm diameter	92.02	0.72	20.57	95.47	nr	116.04
100 mm diameter	119.83	0.78	22.28	124.32	nr	146.61
150 mm diameter	153.52	0.83	23.71	159.28	nr	182.99
Roof outlets; d-shaped; balcony; with flat or domed grating; joint to pipe						
50 mm diameter	70.21	0.67	19.14	72.84	nr	91.98
75 mm diameter	93.17	0.72	20.57	96.66	nr	117.23
100 mm diameter	130.69	0.78	22.28	135.59	nr	157.87
Galvanized wire balloon grating; BS 416 for pipes or outlets						
50 mm diameter	1.38	0.07	2.00	1.43	nr	3.43
63 mm diameter	1.40	0.07	2.00	1.45	nr	3.45
75 mm diameter	1.49	0.07	2.00	1.55	nr	3.55
100 mm diameter	1.64	0.09	2.57	1.70	nr	4.27
<b>Aluminium gutters and fittings; BS EN 612; polyester powder coated finish</b>						
100 mm half round gutters; on brackets; screwed to timber	15.01	0.39	6.73	20.40	m	27.14

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Extra for						
stop end	4.07	0.18	3.11	8.14	nr	<b>11.25</b>
running outlet	9.02	0.37	6.39	9.35	nr	<b>15.73</b>
stop end outlet	8.03	0.18	3.11	11.04	nr	<b>14.15</b>
angle	8.33	0.37	6.39	7.16	nr	<b>13.55</b>
113 mm half round gutters; on brackets; screwed to timber	15.73	0.39	6.73	21.23	m	<b>27.96</b>
Extra for						
stop end	4.28	0.18	3.11	8.41	nr	<b>11.51</b>
running outlet	8.33	0.37	6.39	8.56	nr	<b>14.95</b>
stop end outlet	9.20	0.18	3.11	12.24	nr	<b>15.34</b>
angle	9.39	0.37	6.39	8.14	nr	<b>14.53</b>
125 mm half round gutters; on brackets; screwed to timber	17.66	0.44	7.60	25.48	m	<b>33.08</b>
Extra for						
stop end	5.21	0.20	3.45	11.36	nr	<b>14.81</b>
running outlet	10.63	0.39	6.73	10.84	nr	<b>17.57</b>
stop end outlet	9.77	0.20	3.45	14.66	nr	<b>18.11</b>
angle	10.42	0.39	6.73	10.80	nr	<b>17.54</b>
100 mm ogee gutters; on brackets; screwed to timber	18.73	0.41	7.08	26.23	m	<b>33.31</b>
Extra for						
stop end	4.29	0.19	3.28	5.37	nr	<b>8.65</b>
running outlet	10.57	0.39	6.73	9.98	nr	<b>16.71</b>
stop end outlet	8.20	0.19	3.28	12.46	nr	<b>15.74</b>
angle	8.91	0.39	6.73	6.39	nr	<b>13.12</b>
112 mm ogee gutters; on brackets; screwed to timber	20.83	0.46	7.94	28.87	m	<b>36.81</b>
Extra for						
stop end	4.59	0.19	3.28	5.69	nr	<b>8.97</b>
running outlet	10.70	0.39	6.73	9.92	nr	<b>16.66</b>
stop end outlet	9.18	0.19	3.28	13.64	nr	<b>16.92</b>
angle	10.62	0.39	6.73	7.82	nr	<b>14.55</b>
125 mm ogee gutters; on brackets; screwed to timber	23.00	0.46	7.94	31.74	m	<b>39.68</b>
Extra for						
stop end	5.02	0.21	3.63	6.15	nr	<b>9.78</b>
running outlet	11.70	0.41	7.08	10.81	nr	<b>17.88</b>
stop end outlet	10.42	0.21	3.63	15.22	nr	<b>18.85</b>
angle	12.38	0.41	7.08	9.29	nr	<b>16.37</b>
<b>Cast iron pipes and fittings; BS 416; ears cast on; joints</b>						
65 mm pipes; primed; nailed to masonry	25.08	0.57	10.34	27.74	m	<b>38.08</b>
Extra for						
shoe	22.02	0.35	6.35	21.61	nr	<b>27.95</b>
bend	13.47	0.63	11.42	12.52	nr	<b>23.94</b>
single branch	26.49	0.80	14.51	25.45	nr	<b>39.96</b>
offset 225 mm projection	24.01	0.63	11.42	22.09	nr	<b>33.51</b>
offset 305 mm projection	28.12	0.63	11.42	25.91	nr	<b>37.33</b>
connection to clay pipes; cement and sand (1:2)						
joint	-	0.17	3.08	0.12	nr	<b>3.21</b>
75 mm pipes; primed; nailed to masonry	25.08	0.61	11.06	27.96	m	<b>39.03</b>
Extra for						
shoe	22.02	0.39	7.07	21.68	nr	<b>28.75</b>
bend	16.35	1.33	23.59	15.66	nr	<b>39.24</b>
single branch	29.19	0.83	15.05	28.47	nr	<b>43.52</b>
offset 225 mm projection	24.01	0.67	12.15	22.16	nr	<b>34.31</b>
offset 305 mm projection	29.50	0.67	12.15	27.46	nr	<b>39.60</b>
connection to clay pipes; cement and sand (1:2)						
joint	-	0.19	3.45	0.12	nr	<b>3.57</b>
100 mm pipes; primed; nailed to masonry	33.67	0.67	12.15	37.58	m	<b>49.73</b>



## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>R10 RAINWATER PIPEWORK/GUTTERS – cont'd</b>						
<b>Cast iron pipes and fittings; BS 416; ears cast on; joints – cont'd</b>						
Extra for						
shoe	29.21	0.44	7.98	28.72	nr	<b>36.70</b>
bend	23.10	0.72	13.06	22.23	nr	<b>35.28</b>
single branch	34.03	0.89	16.14	32.77	nr	<b>48.91</b>
offset 225 mm projection	47.12	0.72	13.06	45.56	nr	<b>58.62</b>
offset 305 mm projection	48.04	0.72	13.06	45.81	nr	<b>58.87</b>
connection to clay pipes; cement and sand (1:2) joint	-	0.22	3.99	0.11	nr	<b>4.10</b>
100 mm x 75 mm rectangular pipes; primed; nailing to masonry	67.73	0.67	12.15	74.68	m	<b>86.83</b>
Extra for						
shoe	82.43	0.44	7.98	82.35	nr	<b>90.33</b>
bend	78.49	0.72	13.06	78.16	nr	<b>91.21</b>
offset 225 mm projection	110.53	0.44	7.98	107.81	nr	<b>115.79</b>
offset 305 mm projection	118.13	0.44	7.98	114.41	nr	<b>122.39</b>
connection to clay pipes; cement and sand (1:2) joint	-	0.22	3.99	0.11	nr	<b>4.10</b>
Rainwater head; rectangular; for pipes						
65 mm diameter	67.64	0.63	11.42	72.31	nr	<b>83.74</b>
75 mm diameter	67.64	0.67	12.15	72.39	nr	<b>84.53</b>
100 mm diameter	93.40	0.72	13.06	99.91	nr	<b>112.97</b>
Rainwater head; octagonal; for pipes						
65 mm diameter	48.65	0.63	11.42	52.12	nr	<b>63.54</b>
75 mm diameter	48.65	0.67	12.15	52.19	nr	<b>64.34</b>
100 mm diameter	57.66	0.72	13.06	61.91	nr	<b>74.97</b>
Copper wire balloon grating; BS 416 for pipes or outlets						
50 mm diameter	1.68	0.07	1.27	1.74	nr	<b>3.01</b>
63 mm diameter	2.17	0.07	1.27	2.25	nr	<b>3.52</b>
75 mm diameter	1.70	0.07	1.27	1.76	nr	<b>3.03</b>
100 mm diameter	1.91	0.09	1.63	1.98	nr	<b>3.61</b>
<b>Cast iron gutters and fittings; BS EN 877</b>						
100 mm half round gutters; primed; on brackets; screwed to timber	12.88	0.44	7.60	17.72	m	<b>25.31</b>
Extra for						
stop end	3.24	0.19	3.28	5.09	nr	<b>8.37</b>
running outlet	9.42	0.39	6.73	8.79	nr	<b>15.53</b>
angle	9.66	0.39	6.73	10.85	nr	<b>17.58</b>
115 mm half round gutters; primed; on brackets; screwed to timber	13.43	0.44	7.60	18.34	m	<b>25.94</b>
Extra for						
stop end	4.20	0.19	3.28	6.08	nr	<b>9.36</b>
running outlet	10.26	0.39	6.73	9.62	nr	<b>16.35</b>
angle	9.94	0.39	6.73	11.03	nr	<b>17.76</b>
125 mm half round gutters; primed; on brackets; screwed to timber	15.72	0.50	8.63	20.84	m	<b>29.47</b>
Extra for						
stop end	4.20	0.22	3.80	6.09	nr	<b>9.89</b>
running outlet	11.72	0.44	7.60	10.94	nr	<b>18.54</b>
angle	11.72	0.44	7.60	12.46	nr	<b>20.06</b>
150 mm half round gutters; primed; on brackets; screwed to timber	26.85	0.56	9.67	32.49	m	<b>42.16</b>

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Extra for						
stop end	5.84	0.24	4.14	10.07	nr	14.21
running outlet	20.31	0.50	8.63	18.99	nr	27.63
angle	21.42	0.50	8.63	21.50	nr	30.13
100 mm ogee gutters; primed; on brackets; screwed to timber	14.37	0.46	7.94	19.59	m	27.53
Extra for						
stop end	3.32	0.20	3.45	6.91	nr	10.36
running outlet	10.27	0.41	7.08	9.55	nr	16.63
angle	10.08	0.41	7.08	11.26	nr	18.34
115 mm ogee gutters; primed; on brackets; screwed to timber	15.80	0.46	7.94	21.19	m	29.13
Extra for						
stop end	4.30	0.20	3.45	7.93	nr	11.38
running outlet	10.93	0.41	7.08	10.12	nr	17.19
angle	10.93	0.41	7.08	11.88	nr	18.95
125 mm ogee gutters; primed; on brackets; screwed to timber	16.57	0.52	8.98	22.51	m	31.49
Extra for						
stop end	4.30	0.23	3.97	8.37	nr	12.34
running outlet	11.93	0.46	7.94	11.09	nr	19.04
angle	11.93	0.46	7.94	13.21	nr	21.16
<b>3 mm thick galvanised heavy pressed steel gutters and fittings; joggle joints; BS 1091</b>						
200 mm x 100 mm (400 mm girth) box gutter; screwed to timber	-	0.72	13.06	23.20	m	36.25
Extra for						
stop end	-	0.39	7.07	12.79	nr	19.86
running outlet	-	0.78	14.14	21.30	nr	35.44
stop end outlet	-	0.39	7.07	29.94	nr	37.02
angle	-	0.78	14.14	23.63	nr	37.78
381 mm boundary wall gutters; 900 mm girth; screwed to timber	-	0.72	13.06	38.24	m	51.30
Extra for						
stop end	-	0.44	7.98	21.92	nr	29.90
running outlet	-	0.78	14.14	29.29	nr	43.43
stop end outlet	-	0.39	7.07	41.44	nr	48.51
angle	-	0.78	14.14	34.28	nr	48.42
457 mm boundary wall gutters; 1200 mm girth; screwed to timber	-	0.83	15.05	51.04	m	66.09
Extra for						
stop end	-	0.44	7.98	28.18	nr	36.16
running outlet	-	0.89	16.14	42.47	nr	58.61
stop end outlet	-	0.44	7.98	45.32	nr	53.30
angle	-	0.89	16.14	46.44	nr	62.57
<b>uPVC external rainwater pipes and fittings; BS EN 12200; slip-in joints</b>						
50 mm pipes; fixing with pipe or socket brackets; plugged and screwed	5.90	0.33	5.98	8.60	m	14.59
Extra for						
shoe	3.49	0.22	3.99	4.57	nr	8.56
bend	4.07	0.33	5.98	5.20	nr	11.18
two bends to form offset 229 mm projection connection to clay pipes; cement and sand (1:2)	8.15	0.33	5.98	8.44	nr	14.42
joint	-	0.15	2.72	0.13	nr	2.85
68 mm pipes; fixing with pipe or socket brackets; plugged and screwed	4.56	0.37	6.71	7.57	m	14.28

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>R10 RAINWATER PIPEWORK/GUTTERS – cont'd</b>						
<b>uPVC external rainwater pipes and fittings; BS EN 12200; slip-in joints – cont'd</b>						
Extra for						
shoe	3.49	0.24	4.35	4.97	nr	9.32
bend	5.34	0.37	6.71	6.94	nr	13.65
single branch	10.74	0.49	8.89	12.68	nr	21.57
two bends to form offset 229 mm projection	10.68	0.37	6.71	11.78	nr	18.48
loose drain connector; cement and sand (1:2) joint	-	0.17	3.08	13.38	nr	16.46
110 mm pipes; fixing with pipe or socket brackets; plugged and screwed	9.16	0.40	7.25	15.40	m	22.65
Extra for						
shoe	11.14	0.27	4.90	13.34	nr	18.23
bend	16.53	0.40	7.25	19.07	nr	26.32
single branch	24.45	0.54	9.79	27.49	nr	37.28
two bends to form offset 229 mm projection	33.07	0.40	7.25	35.26	nr	42.51
loose drain connector; cement and sand (1:2) joint	-	0.39	7.07	11.08	nr	18.16
65 mm square pipes; fixing with pipe or socket brackets; plugged and screwed	4.58	0.37	6.71	7.59	m	14.30
Extra for						
shoe	3.49	0.24	4.35	4.97	nr	9.32
bend	5.34	0.37	6.71	6.94	nr	13.65
single branch	10.74	0.49	8.89	12.68	nr	21.57
two bends to form offset 229 mm projection	10.68	0.37	6.71	12.02	nr	18.73
drain connector; square to round; cement and sand (1:2) joint	-	0.39	7.07	5.69	nr	12.77
Rainwater head; rectangular; for pipes						
50 mm diameter	17.42	0.50	9.07	20.33	nr	29.40
68 mm diameter	15.33	0.52	9.43	18.90	nr	28.33
110 mm diameter	31.98	0.61	11.06	37.06	nr	48.12
65 mm square	15.33	0.52	9.43	18.90	nr	28.33
<b>uPVC gutters and fittings; BS EN 12200</b>						
76 mm half round gutters; on brackets screwed to timber	4.48	0.33	5.70	7.08	m	12.78
Extra for						
stop end	1.60	0.15	2.59	2.22	nr	4.81
running outlet	4.51	0.28	4.83	4.41	nr	9.24
stop end outlet	4.50	0.15	2.59	4.91	nr	7.50
angle	4.51	0.28	4.83	5.39	nr	10.22
112 mm half round gutters; on brackets screwed to timber	4.50	0.37	6.39	8.13	m	14.52
Extra for						
stop end	2.51	0.15	2.59	3.49	nr	6.08
running outlet	4.92	0.32	5.52	4.84	nr	10.36
stop end outlet	4.92	0.15	2.59	5.67	nr	8.26
angle	5.50	0.32	5.52	7.10	nr	12.63
170 mm half round gutters; on brackets; screwed to timber	9.42	0.37	6.39	16.02	m	22.41
Extra for						
stop end	4.24	0.18	3.11	6.08	nr	9.19
running outlet	9.44	0.34	5.87	9.22	nr	15.09
stop end outlet	8.98	0.18	3.11	10.31	nr	13.42
angle	12.30	0.34	5.87	15.42	nr	21.28
114 mm rectangular gutters; on brackets; screwed to timber	4.62	0.37	6.39	8.92	m	15.30

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Extra for						
stop end	2.51	0.15	2.59	3.49	nr	<b>6.08</b>
running outlet	0.72	0.34	5.87	0.37	nr	<b>6.24</b>
stop end outlet	4.92	0.15	2.59	5.67	nr	<b>8.26</b>
angle	5.50	0.32	5.52	7.10	nr	<b>12.63</b>
<b>R11 FOUL DRAINAGE ABOVE GROUND</b>						
<b>Cast iron "Timesaver" pipes and fittings or other equal and approved; BS 416</b>						
50 mm pipes; primed; 2.00 m lengths; fixing with expanding bolts; to masonry	18.48	0.61	11.06	31.05	m	<b>42.11</b>
Extra for						
fittings with two ends	-	0.61	11.06	25.09	nr	<b>36.15</b>
fittings with three ends	-	0.83	15.05	42.48	nr	<b>57.53</b>
bends; short radius	16.86	0.61	11.06	25.09	nr	<b>36.15</b>
access bends; short radius	41.54	0.61	11.06	51.33	nr	<b>62.39</b>
boss; 38 BSP	34.90	0.66	11.97	43.77	nr	<b>55.73</b>
single branch	25.36	0.83	15.05	43.38	nr	<b>58.43</b>
isolated "Timesaver" coupling joint	9.57	0.33	5.98	10.17	nr	<b>16.16</b>
connection to clay pipes; cement and sand (1:2) joint	-	0.15	2.72	0.11	nr	<b>2.83</b>
75 mm pipes; primed; 3.00 m lengths; fixing with standard brackets; plugged and screwed to masonry	20.67	0.61	11.06	35.68	m	<b>46.74</b>
Extra for						
bends; short radius	19.08	0.67	12.15	28.14	nr	<b>40.29</b>
access bends; short radius	45.06	0.61	11.06	55.77	nr	<b>66.83</b>
boss; 38 BSP	34.90	0.67	12.15	44.97	nr	<b>57.12</b>
single branch	28.71	0.94	17.05	48.38	nr	<b>65.43</b>
double branch	42.64	1.22	22.12	74.43	nr	<b>96.55</b>
offset 115 mm projection	27.36	0.67	12.15	34.36	nr	<b>46.51</b>
offset 150 mm projection	32.14	0.67	12.15	38.77	nr	<b>50.92</b>
access pipe	40.56	0.67	12.15	48.06	nr	<b>60.21</b>
isolated "Timesaver" coupling joint	10.56	0.39	7.07	11.23	nr	<b>18.31</b>
connection to clay pipes; cement and sand (1:2) joint	-	0.17	3.08	0.11	nr	<b>3.19</b>
100 mm pipes; primed; 3.00 m lengths; fixing with standard brackets; plugged and screwed to masonry	24.98	0.67	12.15	49.62	m	<b>61.77</b>
Extra for						
WC bent connector; 450 mm long tail	37.35	0.67	12.15	44.74	nr	<b>56.89</b>
bends; short radius	23.33	0.74	13.42	35.41	nr	<b>48.83</b>
access bends; short radius	49.36	0.74	13.42	63.09	nr	<b>76.51</b>
boss; 38 BSP	41.69	0.74	13.42	54.93	nr	<b>68.35</b>
single branch	36.06	1.11	20.13	61.31	nr	<b>81.44</b>
double branch	44.60	1.44	26.11	85.07	nr	<b>111.18</b>
offset 225 mm projection	35.12	0.74	13.42	44.41	nr	<b>57.83</b>
offset 300 mm projection	37.79	0.74	13.42	46.43	nr	<b>59.85</b>
access pipe	42.64	0.74	13.42	51.85	nr	<b>65.27</b>
roof connector; for asphalt	40.30	0.74	13.42	52.50	nr	<b>65.92</b>
isolated "Timesaver" coupling joint	13.80	0.46	8.34	14.68	nr	<b>23.02</b>
transitional clayware socket; cement and sand (1:2) joint	27.45	0.44	7.98	45.44	nr	<b>53.41</b>

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>R11 FOUL DRAINAGE ABOVE GROUND – cont'd</b>						
<b>Cast iron "Timesaver" pipes and fittings or other equal and approved; BS 416 – cont'd</b>						
150 mm pipes; primed; 3.00 m lengths; fixing with standard brackets; plugged and screwed to masonry	52.17	0.83	15.05	100.39	m	<b>115.44</b>
Extra for						
bends; short radius	41.69	0.93	16.86	65.09	nr	<b>81.96</b>
access bends; short radius	70.08	0.93	16.86	95.29	nr	<b>112.15</b>
boss; 38 BSP	68.01	0.93	16.86	91.66	nr	<b>108.53</b>
single branch	89.41	1.33	24.12	138.32	nr	<b>162.43</b>
double branch	125.64	1.78	32.28	203.57	nr	<b>235.85</b>
access pipe	70.92	0.93	16.86	84.58	nr	<b>101.45</b>
isolated "Timesaver" coupling joint	-	0.56	10.15	29.29	nr	<b>39.44</b>
transitional clayware socket; cement and sand (1:2) joint	48.06	0.57	10.34	83.06	nr	<b>93.40</b>
<b>Cast iron "Ensign" lightweight pipes and fittings or other equal and approved; BS EN 877</b>						
50 mm pipes; primed 3.00 m lengths; fixing with standard brackets; plugged and screwed to masonry	12.18	0.31	5.49	18.72	m	<b>24.20</b>
Extra for						
bends; short radius	9.49	0.27	4.79	15.53	nr	<b>20.32</b>
single branch	15.21	0.33	5.83	27.15	nr	<b>32.99</b>
access pipe	25.25	0.27	4.79	31.88	nr	<b>36.67</b>
70 mm pipes; primed 3.00 m lengths; fixing with standard brackets; plugged and screwed to masonry	14.10	0.34	5.97	20.89	m	<b>26.86</b>
Extra for						
bends; short radius	10.67	0.30	5.28	17.32	nr	<b>22.60</b>
single branch	16.05	0.37	6.53	29.15	nr	<b>35.68</b>
access pipe	26.71	0.30	5.28	33.96	nr	<b>39.24</b>
100 mm pipes; primed 3.00 m lengths; fixing with standard brackets; plugged and screwed to masonry	16.77	0.37	6.53	24.83	m	<b>31.36</b>
Extra for						
bends; short radius	12.62	0.32	5.69	21.24	nr	<b>26.93</b>
single branch	22.02	0.39	6.88	39.12	nr	<b>46.00</b>
double branch	29.41	0.46	8.13	54.93	nr	<b>63.06</b>
access pipe	29.37	0.32	5.69	38.61	nr	<b>44.30</b>
connector	26.72	0.21	3.68	35.87	nr	<b>39.55</b>
reducer	17.14	0.32	5.69	25.93	nr	<b>31.62</b>
<b>Polypropylene (PP) waste pipes and fittings; BS EN 1451; push fit "O" - ring joints</b>						
32 mm pipes; fixing with pipe clips; plugged and screwed	2.01	0.24	4.35	3.16	m	<b>7.51</b>
Extra for						
fittings with one end	-	0.18	3.26	1.78	nr	<b>5.04</b>
fittings with two ends	-	0.24	4.35	1.80	nr	<b>6.16</b>
fittings with three ends	-	0.33	5.98	3.13	nr	<b>9.11</b>
access plug	1.67	0.18	3.26	1.78	nr	<b>5.04</b>
double socket	1.28	0.17	3.08	1.36	nr	<b>4.44</b>
male iron to PP coupling	3.55	0.32	5.80	3.78	nr	<b>9.58</b>
sweep bend	1.58	0.24	4.35	1.68	nr	<b>6.04</b>
spigot bend	2.32	0.28	5.08	2.47	nr	<b>7.54</b>
40 mm pipes; fixing with pipe clips; plugged and screwed	2.47	0.24	4.35	3.70	m	<b>8.05</b>

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Extra for						
fittings with one end	-	0.21	3.81	1.86	nr	5.67
fittings with two ends	-	0.33	5.98	2.14	nr	8.12
fittings with three ends	-	0.44	7.98	3.29	nr	11.27
access plug	1.75	0.21	3.81	1.86	nr	5.67
double socket	1.31	0.22	3.99	1.40	nr	5.38
universal connector	4.01	0.28	5.08	4.26	nr	9.34
sweep bend	1.79	0.33	5.98	1.91	nr	7.89
spigot bend	2.26	0.33	5.98	2.40	nr	8.38
reducer 40 mm–32 mm	1.58	0.33	5.98	1.68	nr	7.67
50 mm pipes; fixing with pipe clips; plugged and screwed	3.18	0.39	7.07	5.40	m	12.47
Extra for						
fittings with one end	-	0.23	4.17	3.30	nr	7.47
fittings with two ends	-	0.39	7.07	3.55	nr	10.62
fittings with three ends	-	0.52	9.43	4.92	nr	14.35
access plug	3.10	0.23	4.17	3.30	nr	7.47
double socket	2.62	0.26	4.71	2.79	nr	7.51
sweep bend	3.42	0.39	7.07	3.64	nr	10.71
spigot bend	5.35	0.39	7.07	5.69	nr	12.76
reducer 50 mm–40 mm	2.06	0.39	7.07	2.19	nr	9.27
<b>muPVC waste pipes and fittings; BS EN 1329; solvent welded joints</b>						
32 mm pipes; fixing with pipe clips; plugged and screwed	2.07	0.28	5.08	3.32	m	8.40
Extra for						
fittings with one end	-	0.19	3.45	1.69	nr	5.14
fittings with two ends	-	0.28	5.08	1.81	nr	6.89
fittings with three ends	-	0.37	6.71	2.40	nr	9.11
access plug	1.20	0.19	3.45	1.69	nr	5.14
straight coupling	1.29	0.19	3.45	1.79	nr	5.23
expansion coupling	2.27	0.28	5.08	2.83	nr	7.91
male iron to muPVC coupling	2.29	0.43	7.80	2.65	nr	10.45
sweep bend	1.31	0.28	5.08	1.81	nr	6.89
spigot/socket bend	-	0.28	5.08	2.71	nr	7.78
sweep tee	1.76	0.37	6.71	2.40	nr	9.11
40 mm pipes; fixing with pipe clips; plugged and screwed	2.56	0.33	5.98	3.93	m	9.91
Extra for						
fittings with one end	-	0.21	3.81	1.69	nr	5.50
fittings with two ends	-	0.33	5.98	1.97	nr	7.96
fittings with three ends	-	0.44	7.98	2.90	nr	10.88
fittings with four ends	5.42	0.59	10.70	6.50	nr	17.20
access plug	1.20	0.21	3.81	1.69	nr	5.50
straight coupling	1.28	0.22	3.99	1.78	nr	5.77
expansion coupling	2.74	0.33	5.98	3.33	nr	9.31
male iron to muPVC coupling	2.29	0.43	7.80	2.65	nr	10.45
level invert taper	1.61	0.33	5.98	2.13	nr	8.12
sweep bend	1.46	0.33	5.98	1.97	nr	7.96
spigot/socket bend	2.47	0.33	5.98	3.04	nr	9.03
sweep tee	2.23	0.44	7.98	2.90	nr	10.88
sweep cross	5.42	0.59	10.70	6.50	nr	17.20
50 mm pipes; fixing with pipe clips; plugged and screwed	3.86	0.39	7.07	6.33	m	13.40

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>R11 FOUL DRAINAGE ABOVE GROUND – cont'd</b>						
<b>muPVC waste pipes and fittings; BS EN 1329; solvent welded joints – cont'd</b>						
Extra for						
fittings with one end	-	0.23	4.17	2.25	nr	6.42
fittings with two ends	-	0.39	7.07	3.15	nr	10.22
fittings with three ends	-	0.52	9.43	5.16	nr	14.58
fittings with four ends	-	0.69	12.51	6.78	nr	19.29
access plug	1.73	0.23	4.17	2.25	nr	6.42
straight coupling	2.35	0.26	4.71	2.92	nr	7.64
expansion coupling	3.71	0.39	7.07	4.37	nr	11.44
male iron to muPVC coupling	3.31	0.50	9.07	3.73	nr	12.80
level invert taper	2.00	0.39	7.07	2.54	nr	9.61
sweep bend	2.57	0.39	7.07	3.15	nr	10.22
spigot/socket bend	3.50	0.39	7.07	4.14	nr	11.21
sweep tee	2.23	0.44	7.98	2.90	nr	10.88
sweep cross	5.68	0.69	12.51	6.78	nr	19.29
<b>uPVC overflow pipes and fittings; solvent welded joints</b>						
19 mm pipes; fixing with pipe clips; plugged and screwed						
	1.30	0.24	4.35	2.37	m	6.72
Extra for						
splay cut end	-	0.02	0.36	-	nr	0.36
fittings with one end	-	0.19	3.45	1.68	nr	5.13
fittings with two ends	-	0.19	3.45	1.96	nr	5.40
fittings with three ends	-	0.24	4.35	2.21	nr	6.56
straight connector	1.39	0.19	3.45	1.68	nr	5.13
female iron to uPVC coupling	-	0.22	3.99	2.63	nr	6.61
bend	1.64	0.19	3.45	1.96	nr	5.40
bent tank connector	2.56	0.22	3.99	2.83	nr	6.82
<b>uPVC pipes and fittings; BS EN 1329; with solvent welded joints (unless otherwise described)</b>						
82 mm pipes; fixing with holderbats; plugged and screwed						
	9.37	0.44	7.98	14.33	m	22.31
Extra for						
socket plug	7.07	0.22	3.99	8.56	nr	12.55
slip coupling; push fit	15.45	0.41	7.43	16.43	nr	23.86
expansion coupling	7.43	0.44	7.98	8.95	nr	16.93
sweep bend	12.48	0.44	7.98	14.31	nr	22.29
boss connector	6.83	0.30	5.44	8.30	nr	13.74
single branch	17.44	0.59	10.70	20.21	nr	30.91
access door	16.61	0.67	12.15	18.19	nr	30.34
110 mm pipes; fixing with holderbats; plugged and screwed						
	9.55	0.49	8.89	14.96	m	23.85

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Extra for						
socket plug	8.57	0.24	4.35	10.47	nr	14.83
slip coupling; push fit	19.34	0.44	7.98	20.57	nr	28.55
expansion coupling	7.60	0.49	8.89	9.44	nr	18.32
W.C. connector	13.81	0.32	5.80	15.41	nr	21.22
sweep bend	14.61	0.49	8.89	16.89	nr	25.78
W.C. connecting bend	22.66	0.32	5.80	24.83	nr	30.64
access bend	40.52	0.51	9.25	44.44	nr	53.69
boss connector	6.83	0.32	5.80	8.61	nr	14.42
single branch	19.32	0.65	11.79	22.63	nr	34.42
single branch with access	33.08	0.67	12.15	37.26	nr	49.41
double branch	47.74	0.81	14.69	53.59	nr	68.28
W.C. manifold	18.97	0.32	5.80	22.26	nr	28.06
access door	-	0.67	12.15	18.19	nr	30.34
access pipe connector	31.04	0.56	10.15	34.36	nr	44.52
connection to clay pipes; caulking ring and cement and sand (1:2) joint	-	0.46	8.34	13.24	nr	21.58
160 mm pipes; fixing with holderbats; plugged and screwed	24.75	0.56	10.15	38.63	m	48.78
Extra for						
socket plug	15.76	0.28	5.08	19.78	nr	24.86
slip coupling; push fit	49.52	0.50	9.07	52.66	nr	61.73
expansion coupling	22.88	0.56	10.15	27.36	nr	37.51
sweep bend	36.38	0.56	10.15	41.71	nr	51.86
boss connector	9.66	0.37	6.71	13.30	nr	20.01
single branch	41.01	0.79	14.33	47.47	nr	61.80
double branch	86.26	0.93	16.86	97.68	nr	114.54
access door	29.68	0.67	12.15	32.08	nr	44.23
access pipe connector	31.04	0.56	10.15	34.36	nr	44.52
Weathering apron; for pipe						
82 mm diameter	3.52	0.38	6.89	4.26	nr	11.15
110 mm diameter	4.04	0.43	7.80	5.02	nr	12.82
160 mm diameter	12.14	0.46	8.34	14.37	nr	22.71
Weathering slate; for pipe						
110 mm diameter	42.88	1.00	18.13	46.34	nr	64.47
Vent cowl; for pipe						
82 mm diameter	3.52	0.37	6.71	4.26	nr	10.97
110 mm diameter	3.56	0.37	6.71	4.51	nr	11.22
160 mm diameter	9.31	0.37	6.71	11.36	nr	18.07
<b>Polypropylene ancillaries; screwed joint to waste fitting</b>						
Tubular "S" trap; bath; shallow seal						
40 mm diameter	8.76	0.61	11.06	9.32	nr	20.38
Trap; "P"; two piece; 76 mm seal						
32 mm diameter	5.92	0.43	7.80	6.29	nr	14.09
40 mm diameter	6.83	0.50	9.07	7.27	nr	16.33
Trap; "S"; two piece; 76 mm seal						
32 mm diameter	7.49	0.43	7.80	7.97	nr	15.77
40 mm diameter	8.76	0.50	9.07	9.32	nr	18.38
Bottle trap; "P"; 76 mm seal						
32 mm diameter	6.59	0.43	7.80	7.01	nr	14.81
40 mm diameter	7.86	0.45	8.16	8.36	nr	16.52



## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>R12 DRAINAGE BELOW GROUND</b>						
<b>NOTE:</b> 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.						
<b>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</b>						
Pipes not exceeding 200 mm nominal size						
average depth of trench 0.50 m	-	0.30	3.41	2.10	m	5.51
average depth of trench 0.75 m	-	0.45	5.11	3.11	m	8.23
average depth of trench 1.00 m	-	0.89	10.11	6.30	m	16.42
average depth of trench 1.25 m	-	1.33	15.11	7.24	m	22.35
average depth of trench 1.50 m	-	1.71	19.43	8.25	m	27.68
average depth of trench 1.75 m	-	2.08	23.64	9.18	m	32.82
average depth of trench 2.00 m	-	2.46	27.96	10.43	m	38.38
average depth of trench 2.25 m	-	3.02	34.32	13.15	m	47.47
average depth of trench 2.50 m	-	3.57	40.57	15.33	m	55.90
average depth of trench 2.75 m	-	3.95	44.89	17.12	m	62.01
average depth of trench 3.00 m	-	4.31	48.98	18.83	m	67.81
average depth of trench 3.25 m	-	4.66	52.96	20.08	m	73.03
average depth of trench 3.50 m	-	4.99	56.71	21.24	m	77.95
Pipes exceeding 200 mm nominal size; 225 mm nominal size						
average depth of trench 0.50 m	-	0.30	3.41	2.10	m	5.51
average depth of trench 0.75 m	-	0.45	5.11	3.11	m	8.23
average depth of trench 1.00 m	-	0.89	10.11	6.30	m	16.42
average depth of trench 1.25 m	-	1.33	15.11	7.24	m	22.35
average depth of trench 1.50 m	-	1.71	19.43	8.25	m	27.68
average depth of trench 1.75 m	-	2.08	23.64	9.18	m	32.82
average depth of trench 2.00 m	-	2.46	27.96	10.43	m	38.38
average depth of trench 2.25 m	-	3.02	34.32	13.15	m	47.47
average depth of trench 2.50 m	-	3.57	40.57	15.33	m	55.90
average depth of trench 2.75 m	-	3.95	44.89	17.12	m	62.01
average depth of trench 3.00 m	-	4.31	48.98	18.83	m	67.81
average depth of trench 3.25 m	-	4.66	52.96	20.08	m	73.03
average depth of trench 3.50 m	-	4.99	56.71	21.24	m	77.95
Pipes exceeding 200 mm nominal size; 300 mm nominal size						
average depth of trench 0.75 m	-	0.51	5.80	3.89	m	9.69
average depth of trench 1.00 m	-	1.04	11.82	6.30	m	18.12
average depth of trench 1.25 m	-	1.42	16.14	7.47	m	23.61
average depth of trench 1.50 m	-	1.86	21.14	8.48	m	29.62
average depth of trench 1.75 m	-	2.16	24.55	9.42	m	33.96
average depth of trench 2.00 m	-	2.46	27.96	11.21	m	39.16
average depth of trench 2.25 m	-	3.02	34.32	13.62	m	47.94
average depth of trench 2.50 m	-	3.57	40.57	15.64	m	56.21
average depth of trench 2.75 m	-	3.95	44.89	17.35	m	62.24
average depth of trench 3.00 m	-	4.31	48.98	19.06	m	68.04
average depth of trench 3.25 m	-	4.66	52.96	20.85	m	73.81
average depth of trench 3.50 m	-	4.99	56.71	21.79	m	78.50
Extra over excavating trenches; irrespective of depth; breaking out materials						
brick	-	2.08	23.64	9.82	m <sup>3</sup>	33.46
concrete	-	2.91	33.07	13.52	m <sup>3</sup>	46.59
reinforced concrete	-	4.17	47.39	19.55	m <sup>3</sup>	66.94

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Extra over excavating trenches; irrespective of depth; breaking out existing hard pavings; 75 mm thick tarmacadam	-	0.22	2.50	1.03	m <sup>2</sup>	3.53
Extra over excavating trenches; irrespective of depth; breaking out existing hard pavings; 150 mm thick concrete	-	0.45	5.11	2.24	m <sup>2</sup>	7.35
tarmacadam and hardcore	-	0.30	3.41	1.13	m <sup>2</sup>	4.54
<b>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</b>						
Pipes not exceeding 200 mm nominal size; average depth						
average depth of trench 0.50 m	-	1.02	11.59	-	m	11.59
average depth of trench 0.75 m	-	1.53	17.39	-	m	17.39
average depth of trench 1.00 m	-	2.24	25.46	1.87	m	27.32
average depth of trench 1.25 m	-	3.15	35.80	2.57	m	38.37
average depth of trench 1.50 m	-	4.33	49.21	3.13	m	52.34
average depth of trench 1.75 m	-	5.70	64.78	3.74	m	68.51
average depth of trench 2.00 m	-	6.51	73.98	4.20	m	78.18
average depth of trench 2.25 m	-	8.14	92.51	5.60	m	98.11
average depth of trench 2.50 m	-	9.77	111.03	6.54	m	117.57
average depth of trench 2.75 m	-	10.74	122.05	7.24	m	129.29
average depth of trench 3.00 m	-	11.70	132.96	7.94	m	140.90
average depth of trench 3.25 m	-	12.67	143.99	8.64	m	152.62
average depth of trench 3.50 m	-	13.64	155.01	9.34	m	164.35
Pipes exceeding 200 mm nominal size; 225 mm nominal size						
average depth of trench 0.50 m	-	1.02	11.59	-	m	11.59
average depth of trench 0.75 m	-	1.53	17.39	-	m	17.39
average depth of trench 1.00 m	-	2.24	25.46	1.87	m	27.32
average depth of trench 1.25 m	-	3.15	35.80	2.57	m	38.37
average depth of trench 1.50 m	-	4.33	49.21	3.13	m	52.34
average depth of trench 1.75 m	-	5.70	64.78	3.74	m	68.51
average depth of trench 2.00 m	-	6.51	73.98	4.20	m	78.18
average depth of trench 2.25 m	-	8.14	92.51	5.60	m	98.11
average depth of trench 2.50 m	-	9.77	111.03	6.54	m	117.57
average depth of trench 2.75 m	-	10.74	122.05	7.24	m	129.29
average depth of trench 3.00 m	-	11.70	132.96	7.94	m	140.90
average depth of trench 3.25 m	-	12.67	143.99	8.64	m	152.62
average depth of trench 3.50 m	-	13.64	155.01	9.34	m	164.35
Pipes exceeding 200 mm nominal size; 300 mm nominal size						
average depth of trench 0.75 m	-	1.79	20.34	-	m	20.34
average depth of trench 1.00 m	-	2.60	29.55	1.87	m	31.41
average depth of trench 1.25 m	-	3.66	41.59	2.57	m	44.16
average depth of trench 1.50 m	-	4.88	55.46	3.13	m	58.59
average depth of trench 1.75 m	-	5.70	64.78	3.74	m	68.51
average depth of trench 2.00 m	-	6.51	73.98	4.20	m	78.18
average depth of trench 2.25 m	-	8.14	92.51	5.60	m	98.11
average depth of trench 2.50 m	-	9.77	111.03	6.54	m	117.57
average depth of trench 2.75 m	-	10.74	122.05	7.24	m	129.29
average depth of trench 3.00 m	-	11.74	133.42	7.94	m	141.35
average depth of trench 3.25 m	-	12.67	143.99	8.64	m	152.62
average depth of trench 3.50 m	-	13.64	155.01	9.34	m	164.35

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>R12 DRAINAGE BELOW GROUND – cont'd</b>						
<b>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 – cont'd</b>						
Extra over excavating trenches; irrespective of depth; breaking out existing materials						
brick	-	3.05	34.66	7.39	m <sup>3</sup>	<b>42.05</b>
concrete	-	4.58	52.05	12.32	m <sup>3</sup>	<b>64.36</b>
reinforced concrete	-	6.11	69.44	17.25	m <sup>3</sup>	<b>86.69</b>
Extra over excavating trenches; irrespective of depth; breaking out existing hard pavings; 75 mm thick tarmacadam						
	-	0.41	4.66	0.99	m <sup>2</sup>	<b>5.65</b>
Extra over excavating trenches; irrespective of depth; breaking out existing hard pavings; 150 mm thick concrete						
	-	0.71	8.07	1.73	m <sup>2</sup>	<b>9.80</b>
tarmacadam and hardcore	-	0.51	5.80	1.23	m <sup>2</sup>	<b>7.02</b>
Extra for taking up precast concrete paving slabs						
	-	0.33	3.75	-	m <sup>2</sup>	<b>3.75</b>
<b>Sand filling</b>						
Beds; to receive pitch fibre pipes						
600 mm x 50 mm thick	-	0.08	0.91	1.27	m	<b>2.17</b>
700 mm x 50 mm thick	-	0.10	1.14	1.48	m	<b>2.61</b>
800 mm x 50 mm thick	-	0.12	1.36	1.69	m	<b>3.05</b>
<b>Granular (shingle) filling</b>						
Beds; 100 mm thick; to pipes						
100 mm nominal size	-	0.10	1.14	2.31	m	<b>3.45</b>
150 mm nominal size	-	0.10	1.14	2.70	m	<b>3.84</b>
225 mm nominal size	-	0.12	1.36	3.09	m	<b>4.45</b>
300 mm nominal size	-	0.14	1.59	3.47	m	<b>5.06</b>
Beds; 150 mm thick; to pipes						
100 mm nominal size	-	0.14	1.59	3.47	m	<b>5.06</b>
150 mm nominal size	-	0.17	1.93	3.85	m	<b>5.79</b>
225 mm nominal size	-	0.19	2.16	4.24	m	<b>6.40</b>
300 mm nominal size	-	0.20	2.27	4.63	m	<b>6.90</b>
Beds and benchings; beds 100 mm thick; to pipes						
100 mm nominal size	-	0.23	2.61	4.24	m	<b>6.85</b>
150 mm nominal size	-	0.26	2.95	4.24	m	<b>7.20</b>
225 mm nominal size	-	0.31	3.52	5.78	m	<b>9.30</b>
300 mm nominal size	-	0.36	4.09	6.55	m	<b>10.64</b>
Beds and benchings; beds 150 mm thick; to pipes						
100 mm nominal size	-	0.26	2.95	4.63	m	<b>7.58</b>
150 mm nominal size	-	0.29	3.30	5.01	m	<b>8.31</b>
225 mm nominal size	-	0.36	4.09	6.94	m	<b>11.03</b>
300 mm nominal size	-	0.45	5.11	8.48	m	<b>13.59</b>
Beds and coverings; 100 mm thick; to pipes						
100 mm nominal size	-	0.37	4.20	5.78	m	<b>9.99</b>
150 mm nominal size	-	0.45	5.11	6.94	m	<b>12.05</b>
225 mm nominal size	-	0.61	6.93	9.63	m	<b>16.57</b>
300 mm nominal size	-	0.73	8.30	11.57	m	<b>19.86</b>
Beds and coverings; 150 mm thick; to pipes						
100 mm nominal size	-	0.55	6.25	8.48	m	<b>14.73</b>
150 mm nominal size	-	0.61	6.93	9.63	m	<b>16.57</b>
225 mm nominal size	-	0.80	9.09	12.33	m	<b>21.43</b>
300 mm nominal size	-	0.94	10.68	14.65	m	<b>25.33</b>

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Plain in situ ready mixed designated concrete; C10 – 40 mm aggregate</b>						
Beds; 100 mm thick; to pipes						
100 mm nominal size	-	0.21	2.79	4.50	m	7.29
150 mm nominal size	-	0.21	2.79	4.50	m	7.29
225 mm nominal size	-	0.26	3.46	5.39	m	8.84
300 mm nominal size	-	0.29	3.85	6.29	m	10.15
Beds; 150 mm thick; to pipes						
100 mm nominal size	-	0.29	3.85	6.29	m	10.15
150 mm nominal size	-	0.33	4.39	7.19	m	11.57
225 mm nominal size	-	0.37	4.92	8.09	m	13.00
300 mm nominal size	-	0.42	5.58	8.98	m	14.56
Beds and benchings; beds 100 mm thick; to pipes						
100 mm nominal size	-	0.42	5.58	8.09	m	13.67
150 mm nominal size	-	0.47	6.25	8.98	m	15.23
225 mm nominal size	-	0.56	7.44	10.78	m	18.22
300 mm nominal size	-	0.66	8.77	12.57	m	21.35
Beds and benchings; beds 150 mm thick; to pipes						
100 mm nominal size	-	0.47	6.25	8.98	m	15.23
150 mm nominal size	-	0.52	6.91	9.88	m	16.79
225 mm nominal size	-	0.66	8.77	12.57	m	21.35
300 mm nominal size	-	0.84	11.16	16.17	m	27.33
Beds and coverings; 100 mm thick; to pipes						
100 mm nominal size	-	0.63	8.37	10.78	m	19.15
150 mm nominal size	-	0.73	9.70	12.57	m	22.28
225 mm nominal size	-	1.05	13.95	17.96	m	31.92
300 mm nominal size	-	1.25	16.61	21.56	m	38.17
Beds and coverings; 150 mm thick; to pipes						
100 mm nominal size	-	0.93	12.36	16.17	m	28.53
150 mm nominal size	-	1.05	13.95	17.96	m	31.92
225 mm nominal size	-	1.35	17.94	23.35	m	41.29
300 mm nominal size	-	1.62	21.53	27.84	m	49.37
<b>Plain in situ ready mixed designated concrete; C20 – 40 mm aggregate</b>						
Beds 100 mm thick; to pipes						
100 mm nominal size	-	0.21	2.79	4.59	m	7.38
150 mm nominal size	-	0.21	2.79	4.59	m	7.38
225 mm nominal size	-	0.26	3.46	5.50	m	8.96
300 mm nominal size	-	0.29	3.85	6.43	m	10.28
Beds; 150 mm thick; to pipes						
100 mm nominal size	-	0.29	3.85	6.43	m	10.28
150 mm nominal size	-	0.33	4.39	7.34	m	11.73
225 mm nominal size	-	0.37	4.92	8.26	m	13.18
300 mm nominal size	-	0.42	5.58	9.17	m	14.76
Beds and benchings; beds 100 mm thick; to pipes						
100 mm nominal size	-	0.42	5.58	8.26	m	13.84
150 mm nominal size	-	0.47	6.25	9.17	m	15.42
225 mm nominal size	-	0.56	7.44	11.01	m	18.45
300 mm nominal size	-	0.66	8.77	12.84	m	21.62
Beds and benchings; beds 150 mm thick; to pipes						
100 mm nominal size	-	0.47	6.25	9.17	m	15.42
150 mm nominal size	-	0.52	6.91	10.09	m	17.00
225 mm nominal size	-	0.66	8.77	12.84	m	21.62
300 mm nominal size	-	0.84	11.16	16.51	m	27.68

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>R12 DRAINAGE BELOW GROUND – cont'd</b>						
<b>Plain in situ ready mixed designated concrete;</b>						
<b>C20 – 40 mm aggregate – cont'd</b>						
Beds and coverings; 100 mm thick; to pipes						
100 mm nominal size	-	0.63	8.37	11.01	m	<b>19.38</b>
150 mm nominal size	-	0.73	9.70	12.84	m	<b>22.55</b>
225 mm nominal size	-	1.05	13.95	18.35	m	<b>32.30</b>
300 mm nominal size	-	1.25	16.61	22.02	m	<b>38.63</b>
Beds and coverings; 150 mm thick; to pipes						
100 mm nominal size	-	0.93	12.36	16.51	m	<b>28.87</b>
150 mm nominal size	-	1.05	13.95	18.35	m	<b>32.30</b>
225 mm nominal size	-	1.35	17.94	23.85	m	<b>41.79</b>
300 mm nominal size	-	1.62	21.53	28.44	m	<b>49.97</b>
<b>NOTE:</b> 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 <sup>2</sup> – 40 mm aggregate (1:3:6)						
<b>Cast iron "Timesaver" drain pipes and fittings or other equal and approved; BS 437; coated; with mechanical coupling joints</b>						
100 mm pipes; laid straight	33.18	0.53	5.97	46.03	m	<b>52.00</b>
100 mm pipes; in runs not exceeding 3.00 m long	33.18	0.72	8.11	61.70	m	<b>69.81</b>
Extra for						
bend; medium radius	39.77	0.64	7.21	62.46	nr	<b>69.67</b>
bend; medium radius with access	110.50	0.64	7.21	141.45	nr	<b>148.65</b>
bend; long radius	65.72	0.64	7.21	89.54	nr	<b>96.75</b>
rest bend	45.62	0.64	7.21	67.10	nr	<b>74.31</b>
single branch	52.77	0.80	9.01	97.13	nr	<b>106.14</b>
single branch; with access	121.70	0.91	10.25	174.10	nr	<b>184.35</b>
double branch	89.70	1.01	11.37	159.07	nr	<b>170.45</b>
isolated "Timesaver" joint	21.27	0.37	4.17	23.75	nr	<b>27.92</b>
transitional pipe; for WC	31.15	0.53	5.97	58.53	nr	<b>64.50</b>
150 mm pipes; laid straight	61.42	0.64	7.21	80.03	m	<b>87.24</b>
150 mm pipes; in runs not exceeding 3.00 m long	61.42	0.87	9.80	99.01	m	<b>108.81</b>
Extra for						
bend; medium radius	91.50	0.74	8.33	120.39	nr	<b>128.73</b>
bend; medium radius with access	194.04	0.74	8.33	234.88	nr	<b>243.22</b>
bend; long radius	122.54	0.74	8.33	151.54	nr	<b>159.87</b>
diminishing pipe	51.84	0.74	8.33	72.59	nr	<b>80.93</b>
single branch	113.92	0.91	10.25	129.97	nr	<b>140.22</b>
isolated "Timesaver" joint	25.75	0.44	4.95	28.76	nr	<b>33.71</b>
<b>Accessories in "Timesaver" cast iron or other equal and approved; with mechanical coupling joints</b>						
Gully fittings; comprising low invert gully trap and round hopper						
100 mm outlet	47.22	1.01	11.37	78.56	nr	<b>89.93</b>
150 mm outlet	117.48	1.38	15.54	159.19	nr	<b>174.73</b>

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Add to above for; bellmouth 300 mm high; circular plain grating						
100 mm nominal size; 200 mm grating	49.17	0.48	5.41	82.45	nr	<b>87.86</b>
100 mm nominal size; 100 mm horizontal inlet; 200 mm grating	60.11	0.48	5.41	94.09	nr	<b>99.49</b>
100 mm nominal size; 100 mm horizontal inlet; 200 mm grating	61.65	0.48	5.41	95.72	nr	<b>101.13</b>
Yard gully (Deans); trapped; galvanized sediment pan; 267 mm round heavy grating						
100 mm outlet	319.09	3.08	34.68	393.09	nr	<b>427.78</b>
Yard gully (garage); trapless; galvanized sediment pan; 267 mm round heavy grating						
100 mm outlet	325.50	2.88	32.43	375.40	nr	<b>407.83</b>
Yard gully (garage); trapped; with rodding eye, galvanised perforated sediment pan; stopper; 267 mm round heavy grating						
100 mm outlet	605.34	2.88	32.43	735.49	nr	<b>767.92</b>
Grease trap; internal access; galvanized perforated bucket; lid and frame						
100 mm outlet; 20 gallon capacity	658.69	4.26	47.97	761.74	nr	<b>809.72</b>
<b>Cast iron "Ensign" lightweight pipes and fittings or other equal and approved; BS EN 877; ductile iron couplings</b>						
100 mm pipes; laid straight	21.69	0.19	3.27	26.34	m	<b>29.60</b>
Extra for						
bend; long radius	34.42	0.19	3.27	47.22	nr	<b>50.49</b>
single branch	23.78	0.23	3.96	47.69	nr	<b>51.65</b>
150 mm pipes; laid straight	43.21	0.22	3.75	52.65	m	<b>56.41</b>
Extra for						
bend; long radius	103.17	0.22	3.75	130.52	nr	<b>134.27</b>
single branch	55.90	0.28	4.79	104.95	nr	<b>109.75</b>
<b>Extra strength vitrified clay pipes and fittings; Hepworth "Supersleve" or other equal and approved; plain ends with push fit polypropylene flexible couplings</b>						
100 mm pipes; laid straight	6.20	0.21	2.36	6.76	m	<b>9.12</b>
Extra for						
bend	6.08	0.21	2.36	12.38	nr	<b>14.74</b>
access bend	39.95	0.21	2.36	49.28	nr	<b>51.64</b>
rest bend	10.75	0.21	2.36	17.47	nr	<b>19.84</b>
access pipe	34.72	0.21	2.36	43.09	nr	<b>45.46</b>
socket adaptor	6.44	0.19	2.14	10.14	nr	<b>12.28</b>
saddle	12.88	0.80	9.01	17.65	nr	<b>26.65</b>
single junction	13.12	0.27	3.04	23.17	nr	<b>26.21</b>
single access junction	46.21	0.27	3.04	59.23	nr	<b>62.27</b>
150 mm pipes; laid straight	11.83	0.27	3.04	12.89	m	<b>15.93</b>
Extra for						
bend	12.51	0.26	2.93	23.78	nr	<b>26.71</b>
access bend	6.64	0.26	2.93	64.41	nr	<b>67.34</b>
rest bend	16.07	0.26	2.93	27.67	nr	<b>30.59</b>
taper pipe	18.51	0.26	2.93	27.37	nr	<b>30.30</b>
access pipe	47.19	0.26	2.93	60.57	nr	<b>63.50</b>
socket adaptor	12.69	0.21	2.36	19.40	nr	<b>21.76</b>
adaptor to "HepSeal" pipe	9.01	0.21	2.36	15.39	nr	<b>17.75</b>
saddle	19.17	0.95	10.70	27.44	nr	<b>38.14</b>
single junction	18.38	0.32	3.60	35.75	nr	<b>39.35</b>
single access junction	68.69	0.32	3.60	90.56	nr	<b>94.17</b>

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>R12 DRAINAGE BELOW GROUND – cont'd</b>						
<b>Extra strength vitrified clay pipes and fittings; Hepworth "SuperSeal" or other equal and approved; socketted; with push-fit flexible joints</b>						
150 mm pipes; laid straight	15.57	0.34	3.83	16.97	m	<b>20.80</b>
Extra for						
bend	29.94	0.27	3.04	27.52	nr	<b>30.57</b>
rest bend	16.07	0.23	2.59	12.42	nr	<b>15.01</b>
stopper	9.03	0.17	1.91	9.84	nr	<b>11.75</b>
taper reducer	15.50	0.27	3.04	11.79	nr	<b>14.83</b>
saddle	19.17	0.86	9.68	20.88	nr	<b>30.56</b>
single junction	39.13	0.34	3.83	35.84	nr	<b>39.67</b>
225 mm pipes; laid straight	32.32	0.44	4.95	35.21	m	<b>40.16</b>
Extra for						
bend	70.16	0.34	3.83	65.87	nr	<b>69.70</b>
rest bend	85.71	0.34	3.83	82.81	nr	<b>86.63</b>
stopper	15.20	0.22	2.48	16.56	nr	<b>19.04</b>
taper reducer	48.33	0.34	3.83	42.09	nr	<b>45.91</b>
saddle	71.30	1.15	12.95	77.67	nr	<b>90.62</b>
single junction	124.62	0.44	4.95	121.68	nr	<b>126.63</b>
300 mm pipes; laid straight	49.57	0.57	6.42	54.00	m	<b>60.42</b>
Extra for						
bend	133.25	0.45	5.07	128.95	nr	<b>134.02</b>
rest bend	189.88	0.45	5.07	190.64	nr	<b>195.71</b>
stopper	32.45	0.29	3.27	35.35	nr	<b>38.62</b>
taper reducer	133.39	0.45	5.07	129.11	nr	<b>134.18</b>
saddle	124.15	1.54	17.34	135.25	nr	<b>152.59</b>
400 mm pipes; laid straight	121.95	0.77	8.67	132.85	m	<b>141.52</b>
Extra for						
bend	458.23	0.62	6.98	459.33	nr	<b>466.32</b>
single unequal junction	429.36	0.77	8.67	414.59	nr	<b>423.27</b>
450 mm pipes; laid straight	158.40	0.95	10.70	172.55	m	<b>183.25</b>
Extra for						
bend	603.42	0.77	8.67	605.59	nr	<b>614.26</b>
single unequal junction	513.64	0.95	10.70	490.52	nr	<b>501.22</b>
<b>British Standard quality vitrified clay pipes and fittings; socketted; cement:sand (1:2) joints</b>						
100 mm pipes; laid straight	9.85	0.43	4.84	10.84	m	<b>15.68</b>
Extra for						
bend (short/medium/knuckle)	6.89	0.34	3.83	7.62	nr	<b>11.45</b>
bend (long/rest/elbow)	16.19	0.34	3.83	14.53	nr	<b>18.36</b>
single junction	18.09	0.43	4.84	15.55	nr	<b>20.39</b>
double collar	11.88	0.29	3.27	13.05	nr	<b>16.32</b>
150 mm pipes; laid straight	15.15	0.48	5.41	16.62	m	<b>22.02</b>
Extra for						
bend (short/medium/knuckle)	15.01	0.38	4.28	11.51	nr	<b>15.79</b>
bend (long/rest/elbow)	27.10	0.38	4.28	24.68	nr	<b>28.96</b>
taper	35.74	0.38	4.28	33.60	nr	<b>37.88</b>
single junction	29.65	0.48	5.41	25.83	nr	<b>31.24</b>
double collar	19.78	0.32	3.60	21.66	nr	<b>25.26</b>
225 mm pipes; laid straight	30.02	0.58	6.53	32.96	m	<b>39.49</b>
Extra for						
double collar	46.29	0.38	4.28	50.54	nr	<b>54.82</b>
300 mm pipes; laid straight	50.32	0.80	9.01	55.08	m	<b>64.09</b>

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Accessories in vitrified clay; set in concrete; with polypropylene coupling joints to pipes</b>						
Rodding point; with oval aluminium plate 100 mm nominal size	39.29	0.53	5.97	48.21	nr	<b>54.18</b>
Gully fittings; comprising low back trap and square hopper; 150 mm x 150 mm square gully grid 100 mm nominal size	30.39	0.91	10.25	42.13	nr	<b>52.38</b>
Access gully; trapped with rodding eye and integral vertical back inlet; stopper; 150 mm x 150 mm square gully grid 100 mm nominal size	52.28	0.69	7.77	62.36	nr	<b>70.13</b>
Inspection chamber; comprising base; 300 mm or 450 mm raising piece; integral alloy cover and frame; 100 mm inlets straight through; 2 nr inlets	191.07	2.13	23.99	215.47	nr	<b>239.46</b>
<b>Accessories in polypropylene; cover set in concrete; with coupling joints to pipes</b>						
Inspection chamber; 5 nr 100 mm inlets; cast iron cover and frame 475 mm diameter x 585 mm deep	226.83	2.44	27.48	255.20	nr	<b>282.67</b>
475 mm diameter x 930 mm deep	276.28	2.66	29.95	309.06	nr	<b>339.01</b>
<b>Accessories in vitrified clay; set in concrete; with cement:sand (1:2) joints to pipes</b>						
Yard gully; 225 mm diameter; including domestic duty grating and frame (up to 1 tonne) and combined filter and silk bucket 100 mm outlet	131.96	2.90	32.66	144.29	nr	<b>176.94</b>
100 mm outlet; 100 mm back inlet	183.70	3.10	34.91	200.65	nr	<b>235.56</b>
150 mm outlet	131.96	4.00	45.04	144.29	nr	<b>189.33</b>
150 mm outlet; 150 mm back inlet	187.43	4.25	47.86	204.72	nr	<b>252.58</b>
Yard gully; 225 mm diameter; including medium duty grating and frame (up to 5 tonnes) and combined filter and silk bucket 100 mm outlet	172.05	2.90	32.66	187.97	nr	<b>220.62</b>
100 mm outlet; 100 mm back inlet	227.44	3.10	34.91	248.30	nr	<b>283.21</b>
150 mm outlet	185.16	4.00	45.04	202.25	nr	<b>247.29</b>
150 mm outlet; 150 mm back inlet	231.18	4.25	47.86	252.37	nr	<b>300.23</b>
Road gully; trapped with rodding eye and stopper (grate not included) 300 mm x 600 mm x 100 mm outlet	93.22	3.51	39.53	122.32	nr	<b>161.85</b>
300 mm x 600 mm x 150 mm outlet	95.46	3.51	39.53	124.76	nr	<b>164.29</b>
400 mm x 750 mm x 150 mm outlet	110.70	4.26	47.97	152.14	nr	<b>200.11</b>
450 mm x 900 mm x 150 mm outlet	149.79	5.32	59.91	201.01	nr	<b>260.91</b>
Grease trap; with internal access; galvanized perforated bucket; lid and frame 600 mm x 450 mm x 600 mm deep; 100 mm outlet	763.19	4.47	50.34	862.37	nr	<b>912.70</b>
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	119.55	4.26	47.97	130.71	nr	<b>178.68</b>
150 mm outlet; 150 mm inlet	169.43	4.78	53.83	185.04	nr	<b>238.87</b>
225 mm outlet; 225 mm inlet	461.55	5.32	59.91	503.33	nr	<b>563.23</b>



## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>R12 DRAINAGE BELOW GROUND – cont'd</b>						
<b>Accessories; grates and covers</b>						
Aluminium alloy gully grids; set in position						
120 mm x 120 mm	3.74	0.11	1.24	4.07	nr	5.31
150 mm x 150 mm	3.58	0.11	1.24	3.90	nr	5.14
225 mm x 225 mm	11.13	0.11	1.24	12.12	nr	13.36
100 mm diameter	3.74	0.11	1.24	4.07	nr	5.31
150 mm diameter	5.72	0.11	1.24	6.23	nr	7.47
225 mm diameter	12.45	0.11	1.24	13.57	nr	14.80
Aluminium alloy sealing plates and frames; set in cement and sand (1:3)						
150 x 150	14.37	0.27	3.04	15.76	nr	18.80
225 x 225	26.29	0.27	3.04	28.75	nr	31.79
300 x 150	27.57	0.27	3.04	30.13	nr	33.17
140 diameter (for 100 mm)	11.75	0.27	3.04	12.90	nr	15.94
197 diameter (for 150 mm)	16.85	0.27	3.04	18.46	nr	21.50
273 diameter (for 225 mm)	26.96	0.27	3.04	29.48	nr	32.52
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 dia; class A15	16.15	1.50	16.89	18.80	nr	35.69
450 mm dia; class B125; kitemarked	41.80	1.50	16.89	46.08	nr	62.97
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 x 225 mm x 80 mm hinged and dished road grating and frame; class C250	25.18	2.60	29.28	31.25	nr	60.53
300 mm x 300 mm x 80 mm hinged and dished road grating and frame; class C250	37.05	2.60	29.28	43.88	nr	73.16
420 mm x 420 x 75 mm hinged road grating and frame; ref C250; kitemarked	37.52	2.60	29.28	44.38	nr	73.66
445 mm x 445 x 75 mm double triangular road grating and frame; ref C250; kitemarked	39.90	2.60	29.28	46.91	nr	76.19
435 mm x 435 x 100 mm pedestrian mesh road grating and frame; ref D400	70.30	2.60	29.28	79.24	nr	108.51
440 mm x 440 mm x 150 mm hinged road grating and frame; class D400; kitemarked	74.10	2.60	29.28	83.28	nr	112.56
<b>Accessories in precast concrete; top set in with rodding eye and stopper; cement and sand (1:2) joint to pipe</b>						
Concrete road gully; BS 5911; trapped with rodding eye and stopper; cement and sand (1:2) joint to pipe						
450 mm diameter x 1050 mm deep; 100 mm or 150 mm outlet	46.35	5.05	56.87	71.99	nr	128.86
<b>"Osmadrain" uPVC pipes and fittings or other equal and approved; BS 4660; with ring seal joints</b>						
82 mm pipes; laid straight	13.87	0.17	1.91	15.11	m	17.03

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Extra for						
bend; short radius	24.22	0.14	1.58	25.75	nr	27.33
spigot/socket bend	20.35	0.14	1.58	21.64	nr	23.22
adaptor	10.62	0.08	0.90	11.29	nr	12.19
single junction	31.50	0.19	2.14	33.49	nr	35.63
slip coupler	11.26	0.08	0.90	11.98	nr	12.88
100 mm pipes; laid straight	8.66	0.19	2.14	10.88	m	13.02
Extra for						
bend; short radius	22.88	0.17	1.91	23.77	nr	25.68
bend; long radius	37.05	0.17	1.91	36.57	nr	38.48
spigot/socket bend	19.34	0.17	1.91	27.25	nr	29.16
socket plug	10.02	0.05	0.56	10.65	nr	11.21
adjustable double socket bend	27.38	0.17	1.91	35.91	nr	37.83
adaptor to clay	25.78	0.10	1.13	26.96	nr	28.09
single junction	27.30	0.23	2.59	26.20	nr	28.79
sealed access junction	70.60	0.20	2.25	72.25	nr	74.50
slip coupler	11.26	0.10	1.13	11.98	nr	13.10
160 mm pipes; laid straight	19.02	0.23	2.59	23.61	m	26.20
Extra for						
bend; short radius	54.42	0.19	2.14	56.63	nr	58.76
spigot/socket bend	49.34	0.19	2.14	67.03	nr	69.17
socket plug	21.50	0.08	0.90	22.86	nr	23.76
adaptor to clay	56.08	0.13	1.46	58.50	nr	59.97
level invert taper	26.38	0.19	2.14	41.38	nr	43.52
single junction	89.11	0.27	3.04	94.77	nr	97.81
slip coupler	16.03	0.12	1.35	17.05	nr	18.40
<b>uPVC Osma "Ultra-Rib" ribbed pipes and fittings or other equal and approved; WIS approval; with sealed ring push-fit joints</b>						
150 mm pipes; laid straight	-	0.21	2.36	9.73	m	12.09
Extra for						
bend; short radius	29.62	0.19	2.14	30.91	nr	33.05
adaptor to 160 diameter upvc	41.90	0.11	1.24	43.39	nr	44.63
adaptor to clay	86.00	0.11	1.24	90.87	nr	92.11
level invert taper	12.92	0.19	2.14	11.99	nr	14.13
single junction	53.25	0.24	2.70	53.71	nr	56.41
225 mm pipes; laid straight	22.36	0.24	2.70	24.35	m	27.06
Extra for						
bend; short radius	119.04	0.22	2.48	125.13	nr	127.61
adaptor to clay	107.14	0.14	1.58	111.02	nr	112.59
level invert taper	20.71	0.22	2.48	17.64	nr	20.12
single junction	176.71	0.30	3.38	180.62	nr	183.99
300 mm pipes; laid straight	33.21	0.36	4.05	36.17	m	40.23
Extra for						
bend; short radius	187.50	0.32	3.60	197.22	nr	200.82
adaptor to clay	281.83	0.16	1.80	295.37	nr	297.17
level invert taper	67.26	0.32	3.60	65.01	nr	68.61
single junction	408.32	0.41	4.62	423.37	nr	427.99

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>R12 DRAINAGE BELOW GROUND – cont'd</b>						
<b>ACO Multidrain M100D polymer concrete channel drainage system with galvanised steel edge trim; nominal bore 100mm; type of fall constant; bedding and haunching in in situ concrete (not included)</b>						
slotted galvanised steel grating; load class A15 (pedestrian areas)	-	0.51	5.74	62.17	m	<b>67.91</b>
'Heelguard' resin composite grating, load class 250 (cars and vans)	-	0.51	5.74	82.95	m	<b>88.69</b>
extra for end caps	-	0.10	1.13	3.28	nr	<b>4.40</b>
extra for ACO universal gully	-	1.53	17.23	419.81	nr	<b>437.04</b>
<b>ACO Qmax large capacity slot drainage channel with MDPE body and hot dipped galvanised steel edge rail; bedding and haunching in in situ concrete (not included)</b>						
ACO Qmax 225	-	2.00	22.52	57.79	m	<b>80.31</b>
extra for shallow access chamber	-	1.50	16.89	141.00	m	<b>157.89</b>
<b>Interconnecting drainage channel; "Birco-lite" ref 8012 or other equal and approved; Marshalls Plc; galvanised steel grating ref 8041; bedding and haunching in in situ concrete (not included)</b>						
100 mm wide						
laid level or to falls	-	0.51	5.74	54.76	m	<b>60.51</b>
extra for 100 mm diameter trapped outlet unit	-	1.53	17.23	105.73	nr	<b>122.96</b>
extra for end caps	-	0.10	1.13	6.14	nr	<b>7.27</b>
<b>Accessories in uPVC; with ring seal joints to pipes (unless otherwise described)</b>						
Rodding eye						
110 mm diameter	46.77	0.47	5.29	54.23	nr	<b>59.52</b>
Universal gully fitting; comprising gully trap, plain hopper						
150 mm x 150 mm grate	40.72	1.02	11.49	49.59	nr	<b>61.08</b>
Bottle gully; comprising gully with bosses closed; sealed access covers						
217 mm x 217 mm grate	81.16	0.85	9.57	92.60	nr	<b>102.17</b>
Shallow access pipe; light duty screw down access door assembly						
110 mm diameter	114.90	0.85	9.57	128.48	nr	<b>138.06</b>
Shallow access junction; 3 nr 110 mm inlets; light duty screw down access door assembly						
110 mm diameter	178.03	1.22	13.74	192.02	nr	<b>205.76</b>
Shallow inspection chamber; 250 mm diameter; 600 mm deep; sealed cover and frame						
4 nr 110 mm outlets/inlets	146.82	1.41	15.88	178.59	nr	<b>194.47</b>
Universal inspection chamber; 450 mm diameter; single seal cast iron cover and frame; 4 nr 110 mm outlets/inlets						
500 mm deep	287.52	1.49	16.78	328.21	nr	<b>344.99</b>
730 mm deep	322.05	1.76	19.82	369.42	nr	<b>389.24</b>
960 mm deep	356.58	2.04	22.97	410.63	nr	<b>433.60</b>
Equal manhole base; 750 mm diameter						
6 nr 160 mm outlets/inlets	421.37	1.33	14.98	461.58	nr	<b>476.55</b>
Unequal manhole base; 750 mm diameter						
2 nr 160 mm, 4 nr 110 mm outlets/inlets	325.34	1.33	14.98	359.45	nr	<b>374.43</b>

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
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 x 230 mm internally	-	1.53	17.23	1.41	nr	<b>18.64</b>
<b>MANHOLES</b>						
<b>Excavating; by machine</b>						
Manholes						
maximum depth not exceeding 1.00 m	-	0.22	2.50	5.45	m <sup>3</sup>	<b>7.95</b>
maximum depth not exceeding 2.00 m	-	0.24	2.73	5.99	m <sup>3</sup>	<b>8.72</b>
maximum depth not exceeding 4.00 m	-	0.29	3.30	7.00	m <sup>3</sup>	<b>10.30</b>
<b>Excavating; by hand</b>						
Manholes						
maximum depth not exceeding 1.00 m	-	3.52	40.00	-	m <sup>3</sup>	<b>40.00</b>
maximum depth not exceeding 2.00 m	-	4.16	47.28	-	m <sup>3</sup>	<b>47.28</b>
maximum depth not exceeding 4.00 m	-	5.32	60.46	-	m <sup>3</sup>	<b>60.46</b>
<b>Earthwork support (average "risk" prices)</b>						
Maximum depth not exceeding 1.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.16	1.82	2.64	m <sup>2</sup>	<b>4.46</b>
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.19	2.16	4.82	m <sup>2</sup>	<b>6.98</b>
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	-	0.24	2.73	7.00	m <sup>2</sup>	<b>9.73</b>
<b>Disposal; by machine</b>						
Excavated material						
off site; to tip not exceeding 13 km (using lorries) including Landfill Tax based on inactive waste on site depositing; in spoil heaps; average 50 m distance	-	-	-	23.49	m <sup>3</sup>	<b>23.48</b>
distance	-	0.16	1.82	3.65	m <sup>3</sup>	<b>5.47</b>
<b>Disposal; by hand</b>						
Excavated material						
off site; to tip not exceeding 13 km (using lorries) including Landfill Tax based on inactive waste on site depositing; in spoil heaps; average 50 m distance	-	1.00	11.36	23.40	m <sup>3</sup>	<b>34.76</b>
distance	-	0.88	10.00	5.45	m <sup>3</sup>	<b>15.45</b>
<b>Filling to excavations; by machine</b>						
Average thickness not exceeding 0.25 m						
arising from the excavations	-	0.16	1.82	2.57	m <sup>3</sup>	<b>4.39</b>
<b>Filling to excavations; by hand</b>						
Average thickness not exceeding 0.25 m						
arising from the excavations	-	1.02	11.59	-	m <sup>3</sup>	<b>11.59</b>

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>R12 DRAINAGE BELOW GROUND – cont'd</b>						
<b>Plain in situ ready mixed designated concrete; C10 – 40 mm aggregate</b>						
Beds						
thickness not exceeding 150 mm	84.56	3.20	42.53	94.31	m <sup>3</sup>	<b>136.84</b>
thickness 150 mm–450 mm	-	2.40	31.89	94.31	m <sup>3</sup>	<b>126.21</b>
thickness exceeding 450 mm	-	2.02	26.84	94.31	m <sup>3</sup>	<b>121.16</b>
<b>Plain in situ ready mixed designated concrete; C20 – 20 mm aggregate</b>						
Beds						
thickness not exceeding 150 mm	86.37	3.20	42.53	96.34	m <sup>3</sup>	<b>138.86</b>
thickness 150 mm–450 mm	-	2.40	31.89	96.34	m <sup>3</sup>	<b>128.23</b>
thickness exceeding 450 mm	-	2.02	26.84	96.34	m <sup>3</sup>	<b>123.18</b>
<b>Plain in situ ready mixed designated concrete; C25 – 20 mm aggregate; (small quantities)</b>						
Benching in bottoms						
150 mm–450 mm average thickness	84.55	9.57	146.22	94.30	m <sup>3</sup>	<b>240.52</b>
<b>Reinforced in situ ready mixed designated concrete; C20 – 20 mm aggregate; (small quantities)</b>						
Isolated cover slabs						
thickness not exceeding 150 mm	82.26	7.45	99.01	91.75	m <sup>3</sup>	<b>190.75</b>
<b>Reinforcement; fabric to BS 4449; lapped; in beds or suspended slabs</b>						
Ref A98 (1.54 kg/m <sup>2</sup> )						
400 mm minimum laps	1.61	0.13	2.04	1.83	m <sup>2</sup>	<b>3.87</b>
Ref A142 (2.22 kg/m <sup>2</sup> )						
400 mm minimum laps	1.53	0.13	2.04	1.75	m <sup>2</sup>	<b>3.79</b>
Ref A193 (3.02 kg/m <sup>2</sup> )						
400 mm minimum laps	2.09	0.13	2.04	2.38	m <sup>2</sup>	<b>4.42</b>
<b>Formwork; basic finish</b>						
Soffits of isolated cover slabs						
horizontal	-	3.03	47.54	5.86	m <sup>2</sup>	<b>53.40</b>
Edges of isolated cover slabs						
height not exceeding 250 mm	-	0.90	14.12	1.76	m	<b>15.88</b>
<b>Common bricks; in cement mortar (1:3)</b>						
Walls to manholes						
one brick thick (PC £ per 1000)	414.00	2.55	55.00	71.19	m <sup>2</sup>	<b>126.19</b>
one and a half brick thick	-	3.73	80.45	106.78	m <sup>2</sup>	<b>187.23</b>
Projections of footings						
two brick thick	-	5.22	112.59	142.37	m <sup>2</sup>	<b>254.96</b>
<b>Class A engineering bricks; in cement mortar (1:3)</b>						
Walls to manholes						
one brick thick (PC £ per 1000)	900.00	2.88	62.12	145.88	m <sup>2</sup>	<b>207.99</b>
one and a half brick thick	-	4.15	89.51	148.22	m <sup>2</sup>	<b>237.74</b>
Projections of footings						
two brick thick	-	5.85	126.18	291.75	m <sup>2</sup>	<b>417.93</b>

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Class B engineering bricks; in cement mortar (1:3)</b>						
Walls to manholes						
one brick thick (PC £ per 1000)	405.00	2.88	62.12	68.23	m <sup>2</sup>	<b>130.35</b>
one and a half brick thick	-	4.15	89.51	102.35	m <sup>2</sup>	<b>191.86</b>
Projections of footings						
two brick thick	-	5.85	126.18	136.47	m <sup>2</sup>	<b>262.65</b>
<b>Brickwork sundries</b>						
Extra over for fair face; flush smooth pointing						
manhole walls	-	0.21	4.53	-	m <sup>2</sup>	<b>4.53</b>
Building ends of pipes into brickwork; making good						
fair face or rendering						
not exceeding 55 mm nominal size	-	0.11	2.37	-	nr	<b>2.37</b>
55 mm–110 mm nominal size	-	0.16	3.45	-	nr	<b>3.45</b>
over 110 mm nominal size	-	0.21	4.53	-	nr	<b>4.53</b>
Step irons; BS 1247; malleable; galvanized; building						
into joints						
general purpose pattern	-	0.16	3.45	2.75	nr	<b>6.21</b>
<b>Cement:sand (1:3) in situ finishings; steel</b>						
<b>trowelled</b>						
13 mm work to manhole walls; one coat; to						
brickwork base over 300 mm wide	-	0.74	15.96	1.57	m <sup>2</sup>	<b>17.53</b>
<b>Cast iron inspection chambers; with bolted flat</b>						
<b>covers; BS 437; bedded in cement mortar (1:3);</b>						
<b>with mechanical coupling joints</b>						
100 mm x 100 mm						
one branch	208.90	1.11	12.50	225.20	nr	<b>237.70</b>
one branch either side	391.32	1.67	18.81	420.32	nr	<b>439.12</b>
150 mm x 100 mm						
one branch	262.58	1.34	15.09	282.52	nr	<b>297.61</b>
one branch either side	506.09	1.90	21.40	543.39	nr	<b>564.79</b>
150 mm x 150 mm						
one branch	325.04	1.43	16.10	349.96	nr	<b>366.07</b>
one branch either side	623.46	2.04	22.97	668.68	nr	<b>691.65</b>
<b>Coated cast or ductile iron access covers and</b>						
<b>frames; to BS EN 124; supplied by Manhole</b>						
<b>Covers Ltd or other equal and approved; bedding</b>						
<b>frame in cement and sand (1:3); cover in grease</b>						
<b>and sand</b>						
Light duty; cast iron; rectangular single seal solid top						
450 mm x 450 mm; class A15	37.05	1.75	19.71	41.02	nr	<b>60.73</b>
600 mm x 450 mm; class A15	39.90	1.75	19.71	44.20	nr	<b>63.90</b>
600 mm x 600 mm; class A15	62.70	1.75	19.71	68.58	nr	<b>88.29</b>
750 mm x 600 mm; class A15	103.98	1.75	19.71	112.48	nr	<b>132.18</b>
Light duty; cast iron; rectangular double seal solid top						
600 mm x 450 mm; class A15	75.53	1.75	19.71	82.08	nr	<b>101.79</b>
Medium duty; ductile iron; rectangular single seal solid						
top						
450 mm x 450 mm x 40 mm; class C250;						
kitemarked	60.80	2.30	25.90	66.56	nr	<b>92.46</b>
600 mm x 450 mm x 40 mm; slide-out; class C250;						
kitemarked	75.53	2.30	25.90	82.22	nr	<b>108.12</b>
600 mm x 600 mm x 40 mm; slide-out; class						
C250; kitemarked	80.75	2.30	25.90	87.78	nr	<b>113.68</b>
760 mm x 600 mm x 40 mm; slide-out; class C250;						
kitemarked	120.65	2.30	25.90	130.21	nr	<b>156.11</b>

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>R12 DRAINAGE BELOW GROUND – cont'd</b>						
<b>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 – cont'd</b>						
Heavy duty; ductile iron; solid top						
450 mm x 450 mm x 75 mm; single seal; class C250; kitemarked	85.03	2.85	32.09	92.32	nr	<b>124.42</b>
600 mm x 450 mm x 75 mm; single seal; class C250; kitemarked	90.25	2.85	32.09	97.88	nr	<b>129.97</b>
600 mm x 600 mm x 75 mm; single seal; class C250; kitemarked	101.65	2.85	32.09	110.00	nr	<b>142.10</b>
450 mm x 450 mm x 100 mm; double triangular; class D400; kitemarked	94.05	2.85	32.09	101.92	nr	<b>134.01</b>
600 mm x 450 mm x 100 mm; double triangular; class D400; kitemarked	84.55	2.85	32.09	91.82	nr	<b>123.91</b>
600 mm x 600 mm x 100 mm; double triangular; class D400; kitemarked	75.05	2.85	32.09	81.71	nr	<b>113.81</b>
750 mm x 600 mm x 100 mm; double triangular; class D400; kitemarked	179.21	2.85	32.09	192.48	nr	<b>224.57</b>
1220 mm x 675 x 100 mm; double triangular; class D400; kitemarked	213.75	4.00	45.04	229.21	nr	<b>274.26</b>
<b>British Standard best quality vitrified clay channels; bedding and jointing in cement:sand (1:2)</b>						
Half section straight						
100 mm diameter x 1.00 m long	5.69	0.85	9.57	6.20	nr	<b>15.77</b>
150 mm diameter x 1.00 m long	9.48	1.06	11.94	10.33	nr	<b>22.26</b>
225 mm diameter x 1.00 m long	21.29	1.38	15.54	23.19	nr	<b>38.73</b>
300 mm diameter x 1.00 m long	43.70	1.70	19.14	47.61	nr	<b>66.75</b>
Half section bend						
100 mm diameter	6.41	0.64	7.21	6.98	nr	<b>14.18</b>
150 mm diameter	10.57	0.80	9.01	11.51	nr	<b>20.52</b>
225 mm diameter	35.27	1.06	11.94	38.42	nr	<b>50.35</b>
Half section taper straight						
150 mm–100 mm diameter	26.65	0.74	8.33	29.03	nr	<b>37.36</b>
225 mm–150 mm diameter	59.48	0.95	10.70	64.80	nr	<b>75.49</b>
Taper bend						
150 mm–100 mm diameter	40.57	0.95	10.70	44.20	nr	<b>54.90</b>
225 mm–150 mm diameter	116.25	1.22	13.74	126.64	nr	<b>140.38</b>
Three quarter section branch bend						
100 mm diameter	12.12	0.53	5.97	13.20	nr	<b>19.17</b>
150 mm diameter	20.06	0.80	9.01	21.86	nr	<b>30.86</b>
225 mm diameter	57.78	1.06	11.94	62.94	nr	<b>74.88</b>
<b>uPVC channels; with solvent weld or lip seal coupling joints; bedding in cement:sand</b>						
Half section cut away straight; with coupling either end						
110 mm diameter	61.27	0.32	3.60	85.45	nr	<b>89.05</b>
160 mm diameter	115.07	0.43	4.84	159.75	nr	<b>164.59</b>
Half section cut away long radius bend; with coupling either end						
110 mm diameter	100.47	0.32	3.60	128.15	nr	<b>131.76</b>
160 mm diameter	217.21	0.43	4.84	271.01	nr	<b>275.85</b>

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Channel adaptor to clay; with one coupling						
110 mm diameter	23.51	0.27	3.04	34.96	nr	<b>38.00</b>
160 mm diameter	56.87	0.35	3.94	79.15	nr	<b>83.09</b>
Half section bend						
110 mm diameter	38.78	0.35	3.94	42.88	nr	<b>46.82</b>
160 mm diameter	66.62	0.53	5.97	74.04	nr	<b>80.01</b>
Half section channel connector						
110 mm diameter	10.61	0.08	0.90	12.81	nr	<b>13.71</b>
Half section channel junction						
110 mm diameter	30.10	0.53	5.97	33.41	nr	<b>39.38</b>
Polypropylene slipper bend						
110 mm diameter	26.10	0.43	4.84	29.06	nr	<b>33.91</b>
<b>Glass fibre septic tank; "Klargester" or other equal and approved; fixing lockable manhole cover and frame; placing in position</b>						
3750 litre capacity; 2000 mm diameter; depth to invert						
1000 mm deep; standard grade	773.50	2.50	28.15	885.35	nr	<b>913.50</b>
1500 mm deep; heavy duty grade	973.12	2.82	31.76	1092.45	nr	<b>1124.21</b>
6000 litre capacity; 2300 mm diameter; depth to invert						
1000 mm deep; standard grade	1247.59	2.68	30.18	1397.92	nr	<b>1428.10</b>
1500 mm deep; heavy duty grade	1646.82	3.01	33.90	1812.12	nr	<b>1846.02</b>
9000 litre capacity; 2660 mm diameter; depth to invert						
1000 mm deep; standard grade	1896.33	2.91	32.77	2071.00	nr	<b>2103.76</b>
1500 mm deep; heavy duty grade	2495.18	3.19	35.92	2692.29	nr	<b>2728.22</b>
<b>Glass fibre petrol interceptors; "Klargester" or other equal and approved; placing in position</b>						
2000 litre capacity; 2370 mm x 1300 mm diameter; depth to invert						
1000 mm deep	873.05	2.73	30.74	905.79	nr	<b>936.53</b>
4000 litre capacity; 4370 mm x 1300 mm diameter; depth to invert						
1000 mm deep	1497.20	2.96	33.33	1553.35	nr	<b>1586.68</b>
<b>R13 LAND DRAINAGE</b>						
<b>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</b>						
Pipes not exceeding 200 mm nominal size						
average depth of trench 0.75 m	-	1.71	19.43	12.31	m	<b>31.74</b>
average depth of trench 1.00 m	-	2.31	26.25	19.63	m	<b>45.88</b>
average depth of trench 1.25 m	-	3.19	36.25	24.66	m	<b>60.91</b>
average depth of trench 1.50 m	-	5.50	62.50	30.07	m	<b>92.58</b>
average depth of trench 1.75 m	-	6.52	74.10	35.10	m	<b>109.20</b>
average depth of trench 2.00 m	-	7.54	85.69	40.52	m	<b>126.20</b>
<b>Disposal; load lorry by machine</b>						
Excavated material						
off site; to tip not exceeding 13 km (using lorries); including Landfill Tax based on inactive waste	-	-	-	23.49	m <sup>3</sup>	<b>23.48</b>
<b>Disposal; load lorry by hand</b>						
Excavated material						
off site; to tip not exceeding 13 km (using lorries); including Landfill Tax based on inactive waste	-	0.88	10.00	23.40	m <sup>3</sup>	<b>33.40</b>



## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>R13 LAND DRAINAGE – cont'd</b>						
<b>Vitrified clay perforated sub-soil pipes; BS 65; Hepworth "Hepline" or other equal and approved Pipes; laid straight</b>						
100 mm diameter	7.53	0.23	2.59	8.21	m	<b>10.80</b>
150 mm diameter	13.71	0.29	3.27	14.94	m	<b>18.20</b>
225 mm diameter	29.02	0.38	4.28	31.62	m	<b>35.89</b>

## S PIPED SUPPLY SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>S11 HOT AND COLD WATER (SMALL SCALE)</b>						
<b>Copper pipes; EN1057:1996; capillary fittings</b>						
15 mm pipes; fixing with pipe clips and screwed	3.71	0.37	6.71	4.12	m	<b>10.83</b>
Extra for						
made bend	-	0.17	3.08	-	nr	<b>3.08</b>
stop end	1.69	0.12	2.18	1.80	nr	<b>3.98</b>
straight coupling	0.27	0.19	3.45	0.28	nr	<b>3.73</b>
union coupling	9.18	0.19	3.45	9.77	nr	<b>13.21</b>
reducing coupling	3.14	0.19	3.45	3.33	nr	<b>6.78</b>
copper to lead connector	7.16	0.24	4.35	7.62	nr	<b>11.97</b>
imperial to metric adaptor	3.69	0.24	4.35	3.92	nr	<b>8.28</b>
elbow	0.48	0.19	3.45	0.51	nr	<b>3.95</b>
backplate elbow	6.90	0.39	7.07	7.34	nr	<b>14.41</b>
return bend	10.33	0.19	3.45	10.99	nr	<b>14.43</b>
tee; equal	0.91	0.28	5.08	0.97	nr	<b>6.04</b>
tee; reducing	7.52	0.28	5.08	7.99	nr	<b>13.07</b>
straight tap connector	2.34	0.56	10.15	2.49	nr	<b>12.64</b>
bent tap connector	2.62	0.76	13.78	2.78	nr	<b>16.57</b>
tank connector	8.22	0.28	5.08	8.74	nr	<b>13.82</b>
22 mm pipes; fixing with pipe clips and screwed	7.42	0.43	7.80	8.16	m	<b>15.96</b>
Extra for						
made bend	-	0.22	3.99	-	nr	<b>3.99</b>
stop end	3.16	0.15	2.72	3.36	nr	<b>6.08</b>
straight coupling	0.71	0.24	4.35	0.75	nr	<b>5.10</b>
union coupling	14.71	0.24	4.35	15.65	nr	<b>20.00</b>
reducing coupling	3.07	0.24	4.35	3.27	nr	<b>7.62</b>
copper to lead connector	9.78	0.34	6.17	10.40	nr	<b>16.56</b>
elbow	1.25	0.24	4.35	1.32	nr	<b>5.68</b>
backplate elbow	14.80	0.49	8.89	15.74	nr	<b>24.63</b>
return bend	20.31	0.24	4.35	21.60	nr	<b>25.95</b>
tee; equal	2.89	0.37	6.71	3.07	nr	<b>9.78</b>
tee; reducing	2.29	0.37	6.71	2.43	nr	<b>9.14</b>
straight tap connector	2.64	0.19	3.45	2.81	nr	<b>6.25</b>
tank connector	7.42	0.37	6.71	8.08	nr	<b>14.79</b>
28 mm pipes; fixing with pipe clips and screwed	9.35	0.46	8.34	10.26	m	<b>18.60</b>
Extra for						
made bend	-	0.28	5.08	-	nr	<b>5.08</b>
stop end	5.65	0.17	3.08	6.01	nr	<b>9.09</b>
straight coupling	1.57	0.31	5.62	1.67	nr	<b>7.29</b>
reducing coupling	4.29	0.31	5.62	4.56	nr	<b>10.18</b>
union coupling	14.71	0.31	5.62	15.65	nr	<b>21.27</b>
copper to lead connector	18.38	0.43	7.80	19.54	nr	<b>27.34</b>
imperial to metric adaptor	9.47	0.43	7.80	10.07	nr	<b>17.87</b>
elbow	2.51	0.31	5.62	2.67	nr	<b>8.29</b>
return bend	25.94	0.31	5.62	27.59	nr	<b>33.21</b>
tee; equal	6.98	0.45	8.16	7.42	nr	<b>15.58</b>
tank connector	9.35	0.45	8.16	10.18	nr	<b>18.34</b>
35 mm pipes; fixing with pipe clips and screwed	18.90	0.53	9.61	20.67	m	<b>30.28</b>

## S PIPED SUPPLY SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>S11 HOT AND COLD WATER (SMALL SCALE) – cont'd</b>						
<b>Copper pipes; EN1057:1996; capillary fittings – cont'd</b>						
Extra for						
made bend	-	0.33	5.98	-	nr	5.98
stop end	12.49	0.19	3.45	13.28	nr	16.73
straight coupling	5.10	0.37	6.71	5.43	nr	12.14
reducing coupling	10.12	0.37	6.71	10.76	nr	17.47
union coupling	28.13	0.37	6.71	29.91	nr	36.62
flanged connector	85.28	0.49	8.89	90.69	nr	99.58
elbow	10.93	0.37	6.71	11.62	nr	18.33
obtuse elbow	16.49	0.37	6.71	17.54	nr	24.25
tee; equal	17.79	0.51	9.25	18.92	nr	28.17
tank connector	21.10	0.51	9.25	22.44	nr	31.68
42 mm pipes; fixing with pipe clips; plugged and screwed	22.99	0.59	10.70	25.12	m	35.82
Extra for						
made bend	-	0.44	7.98	-	nr	7.98
stop end	21.50	0.21	3.81	22.86	nr	26.67
straight coupling	8.53	0.43	7.80	9.07	nr	16.86
reducing coupling	16.93	0.43	7.80	18.00	nr	25.80
union coupling	41.10	0.43	7.80	43.71	nr	51.51
flanged connector	92.73	0.56	10.15	98.61	nr	108.77
elbow	18.07	0.43	7.80	19.21	nr	27.01
obtuse elbow	29.36	0.43	7.80	31.22	nr	39.02
tee; equal	28.55	0.57	10.34	30.36	nr	40.70
tank connector	27.65	0.57	10.34	29.40	nr	39.74
54 mm pipes; fixing with pipe clips; plugged and screwed	29.57	0.65	11.79	32.29	m	44.08
Extra for						
made bend	-	0.61	11.06	-	nr	11.06
stop end	30.02	0.23	4.17	31.92	nr	36.09
straight coupling	15.71	0.49	8.89	16.71	nr	25.60
reducing coupling	28.42	0.49	8.89	30.22	nr	39.11
union coupling	78.22	0.49	8.89	83.19	nr	92.07
flanged connector	140.19	0.56	10.15	149.08	nr	159.24
elbow	37.31	0.49	8.89	39.68	nr	48.56
obtuse elbow	53.11	0.49	8.89	56.48	nr	65.36
tee; equal	57.57	0.63	11.42	61.22	nr	72.64
tank connector	42.26	0.63	11.42	44.94	nr	56.36
<b>Copper pipes; EN1057:1996; compression fittings</b>						
15 mm pipes; fixing with pipe clips; plugged and screwed	3.71	0.42	7.62	4.12	m	11.73
Extra for						
made bend	-	0.17	3.08	-	nr	3.08
stop end	3.08	0.11	1.99	3.28	nr	5.27
straight coupling	2.47	0.17	3.08	2.63	nr	5.71
reducing set	2.48	0.19	3.45	2.64	nr	6.08
male coupling	2.21	0.22	3.99	2.34	nr	6.33
female coupling	2.65	0.22	3.99	2.81	nr	6.80
90 degree bend	2.98	0.17	3.08	3.17	nr	6.25
90 degree backplate bend	5.52	0.33	5.98	5.87	nr	11.86
tee; equal	4.17	0.24	4.35	4.44	nr	8.79
tank coupling	6.27	0.24	4.35	6.67	nr	11.02
22 mm pipes; fixing with pipe clips; plugged and screwed	7.42	0.47	8.52	8.16	m	16.68

## S PIPED SUPPLY SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Extra for						
made bend	-	0.22	3.99	-	nr	<b>3.99</b>
stop end	4.46	0.13	2.36	4.74	nr	<b>7.10</b>
straight coupling	4.03	0.22	3.99	4.28	nr	<b>8.27</b>
reducing set	3.11	0.06	1.09	3.31	nr	<b>4.39</b>
male coupling	4.74	0.31	5.62	5.04	nr	<b>10.66</b>
female coupling	3.87	0.31	5.62	4.12	nr	<b>9.74</b>
90 degree bend	4.75	0.22	3.99	5.05	nr	<b>9.04</b>
tee; equal	6.89	0.33	5.98	7.33	nr	<b>13.31</b>
tee; reducing	11.02	0.33	5.98	11.72	nr	<b>17.70</b>
tank coupling	6.96	0.33	5.98	7.40	nr	<b>13.38</b>
28 mm pipes; fixing with pipe clips; plugged and screwed	9.35	0.51	9.25	10.26	m	<b>19.51</b>
Extra for						
made bend	-	0.28	5.08	-	nr	<b>5.08</b>
stop end	9.55	0.16	2.90	10.15	nr	<b>13.06</b>
straight coupling	9.14	0.28	5.08	9.72	nr	<b>14.80</b>
male coupling	6.47	0.39	7.07	6.88	nr	<b>13.95</b>
female coupling	8.38	0.39	7.07	8.91	nr	<b>15.98</b>
90 degree bend	11.79	0.28	5.08	12.54	nr	<b>17.61</b>
tee; equal	18.80	0.41	7.43	19.99	nr	<b>27.42</b>
tee; reducing	18.15	0.41	7.43	19.30	nr	<b>26.74</b>
tank coupling	14.68	0.41	7.43	15.61	nr	<b>23.04</b>
35 mm pipes; fixing with pipe clips; plugged and screwed	18.90	0.57	10.34	20.67	m	<b>31.00</b>
Extra for						
made bend	-	0.33	5.98	-	nr	<b>5.98</b>
stop end	14.97	0.18	3.26	15.92	nr	<b>19.19</b>
straight coupling	19.33	0.33	5.98	20.55	nr	<b>26.54</b>
male coupling	14.69	0.44	7.98	15.63	nr	<b>23.60</b>
female coupling	17.64	0.44	7.98	18.76	nr	<b>26.74</b>
tee; equal	33.94	0.46	8.34	36.09	nr	<b>44.43</b>
tee; reducing	33.17	0.46	8.34	35.27	nr	<b>43.61</b>
tank coupling	25.92	0.46	8.34	27.57	nr	<b>35.91</b>
42 mm pipes; fixing with pipe clips; plugged and screwed	22.99	0.64	11.61	25.12	m	<b>36.73</b>
Extra for						
made bend	-	0.44	7.98	-	nr	<b>7.98</b>
stop end	24.93	0.20	3.63	26.52	nr	<b>30.14</b>
straight coupling	25.42	0.39	7.07	27.03	nr	<b>34.10</b>
male coupling	22.04	0.50	9.07	23.43	nr	<b>32.50</b>
female coupling	23.72	0.50	9.07	25.22	nr	<b>34.29</b>
tee; equal	53.35	0.52	9.43	56.74	nr	<b>66.17</b>
tee; reducing	51.26	0.52	9.43	54.51	nr	<b>63.94</b>
54 mm pipes; fixing with pipe clips; plugged and screwed	29.57	0.69	12.51	32.29	m	<b>44.80</b>
Extra for						
made bend	-	0.61	11.06	-	nr	<b>11.06</b>
straight coupling	38.01	0.44	7.98	40.42	nr	<b>48.40</b>
male coupling	32.54	0.56	10.15	34.61	nr	<b>44.76</b>
female coupling	34.80	0.56	10.15	37.00	nr	<b>47.16</b>
tee; equal	85.70	0.57	10.34	91.14	nr	<b>101.47</b>
tee; reducing	85.70	0.57	10.34	91.14	nr	<b>101.47</b>

## S PIPED SUPPLY SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>S11 HOT AND COLD WATER (SMALL SCALE) – cont'd</b>						
<b>Copper, brass and gunmetal ancillaries; screwed joints to fittings</b>						
Stopcock; brass/gunmetal capillary joints to copper						
15 mm nominal size	7.01	0.22	3.99	7.45	nr	11.44
22 mm nominal size	13.09	0.30	5.44	13.92	nr	19.36
28 mm nominal size	37.22	0.38	6.89	39.58	nr	46.47
Stopcock; brass/gunmetal compression joints to copper						
15 mm nominal size	22.71	0.20	3.63	24.15	nr	27.78
22 mm nominal size	31.94	0.27	4.90	33.97	nr	38.86
28 mm nominal size	56.82	0.33	5.98	60.42	nr	66.41
Stopcock; brass/gunmetal compression joints to polyethylene						
15 mm nominal size	23.51	0.29	5.26	25.00	nr	30.26
22 mm nominal size	40.87	0.37	6.71	43.47	nr	50.18
28 mm nominal size	43.58	0.44	7.98	46.35	nr	54.33
Gunmetal "Fullway" gate valve; capillary joints to copper						
15 mm nominal size	21.95	0.22	3.99	23.34	nr	27.33
22 mm nominal size	25.42	0.30	5.44	27.04	nr	32.48
28 mm nominal size	35.41	0.38	6.89	37.66	nr	44.55
35 mm nominal size	78.97	0.45	8.16	83.98	nr	92.14
42 mm nominal size	98.74	0.52	9.43	105.01	nr	114.44
54 mm nominal size	143.25	0.59	10.70	152.34	nr	163.03
Brass gate valve; compression joints to copper						
15 mm nominal size	26.66	0.33	5.98	28.35	nr	34.33
22 mm nominal size	31.42	0.44	7.98	33.41	nr	41.39
28 mm nominal size	42.67	0.56	10.15	45.38	nr	55.53
Chromium plated; lockshield radiator valve; union outlet						
15 mm nominal size	7.98	0.24	4.35	8.49	nr	12.84
<b>PEX/PEM 'JG Speedfit' system; BS 7921 Parts 1, 2 &amp; 3 class S; push-fit fittings</b>						
10 mm PEX barrier pipes; fixing with pipe clips; in wall, floor and roof voids	0.92	0.22	3.99	1.75	m	5.74
Extra for						
stop end	1.53	0.05	0.91	1.97	nr	2.88
straight connector	1.57	0.11	1.99	2.36	nr	4.36
elbow	1.94	0.11	1.99	2.75	nr	4.74
stem elbow	2.41	0.11	1.99	3.25	nr	5.25
tee; equal	2.23	0.16	2.90	3.41	nr	6.31
brass chrome plated service valve	7.96	0.11	1.99	9.15	nr	11.14
brass chrome plated ball valve	11.21	0.11	1.99	12.60	nr	14.60
15 mm PEX barrier pipes; fixing with pipe clips; in wall, floor and roof voids	1.19	0.24	4.35	1.99	m	6.34
15 mm Polybutylene barrier pipes; fixing with pipe clips; in wall, floor and roof voids	1.40	0.24	4.35	2.22	m	6.57
Extra for						
stop end	1.57	0.08	1.45	2.02	nr	3.47
straight connector	1.18	0.15	2.72	1.94	nr	4.66
reducing coupler	2.75	0.15	2.72	3.62	nr	6.34
PE-copper coupler	3.24	0.17	3.08	4.13	nr	7.22
elbow	1.39	0.15	2.72	2.16	nr	4.88
stem elbow	2.72	0.15	2.72	3.58	nr	6.30
tee; equal	2.01	0.22	3.99	3.17	nr	7.16

## S PIPED SUPPLY SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
tee; reducing	3.36	0.22	3.99	4.60	nr	8.59
tank connector	1.96	0.22	3.99	2.43	nr	6.42
straight tap connector	2.29	0.30	5.44	2.79	nr	8.23
bent tap connector	2.89	0.30	5.44	3.42	nr	8.86
angle service valve with tap connector	7.16	0.30	5.44	7.95	nr	13.39
stop valve	5.61	0.15	2.72	6.65	nr	9.37
brass chrome plated service valve	9.54	0.15	2.72	10.83	nr	13.55
brass chrome plated ball valve	12.24	0.15	2.72	13.71	nr	16.43
speedfit x union nut flexi hose 500 mm long	6.63	0.30	5.44	7.40	nr	12.84
22 mm PEX barrier pipes; fixing with pipe clips; in wall, floor and roof voids	2.34	0.27	4.90	3.45	m	8.35
22 mm Polybutylene barrier pipes; fixing with pipe clips; in wall, floor and roof voids	2.68	0.27	4.90	3.82	m	8.71
Extra for						
stop end	1.91	0.10	1.81	2.45	nr	4.26
straight connector	1.84	0.19	3.45	2.79	nr	6.24
reducing coupler	3.24	0.19	3.45	4.29	nr	7.73
PE-copper coupler	6.03	0.22	3.99	7.25	nr	11.24
elbow	2.21	0.19	3.45	3.19	nr	6.63
stem elbow	4.12	0.19	3.45	5.23	nr	8.67
tee; equal	2.98	0.29	5.26	4.43	nr	9.69
tee; reducing	3.36	0.29	5.26	4.68	nr	9.94
tank connector	2.50	0.29	5.26	3.08	nr	8.34
straight tap connector	2.99	0.39	7.07	3.60	nr	10.67
stop valve	8.52	0.19	3.45	9.91	nr	13.35
brass chrome plated service valve	21.42	0.19	3.45	23.62	nr	27.07
brass chrome plated ball valve	24.46	0.19	3.45	26.86	nr	30.30
speedfit x union nut flexi hose 500 mm long	7.96	0.39	7.07	8.88	nr	15.95
22 x 10 4 Way manifold	6.97	0.39	7.07	9.21	nr	16.28
22 x 15 4 Port rail manifold	14.36	0.39	7.07	17.06	nr	24.14
22 x 15 4 Zone brass rail manifold	214.97	1.08	19.58	230.40	nr	249.98
28 mm PEX barrier pipes; fixing with pipe clips; in wall, floor and roof voids	2.57	0.30	5.44	4.56	m	10.00
Extra for						
straight connector	4.64	0.26	4.71	5.91	nr	10.63
reducer	3.93	0.26	4.71	5.16	nr	9.87
elbow	5.43	0.26	4.71	6.75	nr	11.46
tee; equal	7.66	0.39	7.07	9.61	nr	16.68
tee; reducing	8.44	0.39	7.07	10.31	nr	17.38
<b>Water tanks/cisterns</b>						
Polyethylene cold water feed and expansion cistern; BS 4213; with covers						
68 litres	18.00	1.39	25.21	18.68	nr	43.88
114 litres	33.71	1.61	29.19	34.98	nr	64.17
182 litres	43.15	1.61	29.19	44.77	nr	73.96
227 litres	87.97	2.16	39.17	91.27	nr	130.43
GRP cold water storage cistern; with covers						
30 litres	58.79	1.22	22.12	61.00	nr	83.12
68 litres	32.39	1.39	25.21	33.61	nr	58.81
114 litres	33.71	1.61	29.19	34.98	nr	64.17
227 litres	44.89	2.16	39.17	46.57	nr	85.74

## S PIPED SUPPLY SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>S11 HOT AND COLD WATER (SMALL SCALE) – cont'd</b>						
<b>Storage cylinders/calorifiers</b>						
Copper cylinders; single feed coil indirect; BS 1566 Part 2; grade 3						
96 litres	-	2.22	40.26	163.90	nr	<b>204.16</b>
114 litres	177.00	2.50	45.33	183.64	nr	<b>228.97</b>
117 litres	164.79	2.78	50.41	170.97	nr	<b>221.38</b>
140 litres	201.33	3.33	60.38	208.88	nr	<b>269.26</b>
162 litres	225.82	3.89	70.54	234.29	nr	<b>304.83</b>
Combination copper hot water storage units; coil direct; BS 3198; (hot/cold)						
400 mm x 900 mm; 65/20 litres	468.00	3.11	56.39	485.55	nr	<b>541.94</b>
450 mm x 900 mm; 85/25 litres	488.85	4.33	78.52	507.19	nr	<b>585.70</b>
450 mm x 1075 mm; 115/25 litres	488.85	5.44	98.64	507.19	nr	<b>605.83</b>
450 mm x 1200 mm; 115/45 litres	524.36	6.11	110.79	544.02	nr	<b>654.82</b>
Combination copper hot water storage						
450 mm x 900 mm; 85/25 litres	521.19	4.88	88.49	540.73	nr	<b>629.22</b>
450 mm x 1200 mm; 115/45 litres	495.63	6.66	120.77	514.22	nr	<b>634.98</b>
<b>Thermal insulation</b>						
20 mm thick Rockwool "Rocklap" bonded pre-formed mineral glass fibre sectional pipe lagging; with aluminium foil finish; fixed to steel or copper pipework; including working over pipe fittings						
around 15/15 pipes	1.55	0.07	1.27	1.69	m	<b>2.96</b>
around 20/22 pipes	1.63	0.11	1.99	1.77	m	<b>3.77</b>
around 25/28 pipes	1.73	0.12	2.18	1.88	m	<b>4.06</b>
around 32/35 pipes	1.88	0.13	2.36	2.05	m	<b>4.41</b>
around 40/42 pipes	2.12	0.15	2.72	2.30	m	<b>5.02</b>
around 50/54 pipes	2.43	0.17	3.08	2.65	m	<b>5.73</b>
30 mm thick Rockwool "Rocklap" bonded pre-formed mineral glass fibre sectional pipe lagging; with aluminium foil finish; fixed to steel or copper pipework; including working over pipe fittings						
around 15/15 pipes	2.29	0.07	1.27	2.50	m	<b>3.77</b>
around 20/22 pipes	2.38	0.11	1.99	2.60	m	<b>4.59</b>
around 25/28 pipes	2.56	0.12	2.18	2.79	m	<b>4.97</b>
around 32/35 pipes	2.70	0.13	2.36	2.94	m	<b>5.30</b>
around 40/42 pipes	2.95	0.15	2.72	3.22	m	<b>5.94</b>
around 50/54 pipes	3.41	0.17	3.08	3.72	m	<b>6.80</b>
60 mm thick glass-fibre filled polyethylene insulating jackets for GRP or polyethylene cold water cisterns; complete with fixing bands; for cisterns size						
450 mm x 300 mm x 300 mm (45 litres)	-	0.44	7.98	-	nr	<b>7.98</b>
650 mm x 500 mm x 400 mm (91 litres)	-	0.67	12.15	-	nr	<b>12.15</b>
675 mm x 525 mm x 500 mm (136 litres)	-	0.78	14.14	-	nr	<b>14.14</b>
675 mm x 575 mm x 525 mm (182 litres)	-	0.89	16.14	-	nr	<b>16.14</b>
1000 mm x 625 mm x 525 mm (273 litres)	-	0.94	17.05	-	nr	<b>17.05</b>
1125 mm x 650 mm x 575 mm (341 litres)	-	0.94	17.05	-	nr	<b>17.05</b>
80 mm thick glass-fibre filled insulating jackets in flame retardant PVC to BS 5615 type 1B; segmental type for hot water cylinders; complete with fixing bands; for cylinders						

## S PIPED SUPPLY SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
size						
400 mm x 900 mm; ref 2	-	0.37	6.71	-	nr	6.71
450 mm x 900 mm; ref 7	-	0.37	6.71	-	nr	6.71
450 mm x 1050 mm; ref 8	-	0.44	7.98	-	nr	7.98
450 mm x 1200 mm	-	0.56	10.15	-	nr	10.15
<b>S13 PRESSURISED WATER</b>						
<b>Blue MDPE pipes; BS 6572; mains pipework; no joints in the running length; laid in trenches</b>						
Pipes						
20 mm nominal size	1.18	0.12	2.18	1.26	m	3.44
25 mm nominal size	1.54	0.13	2.36	1.64	m	4.00
32 mm nominal size	2.52	0.15	2.72	2.69	m	5.41
50 mm nominal size	7.44	0.17	3.08	7.95	m	11.04
63 mm nominal size	9.64	0.18	3.26	10.30	m	13.56
<b>Ductile iron bitumen coated pipes and fittings; EN598; class K9; Stanton's "Tyton" water main pipes or other equal and approved; flexible joints</b>						
100 mm pipes; laid straight	36.60	0.67	7.54	49.28	m	56.83
Extra for						
bend; 45°	59.82	0.67	7.54	83.99	nr	91.53
branch; 45°; socketted	435.83	1.00	11.26	503.00	nr	514.27
tee	94.44	1.00	11.26	131.11	nr	142.37
flanged spigot	59.89	0.67	7.54	74.65	nr	82.20
flanged socket	56.98	0.67	7.54	71.48	nr	79.02
150 mm pipes; laid straight	44.00	0.78	8.78	58.05	m	66.84
Extra for						
bend; 45°	93.65	0.78	8.78	122.27	nr	131.05
branch; 45°; socketted	556.23	1.17	13.18	636.31	nr	649.48
tee	196.25	1.17	13.18	244.15	nr	257.33
flanged spigot	69.46	0.78	8.78	85.79	nr	94.57
flanged socket	90.68	0.78	8.78	108.90	nr	117.69
200 mm pipes; laid straight	60.15	1.11	12.50	80.16	m	92.66
Extra for						
bend; 45°	169.01	1.11	12.50	213.38	nr	225.88
branch; 45°; socketted	631.74	1.67	18.81	732.09	nr	750.89
tee	269.57	1.67	18.81	337.55	nr	356.36
flanged spigot	151.28	1.11	12.50	179.43	nr	191.93
flanged socket	143.45	1.11	12.50	170.90	nr	183.40



## T MECHANICAL HEATING/COOLING SYSTEMS ETC

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>T10 GAS/OIL FIRED BOILERS</b>						
<b>Boilers</b>						
Gas fired wall mounted combination domestic 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	576.30	6.00	124.70	597.91	nr	<b>722.61</b>
30.00 kW output; ref Performa 30 HE	576.30	6.00	124.70	597.91	nr	<b>722.61</b>
Gas fired wall mounted domestic boilers; for central heating and indirect hot water supply; Potterton 'Promax' 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						
16.5 kW output (50,000 Btu/Hr); ref 15 HE Plus SL	634.95	6.00	124.70	658.76	nr	<b>783.46</b>
23.8 kW output (80,000 Btu/Hr); ref 24 HE Plus SL	687.65	6.00	124.70	713.44	nr	<b>838.13</b>
<b>Flues</b>						
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)	-	1.00	18.13	85.32	m	<b>103.45</b>
Extra for						
Appliance Connector	-	1.00	18.13	13.08	nr	<b>31.22</b>
30° Bend	-	2.00	36.27	48.90	nr	<b>85.17</b>
45° Bend	-	2.00	36.27	60.48	nr	<b>96.75</b>
135° Tee; fully welded	-	3.00	54.40	46.85	nr	<b>101.25</b>
Inspection Length	-	1.00	18.13	202.08	nr	<b>220.21</b>
Drain Plug and Support	-	1.00	18.13	79.40	nr	<b>97.53</b>
Damper	-	1.00	18.13	47.67	nr	<b>65.80</b>
Angled Flashing including Storm Collar	-	1.50	27.20	69.00	nr	<b>96.20</b>
Stub Terminal	-	1.00	18.13	20.91	nr	<b>39.05</b>
Tapered Terminal	-	1.00	18.13	43.58	nr	<b>61.71</b>
Floor Support (2 piece)	-	1.50	27.20	37.94	nr	<b>65.14</b>
Firestop Floor Support (2 piece)	-	1.50	27.20	21.27	nr	<b>48.47</b>
Wall Support (Stainless Steel)	-	1.00	18.13	160.34	nr	<b>178.48</b>
Wall Sleeve	-	1.50	27.20	31.98	nr	<b>59.18</b>
100 mm pipes; including one locking band (fixing brackets measured separately)	-	1.00	18.13	90.57	m	<b>108.70</b>
Extra for						
Appliance Connector	-	1.00	18.13	14.44	nr	<b>32.58</b>
30° Bend	-	2.50	45.33	50.39	nr	<b>95.73</b>
45° Bend	-	2.50	45.33	63.22	nr	<b>108.55</b>
135° Tee; fully welded	-	3.50	63.47	48.76	nr	<b>112.23</b>
Inspection Length	-	1.00	18.13	207.32	nr	<b>225.45</b>
Drain Plug and Support	-	1.50	27.20	84.05	nr	<b>111.25</b>
Damper	-	1.00	18.13	52.69	nr	<b>70.82</b>
Angled Flashing including Storm Collar	-	1.50	27.20	69.50	nr	<b>96.70</b>
Stub Terminal	-	1.50	27.20	21.26	nr	<b>48.46</b>
Tapered Terminal	-	1.50	27.20	46.51	nr	<b>73.70</b>
Floor Support (2 piece)	-	2.00	36.27	37.94	nr	<b>74.21</b>
Firestop Floor Support (2 piece)	-	2.00	36.27	21.27	nr	<b>57.53</b>
Wall Support (Stainless Steel)	-	1.50	27.20	165.41	nr	<b>192.60</b>
Wall Sleeve	-	1.50	27.20	31.98	nr	<b>59.18</b>

## T MECHANICAL HEATING/COOLING SYSTEMS ETC

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
150 mm pipes; including one locking band (fixing brackets measured separately)	-	1.50	27.20	106.20	m	<b>133.40</b>
Extra for						
Appliance Connector	-	1.00	18.13	18.62	nr	<b>36.76</b>
30° Bend	-	2.50	45.33	65.49	nr	<b>110.82</b>
45° Bend	-	2.50	45.33	75.99	nr	<b>121.33</b>
135° Tee; fully welded	-	4.00	72.53	59.12	nr	<b>131.65</b>
Inspection Length	-	1.50	27.20	217.42	nr	<b>244.62</b>
Drain Plug and Support	-	1.50	27.20	93.38	nr	<b>120.58</b>
Damper	-	1.50	27.20	65.61	nr	<b>92.81</b>
Angled Flashing including Storm Collar	-	2.00	36.27	71.43	nr	<b>107.69</b>
Stub Terminal	-	1.50	27.20	22.86	nr	<b>50.06</b>
Tapered Terminal	-	1.50	27.20	53.45	nr	<b>80.65</b>
Floor Support (2 piece)	-	2.00	36.27	39.15	nr	<b>75.41</b>
Firestop Floor Support (2 piece)	-	2.00	36.27	21.27	nr	<b>57.53</b>
Wall Support (Stainless Steel)	-	1.50	27.20	213.47	nr	<b>240.67</b>
Wall Sleeve	-	1.50	27.20	32.92	nr	<b>60.12</b>
<b>T31 LOW TEMPERATURE HOT WATER HEATING</b>						
<b>NOTE:</b> The reader is referred to section "S12 Hot and Cold Water (Small Scale)" 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".						
<b>Steel radiators and convectors; Hudevad Heat Emitters or other equal and approved</b>						
"Plan Fiona" double panel convector; 600 mm high; front, back plates and convector fins with intergrated top grille; wheelhead and lockshield valves						
500 mm long x 68 mm deep; 584 watts output	93.02	2.00	41.57	112.70	nr	<b>154.26</b>
1400 mm long x 68 mm deep; 1634 watts output	225.22	2.50	51.96	249.85	nr	<b>301.80</b>
1400 mm long x 98 mm deep; 2022 watts output	251.99	2.50	51.96	277.63	nr	<b>329.58</b>
"P5K" horizontal single panel convector; 600 mm high; wheelhead and lockshield valves						
500 mm long; 412 watts output	72.09	2.00	41.57	91.06	nr	<b>132.62</b>
1400 mm long; 1154 watts output	147.74	2.50	51.96	169.54	nr	<b>221.50</b>
2000 mm long; 1648 watts output	198.31	2.75	57.15	222.02	nr	<b>279.17</b>
"P5KV" vertical single panel convector; 600 mm long; wheelhead and lockshield valves						
1400 mm high; 960 watts output	169.85	2.75	57.15	192.48	nr	<b>249.63</b>
2200 mm high; 1492 watts output	237.17	3.00	62.35	262.33	nr	<b>324.67</b>

## V ELECTRICAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>V21/V22 GENERAL LIGHTING AND LV POWER</b>						
<b>NOTE:</b> 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".						
<b>Consumer control units</b>						
8-way 60 amp SP&N surface mounted insulated consumer control units fitted with miniature circuit breakers including 2 m long 32 mm screwed welded conduit with three runs of 16 mm <sup>2</sup> PVC cables ready for final connections	-	-	-	-	nr	<b>195.88</b>
extra for current operated ELCB of 30 mA tripping current	-	-	-	-	nr	<b>78.35</b>
As above but 100 amp metal cased consumer unit and 25 mm <sup>2</sup> PVC cables	-	-	-	-	nr	<b>218.26</b>
extra for current operated ELCB of 30 mA tripping current	-	-	-	-	nr	<b>179.09</b>
<b>Final circuits</b>						
<b>Lighting points</b>						
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	<b>44.77</b>
as above but in commercial property	-	-	-	-	nr	<b>61.56</b>
wired in PVC insulated cable in screwed welded conduit in commercial property	-	-	-	-	nr	<b>190.28</b>
as above but in industrial property	-	-	-	-	nr	<b>207.07</b>
wired in MICC cable in commercial property	-	-	-	-	nr	<b>167.90</b>
as above but in industrial property with PVC sheathed cable	-	-	-	-	nr	<b>167.90</b>
<b>Single 13 amp switched socket outlet points</b>						
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	<b>72.75</b>
as above but in commercial property	-	-	-	-	nr	<b>83.95</b>
wired in PVC insulated cable in screwed welded conduit throughout on a ring main in commercial property	-	-	-	-	nr	<b>195.88</b>
as above but in industrial property	-	-	-	-	nr	<b>218.26</b>
wired in MICC cable on a ring main circuit in commercial property	-	-	-	-	nr	<b>212.67</b>
as above but in industrial property with PVC sheathed cable	-	-	-	-	nr	<b>212.67</b>
<b>Cooker control units</b>						
45 amp circuit including unit wired in PVC insulated and PVC sheathed cable; protected where buried by heavy gauge PVC conduit	-	-	-	-	nr	<b>106.33</b>
as above but wired in PVC insulated cable in screwed welded conduit	-	-	-	-	nr	<b>246.25</b>
as above but wired in MICC cable	-	-	-	-	nr	<b>268.63</b>

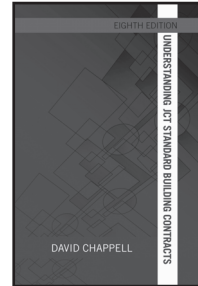
## W SECURITY SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>W20 LIGHTNING PROTECTION</b>						
<b>Lightning protection equipment</b>						
Copper strip roof or down conductors fixed with bracket or saddle clips						
20 mm x 3 mm flat section	-	-	-	-	m	<b>21.99</b>
25 mm x 3 mm flat section	-	-	-	-	m	<b>25.65</b>
Aluminium strip roof or down conductors fixed with bracket or saddle clips						
20 mm x 3 mm flat section	-	-	-	-	m	<b>16.13</b>
25 mm x 3 mm flat section	-	-	-	-	m	<b>17.60</b>
Joints in tapes	-	-	-	-	nr	<b>12.47</b>
Bonding connections to roof and structural metalwork	-	-	-	-	nr	<b>73.31</b>
Testing points	-	-	-	-	nr	<b>60.24</b>
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 25 mm x 3 mm copper strip electrode in 457 mm deep prepared trench	-	-	-	-	nr	<b>190.58</b>
3 mm copper strip electrode in 457 mm deep prepared trench	-	-	-	-	m	<b>14.67</b>

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# 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 customise 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 . For a current 'Guide to Architect's fees refer to page .

## QUANTITY SURVEYORS' FEES

Scale 36, inclusive scale of professional charges

Scale 37, itemised scale of professional charges

Scale 40, professional charges for housing schemes for Local Authorities

Scale 44, professional charges for improvements to existing housing and environmental improvement works

Scale 45, professional charges for housing schemes financed by the Housing Corporation

Scale 46, professional charges for the assessment of damage to buildings from fire etc.

Scale 47, professional charges for the assessment of replacement costs for insurance purposes

## CONSULTING ENGINEERS' FEES

Guidance on Fees

## TOWN AND COUNTRY PLANNING REGULATION FEES 2008

Part II: Scale of Fees

**QUANTITY SURVEYORS' FEES****THE BUILDING (LOCAL AUTHORITY CHARGES) REGULATIONS 1998**

## Charge Schedules

Charges for erection of one or more small new domestic buildings and connected work

Charges for erection of certain small domestic buildings, garages, carports and extensions

Charges for building work other than to which tables 1 and 2 apply

## 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 customised 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.



**ARCHITECTS' FEES**

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 web-site at [www.ribabookshops.com/agreements](http://www.ribabookshops.com/agreements).

**Guides**

A guide, 'A Client's Guide to Engaging an Architect', is available from RIBA Bookshops ([www.ribabookshops.com](http://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; self-contained 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

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- (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; self-contained 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 the 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.

**QUANTITY SURVEYORS' FEES****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; self-contained 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	2,400	2.00%	on balance over 120,000
120,000 –	240,000	4,320	+ 1.60%	on balance over 240,000
240,000 –	1,000,000	13,820	+ 1.25%	on balance over 1,000,000
1,000,000 –	4,000,000	43,820	+ 1.00%	on balance over 4,000,000
Over	4,000,000		+ 0.90%	

- (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:

## QUANTITY SURVEYORS' FEES

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; self-contained 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.

**QUANTITY SURVEYORS' FEES**

- (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).



**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 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

### QUANTITY SURVEYORS' FEES

#### 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.

**QUANTITY SURVEYORS' FEES**

- (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 self-contained 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

**QUANTITY SURVEYORS' FEES**

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

**QUANTITY SURVEYORS' FEES**

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 familiarisation 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.



**QUANTITY SURVEYORS' FEES****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.

**QUANTITY SURVEYORS' FEES****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	+ 3.0%	on balance over 50,000
200,000	– 500,000	+ 2.1%	on balance over 200,000
Up to	500,000	+ 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:
- Upon acceptance by the employer of a tender for the works, one half of the fee calculated on the amount of the accepted tender.
  - 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.
- 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.
  - 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 self-contained 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 Subsidised 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	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 itemised 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 0QL  
 Tel: 0207 222 6557  
 Fax: 0207 222 0750  
 Email: [consult@acenet.co.uk](mailto: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 standardised 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](http://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 standardised 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 Sub-contractors (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 authorised 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 twenty-six 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 authorised 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**

**Part II: SCALE OF FEES**

Category of development	Fee payable
I Operations	
1. The erection of dwelling houses (other than development within category 6 below).	<ul style="list-style-type: none"> <li>(a) Where the application is for outline planning permission and               <ul style="list-style-type: none"> <li>(i) the site area does not exceed 2.5 hectares, £335 for each 0.1 hectare of the site area;</li> <li>(ii) the site area exceeds 2.5 hectares, £8,285 and an additional £100 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £125,000.</li> </ul> </li> <li>(b) In other cases               <ul style="list-style-type: none"> <li>(i) where the number of dwelling houses to be created by the development is 70 or fewer, £335 for each dwelling house;</li> <li>(ii) where the number of dwelling houses to be created by the development exceeds 70, £16,565, and an additional £100 for each dwelling house in excess of 70 dwelling houses, subject to a maximum in total of £250,000.</li> </ul> </li> </ul>
2. The erection of buildings (other than buildings in categories 1,3,4,5 or 7).	<ul style="list-style-type: none"> <li>(a) Where the application is for outline planning permission and               <ul style="list-style-type: none"> <li>(i) the site area does not exceed 2.5 hectares, £335 for each 0.1 hectare of the site area;</li> <li>(ii) the site area exceeds 2.5 hectares, £8,285, and an additional £100 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £125,000.</li> </ul> </li> <li>(b) In other cases               <ul style="list-style-type: none"> <li>(i) where no floor space is to be created by the development, £170;</li> <li>(ii) where the area of gross floor space to be created by the development does not exceed 40 square metres, £170;</li> <li>(iii) where the area of the gross floor space to be created by the development exceeds 40 square metres, but does not exceed 95 square metres, £335;</li> <li>(iv) where the area of the gross floor space to be created by the development exceeds 95 square metres, but does not exceed 3750 square metres, £335 for each 95 square metres of that area;</li> <li>(v) where the area of gross floor space to be created by the development exceeds 3750 square metres, £16,565, and an additional £100 for each 95 square metres in excess of 3750 square metres, subject to a maximum in total of £250,000.</li> </ul> </li> </ul>

**THE TOWN AND COUNTRY PLANNING FEES (FEES FOR APPLICATIONS AND DEEMED APPLICATIONS)  
(AMENDMENT) (ENGLAND) REGULATIONS 2008**

- |   |   |
|---|---|
| <p>3. The erection, on land used for the purposes of agriculture, of buildings to be used for agricultural purposes (other than buildings in category 4).</p>   | <p>(a) Where the application is for outline planning permission and</p> <p style="padding-left: 20px;">(i) the site area does not exceed 2.5 hectares, £335 for each 0.1 hectare of the site area;</p> <p style="padding-left: 20px;">(ii) the site area exceeds 2.5 hectares, £8,285, and an additional £100 for each additional 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £125,000.</p> <p>(b) In other cases</p> <p style="padding-left: 20px;">(i) where the area of gross floor space to be created by the development does not exceed 465 square metres, £70;</p> <p style="padding-left: 20px;">(ii) where the area of gross floor space to be created by the development exceeds 465 square metres but does not exceed 540 square metres, £335;</p> <p style="padding-left: 20px;">(iii) where the area of the gross floor space to be created by the development exceeds 540 square metres but does not exceed 4215 square metres, £335 for the first 540 square metres, and an additional £335 for each 95 square metres in excess of 540 square metres; and</p> <p style="padding-left: 20px;">(iv) where the area of gross floor space to be created by the development exceeds 4215 square metres, £16,565, and an additional £100 for each 95 square metres in excess of 4215 square metres, subject to a maximum in total of £250,000.</p> |
| <p>4. The erection of glasshouses on land used for the purposes of agriculture.</p>   | <p>(a) Where the gross floor space to be created by the development does not exceed 465 square metres, £70.</p> <p>(b) Where the gross floor space to be created by the development exceeds 465 square metres, £1,870.</p>  |
| <p>5. The erection, alteration or replacement of plant or machinery.</p>  | <p>(a) Where the site area does not exceed 5 hectares, £335 for each 0.1 hectare of the site area;</p> <p>(b) Where the site area exceeds 5 hectares, £16,565, and an additional £100 for each 0.1 hectare in excess of 5 hectares, subject to a maximum in total of £250,000.</p>  |
| <p>6. The enlargement, improvement or other alteration of existing dwelling houses.</p>   | <p>(a) Where the application relates to one dwelling house, £150.</p> <p>(b) Where the application relates to 2 or more dwelling houses, £295.</p>  |
| <p>7.</p> <p>(a) The carrying out of operations (including the erection of a building) within the curtilage of an existing dwelling house, for purposes ancillary to the enjoyment of the dwelling house as such, or the erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwelling house;</p> <p>(b) the construction of car parks, service roads and other means of access on land used for the purposes of a single undertaking, where the development is required for a purpose incidental to the existing use of the land.</p> | <p>£150.</p> <p>£170.</p>   |

**THE TOWN AND COUNTRY PLANNING FEES (FEES FOR APPLICATIONS AND DEEMED APPLICATIONS)  
(AMENDMENT) (ENGLAND) REGULATIONS 2008**

8. The carrying out of any operations connected with exploratory drilling for oil or natural gas.
- (a) Where the site area does not exceed 7.5 hectares, £335 for each 0.1 hectares of the site area.
- (b) Where the site area exceeds 7.5 hectares, £25,000, and an additional £100 for each 0.1 hectare in excess of 7.5 hectares, subject to a maximum in total of £250,000.
9. The carrying out of any operations not coming within any of the above categories.
- (a) In the case of operations for the winning and working of minerals
- (i) where the site area does not exceed 15 hectares, £170 for each 0.1 hectare of the site area;
- (ii) where the site area exceeds 15 hectares, £25,315, and an additional £100 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £65,000.
- (b) In any other case, £170 for each 0.1 hectare of the site area, subject to a maximum of £250,000.
- II. Uses of land
10. The change of use of a building to use as one or more separate dwelling houses.
- (a) Where the change of use is from a previous use as a single dwelling house to use as two or more single dwelling houses.
- (i) where the change of use is to use as 70 or fewer dwelling houses, £335 for each additional dwelling house;
- (ii) where the change of use is to use as more than 70 dwelling houses £16,565, and an additional £100 for each dwelling house in excess of 70 dwelling houses, subject to a maximum in total of £250,000.
- (b) In all other cases-
- (i) where the change of use is to use as 70 or fewer dwelling houses, £335 for each dwelling house;
- (ii) where the change of use is to use as more than 70 dwelling houses £16,565, and an additional £100 for each dwelling house in excess of 70 dwelling houses, subject to a maximum in total of £250,000.
- 11.
- (a) The use of land for the disposal of refuse or waste materials or for the deposit of material remaining after minerals have been extracted from land; or
- (b) for use of land for the storage of minerals in the open.
- (a) Where the site area does not exceed 15 hectares, £170 for each 0.1 hectare of the site area.
- (b) Where the site area exceeds 15 hectares £25,315, and an additional £100 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £65,000.
12. The making of a material change in the use of a building or land (other than a material change of use coming within any of the above categories).
- £335.



**THE TOWN AND COUNTRY PLANNING FEES (FEES FOR APPLICATIONS AND DEEMED APPLICATIONS)  
(AMENDMENT) (ENGLAND) REGULATIONS 2008**

SCHEDULE 2

**SCALE OF FEES IN RESPECT OF APPLICATIONS FOR CONSENT TO DISPLAY ADVERTISEMENTS**

Category of advertisement	Fee payable
1. Advertisements displayed on business premises, on the forecourt of business premises or on other land within the curtilage of business premises, wholly with reference to all or any of the following matters:	£95
(a) the nature of the business or other activity carried out on the premises;	
(b) the goods sold or the services provided on the premises; or	
(c) the name and qualifications of the person	
(d) carrying on such business or activity or supplying such goods or services	
2. Advertisements for the purpose of directing members of the public to, or otherwise drawing attention to the existence of, business premises which are in the same locality as the site on which the advertisement is to be displayed but which are not visible from that site.	£95
3. All other advertisements.	£335

**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.*

*The Building (Local Authority Charges) Regulations 1998 (the Charges Regulations) require each local authority to prepare a Scheme within which they are to fix their charges. They came into effect on the 1st April 1999. In a number of major cities, uniform levels of fees have been adopted. In some local authorities charges have fallen a third in comparison to those prescribed within the 1991 Regulations. A number of authorities have adopted the Local Government Association (LGA) Model Fee Scheme 2000, which is for local authority distribution only.*

*Consultation should be made to each local authority for their Charges, 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**

With effect from 1st April 2002, there are three main charge Schedule Tables:

- Table 1, For erection of one or more small new domestic buildings and connected work, ie. houses and flats up to 3 storeys in height with an internal floor area not exceeding 300 m<sup>2</sup>;
- Table 2, For erection of certain small domestic building, and extensions, ie detached garages and carports not exceeding 40 m<sup>2</sup> and not exempt, and extensions including all new loft conversions up to a total of 60 m<sup>2</sup> at the same time;
- Table 3, For building work other than where Tables 1 and 2 apply. Charges relate to estimated cost of the works.

**EXEMPTIONS**

No fees are charged, where we are satisfied work is solely for the purpose of providing means of access for disabled persons or within a building, or for providing facilities designed to secure greater health, safety, welfare or convenience and is carried out in relation to a building to which members of the public are admitted or is a dwelling occupied by a disabled person.

**CHARGE BANDS (1 January 2008 to 31 December 2008)**

Charges, based upon the Total Estimated Costs of the Works, vary from one local authority to another, based on the following bands. Readers should approach the relevant local authority to ascertain their charge rates for projects under consideration. Under table 3, we have shown the published fees for projects in Ealing up to £200,000.

No	Band	Fee up to bottom of band value	Indicative calculations for extra value
i	Up to 200,000	£150.46	(see table)
ii	200,001 – 1,000,000	£1,380.00	£3.60 per £1,000
iii	1,000,001 – 10,000,000	£4,260.00	£2.65 per £1,000
iv	Over – 10,000,000	£28,110.00	£1.70 per £1,000

But fees vary from one authority to another, so always check.

**THE BUILDING (LOCAL AUTHORITY CHARGES) REGULATIONS 1998**

**TABLE 1  
CHARGES FOR ERECTION OF ONE OF MORE SMALL NEW DOMESTIC BUILDINGS AND CONNECTED WORK**

Building Notice submissions are mainly for residential/small domestic where the full Charge must be paid at time of notification. These are mainly used for small domestic alterations and not house extensions. Where structural work is involved calculations need to be provided. Upon satisfactory completion of works on site a Completion Certificate may be issued.

**NOTES**

Table 1 is no longer a separate table and now refers users to Tables 2 and 3.

Dwellings in excess of 300 m<sup>2</sup> in floor area (excluding garage or carport) are to be calculated on estimated cost on accordance with Table 3.

Buildings in excess of 3 storeys (including any basements) to be calculated on estimated cost in accordance with Table 3.

The Charges in this table includes for works of drainage in connection with erection of a building(s), even where those drainage works are commenced in advance of the plans for the building being deposited.

The charges include for an integral garage and where a garage or carport shares at least one wall of the domestic building. Detached garages are not included in this Table (see Notes Table 2).

Where a Plan or Inspection Charge exceeds £5,000.00 the Council may agree payment in instalments.

Where all dwellings on a site or an estate are substantially the same, it may be possible to offer a discount of 30% reduction on PLAN Charge OR equivalent reduction on the BUILDING NOTICE Charge.

**TABLE 2  
CHARGES FOR ERECTION OF CERTAIN SMALL DOMESTIC BUILDINGS, GARAGES, CARPORTS AND EXTENSIONS**

Table 2: Flat Rate combined Plan and Inspection charge	Charge £	VAT (17.5%) £	Total £
Detached garages or carport with floor area under 40m <sup>2</sup>	188.08	32.91	220.99
Detached garages or carport between 40m <sup>2</sup> & 60m <sup>2</sup> floor area	338.54	59.25	397.79
Extension's of a dwelling with floor area under 10m <sup>2</sup>	338.54	59.25	397.79
Extension's of a dwelling with floor area between 10m <sup>2</sup> & 40m <sup>2</sup>	494.00	86.45	580.45
Extension's of a dwelling with floor area between 40m <sup>2</sup> & 60m <sup>2</sup>	644.47	112.78	757.25

**NOTES**

Detached garages and carports having an internal floor area not exceeding 30 m<sup>2</sup> are 'exempt buildings', providing that in the case of a garage it is sited at least 1.0 m away from the boundary or is constructed substantially of non-combustible materials.

A carport extension having an internal floor area not exceeding 30 m<sup>2</sup> would be exempt if it is fully open on at least 2 sides.

Use Table 3 for domestic extensions and garages over 60 m<sup>2</sup>, four or more storey buildings, alterations and commercial work.

A new Dormer Windows which does not increase the usable floor area would be an alteration so use Table 3.

If the total floor area of all extensions being done at the same time exceeds 60 m<sup>2</sup> use Table 3.

Loft conversions with new internal useable floor area in roof space are to be treated as an extension in this Table 2.

Chargeable installations of Cavity Fill Insulation, and Unvented Hot Water Systems should use Table 3 (see Table 3 notes).

Extensions to a building that is NOT wholly domestic should use Table 3.

Where on an estate erections of garages or extensions are substantially the same, it may be possible to offer a discount of 30% reduction on PLAN Charge OR a 7½% reduction on the BUILDING NOTICE Charge.

**TABLE 3  
CHARGES FOR BUILDING WORK OTHER THAN TO WHICH TABLES 1 AND 2 APPLY.  
CHARGES RELATE TO ESTIMATED COST.**

Full Plan applications apply to designated use projects, where the Plan Charge, equivalent to 25% of the Full Charge must be paid in the deposit of plans. A subsequent re-submission, further to a Rejection of Plans, will NOT

**THE BUILDING (LOCAL AUTHORITY CHARGES) REGULATIONS 1998**

attract an additional fee for essentially the same work. If the inspection charge is not paid upon the deposit of plans, an invoice will be raised after the first inspection on site as this is when Inspection Charge becomes payable. Where work is to be done to Shops, Factories, Offices, Railway Premises, Hotels and Boarding Houses, and Non-domestic Workplaces a Full Application should be made. It is also appropriate for Domestic Loft Conversions and other Extensions and Erections of Domestic Buildings. It is important to start work before 3 years have expired or the Plan Approval may be withdrawn. Upon satisfactory completion of the works on site a Completion Certificate may be issued.

See Table 3 example, for applications up to £200,000, on following page

**NOTES**

If some building work is covered by Table 2 and some by Table 3, both fees are payable.

Estimated cost of work should not include any professional fees (e.g. Architect, Quantity Surveyor, etc.) nor any VAT.

Installation of cavity fill insulation in accordance with Part D of Schedule 1 to the Principle Regulations where installation is not certified to an approved standard or is not installed by an approved installer, or is part of a larger project this Table Building Notice Charge is payable.

Installation of an unvented hot water system in accordance with Part G3 of Schedule 1 to the Principle Regulations where the installation is not part of a larger project and where the authority carry out an inspection, this Table Building Notice Charge is payable.

If application is for erection of work substantially the same type under current regulations, it may be possible to offer a discount of PLAN CHARGE by 30% OR BUILDING NOTICE Charge by 7½%.

## THE BUILDING (LOCAL AUTHORITY CHARGES) REGULATIONS 1998

TABLE 3 EXAMPLE: Total Estimated Cost of Works – up to £200,000

	Charge	VAT (17.5%)	Total		Charge	VAT (17.5%)	Total
500 or less	154.22	26.99	181.21	100,001–102,000	1034.64	181.06	1215.70
501–5,000	238.04	41.66	279.70	102,001–104,000	1041.68	182.29	1223.97
5,001–8,000	260.32	45.56	305.88	104,001–106,000	1048.72	183.53	1232.25
8,001–10,000	281.33	49.23	330.56	106,001–108,000	1055.76	184.76	1240.52
10,001–12,000	302.35	52.91	355.26	108,001–110,000	1062.80	185.99	1248.79
12,001–14,000	323.37	56.59	379.96	110,001–112,000	1069.84	187.22	1257.06
14,001–16,000	344.39	60.27	404.66	112,001–114,000	1076.88	188.45	1335.33
16,001–18,000	365.40	63.95	429.35	114,001–116,000	1083.92	189.69	1273.61
18,001–20,000	386.41	67.62	454.03	116,001–118,000	1090.96	190.92	1281.88
20,001–22,000	405.74	71.00	476.74	118,001–120,000	1098.00	192.15	1290.15
22,001–24,000	424.90	74.36	499.26	120,001–122,000	1105.04	193.38	1298.42
24,001–26,000	443.88	77.68	521.56	122,001–124,000	1112.08	194.61	1306.69
26,001–28,000	462.69	80.97	543.66	124,001–126,000	1119.12	195.85	1314.97
28,001–30,000	481.32	84.23	565.55	126,001–128,000	1126.16	197.08	1323.24
30,001–32,000	499.80	87.47	587.27	128,001–130,000	1133.20	198.31	1331.51
32,001–34,000	518.09	90.67	608.76	130,001–132,000	1140.24	199.54	1339.78
34,001–36,000	536.21	93.84	630.05	132,001–134,000	1147.28	200.77	1348.05
36,001–38,000	554.17	96.98	651.15	134,001–136,000	1154.32	202.01	1706.33
38,001–40,000	571.96	100.09	672.05	136,001–138,000	1161.36	203.24	1364.60
40,001–42,000	589.57	103.17	692.74	138,001–140,000	1168.40	204.47	1372.87
42,001–44,000	607.01	106.23	713.24	140,001–142,000	1175.44	205.70	1381.14
44,001–46,000	624.28	109.25	733.53	142,001–144,000	1182.48	206.93	1389.41
46,001–48,000	641.39	112.24	753.63	144,001–146,000	1189.52	208.17	1397.69
48,001–50,000	658.33	115.21	773.54	146,001–148,000	1196.56	209.40	1405.96
50,001–52,000	675.09	118.14	793.23	148,001–150,000	1203.60	210.63	1414.23
52,001–54,000	691.69	121.05	812.74	150,001–152,000	1210.64	211.86	1422.50
54,001–56,000	708.12	123.92	832.04	152,001–154,000	1217.68	213.09	1430.77
56,001–58,000	724.38	126.77	851.15	154,001–156,000	1224.72	214.33	1439.05
58,001–60,000	740.48	129.58	870.06	156,001–158,000	1231.76	215.56	1447.32
60,001–62,000	756.41	132.37	888.78	158,001–160,000	1238.80	216.79	1455.59
62,001–64,000	772.17	135.13	907.30	160,001–162,000	1245.84	218.02	1463.86
64,001–66,000	787.76	137.86	925.62	162,001–164,000	1252.88	219.25	1472.13
66,001–68,000	803.19	140.56	943.75	164,001–166,000	1259.92	220.49	1480.41
68,001–70,000	818.45	143.23	961.68	166,001–168,000	1266.96	221.72	1488.68
70,001–72,000	833.54	145.87	979.41	168,001–170,000	1274.00	222.95	1496.95
72,001–74,000	848.48	148.48	996.96	170,001–172,000	1281.04	224.18	1505.22
74,001–76,000	863.24	151.07	1014.31	172,001–174,000	1288.08	225.41	1513.49
76,001–78,000	877.83	153.62	1031.45	174,001–176,000	1295.12	226.65	1521.77
78,001–80,000	892.27	156.15	1048.42	176,001–178,000	1302.16	227.88	1530.04
80,001–82,000	906.54	158.64	1065.18	178,001–180,000	1309.20	229.11	1538.31
82,001–84,000	920.64	161.11	1081.75	180,001–182,000	1316.24	230.34	1546.58
84,001–86,000	934.58	163.55	1098.13	182,001–184,000	1323.28	231.57	1554.85
86,001–88,000	948.36	165.96	1114.32	184,001–186,000	1330.32	232.81	1563.13
88,001–90,000	961.98	168.35	1130.33	186,001–188,000	1337.36	234.04	1571.40
90,001–92,000	975.42	170.70	1146.12	188,001–190,000	1344.40	235.27	1579.67
92,001–94,000	988.71	173.02	1161.73	190,001–192,000	1701.44	236.50	1587.94
94,001–96,000	1001.84	175.32	1177.16	192,001–194,000	1708.48	237.73	1596.21
96,001–98,000	1014.80	177.59	1192.39	194,001–196,000	1365.52	238.97	1604.49
98,001–100,000	1027.60	179.83	1207.43	196,001–198,000	1372.56	240.20	1612.76
				198,001–200,000	1379.60	241.43	1621.03

# Rates of Wages

## BUILDING INDUSTRY – ENGLAND, WALES AND SCOTLAND

Pay rates for 2009 and 2010 will remain frozen at last year's levels, the Building and Allied Trades Joint Industrial Council says.

The BATJIC, which comprises the Federation of Master Builders and union Unite, said today that the rates introduced in June 2008 would remain in place for a further year.

In May 2006, the Building and Civil Engineering Joint Negotiating Committee agreed a new three year agreement on pay and conditions for building and civil engineering operatives.

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 2008

The following basic rates of pay will apply:

	Rate per 39-hour week (£)	Rate per hour (£)
<b>Craft Rate</b>	401.70	10.30
<b>Skill Rate 1</b>	382.98	9.82
<b>Skill Rate 2</b>	368.94	9.46
<b>Skill Rate 3</b>	345.15	8.85
<b>Skill Rate 4</b>	325.65	8.35
<b>General operative</b>	302.25	7.75

### 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.

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

Death and accident cover is provided free.

### Young Operatives

#### Effective from 26 June 2000

The rates of wages for young labourers shall be the following proportions of the General Operatives basic rates:

**BUILDING INDUSTRY – ENGLAND, WALES AND SCOTLAND**

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 – effective from 30 June 2008**

Please note that these rates are for guidance only:	Rate per 39-hour week (£)	Rate per hour (£)
<b>Year 1</b>	167.31	4.29
<b>Year 2</b>	216.06	5.54*
<b>Year 3 without NVQ2</b>	252.72	6.48
<b>Year 3 With NVQ2</b>	321.36	8.24
<b>Year 3 With NVQ3</b>	401.70	10.30
<b>On Completion of Apprenticeship With NVQ2</b>	401.70	10.30

\* Note: If an apprentice is 22 years and over, and in his/her second year of training, then the National Minimum Wage of £5.52 per hour currently applies, and will increase to £5.73 per hour, as from 1 October 2008.

**BUILDING AND ALLIED TRADES JOINT INDUSTRIAL COUNCIL**

Authorised rates of wages in the building industry in England and Wales agreed by the Building and Allied Trades Joint Industrial Council.

**Effective from 9 June 2008**

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 (£)
<b>Craft operative (NQV3)</b>	405.99	10.41
<b>Craft operative (NQV2)</b>	349.05	8.95
<b>Adult general operative</b>	301.47	7.73

For the latest wage/conditions information, go to [www.fmb.org.uk/publications/batjic](http://www.fmb.org.uk/publications/batjic).

**ROAD HAULAGE WORKERS EMPLOYED IN THE BUILDING INDUSTRY – effective from 30 June 2008**

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

**Employers**

Construction Confederation Union  
56–64 Leonard Street  
London  
EC2A 4JX  
Tel: 0207 608 5039  
Fax: 0207 608 5001  
E-mail: [enquiries@constructionconfederation.co.uk](mailto:enquiries@constructionconfederation.co.uk)

**Operatives**

The Transport and General Workers  
Transport House  
128 Theobold's Road  
London  
WC1X 8TN  
Tel: 0207 611 2500  
Fax: 0207 611 2555  
E-mail: [pgwu@tgbw.org.uk](mailto:pgwu@tgbw.org.uk)

**Lorry Drivers** (irrespective of the gross weight of the vehicle driven)

£401.70

**PLUMBING AND MECHANICAL ENGINEERING SERVICES INDUSTRY****PLUMBING AND MECHANICAL ENGINEERING SERVICES INDUSTRY**

Authorised 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 5 January 2009**

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](mailto:info@jib-pmes.org.uk)

	<b>Rate per hour £</b>
<b>Operatives</b>	
Technical Plumber and Gas Service Technician	14.13
Advanced Plumber and Gas Service Engineer	12.73
Trained plumber and Gas Service Fitter	10.91
<b>Apprentices</b> (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
<b>Adult Trainees</b>	
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<sup>th</sup> January 2009, overtime is payable after 39 hours work per week.

\* Authorised rates of wages agreed by the Joint Industry Board for the Plumbing Industry in Scotland and Northern Ireland.

**Effective from 1 June 2009**

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



**PLUMBING AND MECHANICAL ENGINEERING SERVICES INDUSTRY**

	Rate per hour (£) <b>1 June 2009</b>
<b>Operatives Plumbers &amp; Gas Service Operatives</b>	
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
<b>Apprentice Plumbers and Fitters</b>	
1 <sup>st</sup> Year Apprentice	3.22
2 <sup>nd</sup> Year Apprentice	4.81
3 <sup>rd</sup> Year Apprentice	5.82
4 <sup>th</sup> Year Apprentice	7.52
<b>Adult Trainees</b>	
Year 1	5.88
Year 2	6.79
Year 3	8.45

# 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.

**BUILDING INDUSTRY****SECTION 1 – APPLICATION**

- 1.1 This Definition provides a basis for the valuation of daywork executed under such building contracts as provide for its use.
- 1.2 It is not applicable in the case of daywork executed after the date of practical completion.
- 1.3 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.
- 1.4 The terms 'contract' and 'contractor' herein shall be read as 'subcontract' and 'subcontractor' as applicable.
- 1.5 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.

**SECTION 2 – COMPOSITION OF TOTAL CHARGES**

- 2.1 The prime cost of daywork comprises the sum of the following costs:
  - 2.1.1 labour as defined in Section 3.
  - 2.1.2 Material and goods as defined in Section 4.
  - 2.1.3 Plant as defined in Section 5.
- 2.2 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.

**SECTION 3 – LABOUR****Option A – Percentage Addition**

- 3.1 The prime cost of labour is defined in 3.5. Incidental costs, overheads and profit should be added as defined in Section 6.
- 3.2 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.
- 3.3 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).
- 3.4 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.
- 3.5 The annual prime cost of labour comprises the following:
  - (a) Standard or guaranteed minimum weekly earnings.\*
  - (b) All other guaranteed minimum payments (unless included in Section 6). \*
  - (c) Differentials or extra payments in respect of skill, responsibility, discomfort, inconvenience or risk (excluding those in respect of supervisory responsibility see 3.6). \*
  - (d) Payments in respect of public holidays.
  - (e) 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. \*
  - (f) Employer's contributions to industry's annual holiday with pay scheme or payment in lieu thereof.
  - (g) Employer's contributions to industry's welfare benefits scheme or payment in lieu thereof.

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- (h) Employer's National Insurance contributions applicable to 3.5 (a) (g).
  - (i) 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. \*
- 3.6 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.
- 3.7 An example calculation of a typical standard hourly base rate is provided in Example 1 on page 838.

**Non-Productive Overtime**

- 3.8 \* The prime cost for non-productive overtime should be based only on the hourly payments for items marked with an asterisk in 3.5. #
- 3.9 An example calculation of a typical non-productive overtime rate is provided in Example 2 on page 839.

**Option B – All-Inclusive Rates**

- 3.10 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.
- 3.11 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.
- 3.12 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.
- 3.13 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.
- 3.14 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**

- 3.15 Allowance for non-productive overtime should be made in accordance with the Model Documentation included in Appendix A. #

**SECTION 4 – 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.

- 4.1 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.
- 4.2 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 thereof) by the Contractor is excluded, for the purpose of calculations.

**BUILDING INDUSTRY****SECTION 5 – PLANT**

- 5.1 Unless otherwise stated in the building contract, the prime cost of plant comprises the cost of the following:
- (a) Use or hire of mechanical operated plant and transport for the time employed/engaged for the daywork.
  - (b) Use of nonmechanical plant (excluding nonmechanical hand tools) for the time employed/engaged for the daywork.
  - (c) Transport/delivery to and from site and erection and dismantling where applicable.
  - (d) Qualified professional operators (e.g. crane drivers) not employed by the contractor (see 5.5 below).
- 5.2 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%.
- 5.3 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.
- 5.4 The use of nonmechanical hand tools and of erected scaffolding, staging, trestles or the like is excluded (see Section 6).
- 5.5 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.
- 5.6 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 thereof) by the Contractor is excluded, for the purposes of calculation.

**SECTION 6 – INCIDENTAL COSTS, OVERHEADS AND PROFIT**

- 6.1 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: #
- (a) Head Office charges.
  - (b) Site staff, including site supervision.
  - (c) The additional cost of overtime (other than that referred to in #).
  - (d) Time lost due to inclement weather.
  - (e) The additional cost of bonuses and all other incentive payments in excess of any guaranteed minimum included in 3.5 (a).
  - (f) Apprentices study time.
  - (g) Subsistence, lodging and periodic allowances.
  - (h) Fares and travelling allowances.
  - (i) Sick pay or insurance in respect thereof.
  - (j) Thirdparty and employers' liability insurance.
  - (k) Liability in respect of redundancy payments to employees.
  - (l) Employers' National Insurance contributions not included in Section 3.5.
  - (m) Tool allowances.
  - (n) Use and maintenance of nonmechanical hand tools.
  - (o) Use of erected scaffolding, staging, trestles or the like.
  - (p) 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.
  - (q) 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).
  - (r) All other liabilities and obligations whatsoever not specifically referred to in this Section nor chargeable under any other Section.
  - (s) Any variation in welfare/pension payments from industry standard.
  - (t) Profit, (including main contractor's profit as appropriate).

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### Non-Productive Overtime

- 6.2 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, Pipe-work 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 1<sup>st</sup> 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.

**BUILDING INDUSTRY****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	.....%	£

**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.

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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, Pipe-work 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
- ..... £..... 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.....	.....



**BUILDING INDUSTRY**

.....	.....	.....to.....	.....
.....	.....	.....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	£

**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

\_\_\_\_\_ %

**BUILDING INDUSTRY****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

\_\_\_\_\_ %

**BUILDING INDUSTRY****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 30<sup>th</sup> June 2008.

		<b>Rate (£)</b>	<b>Craft Operative</b>	<b>Rate (£)</b>	<b>General Operative</b>
Basic Wages:	46.2 weeks	401.70	£18,558.54	302.25	£13,963.95
Extra Payments:	Where applicable		0.00		0.00
Sub Total:			£18,558.54		£13,963.95
National Insurance:	12.80% above ET (46.2 wks @£110.01pw)		£1,724.94		£1,136.83
Holidays with Pay:	226 hours	10.30	£2,327.80	7.75	£1,751.50
Welfare Benefit:	52 weeks stamps	11.00	£572.00	11.00	£572.00
CITB Levy:	0.5% of payroll		£104.43		£78.58
<b>Annual labour cost:</b>			<b>£23,287.71</b>		<b>17,502.86</b>
<b>Hourly Base Rate:</b>			<b>£12.92</b>		<b>£9.71</b>

For the convenience of readers, the example which appears on the previous page has been updated by the Editors for rates applicable 30 June 2008.

**Note:**

- (1) 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

- (2) 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.
- (3) 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.
- (4) 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 aywork is executed.

**BUILDING INDUSTRY**

## 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 6<sup>th</sup> April 2007.

		<b>Rate (£)</b>	<b>Craft Operative</b>	<b>Rate (£)</b>	<b>General Operative</b>
Basic Wages:	46.2 weeks	401.70	£18,558.54	302.25	£13,963.95
Extra Payments:	Where applicable		0.00		0.00
Sub Total:			£18,558.54		£13,963.95
National Insurance:	12.80% above ET (46.2 wks @£110.01pw)		£1,724.94		£1,136.83
CITB Levy:	0.5% of payroll		£92.79		£69.82
<b>Annual labour cost:</b>			<b>20,376.27</b>		<b>15,170.60</b>
<b>Hourly Base Rate:</b>			<b>£11.31</b>		<b>£8.42</b>

For the convenience of readers, the example which appears on the previous page has been updated by the Editors for rates applicable 30 June 2008.

**Note:**

(1) 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

(2) 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.

(3) 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.

(4) 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.

## BUILDING INDUSTRY

### 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) Subcontracts 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.

**BUILDING INDUSTRY**

- (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) nonreturnable 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 reenactment 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 poweroperated tools.
  - (c) Scaffolding and scaffold boards.
  - (d) Nonmechanical 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 poweroperated 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.

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- 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.
  - (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 byelaw.
  - (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 36, provide for the following:
- (a) Head Office charges.
  - (b) Offsite 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 nonmechanical 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.

**BUILDING INDUSTRY****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 (1 MAY 2001 ISSUE)**

This Schedule is published by the Royal Institution of Chartered 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.
7. 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.
8. 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.



**BUILDING INDUSTRY****MECHANICAL PLANT AND TOOLS**

Item of plant	Size/Rating	Unit	Rate per Hour (£)
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**PUMPS****Mobile Pumps**

*Including pump hoses, valves 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 x 0.80 m x 7.00 m high	Each	2.00
Mobile working towers, single width	1.80 m x 0.80 m x 9.00 m high	Each	2.80
Mobile working towers, double width	1.80 m x 1.40 m x 7.00 m high	Each	2.15
Mobile working towers, double width	1.80 m x 1.40 m x 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 x 2.00 m	Each	0.08
Anti-climb site steel grid fence panel	3.50 m x 2.00 m	Each	0.08

**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

**BUILDING INDUSTRY****LIFTING APPLIANCES AND CONVEYORS**

Item of plant	Size/Rating	Unit	Rate per Hour (£)
<u>Mobile cranes – cont'd</u>			
<i>Rates are inclusive of divers</i>			
<i>Lorry mounted telescopic jib – cont'd</i>			
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 divers**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
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 m <sup>3</sup>	Each	0.56
Muck tipping skip	0.5 m <sup>3</sup>	Each	0.67
Muck tipping skip	0.75 m <sup>3</sup>	Each	0.82
Muck tipping skip	1.00 m <sup>3</sup>	Each	1.03
Muck tipping skip	1.50 m <sup>3</sup>	Each	1.18
Muck tipping skip	2.00 m <sup>3</sup>	Each	1.38
Mortar skips	Up to 0.38 m <sup>3</sup>	Each	0.41
Boat skips	1.00 m <sup>3</sup>	Each	1.08
Boat skips	1.50 m <sup>3</sup>	Each	1.33
Boat skips	2.00 m <sup>3</sup>	Each	1.59
Concrete skips, hand levered	0.50 m <sup>3</sup>	Each	1.00
Concrete skips, hand levered	0.75 m <sup>3</sup>	Each	1.10
Concrete skips, hand levered	1.00 m <sup>3</sup>	Each	1.25
Concrete skips, hand levered	1.50 m <sup>3</sup>	Each	1.50

**BUILDING INDUSTRY****LIFTING APPLIANCES AND CONVEYORS**

<b>Item of plant</b>	<b>Size/Rating</b>	<b>Unit</b>	<b>Rate per Hour (£)</b>
Concrete skips, hand levered	2.00 m <sup>3</sup>	Each	1.65
Concrete skips, geared	0.50 m <sup>3</sup>	Each	1.30
Concrete skips, geared	0.75 m <sup>3</sup>	Each	1.40
Concrete skips, geared	1.00 m <sup>3</sup>	Each	1.55
Concrete skips, geared	1.50 m <sup>3</sup>	Each	1.80
Concrete skips, geared	2.00 m <sup>3</sup>	Each	2.05
<b>Hoists</b>			
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
<b>Conveyors</b>			
<u>Belt conveyors</u>			
Conveyor	7.50 m long x 400 mm wide	Each	6.41
Miniveyor, control box and loading hopper	3.00 m unit	Each	3.59
<u>Other Conveying Equipment</u>			
Wheelbarrow		Each	0.21
Hydraulic superlift		Each	2.95
Pavac slab lifter		Each	1.03
Hand pad and hose attachment		Each	0.26
<b>Lifting Trucks</b>			
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
<b>Lifting Platforms</b>			
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
<b>Lifting and Jacking Gear</b>			
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

**BUILDING INDUSTRY****CONSTRUCTION VEHICLES**

Item of plant	Size/Rating	Unit	Rate per Hour (£)
<b>Lorries</b>			
<i>Plated lorries</i>			
<i>Rates are inclusive of driver</i>			
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
<b>Tipper Lorries</b>			
<i>Rates are inclusive of driver</i>			
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
<b>Dumpers</b>			
<i>Site use only (excluding tax, insurance and extra cost of DEFV etc. when operating on highway)</i>			
	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
<b>Dumper Trucks</b>			
<i>Rates are inclusive of drivers</i>			
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
<b>Tractors</b>			
<u>Agricultural Type</u>			
<i>Wheeled, rubber-clad tyred</i>			
Light	48 h.p.	Each	4.65
Heavy	65 h.p.	Each	5.15
<u>Crawler Tractors</u>			
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 <sup>3</sup>	Each	25.00
With loading shovel	1.00 m <sup>3</sup>	Each	28.00
With loading shovel	1.20 m <sup>3</sup>	Each	32.00
With loading shovel	1.40 m <sup>3</sup>	Each	36.00
With loading shovel	1.80 m <sup>3</sup>	Each	45.00

**BUILDING INDUSTRY****CONSTRUCTION VEHICLES**

<b>Item of plant</b>	<b>Size/Rating</b>	<b>Unit</b>	<b>Rate per Hour (£)</b>
<b>Light vans</b>			
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
<b>Water/Fuel Storage</b>			
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
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
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

**BUILDING INDUSTRY****COMPACTION EQUIPMENT**

Item of plant	Size/Rating	Unit	Rate per Hour (£)
<b>Attachments</b>			
Breakers for excavators		Each	7.50
Breakers for mini excavators		Each	3.60
Breakers for back-hoe excavator/loaders		Each	6.00
<b>Rollers</b>			
Vibrating roller	368–430 kg	Each	1.68
Single roller	533 kg	Each	1.92
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
<b>Rammers</b>			
Tamper rammer 2 stoke-petrol	225 mm–275 mm	Each	1.59
<b>Soil Compactors</b>			
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
<b>CONCRETE EQUIPEMENT</b>			
<b>Concrete/Mortar Mixers</b>			
Open drum without hopper	0.90/0.06 m <sup>3</sup>	Each	0.62
Open drum without hopper	0.12/0.09 m <sup>3</sup>	Each	0.68
Open drum without hopper	0.15/0.10 m <sup>3</sup>	Each	0.72
Open drum with hopper	0.20/0/15 m <sup>3</sup>	Each	0.80
<b>Concrete/Mortar Transport Equipment</b>			
<i>Concrete pump including hose, valve and couplers</i>			
Lorry mounted concrete pump	23 m maximum distance	Each	36.00
Lorry mounted concrete pump	50 m maximum distance	Each	46.00
<b>Concrete Equipment</b>			
Vibrator, poker, petrol type	Up to 75 mm diameter	Each	1.62
Air vibrator (excluding compressor and hose)	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
<b>TESTING EQUIPMENT</b>			
<b>Pipe Testing Equipment</b>			
Pressure testing pump, electric		Sets	1.87
Pipe pressure testing equipment, hydraulic		Sets	2.46
Pressure test pump		Sets	0.64

**BUILDING INDUSTRY****SITE ACCOMODATION AND TEMPORARY SERVICES**

<b>Item of plant</b>	<b>Size/Rating</b>	<b>Unit</b>	<b>Rate per Hour (£)</b>
<b>Heating equipment</b>			
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 heaters		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
<b>Site Lighting and Equipment</b>			
Tripod floodlight	500W	Each	0.36
Tripod floodlight	1000W	Each	0.34
Towable floodlight	4 x 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
<b>Site Electrical Equipment</b>			
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 110V/240V	Each	0.33
4 way junction box	110V	Each	0.17
<b>Power Generating Units</b>			
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
<b>Transformers</b>			
Transformer	3kVA	Each	0.36
Transformer	5kVA	Each	0.51
Transformer	7.50kVA	Each	0.82
Transformer	10kVA	Each	0.87
<b>Rubbish Collection and Disposal Equipment</b>			
<b>Rubbish Chutes</b>			
Standard plastic module	1.00 m section	Each	0.18
Steel liner insert		Each	0.26
Steel top hopper		Each	0.20

**BUILDING INDUSTRY****SITE ACCOMODATION AND TEMPORARY SERVICES**

Item of plant	Size/Rating	Unit	Rate per Hour (£)
Plastic side entry hopper/line		Each	0.20
<b>Dust Extraction Plant</b>			
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
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
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**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
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## BUILDING INDUSTRY

## SITE ACCOMODATION AND TEMPORARY SERVICES

Item of plant	Size/Rating	Unit	Rate per Hour (£)
Scrabbler, up to three heads		Each	1.15
Scrabbler, pole		Each	1.50
Scrabbler, multi-headed floor		Each	4.00
Floor preparation machine		Each	2.82
<b>Compressors and Equipment</b>			
<u>Portable Compressors</u>			
Compressors – electric	0.23 m <sup>3</sup> /min	Each	1.59
Compressors – petrol	0.28 m <sup>3</sup> /min	Each	1.74
Compressors – petrol	0.71 m <sup>3</sup> /min	Each	2.00
Compressors – diesel	up to 2.83 m <sup>3</sup> /min	Each	1.24
Compressors – diesel	up to 3.68 m <sup>3</sup> /min	Each	1.49
Compressors – diesel	up to 4.25 m <sup>3</sup> /min	Each	1.60
Compressors – diesel	up to 4.81 m <sup>3</sup> /min	Each	1.92
Compressors – diesel	up to 7.64 m <sup>3</sup> /min	Each	3.08
Compressors – diesel	up to 11.32 m <sup>3</sup> /min	Each	4.23
Compressors – diesel	up to 18.40 m <sup>3</sup> /min	Each	5.73
<u>Mobile Compressors</u>			
Lorry mounted compressors ( <i>machine plus lorry only</i> )	2.86 – 4.24 m <sup>3</sup> /min	Each	12.50
Tractor mounted compressors ( <i>machine plus rubber tyred tractor</i> )	2.86 – 3.40 m <sup>3</sup> /min	Each	13.50
<u>Accessories (Pneumatic Tools) (<i>with and including up to 15.00 m of air hose</i>)</u>			
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
<b>Breakers</b>			
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
<b>Quarrying and Tooling Equipment</b>			
Block and stone splitter, hydraulic	600 mm x 600 mm	Each	1.35
Block and stone splitter, manual		Each	1.10
<b>Steel Reinforcement Equipment</b>			
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

**BUILDING INDUSTRY****SITE ACCOMODATION AND TEMPORARY SERVICES**

<b>Item of plant</b>	<b>Size/Rating</b>	<b>Unit</b>	<b>Rate per Hour (£)</b>
<b>Dehumidifiers</b>			
110/240v Water	68 litres extraction per 24 hours	Each	1.28
110/240v Water	90 litres extraction per 24 hours	Each	1.85
<b>SMALL TOOLS</b>			
<b>Saws</b>			
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
<b>Pipework Equipment</b>			
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
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
<b>Hand-held Drills and equipment</b>			
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
<b>Paint, Insulation Application Equipment</b>			
Airless spray unit		Each	4.20
Portaspray unit		Each	1.65
HPVL turbine spray unit		Each	1.65
Compressor and spray gun		Each	2.20
<b>Other Handtools</b>			
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

**BUILDING INDUSTRY****SMALL TOOLS**

<b>Item of plant</b>	<b>Size/Rating</b>	<b>Unit</b>	<b>Rate per Hour (£)</b>
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
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

# Tables and Memoranda

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## Procurement Systems

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# 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	1 km	= 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 <sup>2</sup>	1 in <sup>2</sup>	= 645.2 mm <sup>2</sup>	1 mm <sup>2</sup>	= 0.0016 in <sup>2</sup>
Square Centimetre	cm <sup>2</sup>	1 in <sup>2</sup>	= 6.4516 cm <sup>2</sup>	1 cm <sup>2</sup>	= 1.1550 in <sup>2</sup>
Square Metre	m <sup>2</sup>	1 ft <sup>2</sup>	= 0.0929 m <sup>2</sup>	1 m <sup>2</sup>	= 10.764 ft <sup>2</sup>
		1 yd <sup>2</sup>	= 0.8361 m <sup>2</sup>	1 m <sup>2</sup>	= 1.1960 yd <sup>2</sup>
Square Kilometre	km <sup>2</sup>	1 mile <sup>2</sup>	= 2.590 km <sup>2</sup>	1 km <sup>2</sup>	= 0.3861 mile <sup>2</sup>

**Note:**

1 cm <sup>2</sup>	= 100 mm <sup>2</sup>	1 ft <sup>2</sup>	= 144 in <sup>2</sup>
1 m <sup>2</sup>	= 10 000 cm <sup>2</sup>	1 yd <sup>2</sup>	= 9 ft <sup>2</sup>
1 km <sup>2</sup>	= 100 hectares	1 acre	= 4 840 yd <sup>2</sup>
		1 mile <sup>2</sup>	= 640 acres

### Volume

Cubic Centimetre	cm <sup>3</sup>	1 cm <sup>3</sup>	= 0.0610 in <sup>3</sup>	1 in <sup>3</sup>	= 16.387 cm <sup>3</sup>
Cubic Decimetre	dm <sup>3</sup>	1 dm <sup>3</sup>	= 0.0353 ft <sup>3</sup>	1 ft <sup>3</sup>	= 28.329 dm <sup>3</sup>
Cubic Metre	m <sup>3</sup>	1 m <sup>3</sup>	= 35.3147 ft <sup>3</sup>	1 ft <sup>3</sup>	= 0.0283 m <sup>3</sup>
		1 m <sup>3</sup>	= 1.3080 yd <sup>3</sup>	1 yd <sup>3</sup>	= 0.7646 m <sup>3</sup>
Litre	l	1 l	= 1.76 pint	1 pint	= 0.5683 l
			= 2.113 US pt		= 0.4733 US l

**Note:**

1 dm <sup>3</sup>	= 1 000 cm <sup>3</sup>	1 ft <sup>3</sup>	= 1 728 in <sup>3</sup>	1 pint	= 20 fl oz
1 m <sup>3</sup>	= 1 000 dm <sup>3</sup>	1 yd <sup>3</sup>	= 27 ft <sup>3</sup>	1 gal	= 8 pints
1 l	= 1 dm <sup>3</sup>				

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 <sup>2</sup>	1 lbf/in <sup>2</sup>	= 6.895 kN/m <sup>2</sup>		
		1 bar	= 100 kN/m <sup>2</sup>		
Meganewton per square metre	MN/m <sup>2</sup>	1 tonf/ft <sup>2</sup>	= 107.3 kN/m <sup>2</sup> = 0.1073 MN/m <sup>2</sup>		
		1 kgf/cm <sup>2</sup>	= 98.07 kN/m <sup>2</sup>		
		1 lbf/ft <sup>2</sup>	= 0.04788 kN/m <sup>2</sup>		

Coefficient of consolidation  
(C<sub>v</sub>) or swelling

Square metre per year	m <sup>2</sup> /year	1 cm <sup>2</sup> /s	= 3 154 m <sup>2</sup> /year
		1 ft <sup>2</sup> /year	= 0.0929 m <sup>2</sup> /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 x (10) <sup>8</sup> m/s

## Temperature

Degree Celsius °C	°C = 5/9 x (°F - 32)	°F = (9 x °C)/ 5 + 32
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## FORMULAE

## Two dimensional figures

Figure	Area
Square	(side) <sup>2</sup>
Rectangle	Length x breadth
Triangle	½ (base x 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 <sup>2</sup> = b <sup>2</sup> + c <sup>2</sup> - (2b c cosA) where A is the angle opposite side a
Hexagon	2.6 x (side) <sup>2</sup>
Octagon	4.83 x (side) <sup>2</sup>
Trapezoid	height x ½ (base + top)
Circle	3.142 x radius <sup>2</sup> or 0.7854 x diameter <sup>2</sup> (circumference = 2 x 3.142 x radius or 3.142 x diameter)

## FORMULAE

## Two dimensional figures

Figure	Area
Sector of a circle	$\frac{1}{2} \times \text{length of arc} \times \text{radius}$
Segment of a circle	area of sector - area of triangle
Ellipse	$3.142 \times AB$ (where $A = \frac{1}{2} \times \text{height}$ and $B = \frac{1}{2} \times \text{length}$ )
Bellmouth	$\frac{3}{14} \times \text{radius}^2$

## Three dimensional figures

Figure	Volume	Surface Area
Prism	Area of base $\times$ height	circumference of base $\times$ height
Cube	(side) <sup>3</sup>	$6 \times (\text{side})^2$
Cylinder	$3.142 \times \text{radius}^2 \times \text{height}$	$2 \times 3.142 \times \text{radius} \times (\text{height} - \text{radius})$
Sphere	$\frac{4}{3} \times 3.142 \times \text{radius}^3$	$4 \times 3.142 \times \text{radius}^2$
Segment of a sphere	$((3.142 \times h) \times (3 \times r^2 + h^2))/6$	$2 \times 3.142 \times r \times h$
Pyramid	$\frac{1}{3}$ of area of base $\times$ height	$\frac{1}{2} \times \text{circumference of base} \times \text{slant height}$
Cone	$\frac{1}{3} \times 3.142 \times \text{radius}^2 \times h$	$3.142 \times \text{radius} \times \text{slant height}$
Frustrum of a pyramid	$\frac{1}{3} \times \text{height} [A + B + \sqrt{(AB)}]$ where A is the area of the large end and B is the area of the small end	$\frac{1}{2} \times \text{mean circumference} \times \text{slant height}$
Frustrum of a cone	$(\frac{1}{3} \times 3.142 \times \text{height} (R^2 + r^2 + R \times r))$ where R is the radius of the large end and r is the radius of the small end	$3.142 \times \text{slant height} \times (R + r)$

## Other formulae

Formula	Description
Pythagoras' theorem	$A^2 = B^2 + C^2$ 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 ( $y_2, y_4, \text{etc.}$ ) is multiplied by 4 and the sum of the areas at odd numbered intermediate cross-sections ( $y_3, y_5, \text{etc.}$ ) is multiplied by 2, and the end cross-sections ( $y_1$ and $y_n$ ) taken once only. The resulting <i>weighted average</i> 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 x [Total length of trench] x [area of first section x 4 times area of middle section + area of last section])
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**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 distribution 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<sup>2</sup>.

Floor area usage	Distributed load kN/m <sup>2</sup>	Concentrated load kN
<b>Industrial occupancy class (workshops, factories)</b>		
Foundries	20.0	-
Cold storage of storage height	5.0 for each metre with a minimum of 15.0	9.0
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**

<b>Floor area usage</b>	<b>Distributed load kN/m<sup>2</sup></b>	<b>Concentrated load kN</b>
<b>Industrial occupancy class (workshops, factories) – cont'd</b>		
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
<b>Institutional and educational occupancy class (prisons, hospitals, schools, colleges)</b>		
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 gymnasias	5.0	3.6
Bars	5.0	-

## DESIGN LOADINGS FOR BUILDINGS

Floor area usage	Distributed load kN/m <sup>2</sup>	Concentrated load kN
<b>Institutional and educational occupancy class (prisons, hospitals, schools, colleges) – cont'd</b>		
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	-
<b>Offices occupancy class (offices, banks)</b>		
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/m <sup>2</sup>	Concentrated load kN
<b>Offices occupancy class (offices, banks) - cont'd</b>		
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
<b>Public assembly occupancy class (halls, auditoria, restaurants, museums, libraries, non-residential clubs, theatres, broadcasting studios, grandstands)</b>		
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, gymnasias, 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/m <sup>2</sup>	Concentrated load kN
<b>Public assembly occupancy class (halls, auditoria, restaurants, museums, libraries, non-residential clubs, theatres, broadcasting studios, grandstands) – cont'd</b>		
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
<b>Residential occupancy class</b>		
<b>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</b>		
All usages	1.5	1.4
<b>Boarding houses, lodging houses, guest houses, hostels, residential clubs and communal areas in blocks of flats other than type 1</b>		
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/m <sup>2</sup>	Concentrated load kN
<b>Residential occupancy class – cont'd</b>		
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
<b>Hotels and Motels</b>		
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/m <sup>2</sup>	Concentrated load kN
<b>Retail occupancy class (shops, departmental stores, supermarkets)</b>		
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 5.0 crowds, such as wheeled vehicles, trolleys and the like		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
<b>Storage occupancy class (warehouses)</b>		
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/m <sup>2</sup>	Concentrated load kN
<b>Storage occupancy class (warehouses) – cont'd</b>		
Corridors, hallways, foot- bridges, 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
<b>Vehicular occupancy class (garages, car parks, vehicle access ramps)</b>		
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

### 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, whatever 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 x 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.

<b>Car parking</b>	– surface	20–22 m <sup>2</sup> /car
	– multi storey	23–27 m <sup>2</sup> /car
	– basement	28–37 m <sup>2</sup> /car
<b>Concert Halls</b>		8 m <sup>2</sup> /seat
<b>Halls of residence</b>	– college/polytechnic	25–35 m <sup>2</sup> /bedroom
	– university	30–50 m <sup>2</sup> /bedroom
<b>Hospitals</b>	– district general	65–85 m <sup>2</sup> /bed
	– teaching	120 + m <sup>2</sup> /bed
	– private	75–100 m <sup>2</sup> /bed
<b>Hotels</b>	– budget	28–35 m <sup>2</sup> /bedroom
	– luxury city centre	70–130 m <sup>2</sup> /bedroom
<b>Housing</b>		<b>Gross internal floor area</b>
<b>Private developer:</b>	1 Bedroom Flat	45–50 m <sup>2</sup>
	2 Bedroom Flat	55–65 m <sup>2</sup>
	2 Bedroom House	55–65 m <sup>2</sup>
	3 Bedroom House	70–90 m <sup>2</sup>
	4 Bedroom House	90–100 m <sup>2</sup>
<b>Offices</b>	– high density open plan	20 m <sup>2</sup> /person
	– low density cellular	15 m <sup>2</sup> /person
<b>Schools</b>	– nursery	3–5 m <sup>2</sup> /child
	– secondary	6–10 m <sup>2</sup> /child
	– boarding	10–12 m <sup>2</sup> /child
<b>Theatres</b>	– small, local	3 m <sup>2</sup> /seat to
	– large, prestige	7 m <sup>2</sup> /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 x 0.97
Solid wall office	GEA x 0.95

These measures apply except for thick stone façades – 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 <sup>2</sup>
Kiosks	37 m <sup>2</sup>
Services – per seat	1.1 to 1.5 m <sup>2</sup>
Seating area in mall – per seat	1.2 to 1.7 m <sup>2</sup>
Retail Kiosks	56 to 75 m <sup>2</sup>
Small specialist shops	465 to 930 m <sup>2</sup>
Electrical goods	930 to 1 395 m <sup>2</sup>
DIY	930 to 4 645 m <sup>2</sup>
Furniture / carpets	1858 to 5 575 m <sup>2</sup>
Toys	3715 to 4 645 m <sup>2</sup>
Superstores	3715 to 5 575 m <sup>2</sup>
Department stores within shopping centres	5575 to 27 870 m <sup>2</sup>
Specialist shopping centres	5574 to 9 290 m <sup>2</sup>

### Leisure

Standard sizes:

Large sports halls	Medium sports halls	Small sports halls
36.5 x 32 x 9.1 m	29 x 26 x 7.6–9.1 m	29.5 x 16.5 x 6.7–7.6 m
32 x 26 x 7.6–9.1 m	32 x 23 x 7.6–9.1 m	26 x 16.5 x 6.7–7.6 m
32 x 17 x 6.7–7.6 m	22.5 x 16.5 x 6.7–7.6 m	

Community halls
17.2 x 15.6 x 6.7 m
17 x 8.5 x 6.7 m

Court sizes:

badminton	13.4 x 6.1 m	volleyball	18 x 9 m
basketball	26+2 x 14+1 m	tug of war	35 (min) x 5 m (min)
handball	30–40 x 17–20 m	bowls	4.5 x 32 m (min) per rink
hockey	36–44 x 18–22 m	cricket nets	3.05 (min) x 33.5 m per net
women's lacrosse	27–36 x 15–21m	snooker	3.7 x 1.9 m table size
men's lacrosse	46–48 x 18–24m	ice hockey	56.61 x 26–30.5 m
netball	30.50 x 15.25 m	racquets	18.288 x 9.144 m
tennis	23.77 x 10.97 m	squash	9.754 x 6.4 x 5.64 m

## PLANNING PARAMETERS

### Leisure – cont'd

Typical swimming pool dimensions:

Olympic standard	50 m x 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 <sup>2</sup>
Splash pool	minimum depth 1.05 m
Changing cubicles	minimum dimensions: 914 x 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 <sup>2</sup>
Typical dimensions:	71 x 45 m (10 screens) 66 x 43 m (8 screens) plus 20 m <sup>2</sup> 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 <sup>2</sup> )
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 <sup>2</sup> )	Kitchen (m <sup>2</sup> )	Bathroom (m <sup>2</sup> )	Main bedroom (m <sup>2</sup> )	Average bedroom size (m <sup>2</sup> )
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 <sup>2</sup> )	Minimum volume of storage (m <sup>3</sup> )
less than 60	1.3
60–80	1.7
over 80	2.3

### Hotels

Typical gross internal floor areas per bedroom:	m <sup>2</sup>
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 <sup>2</sup> extra

## PLANNING PARAMETERS

### Hotels – cont'd

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 per cent for bedroom floors depending on number of storeys, layout and operating principles, 20 to 25 per cent 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 x 4.0 m
four star	7.5 m x 3.75 m
three/two star	7.0 m x 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
	cellular	0.80	0.35
			1.10



**PLANNING PARAMETERS**

<b>Plant area</b>	<b>Percentage of GIFA</b>
Industrial	3–5
Offices	4–11
	<b>Percentage of treated floor area</b>
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
<b>Other key dimensions</b>	
<b>Structural grid and cladding rail spacing for industrial buildings</b>	
Typical economic dimensions	<b>m</b>
spans	18
column spacing	6–7.5
purlin spacing	1.8
<b>Wall to core for offices</b>	
Typical dimensions measured on plan between the internal finish of external wall to finish of core	7.3
<b>Floor to floor heights</b>	
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**

## 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<sup>2</sup>**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:

	<b>kN/m<sup>2</sup></b>
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		<30m high	>30m high
	<10m deep	>10m deep	<5m high	>20m 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<sup>2</sup> 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).

<b>Factories (Table 5)</b>	<b>Males</b>	<b>Females</b>
WC's	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

<b>Housing (Table 1)</b>	<b>2–4 person</b>	<b>5 person</b>	<b>6 person and over</b>
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One level, e.g. bungalows and flats

WC's	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

<b>Office building and shops (Table 4)</b>	<b>Number per male and per female staff</b>
--	---

WC's (no urinals) and wash hand basins	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
Cleaners' sink	add 1 for every additional 25 persons or part thereof
	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
WC's	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 1 for every additional 400 persons or part thereof	1 per 20 changing places places	1 per 10 changing places
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 <sup>2</sup>
Trading floors	60 W/m <sup>2</sup>
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 <sup>3</sup> )
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'd**

	Temperature °C (winter)	Air infiltration rate (changes per hour)	Ventilation allowance (W/m <sup>3</sup> )
<b>Housing</b>			
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
<b>Hotels</b>			
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)
<b>Leisure buildings</b>		
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
<b>Swimming pools</b>		
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 <sup>2</sup> of water surface, plus a margin (say 20 per cent) 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.

	<b>Lux</b>
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)

	<b>Desirable provision</b>	<b>Minimum provision</b>
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:

	<b>Number of lifts</b>
< 4 storeys	1
> = 4 storeys and < 10 000m <sup>2</sup> GIA	2
> = 4 storeys and > 10 000m <sup>2</sup> GIA	3

#### Hotels

Dependant 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<sup>2</sup> GIA

#### Offices

medium tech

28–37 m<sup>2</sup> GIFA

high tech

19–25 m<sup>2</sup> GIFA

#### Retail

superstores

8–10 m<sup>2</sup> GIFA

shopping centres/out of town retailing

18–23 m<sup>2</sup> GIFA

furniture/DIY stores

20–30 m<sup>2</sup> GIFA

#### Leisure

swimming pools

patrons

10 m<sup>2</sup> pool area

staff

2 nr staff

leisure centres

patrons

10 m<sup>2</sup> 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/m<sup>2</sup>.

## 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 x 70 m
Basketball		14 m x 26 m
Camogie		91–110 m x 54–68 m
Discus and Hammer		Safety cage 2.74 m square Landing area 45 arc (65° safety) 70 m radius
Football, American		Pitch 109.80 m x 48.80 m overall 118.94 m x 57.94 m
Football, Association		NPFA rules Senior pitches 96–100 m x 60–64 m Junior pitches 90 m x 46–55 m International 100–110 m x 64–75 m
Football, Australian Rules		Overall 135–185 m x 110–155 m
Football, Canadian		Overall 145.74 m x 59.47 m
Football, Gaelic		128–146.40 m x 76.80–91.50 m
Football, Rugby League		111–122 m x 68 m
Football, Rugby Union		144 m max x 69 m
Handball		91–110 m x 55–65 m
Hockey		91.50 m x 54.90 m
Hurling		137 m x 82 m
Javelin		Runway 36.50 m x 4.27 m Landing area 80–95 m long, 48 m wide
Jump, High		Running area 38.80 m x 19 m Landing area 5 m x 4 m
Jump, Long		Runway 45 m x 1.22 m Landing area 9 m x 2.75 m
Jump, Triple		Runway 45 m x 1.22 m Landing area 7.30 m x 2.75 m
Korfball		90 m x 40 m
Lacrosse		(Men) 100 m x 55 m (Women) 110 m x 73 m
Netball		15.25 m x 30.48 m
Pole Vault		Runway 45 m x 1.22 m Landing area 5 m x 5 m

**PLANNING PARAMETERS****Recommended sizes of various sports facilities – cont'd**

Polo	275 m x 183 m
Rounders	Overall 19 m x 17 m
400m Running Track	115.61 m bend length x 2 84.39 m straight length x 2 Overall 176.91 m long x 92.52 m wide
Shot Putt	Base 2.135 m diameter Landing area 65° arc, 25 m radius from base
Shinty	128–183 m x 64–91.50 m
Tennis	Court 23.77 m x 10.97 m Overall minimum 36.27 m x 18.29 m
Tug-of-war	46 m x 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.

<b>Sound reductions of typical walls</b>	<b>Average sound reduction (dB)</b>
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 <sup>2</sup> k/W) R	(W/m <sup>2</sup> K) 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):

<b>a) Dwellings</b>	<b>Minimum U-Value</b>
Roof	0.35
Exposed wall	0.60
Exposed floor	0.60
<b>b) Residential, Offices, Shops and Assembly Buildings</b>	
Roof	0.06
Exposed wall	0.60
Exposed floor	0.60
<b>c) Industrial, Storage and Other Buildings</b>	
Roof	0.70
Exposed wall	0.70
Exposed floor	0.70

**TYPICAL CONSTRUCTIONS MEETING THERMAL REQUIREMENTS****External wall, masonry construction:**

<b>Concrete blockwork</b>	<b>U-Value</b>
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
<b>Brick/Cavity/Brick</b>	
105 mm brickwork, 50 mm UF foam, 105 mm brickwork, 3 mm lightweight plaster	0.55
<b>Brick/Cavity/Block</b>	
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 Thermalite 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

<b>Brick/Cavity/Block – cont'd</b>	<b>U-Value</b>
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
<b>Tile hanging</b>	
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
<b>Pitched roofs</b>	
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

## Flat roofs – cont'd

## 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'd

## 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/m <sup>3</sup>	Material	kg/m <sup>3</sup>
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 Concrete	2240
			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	Terra-cotta	2116



## WEIGHTS OF VARIOUS MATERIALS

Material	kg/m <sup>3</sup>	Material	kg/m <sup>3</sup>
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 m <sup>3</sup> (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 m <sup>3</sup> )	1.15
3 cubic yard dumper (2.29 m <sup>3</sup> )	1.72
6 cubic yard dumper (4.59 m <sup>3</sup> )	3.44
10 cubic yard dumper (7.65 m <sup>3</sup> )	5.73

## MEMORANDA FOR EACH TRADE

**Planking and strutting****Maximum depth of excavation in various soils without the use of earthwork support**

<b>Ground conditions</b>	<b>Metres (m)</b>
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**

<b>Soil type</b>	<b>Approximate bulk of 1m<sup>3</sup> after excavation</b>
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**

<b>Materials</b>	<b>Percentage of voids (%)</b>	<b>Weight per m<sup>3</sup> (kg)</b>
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'd

Common mixes for various types of work per m<sup>3</sup>

Recommended mix	Class of work suitable for: (kg)	Cement (kg)	Sand (kg)	Coarse aggregate	No. of 50 kg bags of cement per m <sup>3</sup> 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 <sup>2</sup> )	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 <sup>2</sup> /m)	Nominal wire size (mm)	Pitch (mm)	Area (mm <sup>2</sup> /m)	Mass (kg/m <sup>2</sup> )
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 x 2.4 m, Area 11.52 m<sup>2</sup>**Average weight kg/m<sup>3</sup> of steelwork reinforcement in concrete for various building elements**

Substructure	kg/m <sup>3</sup> 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<sup>2</sup> of walling

Description	Brick size	
	215 x 102.5 x 50 mm	215 x 102.5 x 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<sup>2</sup> of walling

	Unit	No of bricks required	Mortar required (cubic metres)		
			No frogs	Single frogs	Double frogs
<b>Standard bricks</b>					
Brick size 215 x 102.5 x 50 mm					
half brick wall (103 mm)	m <sup>2</sup>	72	0.022	0.027	0.032
2 x half brick cavity wall (270 mm)	m <sup>2</sup>	144	0.044	0.054	0.064
one brick wall (215 mm)	m <sup>2</sup>	144	0.052	0.064	0.076
one and a half brick wall (322 mm)	m <sup>2</sup>	216	0.073	0.091	0.108
Mass brickwork	m <sup>3</sup>	576	0.347	0.413	0.480
Brick size 215 x 102.5 x 65 mm					
half brick wall (103 mm)	m <sup>2</sup>	58	0.019	0.022	0.026
2 x half brick cavity wall (270 mm)	m <sup>2</sup>	116	0.038	0.045	0.055
one brick wall (215 mm)	m <sup>2</sup>	116	0.046	0.055	0.064
one and a half brick wall (322 mm)	m <sup>2</sup>	174	0.063	0.074	0.088
Mass brickwork	m <sup>3</sup>	464	0.307	0.360	0.413
<b>Metric modular bricks</b>			<b>Perforated</b>		
Brick size 200 x 100 x 75 mm					
90 mm thick	m <sup>2</sup>	67	0.016	0.019	
190 mm thick	m <sup>2</sup>	133	0.042	0.048	
290 mm thick	m <sup>2</sup>	200	0.068	0.078	
Brick size 200 x 100 x 100 mm					
90 mm thick	m <sup>2</sup>	50	0.013	0.016	
190 mm thick	m <sup>2</sup>	100	0.036	0.041	
290 mm thick	m <sup>2</sup>	150	0.059	0.067	
Brick size 300 x 100 x 75 mm					
90 mm thick	m <sup>2</sup>	33	-	0.015	
300 x 100 x 100 mm					
90 mm thick	m <sup>2</sup>	44	0.015	0.018	

Note: Assuming 10 mm thick joints.

## MEMORANDA FOR EACH TRADE

**Mortar required per m<sup>2</sup> blockwork (9.88 blocks/m<sup>2</sup>)**

Wall thickness	75	90	100	125	140	190	215
Mortar m <sup>3</sup> /m <sup>2</sup>	0.005	0.006	0.007	0.008	0.009	0.013	0.014

**Standard available block sizes**

Block	Length x height Co-ordinating size	Work size	Thicknesses
A	400 x 100	390 x 90	(75, 90, 100, 140 & 190 mm
	400 x 200	440 x 190	(
	450 x 225	440 x 215	(75, 90, 100, 140, 190, & 215 mm
B	400 x 100	390 x 90	(75, 90, 100
	400 x 200	390 x 190	(140 & 190 mm
	450 x 200	440 x 190	(
	450 x 225	440 x 215	(75, 90, 100
	450 x 300	440 x 290	(140, 190, & 215 mm
	600 x 200	590 x 190	(
C	600 x 225	590 x 215	(
	400 x 200	390 x 190	(
	450 x 200	440 x 190	(
	450 x 225	440 x 215	(60 & 75 mm
	450 x 300	440 x 290	(
	600 x 200	590 x 190	(
	600 x 225	590 x 215	(

## ROOFING

**Total roof loadings for various types of tiles/slates**

		Roof load (slope) kg/m <sup>2</sup>		
		Slate/Tile	Roofing underlay and battens <sup>2</sup>	Total dead load kg/m
Asbestos cement slate (600 x 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" x 10")		35.40	3.40	38.80
		Roof load (plan) kg/m <sup>2</sup>		
Asbestos cement slate (600 x 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'd

## Tiling data

Product		Lap (mm)	Gauge of battens	No. slates per m <sup>2</sup>	Battens (m/m <sup>2</sup> )	Weight as laid (kg/m <sup>2</sup> )
<b>CEMENT SLATES</b>						
Eternit slates (Duracem)	600 x 300 mm	100	250	13.4	4.00	19.50
		90	255	13.1	3.92	19.20
	600 x 350 mm	80	260	12.9	3.85	19.00
		70	265	12.7	3.77	18.60
		100	250	11.5	4.00	19.50
		90	255	11.2	3.92	19.20
500 x 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 x 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
<b>CONCRETE TILES/SLATES</b>						
<b>Redland Roofing</b>						
Stonewold slate	430 x 380 mm	75	355	8.2	2.82	51.20
Double Roman tile	418 x 330 mm	75	355	8.2	2.91	45.50
Grovebury pantile	418 x 332 mm	75	343	9.7	2.91	47.90
Norfolk pantile	381 x 227 mm	75	306	16.3	3.26	44.01
		100	281	17.8	3.56	48.06
Renown inter-locking tile	418 x 330 mm	75	343	9.7	2.91	46.40
"49" tile	381 x 227 mm	75	306	16.3	3.26	44.80
		100	281	17.8	3.56	48.95
Plain, vertical tiling	265 x 165 mm	35	115	52.7	8.70	62.20
<b>Marley Roofing</b>						
Bold roll tile	420 x 330 mm	75	344	9.7	2.90	47.00
		100	-	10.5	3.20	51.00
Modern roof tile	420 x 330 mm	75	338	10.2	3.00	54.00
		100	-	11.0	3.20	58.00
Ludlow major	420 x 330 mm	75	338	10.2	3.00	45.00
		100	-	11.0	3.20	49.00
Ludlow plus	387 x 229 mm	75	305	16.1	3.30	47.00
		100	-	17.5	3.60	51.00
Mendip tile	420 x 330 mm	75	338	10.2	3.00	47.00
		100	-	11.0	3.20	51.00
Wessex	413 x 330 mm	75	338	10.2	3.00	54.00
		100	-	11.0	3.20	58.00
Plain tile	267 x 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 x 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

Length	Type			
	Plain wire	Galvanised 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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	12.8	15.4	17.9	20.5	23.0	25.6	30.7



## MEMORANDA FOR EACH TRADE

## ROOFING – cont'd

Type of felt	Nominal mass per unit area (kg/10m)	Nominal mass per unit area of fibre base (g/m <sup>2</sup> )	Nominal length of roll (m)
<b>Class 1</b>			
1B fine granule surfaced bitumen	14	220	10 or 20
	18	330	10 or 20
	25	470	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
<b>Class 2</b>			
2B fine granule surfaced bitumen asbestos	18	500	10 or 20
2E mineral surfaced bitumen asbestos	38	600	10
<b>Class 3</b>			
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'd

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 x 75	35 x 72	6.03	6.16	6.29	6.41	6.51	6.60	6.70	6.80	6.90
38 x 100	35 x 97	7.48	7.67	7.83	7.97	8.10	8.22	8.34	8.47	8.61
38 x 125	35 x 120	8.80	9.00	9.20	9.37	9.54	9.68	9.82	9.98	10.16
44 x 75	41 x 72	6.45	6.59	6.71	6.83	6.93	7.03	7.14	7.24	7.35
44 x 100	41 x 97	8.05	8.23	8.40	8.55	8.68	8.81	8.93	9.09	9.22
44 x 125	41 x 120	9.38	9.60	9.81	9.99	10.15	10.31	10.45	10.64	10.81
50 x 75	47 x 72	6.87	7.01	7.13	7.25	7.35	7.45	7.53	7.67	7.78
50 x 100	47 x 97	8.62	8.80	8.97	9.12	9.25	9.38	9.50	9.66	9.80
50 x 125	47 x 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'd

## Sizes of internal and external doorsets

Description	Internal		External	
	Size (mm)	Permissible deviation	Size (mm)	Permissible deviation
Co-ordinating dimension: height of door leaf height sets	2100		2100	
Co-ordinating dimension: height of ceiling height set	2300 2350 2400 2700 3000		2300 2350 2400 2700 3000	
Co-ordinating dimension: width of all door sets	600 S 700 S		900 S 1000 S 1200 D	
S = Single leaf set D = Double leaf set	800 S&D 900 S&D 1000 S&D 1200 D 1500 D 1800 D 2100 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	590 S ) 690 S ) 790 S&D )		895 S ) 995 S ) 1195 D )	± 2.0
S = Single leaf set D = Double leaf set	890 S&D ) 990 S&D ) 1190 D ) 1490 D ) 1790 D ) 2090 D )	± 2.0	1495 D ) 1795 D ) 2095 D )	
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 Size (mm)	Permissible deviation	External Size (mm)	Permissible deviation
Width of door leaf in double leaf sets	362 F ) 412 F )		552 F&P ) 702 F&P )	± 1.5
F = Flush leaf	426 F )		852 F&P )	
P = Panel leaf	562 F&P ) 712 F&P ) 826 F&P ) 1012 F&P )	± 1.5	1002 F&P )	
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 <sup>2</sup> )
Universal beams 914 x 419	388	3.404
	343	3.382
914 x 305	289	2.988
	253	2.967
	224	2.948
	201	2.932
838 x 292	226	2.791
	194	2.767
	176	2.754
762 x 267	197	2.530
	173	2.512
	147	2.493
686 x 254	170	2.333
	152	2.320
	140	2.310
	125	2.298
610 x 305	238	2.421
	179	2.381
	149	2.361
610 x 229	140	2.088
	125	2.075
	113	2.064
	101	2.053
533 x 210	122	1.872
	109	1.860
	101	1.853
	92	1.844
	82	1.833

## MEMORANDA FOR EACH TRADE

## STRUCTURAL STEELWORK – cont'd

## 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 <sup>2</sup> )
<b>Universal beams – cont'd</b>		
457 x 191	98	1.650
	89	1.641
	82	1.633
	74	1.625
	67	1.617
457 x 152	82	1.493
	74	1.484
	67	1.474
	60	1.487
	52	1.476
406 x 178	74	1.493
	67	1.484
	60	1.476
	54	1.468
406 x 140	46	1.332
	39	1.320
356 x 171	67	1.371
	57	1.358
	51	1.351
	45	1.343
356 x 127	39	1.169
	33	1.160
305 x 165	54	1.245
	46	1.235
	40	1.227
305 x 127	48	1.079
	42	1.069
	37	1.062
305 x 102	33	1.006
	28	0.997
	25	0.988
254 x 146	43	1.069
	37	1.060
	31	1.050
254 x 102	28	0.900
	25	0.893
	22	0.887
203 x 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 <sup>2</sup> )
<b>Universal columns</b>		
356 x 406	634	2.525
	551	2.475
	467	2.425
	393	2.379
	340	2.346
	287	2.312
	235	2.279
356 x 368	202	2.187
	177	2.170
	153	2.154
	129	2.137
305 x 305	283	1.938
	240	1.905
	198	1.872
	158	1.839
	137	1.822
	118	1.806
	97	1.789
254 x 254	167	1.576
	132	1.543
	107	1.519
	89	1.502
	73	1.485
203 x 203	86	1.236
	71	1.218
	60	1.204
	52	1.194
	46	1.187
152 x 152	37	0.912
	30	0.900
	23	0.889
<b>Joists</b>		
254 x 203	81.85	1.193
254 x 114	37.20	0.882
203 x 152	52.09	0.911
152 x 127	37.20	0.722
127 x 114	29.76	0.620
127 x 114	26.79	0.635
114 x 114	26.79	0.600
102 x 102	23.07	0.528
89 x 89	19.35	0.460
76 x 76	12.65	0.403



## MEMORANDA FOR EACH TRADE

## STRUCTURAL STEELWORK – cont'd

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 <sup>2</sup> )	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'd

Size (mm)	Mass (kg/m)	Surface area per m run (m <sup>2</sup> )	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
<b>Square hollow sections</b>			
20 x 20	1.12	0.076	2.00
	1.35	0.074	2.50
30 x 30	2.14	0.114	2.50
	2.51	0.113	3.00
40 x 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'd

## Tables showing the mass and surface area per metre run for various steel members – cont'd

Size (mm)	Mass (kg/m)	Surface area per m run (m <sup>2</sup> )	Thickness (mm)
<b>Square hollow sections – cont'd</b>			
50 x 50	4.66	0.193	3.20
	5.72	0.191	4.00
	6.97	0.189	5.00
60 x 60	5.67	0.233	3.20
	6.97	0.231	4.00
	8.54	0.229	5.00
70 x 70	7.46	0.272	3.60
	10.10	0.269	5.00
80 x 80	8.59	0.312	3.60
	11.70	0.309	5.00
	14.40	0.306	6.30
90 x 90	9.72	0.352	3.60
	13.30	0.349	5.00
	16.40	0.346	6.30
100 x 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 x 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 x 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 x 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'd

Size (mm)	Mass (kg/m)	Surface area per m run (m <sup>2</sup> )	Thickness (mm)
<b>Square hollow sections – cont'd</b>			
200 x 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 x 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 x 300	90.70	1.180	10.00
	112.00	1.170	12.50
	142.00	1.170	16.00
350 x 350	106.00	1.380	10.00
	132.00	1.370	12.50
	167.00	1.370	16.00
400 x 400	122.00	1.580	10.00
	152.00	1.570	12.50
<b>Rectangular hollow sections</b>			
50 x 30	2.92	0.155	2.50
	3.66	0.153	3.20
60 x 40	4.66	0.193	3.20
	5.72	0.191	4.00
80 x 40	5.67	0.232	3.20
	6.97	0.231	4.00
90 x 50	7.46	0.272	3.60
	10.10	0.269	5.00
100 x 50	6.75	0.294	3.00
	7.18	0.293	3.20
	8.86	0.291	4.00
100 x 60	8.59	0.312	3.60
	11.70	0.309	5.00
	14.40	0.306	6.30
120 x 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'd

## Tables showing the mass and surface area per metre run for various steel members – cont'd

Size (mm)	Mass (kg/m)	Surface area per m run (m <sup>2</sup> )	Thickness (mm)
<b>Square hollow sections – cont'd</b>			
120 x 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 x 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 x 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 x 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 x 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 x 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 x 200	90.70	1.180	10.00
	112.00	1.170	12.50
	142.00	1.170	16.00
450 x 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'd

Size (mm)		Mass (kg/m)	Surface area per m run (m <sup>2</sup> )
<b>Channels</b>			
432 x 102		65.54	1.217
381 x 102		55.10	1.118
305 x 102		46.18	0.966
305 x 89		41.69	0.920
254 x 89		35.74	0.820
254 x 76		28.29	0.774
229 x 89		32.76	0.770
229 x 76		26.06	0.725
203 x 89		29.78	0.720
203 x 76		23.82	0.675
178 x 89		26.81	0.671
178 x 76		20.84	0.625
152 x 89		23.84	0.621
152 x 76		17.88	0.575
127 x 64		14.90	0.476
<b>Angles – sum of leg lengths</b>	<b>Thickness (mm)</b>	<b>Mass (kg/m)</b>	<b>Surface area per m run (m<sup>2</sup>)</b>
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'd

## Tables showing the mass and surface area per metre run for various steel members – cont'd

Angles – sum of leg lengths	Thickness (mm)	Mass (kg/m)	Surface area per m run (m <sup>2</sup> )
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 dia (mm)	Weight per m (kg)	Internal dia (mm)	Weight per m (kg)	Internal dia (mm)	Weight per m (kg)
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## 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'd

## Dimensions and weights of tubes – cont'd

Nominal size (mm)	Outside diameter max (mm)	min (mm)	Wall thickness (mm)	Weight (kg/m)	Weight screwed and socketted (kg/m)
<b>Steel pipes to BS 1387</b>					
<b>Light gauge</b>					
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
<b>Medium gauge</b>					
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'd

Nominal size (mm)	Outside diameter max (mm)	min (mm)	Wall thickness (mm)	Weight (kg/m)	Weight screwed and socketted (kg/m)
<b>Medium gauge – cont'd</b>					
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
<b>Heavy gauge</b>					
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
<b>Stainless steel pipes to BS 4127</b>					
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'd

## Maximum distances between pipe supports

Pipe material onto distances	BS nominal pipe size		Pipes fitted vertically support distances in metres	Pipes fitted horizontally low gradients support in metres
	inch	mm		
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  (mm)	Pipework within buildings declared thermal conductivity (W/m degrees C)		
	Up to 0.040	0.041 to 0.055	0.056 to 0.070
	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 galvanised 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

Size of tube (mm)	Declared thermal conductivity			
	Up to 0.025	0.026 to 0.040	0.041 to 0.055	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 0.040	0.041 to 0.055	0.056 to 0.070
<b>LTHW Systems</b>				
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
<b>MTHW Systems and condensate</b>				
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
<b>HTHW Systems and steam</b>				
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'd

## 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

## Energy costs (July 2001)

## GAS SUPPLIES

The last year has seen the wholesale gas market remain somewhat volatile. Suppliers source their gas from this market unless they have a related company producing gas when they can purchase using the transfer pricing mechanism, which is again market based and is equally volatile. The volatility has invoked a continuing increase in the wholesale price of gas and such increases continue to be reflected in the price that the end-user has to pay.

The reasons suggested for the present situation include heavy buying by suppliers in European markets and the link of such markets with oil prices. Another reason is that a new system has been introduced to allocate and price the capacity suppliers require to put their gas into the network from the producers. This capacity has been restricted due to maintenance of the system which has forced entry capacity prices to rise. The suppliers are indicating that rates have reached their peak and will gradually recover in the next few months but not to levels experienced in the last year.

## Domestic Markets

This sector refers to individual supply points, which do not consume more than 73,250 kw/hrs (2,500 therms) per annum. Suppliers must supply at their published rates, although there are exceptions to this for bulk purchasing schemes, which can reduce prices by approximately 3%. By contracting with an independent supplier, savings can still be achieved over British Gas Tariffs. Care must be exercised when selecting a supplier, look beyond the savings as some supply contracts contain onerous risk clauses. A typical "all-in" supply rate would be 1.30 p/kw hr for a domestic property. This shows an increase on last year.

## MEMORANDA FOR EACH TRADE

### Commercial

This sector refers to all other gas supplies. During the last 12 months the price of gas in this sector has continued to increase. For a typical supply consuming 1,000,000 kw/annum, rates approaching 1.2 p/kw are not uncommon.

### ELECTRICITY SUPPLIES

In contrast with the significant downtrend last year the market has somewhat levelled out.

#### Over 100 KVA Supplies

For supplies in this sector of the market there are many options to choose from regarding the charging structure. A typical contract for a supply site with an annual expenditure of £50,000 can expect an "all-in" rate in the region of 4.5 p/kw hr dependent on the load factor. Supplies in this sector require half hourly meters with the associated telephone line in order to collect the half hourly consumption data.

#### Under 100 KVA Supplies (Non Domestic)

This sector of the market completed its deregulation in 1999. All consumers can purchase their electricity from any authorised supplier, generally a Regional Electricity Company (REC) or Generator, although there are other independent companies in the market place. As suppliers in this market place have established themselves, their pricing structures have matured, many no longer just offering discounts off the local REC's tariff, but offering a pricing structure to meet the consumer's needs. However, the process of changing supplier has not in some cases been the smooth process that was intended with some suppliers experiencing extreme difficulties in managing the transfer process. In extreme cases the industry regulator OFGEM has suspended some suppliers from taking on further business until they, OFGEM, are satisfied the companies in question have the ability to manage the process.

Supply rates achieved vary from region to region, but a typical average rate for a day night supply with an annual expenditure of £500 remains at around 6 p/kw hr.

#### Domestic Tariff Supplies

Again this sector of the market completed its deregulation process in 1999. Generally the principle is the same as the "Under 100 KVA" market except that the typical discounts are lower, a typical discount being 15% off the host REC tariff.

### GENERALLY

For users who are able to group purchase their fuels (eg. schools, health trusts, local authorities, housing associations and any other organisation with multiple supplies) further savings can be achieved. Advice on how to go about this or energy purchasing in general can be obtained from the editor's, Davis Langdon & Everest's, Cambridge office, Tel: 01223 351 258, Fax: 01223 321 002 who have considerable experience in both purchasing energy and the establishment of bulk purchasing schemes.

### CLIMATE CHANGE LEVY

This levy, which is a tax on industrial and commercial use of energy is designed to encourage businesses to use less energy and so reduce carbon dioxide emissions. It came into effect on 1st April 2001 and applies to electricity, natural gas, coal, coke and liquid petroleum gas (LPG) but is not levied on standard charges.

The rates for 2001–2002 are as follows:

Electricity	0.43 p/kWh
Natural Gas, Coal, Coke	0.15 p/kWh
Liquid Petroleum Gas (LPG)	0.07 p/kWh

which could add 8%–15% to the energy bills of most businesses. VAT is charged on the levy. Energy supplies are responsible for collecting this levy from customers.



**MEMORANDA FOR EACH TRADE**

HEATING AND HOT WATER INSTALLATIONS – cont'd

**Energy costs (July 2000)** – cont'd

**CLIMATE CHANGE LEVY** – cont'd

**National insurance contributions**

The Government has reduced the level of employer's National Insurance contributions by the same amount it expects the levy to raise – so, supposedly, there will be no increase in taxation, but the impact is likely to vary company to company, or even sector by sector. The reduction in employers' National Insurance contributions is 0.30%.

**Exemptions**

Where a taxable commodity (electricity, gas, coal etc.) is used for non energy purpose, e.g. coal is used as a raw material to make carbon filters, the levy is not due. Additionally, where an organisation uses a taxable commodity to produce another taxable commodity, this is also exempt from the levy, e.g. burning gas in a power station to produce electricity. Further, in certain circumstances combined Heat and Power Plants (CHP) are exempt from the levy, and if VAT is paid at the reduced level, i.e. 5% (domestic rate) on any supplies these are not levied.

For further information you may care to access the Customs and Excise website <http://www.hmce.gov.uk>. A Climate Change Levy Helpdesk also exists on Tel: 0161 827 0332, Fax: 0161 827 0356. Again the Cambridge Office of Davis Langdon & Everest are happy to advise.

## MEMORANDA FOR EACH TRADE

## VENTILATION AND AIR-CONDITIONING

## Typical fresh air supply factors in typical situations

Building type floor area	Litres of fresh air per second per person	Litres of fresh air per second per m <sup>2</sup>
General offices	5–8	1.30
Board rooms	18–25	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<sup>2</sup> 1.20 m<sup>3</sup>/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 <sup>2</sup> )	Normal maximum size (mm)
3	+ 0.2	7.50	2140 x 1220
4	+ 0.2	10.00	2760 x 1220
5	+ 0.2	12.50	3180 x 2100
6	+ 0.2	15.00	4600 x 3180
10	+ 0.3	25.00 )	
12	+ 0.3	30.00 )	6000 x 3300
15	+ 0.5	37.50	3050 x 3000
19	+ 1.0	47.50 )	
25	+ 1.0	63.50 )	3000 x 2900

## Clear sheet glass

2 *	+ 0.2	5.00	1920 x 1220
3	+ 0.3	7.50	2130 x 1320
4	+ 0.3	10.00	2760 x 1220
5 *	+ 0.3	12.50 )	
6 *	+ 0.3	15.00 )	2130 x 2400

## Cast glass

3	+ 0.4 - 0.2	6.00 )	
4	+ 0.5	7.50 )	2140 x 1280
5	+ 0.5	9.50	2140 x 1320
6	+ 0.5	11.50 )	
10	+ 0.8	21.50 )	3700 x 1280

## Wired glass

(Cast wired glass)

6	+ 0.3 - 0.7	- ) )	3700 x 1840
7	+ 0.7	- )	

(Polished wire glass)

6	+ 1.0	-	330 x 1830
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\* 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. 1.5 m deep	Trench over 1.5 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	Mean outside diameter (mm)		Wall thickness	Weight kg per metre
	min	max		
Standard pipes				
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	Effective pipe length	Limits of bore load		Crushing strength per metre length (kN/m)	Weight kg/pipe (/m)
	(mm)		min	max		
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'd

Vitrified clay pipes – cont'd

Product	Nominal diameter	Effective pipe length	Limits of bore load		Crushing strength per metre length (kN/m)	Weight kg/pipe (/m)
	(mm)	(mm)	min	max		
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 (Conduit) 150	90	1500	-	-	28.00	12.05 (8.03)
	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)

# 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](http://www.airo.co.uk)

## ALUMINIUM FEDERATION LTD (ALFED)

Broadway House  
Calthorpe Road  
Five Ways  
Birmingham  
West Midlands  
B15 1TN  
Tel: 0121 456 1103  
Fax: 0870 138 9714  
Website: [www.alfed.org.uk](http://www.alfed.org.uk)

## ALUMINIUM FINISHING ASSOCIATION

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Five Ways  
Birmingham  
West Midlands  
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Tel: 0121 456 1103  
Fax: 0870 138 9714  
Website: [www.alfed.org.uk](http://www.alfed.org.uk)

## ALUMINIUM ROLLED PRODUCTS MANUFACTURERS ASSOCIATION

Broadway House  
Calthorpe Road  
Five Ways  
Birmingham  
West Midlands  
B15 1TN  
Tel: 0121 456 1103  
Fax: 0870 138 9714  
Website: [www.alfed.org.uk](http://www.alfed.org.uk)

## AMERICAN HARDWOOD EXPORT COUNCIL (AHEC)

3 St. Michaels Alley  
London  
EC3V 9DS  
Tel: 0207 626 4111  
Fax: 0207 626 4222  
Website: [www.ahec-europe.org](http://www.ahec-europe.org)

## ANCIENT MONUMENTS SOCIETY (AMS)

Saint Ann's Vestry Hall  
2 Church Entry  
London  
EC4V 5HB  
Tel: 0207 236 3934  
Fax: 0207 329 3677  
Website: [www.ancientmonumentsociety.org.uk](http://www.ancientmonumentsociety.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: <http://www.apa-europe.org/>

## ARCHITECTURAL ADVISORY SERVICE CENTRE (POWDER/ANODIC METAL FINISHES)

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Barn Road  
Conswick  
Buckinghamshire  
HP27 9RW  
Tel: 01844 342 425  
Fax: 01844 274 781  
Website: <http://www.aasc.org.uk/>

## USEFUL ADDRESSES FOR FURTHER INFORMATION

ARCHITECTURAL ASSOCIATION (AA)  
 34–36 Bedford Square  
 London  
 WC1B 3ES  
 Tel: 0207 887 4000  
 Fax: 0207 414 0782  
 Website: <http://www.aaschool.ac.uk/>

ARCHITECTURAL CLADDING ASSOCIATION (ACA)  
 60 Charles Street  
 Leicester  
 Leicestershire  
 LE1 1FB  
 Tel: 0116 253 6161  
 Fax: 0116 251 4568  
 Website: <http://www.architectural-cladding-association.org.uk/>

ASBESTOS INFORMATION CENTRE (AIC)  
 PO Box 69  
 Widnes  
 Cheshire  
 WA8 9GW  
 Tel: 0151 420 5866  
 Website: <http://www.architectural-cladding-association.org.uk/>

ASBESTOS REMOVAL CONTRACTORS'  
 ASSOCIATION (ARCA)  
 Friars House  
 6 Parkway  
 Chelmsford  
 Essex  
 CM2 0NF  
 Tel: 01245 259 744  
 Fax: 01245 490 722  
 Website: <http://www.arca.org.uk/>

ASSOCIATION OF INTERIOR SPECIALISTS  
 Olton Bridge  
 245 Warwick Road  
 Solihull  
 West Midlands  
 B92 7AH  
 Tel: 0121 707 0077  
 Fax: 0121 706 1949  
 Website: [www.ais-interiors.org.uk](http://www.ais-interiors.org.uk)

BOX CULVERT ASSOCIATION (BCA)  
 60 Charles Street  
 Leicester  
 Leicestershire  
 LE1 1FB  
 Tel: 0116 253 6161  
 Fax: 0116 251 4568  
 Website: [www.boxculvert.org.uk/](http://www.boxculvert.org.uk/)

BRITISH ADHESIVES & SEALANTS ASSOCIATION  
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 33 Fellowes Way  
 Stevenage  
 Hertfordshire  
 SG2 8BW  
 Tel: 01438 358 514  
 Website: [www.basaonline.org/Home.aspx](http://www.basaonline.org/Home.aspx)

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 SW1W 9TR  
 Tel: 0207 730 8194

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 29 Thames Sreet  
 Kingston upon Thames  
 Surrey  
 KT1 1PH  
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 Fax: 0208 547 1564  
 Website: [www.bafe.org.uk](http://www.bafe.org.uk)

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 23 Presley Way  
 Crownhill  
 Milton Keynes  
 Buckinghamshire  
 MK8 0ES  
 Tel: 01908 267 300  
 Fax: 01908 267 255  
 Website: [www.basec.org.uk](http://www.basec.org.uk)

## USEFUL ADDRESSES FOR FURTHER INFORMATION

## BRITISH ARCHITECTURAL LIBRARY (BAL)

Royal Institute of British Architects  
66 Portland Place  
London  
W1N 4AD  
Tel: 0906 302 0400  
Fax: 0207 307 3812  
Website: [www.architecture.com](http://www.architecture.com)

BRITISH ASSOCIATION OF LANDSCAPE  
INDUSTRIES (BALI)

Landscape House  
National Agricultural Centre  
Stoneleigh Park  
Warwickshire  
CV8 2LG  
Tel: 0870 770 4971  
Fax: 0870 770 4972  
Website: [www.bali.co.uk](http://www.bali.co.uk)

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Station Road  
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Staffordshire  
ST4 2RT  
Tel: 01782 747 123  
Fax: 01782 747 161  
Website: [www.bathroom-association.org](http://www.bathroom-association.org)

## BRITISH BOARD OF AGREEMENT (BBA)

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Bucknalls Lane  
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WD25 9BA  
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Fax: 01923 665 301  
Website: [www.bbacerts.co.uk](http://www.bbacerts.co.uk)

## BRITISH CABLES ASSOCIATION (BCA)

37a Walton Road  
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KT8 0DH  
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Fax: 0208 783 0104  
Website: [www.bcauk.org](http://www.bcauk.org)

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ASSOCIATION LTD (BCMA)  
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Kidderminster  
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DY10 1AQ  
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Fax: 01562 865 4055  
Website: [www.carpetfoundation.com](http://www.carpetfoundation.com)

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CENTRE FOR CONCRETE INFORMATION

Century House  
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Crowthorne  
Berkshire  
RG45 6YS  
Tel: 01344 762 676  
Fax: 01344 761 214  
Website: [www.cementindustry.co.uk/default.aspx](http://www.cementindustry.co.uk/default.aspx)

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Federation House  
Station Road  
Stoke-on-Trent  
Staffordshire  
ST4 2SA  
Tel: 01782 744 631  
Fax: 01782 744 102  
Website: [www.ceramfed.co.uk](http://www.ceramfed.co.uk)

## BRITISH CERAMIC RESEARCH LTD (BCR)

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Website: [www.ceram.co.uk](http://www.ceram.co.uk)

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Fax: 01782 747 161  
Website: [www.tpb.org.uk/](http://www.tpb.org.uk/)



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MANUFACTURERS ASSOCIATION (BCEMA)  
58 London Road  
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Fax: 0116 275 7222  
Website: [bcema.co.uk](http://bcema.co.uk)

BRITISH CONCRETE MASONRY ASSOCIATION  
(BCMA)  
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18 Grove Place  
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N1 0QH  
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Fax: 0115 936 3200  
Website: [www.thebgs.co.uk](http://www.thebgs.co.uk)

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Fax: 0207 837 3194  
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W4 4AL  
Tel: 0208 996 9000  
Fax: 0208 996 7400  
Website: [www.bsigroup.com](http://www.bsigroup.com)

## BRITISH WATER

1 Queen Anne's Gate  
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SW1H 9BT  
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Fax: 0207 957 4565  
Website: [www.britishwater.co.uk](http://www.britishwater.co.uk)

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6 Office Village  
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Website: [www.buildingcentre.co.uk](http://www.buildingcentre.co.uk)

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Fax: 0207 695 1501  
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Tel: 0870 89 89 090  
Fax: 0870 89 89 095  
Web: [www.thecc.org.uk](http://www.thecc.org.uk)

**BUILDING MAINTENANCE INFORMATION (BMI)**

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**BUILDING RESEARCH ESTABLISHMENT (BRE)**

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Tel: 01923 664 000  
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**BUILDING RESEARCH ESTABLISHMENT:**

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East Kilbride  
Glasgow  
G75 0RZ  
Tel: 01355 233 001  
Fax: 01355 241 895  
Website: [www.bre.co.uk](http://www.bre.co.uk)

**BUILDING SERVICES RESEARCH AND INFORMATION ASSOCIATION LTD**

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Berkshire  
RG12 7AH  
Tel: 01344 465 600  
Fax: 01344 465 626  
Website: [www.bsria.co.uk](http://www.bsria.co.uk)

**BUILT ENVIRONMENT RESEARCH GROUP**

c/o Disabled Living Foundation  
380-384 Harrow Road  
London  
W9 2HU  
Tel: 0207 289 6111  
Fax: 0207 273 4340  
Website: [www.dlf.org.uk](http://www.dlf.org.uk)

**CATERING EQUIPMENT MANUFACTURERS ASSOCIATION (CEMA)**

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235 Vauxhall Bridge Road  
London  
SW1V 1EJ  
Tel: 0207 233 7724  
Fax: 0207 828 0667

**CHARTERED INSTITUTE OF BUILDING (CIOB)**

Englemere  
Kings Ride  
Ascot  
Berkshire  
SL5 8BJ  
Tel: 01344 630 700  
Fax: 01344 630 777  
Website: [www.ciob.org.uk](http://www.ciob.org.uk)

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222 Balham High Road  
London  
SW12 9BS  
Tel: 0208 675 5211  
Fax: 0208 675 5449  
Website: [www.cibse.org](http://www.cibse.org)

## CONCRETE BRIDGE DEVELOPMENT GROUP

Riverside House  
4 Meadows Business Park  
Station Approach  
Blackwater, Camberley  
Surrey  
GU17 9AB  
Tel: 01276 607 140  
Fax: 01276 607 141  
Website: [www.concrete.org.uk](http://www.concrete.org.uk)

## CLAY PIPE DEVELOPMENT ASSOCIATION (CPDA)

Treetops House  
Billington  
Chesham  
HP5 2XL  
Tel: 01494 791 456  
Fax: 01494 792 378  
Website: [www.cpdo.co.uk](http://www.cpdo.co.uk)

## CONCRETE LINTEL ASSOCIATION

60 Charles Street  
Leicester  
Leicestershire  
LE1 1FB  
Tel: 0116 253 6161  
Fax: 0116 251 4568  
Website: [www.britishprecast.org.uk](http://www.britishprecast.org.uk)

## CLAY ROOF TILE COUNCIL

Federation House  
Station Road  
Stoke-on-Trent  
Staffordshire  
ST4 2SA  
Tel: 01782 744 631  
Fax: 01782 744 102  
Website: [www.clayroof.co.uk](http://www.clayroof.co.uk)

## CONCRETE PIPE ASSOCIATION (CPA)

60 Charles Street  
Leicester  
Leicestershire  
LE1 1FB  
Tel: 0116 253 6161  
Fax: 0116 251 4568  
Website: [www.britishprecast.org.uk](http://www.britishprecast.org.uk)

## COLD ROLLED SECTIONS ASSOCIATION (CRSA)

National Metal Forming Centre  
47 Birmingham Road  
West Bromwich  
West Midlands  
B70 6PY  
Tel: 0121 601 6350  
Fax: 0121 601 6373  
Website: [www.crsauk.com](http://www.crsauk.com)

## CONCRETE REPAIR ASSOCIATION (CRA)

Association House  
235 Ash Road  
Aldershot  
Hampshire  
GU12 4DD  
Tel: 01252 321 302  
Fax: 01252 333 901  
Website: [www.concreterepair.org.uk](http://www.concreterepair.org.uk)

COMMONWEALTH ASSOCIATION OF ARCHITECTS  
(CAA)

PO BOX 508  
Edgware  
HA8 9XZ  
Tel: 0208 951 0550  
Website: [www.comarchitect.org](http://www.comarchitect.org)

## CONCRETE SOCIETY ADVISORY SERVICE

Riverside House  
4 Meadows Business Park  
Station Approach  
Blackwater, Camberley  
Surrey  
GU17 9AB  
Tel: 01276 607 140  
Fax: 01276 607 141  
Website: [www.concrete.org.uk](http://www.concrete.org.uk)

## USEFUL ADDRESSES FOR FURTHER INFORMATION

CONCRETE SOCIETY LTD  
Riverside House  
4 Meadows Business Park  
Station Approach  
Blackwater, Camberley  
Surrey  
GU17 9AB  
Tel: 01276 607 140  
Fax: 01276 607 141

CONFEDERATION OF BRITISH INDUSTRY (CBI)  
Centre Point  
103 New Oxford Street  
London  
WC1A 1DU  
Tel: 0207 379 7400  
Fax: 0207 240 1578  
Website: [www.cbi.org.uk](http://www.cbi.org.uk)

CONSTRUCT – CONCRETE STRUCTURES  
GROUP LTD  
Riverside House  
4 Meadows Business Park  
Station Approach  
Blackwater, Camberley  
Surrey  
GU17 9AB  
Tel: 01276 38444  
Fax: 01276 38899  
Website: [www.construct.org.uk](http://www.construct.org.uk)

CONSTRUCTION EMPLOYERS FEDERATION LTD  
(CEF)  
143 Malone Road  
Belfast  
Northern Ireland  
BT9 6SU  
Tel: 01232 877 143  
Fax: 01232 877 155  
Website: [www.cefni.co.uk](http://www.cefni.co.uk)

CONSTRUCTION INDUSTRY RESEARCH AND  
INFORMATION ASSOCIATION  
Classic House  
174–180 Old Street  
London  
EC1V 9BP  
Tel: 0207 549 3300  
Fax: 0207 253 0523  
Website: [www.ciria.org.uk](http://www.ciria.org.uk)

CONSTRUCTION PLANT-HIRE ASSOCIATION (CPA)  
28 Eccleston Street  
London  
SW1P 3AU  
Tel: 0207 730 7117  
Website: [www.cpa.uk.net](http://www.cpa.uk.net)

CONTRACT FLOORING ASSOCIATION (CFA)  
4c Saint Mary's Place  
The Lace Market  
Nottingham  
Nottinghamshire  
NG1 1PH  
Tel: 0115 941 1126  
Fax: 0115 941 2238  
Website: [www.cfa.org.uk](http://www.cfa.org.uk)

CONTRACTORS MECHANICAL PLANT  
ENGINEERS (CMPE)  
3 Hillview  
Hornbeam  
Waterlooville  
Hampshire  
PO8 9EY  
Tel: 023 9236 5829  
Fax: 023 9236 5829  
Website: [www.cmpe.co.uk/](http://www.cmpe.co.uk/)

COPPER DEVELOPMENT ASSOCIATION  
Verulam Industrial Estate  
224 London Road  
Saint Albans  
Hertfordshire  
AL1 1AQ  
Tel: 01727 731 205  
Fax: 01727 731 216  
Website: [www.cda.org.uk](http://www.cda.org.uk)

CORUS RESEARCH DEVELOPMENT AND  
TECHNOLOGY  
Swinden Technology Centre  
Moorgate  
Rotherham  
South Yorkshire  
S60 3AR  
Tel: 01709 820 166  
Fax: 01709 825 337  
Website: [www.corusgroup.com/en/technology/  
research\\_and\\_development/](http://www.corusgroup.com/en/technology/research_and_development/)

## USEFUL ADDRESSES FOR FURTHER INFORMATION

COUNCIL FOR ALUMINIUM IN BUILDING (CAB)  
 191 Cirencester Road  
 Charlton Kings  
 Cheltenham  
 Gloucestershire  
 GL53 8DF  
 Tel: 01242 578 278  
 Fax: 01242 578 283

DRY STONE WALLING ASSOCIATION OF GREAT  
 BRITAIN (DSWA)  
 Westmorland County Showground  
 Lane Fram  
 Crooklands, Milnthorpe  
 Cumbria  
 LA7 7NH  
 Tel: 01539 567 953  
 Website: [www.dswa.org.uk](http://www.dswa.org.uk)

ELECTRICAL CONTRACTORS ASSOCIATION (ECA)  
 ESCA House  
 34 Palace Court  
 Bayswater  
 London  
 W2 4HY  
 Tel: 0207 313 4800  
 Fax: 0207 221 7344  
 Website: [www.eca.uk](http://www.eca.uk)

ELECTRICAL CONTRACTORS ASSOCIATION OF  
 SCOTLAND (SELECT)  
 The Walled Gardens  
 Bush Estate  
 Midlothian  
 Scotland  
 EH26 0SB  
 Tel: 0131 445 5577  
 Fax: 0131 445 5548  
 Website: [www.select.org.uk](http://www.select.org.uk)

ELECTRICAL INSTALLATION EQUIPMENT  
 MANUFACTURERS ASSOCIATION LTD (EIEMA)  
 Beama Installation Ltd  
 Westminster Tower  
 3 Albert Embankment  
 London  
 SE1 7SL  
 Tel: 0207 793 3013  
 Fax: 0207 793 3003  
 Website: [www.eiema.org.uk](http://www.eiema.org.uk)

EUROPEAN LIQUID ROOFING ASSOCIATION  
 (ELRA)  
 Fields House  
 Gower Road  
 Haywards Heath  
 West Sussex  
 RH16 4PL  
 Tel: 01444 417 458  
 Fax: 01444 415 616  
 Website: [www.elra.org.uk](http://www.elra.org.uk)

FACULTY OF BUILDING  
 Central Office  
 35 Hayworth Road  
 Sandiacre  
 Nottingham  
 Nottinghamshire  
 NG10 5LL  
 Tel: 0115 949 0641  
 Fax: 0115 949 1664  
 Website: [www.faculty-of-building.co.uk](http://www.faculty-of-building.co.uk)

FEDERATION OF MANUFACTURERS OF  
 CONSTRUCTION EQUIPMENT & CRANES  
 Ambassador House  
 Brigstock Road  
 Thornton Heath  
 Surrey  
 CR7 7JG  
 Tel: 0208 665 5727  
 Fax: 0208 665 6447  
 Website: [www.coneq.org.uk](http://www.coneq.org.uk)

FEDERATION OF MASTER BUILDERS  
 Gordon Fisher House  
 14–15 Great James Street  
 London  
 WC1N 3DP  
 Tel: 0207 242 7583  
 Fax: 0207 404 0296  
 Website: [www.fmb.org.uk/](http://www.fmb.org.uk/)

FEDERATION OF PILING SPECIALISTS  
 Forum Court  
 83 Coppers Cope Road  
 Beckenham  
 Kent  
 BR3 1NR  
 Tel: 0208 663 0947  
 Fax: 0208 663 0949  
 Website: [www.fps.org.uk](http://www.fps.org.uk)

## USEFUL ADDRESSES FOR FURTHER INFORMATION

FEDERATION OF PLASTERING & DRYWALL  
CONTRACTORS  
Construction House  
56–64 Leonard Street  
London  
EC2A 4JX  
Tel: 0207 608 5092  
Fax: 0207 608 5081  
Website: [www.fpd.org](http://www.fpd.org)

FENCING CONTRACTORS ASSOCIATION  
Warren Road  
Trellech  
Monmouthshire  
NP5 4PQ  
Tel: 07000 560 722  
Fax: 01600 860 888  
Website: [www.fencingcontractors.org](http://www.fencingcontractors.org)

FINNISH PLYWOOD INTERNATIONAL  
PO Box 99  
Welwyn Garden City  
Herts  
AL6 0HS  
Tel: 01438 798 746  
Fax: 01438 798 305

FLAT ROOFING ALLIANCE  
Fields House  
Gower Road  
Haywards Heath  
West Sussex  
RH16 4PL  
Tel: 01444 440 027  
Fax: 01444 415 616  
Website: [www.fra.org.uk](http://www.fra.org.uk)

FURNITURE INDUSTRY RESEARCH ASSOCIATION  
(FIRA INTERNATIONAL LTD)  
Maxwell Road  
Stevenage  
Hertfordshire  
SG1 2EW  
Tel: 01438 777 700  
Fax: 01438 777 800  
Website: [www.fira.co.uk](http://www.fira.co.uk)

GLASS & GLAZING FEDERATION (GGF)  
44–48 Borough High Street  
London  
SE1 1XB  
Tel: 0870 024 4255  
Fax: 0870 024 4266  
Website: [www.ggf.org.uk](http://www.ggf.org.uk)

HEATING & VENTILATING CONTRACTORS'  
ASSOCIATION  
ESCA House  
34 Palace Court  
Bayswater  
London  
W2 4JG  
Tel: 0207 313 4900  
Fax: 0207 727 9268  
Website: [www.hvca.org.uk/](http://www.hvca.org.uk/)

HOUSING CORPORATION HEADQUARTERS  
Maple House  
149 Tottenham Court Road  
London  
W1N 7BN  
Tel: 0845 230 7000  
Fax: 0207 393 2111  
Website: [www.housingcorp.gov.uk](http://www.housingcorp.gov.uk)

INSTITUTE OF ACOUSTICS  
77A Saint Peter's Street  
Saint Albans  
Hertfordshire  
AL1 3BN  
Tel: 01727 848 195  
Fax: 01727 850 553  
Website: [www.ioa.org.uk](http://www.ioa.org.uk)

INSTITUTE OF ASPHALT TECHNOLOGY  
Paper Mews Place  
290 High Street  
Dorking  
Surrey  
RH4 1QT  
Tel: 01306 742 792  
Fax: 01306 888 902

## USEFUL ADDRESSES FOR FURTHER INFORMATION

Web: [www.instofasphalt.org](http://www.instofasphalt.org)

**INSTITUTE OF MAINTENANCE AND BUILDING  
MANAGEMENT**

Keets House  
30 East Street  
Farnham  
Surrey  
GU9 7SW  
Tel: 01252 710 994  
Fax: 01252 737 741  
Website: [www.imbm.org.uk](http://www.imbm.org.uk)

**INSTITUTE OF MATERIALS**

Headquarters  
1 Carlton House Terrace  
London  
SW1Y 5DB  
Tel: 0207 451 7300  
Fax: 0207 839 1702  
Website: [www.materials.org.uk](http://www.materials.org.uk)

**INSTITUTE OF PLUMBING**

64 Station Lane  
Hornchurch  
Essex  
RM12 6NB  
Tel: 01708 472 791  
Fax: 01708 448 987  
Website: [www.plumbers.org.uk](http://www.plumbers.org.uk)

**INSTITUTE OF WASTES MANAGEMENT**

9 Saxon Court  
St Peter's Gardens  
Northampton  
NN1 1SX  
Tel: 01604 620 426  
Fax: 01604 621 339  
Website: [www.iwm.co.uk](http://www.iwm.co.uk)

**INSTITUTE OF WOOD SCIENCE**

Stocking Lane  
Hughenden Valley  
High Wycombe  
Buckinghamshire  
HP14 4NU  
Tel: 01494 565 374  
Fax: 01494 565 395  
Website: [www.iwsc.org.uk](http://www.iwsc.org.uk)

**INSTITUTION OF CIVIL ENGINEERS (ICE)**

1 Great George Street  
London  
SW1P 3AA  
Tel: 0207 222 7722  
Fax: 0207 222 7500  
Website: [www.ice.org.uk](http://www.ice.org.uk)

**INSTITUTION OF ENGINEERING AND  
TECHNOLOGY**

The Institution of Engineering and Technology  
Michael Faraday House  
Stevenage  
Herts  
SG1 2AY  
Tel: 01438 313 311  
Fax: 01438 765 526  
Website: [www.theiet.org](http://www.theiet.org)

**INSTITUTION OF STRUCTURAL ENGINEERS (ISE)**

11 Upper Belgrave Street  
London  
SW1X 8BH  
Tel: 0207 235 4535  
Fax: 0207 235 4294  
Website: [www.istructe.org](http://www.istructe.org)

**INTERPAVE (THE PRECAST CONCRETE PAVING  
& KERB ASSOCIATION)**

60 Charles Street  
Leicester  
Leicestershire  
LE1 1FB  
Tel: 0116 253 6161  
Fax: 0116 251 4568  
Website: [www.paving.org.uk/](http://www.paving.org.uk/)

**JOINT CONTRACTS TRIBUNAL LTD**

9 Cavendish Place  
London  
W1G 0GD  
Tel: 0207 630 8650  
Fax: 0207 630 8670  
Website: [www.jctltd.co.uk](http://www.jctltd.co.uk)



## USEFUL ADDRESSES FOR FURTHER INFORMATION

KITCHEN SPECIALISTS ASSOCIATION  
 12 TopBarn Business Centre  
 Holt Heath  
 Worcester  
 Worcestershire  
 WR6 6NH  
 Tel: 01905 621 787  
 Fax: 01905 621 887  
 Website: [www.kbsa.co.uk](http://www.kbsa.co.uk)

LIGHTING ASSOCIATION LTD  
 Stafford Park 7  
 Telford  
 Shropshire  
 TF3 3BQ  
 Tel: 01952 290 905  
 Fax: 01952 290 906  
 Website: <http://www.lightingassociation.com/>

MASTIC ASPHALT COUNCIL LTD  
 PO Box 77  
 Hastings  
 Kent  
 TN35 4WL  
 Tel: 01424 814 400  
 Fax: 01424 814 446  
 Website: [www.masticasphaltcouncil.co.uk](http://www.masticasphaltcouncil.co.uk)

METAL CLADDING & ROOFING MANUFACTURERS  
 ASSOCIATION  
 18 Mere Farm Road  
 Prenton  
 Birkenhead  
 Merseyside  
 CH43 9TT  
 Tel: 0151 652 3846  
 Fax: 0151 653 4080  
 Website: [www.mcrra.co.uk](http://www.mcrra.co.uk)

NATIONAL HOUSE-BUILDING COUNCIL (NHBC)  
 Ash House  
 Linford Wood  
 Milton Keynes  
 MK14 6ET  
 Tel: 01494 434 477  
 Fax: 01494 728 521  
 Website: [www.nhbc.co.uk](http://www.nhbc.co.uk)

NATURAL SLATE QUARRIES ASSOCIATION  
 26 Store Street  
 London  
 WC1E 7BT  
 Tel: 0207 323 3770  
 Fax: 0207 323 0307

NHS ESTATES  
 Departments of Health  
 1 Trevelyan Square  
 Boar Lane  
 Leeds  
 West Yorkshire  
 LS1 6AE  
 Tel: 0113 254 7000  
 Fax: 0113 254 7299  
 Website: [http://195.92.246.148/nhsestates/knowledge/knowledge\\_content/home/home.asp](http://195.92.246.148/nhsestates/knowledge/knowledge_content/home/home.asp)

ORDNANCE SURVEY  
 Romsey Road  
 Southampton  
 SO16 4GU  
 Tel: 08456 050 504  
 Fax: 02380 792 615  
 Website: [www.ordnancesurvey.co.uk](http://www.ordnancesurvey.co.uk)

PAINTING AND DECORATING ASSOCIATION  
 32 Coton Road  
 Nuneaton  
 Warwickshire  
 CV11 5TW  
 Tel: 01203 353 776  
 Fax: 01203 354 4513  
 Website: [www.paintingdecoratingassociation.co.uk](http://www.paintingdecoratingassociation.co.uk)

PIPELINE INDUSTRIES GUILD  
 14–15 Belgrave Square  
 London  
 SW1X 8PS  
 Tel: 0207 235 7938  
 Fax: 0207 235 0074  
 Website: [www.pipeguild.co.uk](http://www.pipeguild.co.uk)

PLASTIC PIPE MANUFACTURERS SOCIETY  
 89 Cornwall Street  
 Birmingham  
 West Midlands  
 B3 3BY  
 Tel: 0121 236 1866  
 Fax: 0121 262 3370

## USEFUL ADDRESSES FOR FURTHER INFORMATION

## PRECAST FLOORING FEDERATION

60 Charles Street  
Leicester  
Leicestershire  
LE1 1FB  
Tel: 0116 253 6161  
Fax: 0116 251 4568  
Website: [www.pff.org.uk](http://www.pff.org.uk)

## PRESTRESSED CONCRETE ASSOCIATION

60 Charles Street  
Leicester  
Leicestershire  
LE1 1FB  
Tel: 0116 253 6161  
Fax: 0116 251 4568  
Website: [www.britishprecast.org](http://www.britishprecast.org)

## PROPERTY CONSULTANTS SOCIETY LTD

107a Tarrant Street  
Arundel  
West Sussex  
BN18 9DP  
Tel: 01903 883 787  
Fax: 01903 889 590  
Website: [www.p-c-s.org.uk/](http://www.p-c-s.org.uk/)

## QUARRY PRODUCTS ASSOCIATION

Gillingham House  
38-44 Gillingham Street  
London  
SW1 V1HU  
Tel: 0207 963 8000  
Fax: 0207 963 8001  
Website: [www.qpa.org](http://www.qpa.org)

## READY-MIXED CONCRETE BUREAU

Century House  
Telford Avenue  
Crowthorne  
Berkshire  
RG45 6YS  
Tel: 01344 725 732  
Fax: 01344 774 976  
Website: [www.rcb.org.uk](http://www.rcb.org.uk)

## REINFORCED CONCRETE COUNCIL

Riverside House  
4 Meadows Business Park  
Station Approach  
Camberley  
Berkshire  
GU17 9AB  
Tel: 01276 607 140  
Fax: 01276 607 141  
Web: [www.rcc-info.org.uk](http://www.rcc-info.org.uk)

## ROYAL INCORPORATION OF ARCHITECTS IN SCOTLAND (RIAS)

15 Rutland Square  
Edinburgh  
Scotland  
EH1 2BE  
Tel: 0131 229 7545  
Fax: 0131 228 2188  
Website: [www.rias.org.uk](http://www.rias.org.uk)

## ROYAL INSTITUTE OF BRITISH ARCHITECTS (RIBA)

66 Portland Place  
London  
W1N 4AD  
Tel: 0207 580 5533  
Fax: 0207 255 1541  
Website: [www.architecture.com](http://www.architecture.com)

## ROYAL INSTITUTION OF CHARTERED SURVEYORS (RICS)

12 Great George Street  
Parliament Square  
London  
SW1P 3AD  
Tel: 0207 222 7000  
Fax: 0207 222 9430  
Website: [www.rics.org.uk](http://www.rics.org.uk)

## ROYAL TOWN PLANNING INSTITUTE (RTPI)

26 Portland Place  
London  
W1N 4BEL  
Tel: 0207 636 9107  
Fax: 0207 323 1582  
Website: [www.rtpi.org.uk/](http://www.rtpi.org.uk/)

## USEFUL ADDRESSES FOR FURTHER INFORMATION

## RURAL DESIGN AND BUILDING ASSOCIATION

ATSS House  
 Station Road East  
 Stowmarket  
 Suffolk  
 IP12 41RQ  
 Tel: 01449 676 049  
 Fax: 01449 770 028  
 Website: [www.rdba.org.uk](http://www.rdba.org.uk)

## SCOTTISH BUILDING EMPLOYERS FEDERATION

Carron Grange  
 Carron Grange Avenue  
 Stenhousemuir  
 Scotland  
 FK5 3BQ  
 Tel: 01324 555 550  
 Fax: 01324 555 551  
 Website: [www.scottish-building.co.uk](http://www.scottish-building.co.uk)

## SCOTTISH HOMES – COMMUNITY SCOTLAND

Thistle House  
 91 Haymarket Terrace  
 Edinburgh  
 Scotland  
 EH12 5HE  
 Tel: 0131 313 0044  
 Fax: 0131 313 2680  
 Website: [www.communitiesscotland.gsi.gov.uk](http://www.communitiesscotland.gsi.gov.uk)

## SCOTTISH NATURAL HERITAGE

Communications Directorate  
 12 Hope Terrace  
 Edinburgh  
 EH9 2AS  
 Tel: 0131 447 4784  
 Fax: 0131 446 2277  
 Website: [www.snh.org.uk](http://www.snh.org.uk)

## SINGLE PLY ROOFING ASSOCIATION

177 Bagnall Road  
 Basford  
 Nottinghamshire  
 NG6 8SJ  
 Tel: 0115 914 4445  
 Fax: 0115 974 9827  
 Website: [www.spra.co.uk/](http://www.spra.co.uk/)

## SMOKE CONTROL ASSOCIATION

2 Waltham Court  
 Milley Lane, Hare Hatch  
 Reading  
 Berkshire  
 RG10 9TH  
 Tel: 0118940 3416  
 Fax: 0118940 6258  
 Website: [www.feta.co.uk](http://www.feta.co.uk)

## SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS (SPAB)

37 Spital Square  
 London E1 6DY  
 Tel: 0207 377 1644  
 Fax: 0207 247 5296  
 Website: [www.spab.org.uk](http://www.spab.org.uk)

## SOCIETY OF GLASS TECHNOLOGY

Don Valley House  
 Saville Street East  
 Sheffield  
 South Yorkshire  
 S4 7UQ  
 Tel: 0114 263 4455  
 Fax: 0114 263 4411  
 Website: [www.sgt.org](http://www.sgt.org)

## SOIL SURVEY AND LAND RESEARCH INSTITUTE

Cranfield University  
 Silsoe Campus  
 Bedford  
 Bedfordshire  
 MK45 4DT  
 Tel: 01525 863 000  
 Fax: 01525 863 253  
 Website: [www.cranfield.ac.uk/sslr](http://www.cranfield.ac.uk/sslr)

## SOLAR ENERGY SOCIETY

c/o School of Engineering  
 Gipsy Lane  
 Headington, Oxford  
 OX3 0BP  
 Tel: 0 1235 848684  
 Fax: 01525 863 253  
 Website: [www.uk-ises.org/](http://www.uk-ises.org/)

## USEFUL ADDRESSES FOR FURTHER INFORMATION

## SPON'S A&amp;B PRICE BOOK EDITORS

Davis Langdon LLP  
MidCity Place  
71 High Holborn  
Holborn  
London  
WC1V 6QS

## SPORT ENGLAND

3rd Floor, Victoria House  
Bloomsbury Square  
London  
WC1B 4SE  
Tel: 0845 850 8508  
Fax: 0207 383 5740  
Web: [www.sportengland.org](http://www.sportengland.org)

## SPORT SCOTLAND

Caledonia House  
South Gyle  
Edinburgh  
Scotland  
EH12 9DQ  
Tel: 0131 317 7200  
Fax: 0131 317 7202  
Website: [www.sportscotland.org.uk](http://www.sportscotland.org.uk)

## SPORTS COUNCIL FOR WALES

Welsh Institute of Sport  
Sophia Gardens  
Cardiff  
CF11 9SW  
Tel: 02920 300 500  
Fax: 02920 300 600  
Website: [www.sports-council-wales.co.uk](http://www.sports-council-wales.co.uk)

## SPORTS TURF RESEARCH INSTITUTE (STRI)

Saint Ives Estate  
Bingley  
West Yorkshire  
BD16 1AU  
Tel: 01274 565 131  
Fax: 01274 561 891  
Website: [www.stri.co.uk](http://www.stri.co.uk)

## SPRAYED CONCRETE ASSOCIATION

Association House  
235 Ash Road  
Aldershot  
Hampshire  
GU12 4DD  
Tel: 01252 321 302  
Fax: 01252 333 901  
Website: [www.sca.org.uk](http://www.sca.org.uk)

## STAINLESS STEEL ADVISORY SERVICE

Room 2.04  
The Innovation Centre  
217 Portabella  
Sheffield  
South Yorkshire  
S1 4DP  
Tel: 0114 224 2240  
Fax: 0114 273 0444

## STEEL CONSTRUCTION INSTITUTE

Silwood Park  
Ascot  
Berkshire  
SL5 7QN  
Tel: 01344 623 345  
Fax: 01344 622 944  
Website: [www.steel-sci.org](http://www.steel-sci.org)

## STEEL WINDOW ASSOCIATION

The Building Centre  
26 Store Street  
London  
WC1E 7BT  
Tel: 0207 637 3571  
Fax: 0207 637 3572  
Website: [www.steel-window-association.co.uk](http://www.steel-window-association.co.uk)

## STONE FEDERATION GREAT BRITAIN

Channel Business Centre  
Ingles Manor  
Castle Hill Avenue  
Folkestone  
Kent  
CT20 2RD  
Tel: 01303 856123  
Fax: 01303 856117  
Website: [www.stone-federationgb.org.uk](http://www.stone-federationgb.org.uk)

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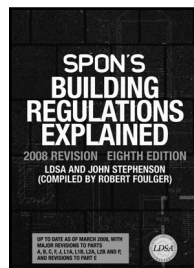
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